



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Minutes - Draft

City Council

Wednesday, January 31, 2024

4:30 PM

Horseshoe Bay Resort
200 Hi Circle North
Horseshoe Bay, TX 78657

The Mansfield City Council will be holding the 2024 City Council Strategic Visioning Workshop on January 31, 2024, beginning at 4:30 p.m. to February 3, 2024, ending at 12:30 p.m. at Horseshoe Bay Resort in Horseshoe Bay.

This is a Strategic Visioning Workshop only meeting; the Council will make no final decisions on any matter during the course of this workshop. The purpose of this meeting is to discuss the Council's long-range vision, goals, and objectives for the City of Mansfield. Such discussions will be held in open session.

Present 7 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

RECESS INTO EXECUTIVE SESSION

- A. Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071**
- B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072**

Land Acquisition for Future Development
- C. Personnel Matters Pursuant to Section 551.074**
- D. Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087**

Economic Development Project # 21-09
Economic Development Project # 21-10
Economic Development Project # 21-23
Economic Development Project # 21-26
Economic Development Project # 21-33
Economic Development Project # 22-04
Economic Development Project # 22-10
Economic Development Project # 22-11
Economic Development Project # 22-12
Economic Development Project # 22-14
Economic Development Project # 22-19
Economic Development Project # 22-27
Economic Development Project # 23-13
Economic Development Project # 23-14
Economic Development Project # 23-15

Wednesday, January 31, 2024

Discussion of Vision, Goals, and Objectives

Mayor Evans called the workshop to order at 4:30 p.m.

Mayor Evans and City Manager Joe Smolinski made brief opening remarks and introduced Horseshoe Bay City Manager Jeff Koska. Mr. Koska welcomed City Council and staff.

Joe touched on each of the Council's Guiding Principles and asked Council for their feedback on any possible changes and/or updates to each priorities statement. The Council agreed that the only change needed to be made was to "Develop a Strong Economy".

The Council discussed each City Council Subcommittee and their purpose statements. There was consensus from the Council that the ETJ, Public Memorials and Economic Development subcommittees could be dissolved.

Mayor Evans adjourned for the day at 6:11 p.m.

Thursday, February 1, 2024

Discussion of Vision, Goals, and Objectives

Mayor Evans called the workshop to order at 8:30 a.m.

Joe Smolinski made opening remarks and briefly discussed the schedule for the day. He touched on the city's population assumptions detailing what the historical population has been and what the population projections are moving forward.

Deputy City Manager Troy Lestina discussed the city's Strategic Business Plan along with home value assumptions, construction and tax role timing, sales tax growth assumptions, franchise fee assumptions, and miscellaneous revenue assumptions.

Mayor Evans recessed for a break at 9:47 p.m. and reconvened at 9:55 a.m.

City Engineer Raymond Coffman discussed the Capital Improvement Plan for New Construction, regional transportation projects and the Roadway Capital Improvement Plan. He spoke about the active roadway projects and the scheduled timing for those projects. Raymond touched on the Thoroughfare Plan Alternatives Analysis and the Future Land Use Plan. He further spoke on the critical corridor projects and neighborhood connectivity projects as well as the 5-year Roadway Capital Plan. There was discussion regarding the prioritization of roadway construction projects.

Mayor Evans recessed for lunch at 12:24 p.m. and reconvened at 1:00 p.m.

Executive Director of Public Works Jeff Price discussed the Capital Improvement Plan for Street Maintenance. He touched on how maintenance activities are selected, city pavement condition categories and pavement survey results. Jeff discussed a three year maintenance plan and future pavement management tools. He spoke in detail about traffic operations giving details about the number of traffic signals, mid-block crossings and school flashers that are located within the city. There was discussion about future traffic operation tools and capital projects for the upcoming three years.

In accordance with the Texas Government Code, Chapter 551, Mayor Evans recessed the workshop into executive session at 1:52 p.m. Mayor Evans called the executive session to order at 1:52 p.m. Mayor Evans recessed the executive session at 2:18 p.m. Mayor Evans reconvened the workshop at 2:18 p.m.

Assistant City Manager Matt Jones provided an update on the current facilities under construction.

Assistant City Manager Vanessa Ramirez gave a high level overview of the three year equipment plan.

Troy Lestina provided the Council with growth assumptions and touched on the potential revenue from new residential and commercial development. He spoke about property taxes and homestead exemption goals.

Mayor Evans adjourned for the day at 4:25 p.m.

Friday, February 2, 2024

Discussion of Vision, Goals and Objectives

Mayor Evans called the workshop to order at 8:31 a.m.

Joe Smolinski made opening remarks and turned it over to Executive Director of Economic Development Jason Moore.

Jason discussed the LinQ and the targeted projects within that corridor. He spoke about the branding of the project as well as a timeline of phases. Jason touched on how they plan to use the branding to market, recruit and retain innovation-oriented development.

Sellmark representative James Sellers spoke on Sellmark's keys to success and what's to come for Sellmark. He touched on the regular business challenges and how they have expanded globally. James introduced an Innovation Center and talked about their belief of how important this will be for innovative companies moving into the

future.

Jason Moore gave an update on various projects to include Heritage Park, Texas Trust and Chisholm Flats.

Mayor Evans recessed for a break at 10:35 a.m. and reconvened at 10:45 a.m.

Matt Jones introduced representatives from McAdams Randi Rivera and Jameson Pinson who discussed The Canals and Town Center. They provided comments from residents on a new City Hall and touched on the possibility of incorporating the Cultural Arts Master Plan into the project.

Stillwater representative Clay Roby discussed The Reserve Land Use Plan. He touched on the concept drawings, roadways and bridges, connectivity and activity and provided a phasing timeline for the project.

Mayor Evans recessed the meeting for lunch at 12:13 p.m. Mayor Evans reconvened the meeting at 1:30 p.m.

Joe Smolinski made opening remarks. Jason Moore introduced Super Studios representative Angel Gracia. Mr. Gracia discussed the Super Studios Master Plan and explained the timeline for this project. Urban America representative Richmond McCoy explained his company's involvement in the project.

In accordance with the Texas Government Code, Chapter 551, Mayor Evans recessed the workshop into executive session at 2:26 p.m. Mayor Evans called the executive session to order at 2:26 p.m. Mayor Evans recessed the executive session at 2:45 p.m.

Mayor Evans reconvened the workshop at 2:45 p.m.

Executive Director of Planning and Development Services Jason Alexander discussed the Western Promise and the upcoming projects within that development. He touched on the Future Land Use Plan and the Special Area Plans and Boundaries. Jason Moore spoke about the Stadium Plan of Finance and provided a summary of recommendations.

REV Entertainment representative Madison SanFilippo addressed the Council with regards to the stadium project.

In accordance with the Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 5:07 p.m. Mayor Evans called the executive session to order at 5:09 p.m. Mayor Evans recessed the executive session at 5:27 p.m.

Mayor Evans reconvened the workshop at 5:27 p.m. and adjourned for the day.

Saturday, February 3, 2024

Discussion of Vision, Goals, and Objectives

Mayor Evans called the workshop to order at 8:30 a.m.

Matt Jones discussed the history of previous workshops. He touched on the current

developments and spoke about the Geyer Commons project, the Wisteria District project, Water District as well as Historic Downtown Mansfield.

Management Analyst Kristen Petree discussed the Main Street Design.

Troy Lestina discussed the 3-year Roadway Capital Improvement Projects with regards to funding. He stated there would be further discussion during a work session at a future meeting.

ADJOURN

Mayor Evans adjourned the workshop at 9:56 a.m.

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary