



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### City Council

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Monday, October 25, 2021

4:00 PM

Council Chambers

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#### REGULAR MEETING

#### 4:00 P.M. - CALL MEETING TO ORDER

*Mayor Evans called the meeting to order at 4:00 p.m.*

**Present** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

#### WORKSESSION

Discussion Regarding Support of Alliance for Children

*City Manager Joe Smolinski presented a request from Alliance for Children to the City Council for assistance in funding upgrades to their existing facilities in Arlington. Joe and Police Chief Tracy Aaron answered Council questions. Council provided direction to staff to gather additional information regarding the request.*

#### RECESS INTO EXECUTIVE SESSION

*In accordance with Texas Government Code, Chapter 552, Mayor Evans recessed the meeting into executive session at 4:14 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 4:15 p.m. Mayor Evans adjourned the executive session at 6:59 p.m.*

#### **Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071**

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. DC-20-16161

Seek Advice of City Attorney Regarding Chapter 111 "Peddlers and Solicitors" of the Mansfield Code of Ordinances

#### **Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072**

Land Acquisition for Future Development

**Personnel Matters Pursuant to Section 551.074**

Continuation of the City Manager's Annual Performance Evaluation

Presentation of the City Secretary's Annual Performance Evaluation

**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 #21-28

Economic Development Project #21-31

Economic Development Project #21-33

Economic Development Project #21-37

**6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**

**7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

*Mayor Evans reconvened the meeting into regular business session at 7:05 p.m.*

**INVOCATION**

*Chaplain Grace Abbey of the International House of Prayer gave the Invocation.*

**PLEDGE OF ALLEGIANCE**

*Council Member Lewis led the Pledge of Allegiance.*

**TEXAS PLEDGE**

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

*Council Member Bounds led the Texas Pledge.*

**PROCLAMATION**

[21-4360](#)

Arbor Day 2021

*Mayor Evans read and presented the Arbor Day 2021 proclamation to City Landscape Administrator Stevon Smith and Texas Forest Service Representative Courtney Blevins.*

[21-4361](#)

Code Compliance Month

*Mayor Evans read and presented the Code Compliance Month proclamation to the Code Compliance Department.*

## **PRESENTATION**

Presentation to Airman Savannah Casas

*Texas State Representative and former Mansfield Mayor David Cook read and presented Airman Savannah Casas with a proclamation and a state flag that was flown over the Texas Capitol. Mayor Evans read and presented Airman Casas with a proclamation, a City coin, and a City flag that was flown at City Hall.*

## **CITIZEN COMMENTS**

*Sergio Rossi, 2303 Grimsley Trail - Mr. Rossi spoke regarding back-in parking on Main Street.*

## **COUNCIL ANNOUNCEMENTS**

*Council Member Leyman had no announcements.*

*Council Member Short had no announcements.*

*Council Member Lewis stated he, along with Mayor Evans, had the honor of attending a challenge coining ceremony for future Navy sailor Jacob Crowson.*

*Mayor Pro Tem Tonore had no announcements.*

*Council Member Bounds stated she attended the Dirty Job Throwdown event and it was a great evening.*

*Council Member Broseh had no announcements.*

*Mayor Evans thanked his Council colleagues for their hard work and highlighted the upcoming Salvation Army Mayoral Red Kettle Challenge.*

## **STAFF COMMENTS**

### **City Manager Report or Authorized Representative**

Current/Future Agenda Items

## Veterans Day Parade Update - Angie Henley

*Special Events Supervisor Angie Henley provided an update on the Veterans Day Parade and Salute. She invited the Council and public to attend the event on November 6 located on Main Street, the Remembering Our Fallen Photographic War Memorial event located at The Lot Downtown November 5-7, and the Visual Legacies Veterans Art Show November 9 at the Farr Best Theater.*

**Communications and Marketing Report**[21-4366](#)

Quarterly Reports: Code Compliance, Communications & Marketing, Cultural Arts, Historical Services, Historic Downtown Mansfield, Mansfield Convention & Visitors Bureau, Mansfield Economic Development Corporation, Mansfield Public Library, Neighborhood Services, Parks & Recreation, Planning & Zoning, Public Works

*Staff were available for questions.*

**TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

**A motion was made by Mayor Pro Tem Tonore to approve the City Manager contract as discussed in executive session. Seconded by Council Member Lewis. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

**CONSENT AGENDA**[21-4356](#)

Resolution - A Resolution of the City of Mansfield, Texas, Authorizing the Police Chief to Enter into an Interlocal Agreement with Tarrant County for Technical Assistance and Equipment Procurement for Remote Video Magistration

**A motion was made by Council Member Short to approve the following resolution:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, ADOPTING AND AUTHORIZING THE POLICE CHIEF TO ENTER INTO AN INTERLOCAL AGREEMENT WITH TARRANT COUNTY TO RECEIVE TECHNICAL SERVICES AND EQUIPMENT RELATED TO VIDEO MAGISTRATION SERVICES**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Council Member Lewis. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3796-21

[21-4368](#)

Request for Special Event Permit: Veterans Day Parade and Salute

**A motion was made by Council Member Short to approve the request for a special event permit. Seconded by Council Member Lewis. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

[21-4357](#)

Minutes - Approval of the October 11, 2021 Regular City Council Meeting Minutes

**A motion was made by Council Member Short to approve the minutes of the October 11, 2021 Regular City Council Meeting as presented. Seconded by Council Member Lewis. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

### **ITEMS TO BE REMOVED FROM THE CONSENT AGENDA**

[21-4354](#)

Resolution - A Resolution to Consider Awarding a Construction Contract to RJM Contractors, Inc. of Benbrook, Texas in the Amount of \$2,450,798.90 for Alterations and Expansion of the Mansfield Public Library

*Council Member Leyman removed this item from the consent agenda. Director of Building Services Wade McLaurin answered Council questions.*

**A motion was made by Council Member Leyman to approve the following resolution:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AWARDING A CONSTRUCTION CONTRACT TO RJM CONTRACTORS, INC. OF BENBROOK, TEXAS IN THE AMOUNT OF \$2,450,798.90 FOR ALTERATIONS AND EXPANSION OF THE MANSFIELD PUBLIC LIBRARY**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh; Julie Short; Mike Leyman; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 1 - Casey Lewis

**Abstain:** 0

Enactment No: RE-3797-21

**END OF CONSENT AGENDA**

**PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING**

[21-4300](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from SF-7.5/12, Single-Family Residential and C-1, Neighborhood Business Districts to PD, Planned Development District for a Church and Other Church-Related Facilities, a Pre-School, Day Care, Education, Coffee Shop, Eating Place without Drive-Through Service and Other OP Uses as Allowed on Approximately 10.97 Acres, Being Lot 1R1, Block 1, Bethlehem Baptist Church Addition and a 0.1 Acre Tract Situated in the T.J. Hanks Survey, Abstract No. 644, City of Mansfield, Tarrant Co. TX, Addressed at 1188 W. Broad Street; Shank Architects, architect and Bethlehem Baptist Church, owner (ZC#21-013)

*Mayor Evans recused himself from this agenda item and turned it over to Mayor Pro Tem Tonore. Director of Planning Jason Alexander presented the item.*

*Mayor Pro Tem Tonore continued the public hearing through second reading at 7:50 p.m.*

*The following citizens did not wish to speak, but wished to express support for this item:*

*Vickie Dennis, 517 Cunningham Drive  
Barbara Pipkins, 1200 Brook Arbor Drive  
Fonda Bonner, 808 Lillian Road  
Dora Sheppard, 2657 Carrington Lane  
Don Sheppard, 2657 Carrington Lane  
Nebra Brown, 1188 W Broad Street  
Carlton Adams, 4549 Queenswood Drive  
Diane Norris, 6901 Rebel Road  
Michael Mainer, 4901 Havenside Way  
Ethel Levi, 1188 W Broad Street  
Annette McIntyre, 1199 W Broad Apt 1115  
Mildred Gray, 1199 W Broad Apt 1121  
Rivers Cochran, Jr, 3107 Pamplona, Grand Prairie  
Kelvin Goins, 504 Flora Vista  
Walter Brooks, 1901 N Holland Road  
Cherri Richards, 906 Chaparral Trail, Midlothian  
Charmanie Evans, 2215 Ragland Road  
Ruben, Beth, and Savannah Casas, 1907 Winter Park Drive  
Chad Perry, 2601 Handley Drive Unit A  
F.M. Harris, 1906 Winter Park Drive*

Betty Adams, 4543 Queenwood Drive  
Dominicia Morgan, 7576 County Road 526  
Jeanetta Racy, 4801 Quantrill Avenue  
Beverly Pugh, 1188 W Broad Street  
Larry Pugh, 1188 W Broad Street  
Mary Potts, 4602 Waterford Glen Drive  
Sandra Brooks, 1901 N Holland Road  
Karen Mainer, 4901 Havenside Way

Mayor Pro Tem Tonore closed the public hearing at 7:51 p.m.

**A motion was made by Council Member Lewis to approve the following ordinance:**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR A CHURCH AND OTHER CHURCH-RELATED FACILITIES, A PRE-SCHOOL, DAY CARE, EDUCATION, COFFEE SHOP, EATING PLACE WITHOUT DRIVE-THROUGH SERVICE AND OTHER OP USES AS ALLOWED; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE**

(Ordinance in its entirety located in the City Secretary's Office)

**Seconded by Council Member Broseh. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore and Tamera Bounds

**Nay:** 0

**Abstain:** 1 - Michael Evans

Enactment No: OR-2226-21

## **PUBLIC HEARING AND FIRST READING**

### **[21-4364](#)**

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from C-2 Community Business District to PD, Planned Development District for 2F, Two Family Residential District Plus Triplex for a Duplex and Triplex, Attached Single-Family Development on Approximately 6.56 Acre Tract of Land Situated in the Henry McGehee Survey, Abstract Number 998, Located in the City of Mansfield, Tarrant Co., TX, Being all of Lots 6,7,8, And 9, Matlock Center Addition and Being Part of a Called 12.974 Acre Tract in Substitute Trustee's Deed to Kingdom Work Foundation, Recorded in Instrument D214023663 Located in the City of Mansfield, Tarrant Co., TX, Generally

Located at 1701 Country Club Drive and 1107-1110 Alexis Court; Brian Cotter of Cotter Associates, planner on Behalf of Louis Scoma of Kingdom Work Foundation, owner (ZC#21-015)

*Assistant Director of Planning Arty Wheaton-Rodriguez presented the item and answered Council questions. Applicants Brian Cotter and Michael Dike presented and answered Council questions. City Attorney Allen Taylor answered Council questions.*

*Mayor Evans opened the public hearing at 8:46 p.m.*

*Melody Huffman, 1301 Wren Drive - Dr. Huffman spoke regarding density and crime concerns.*

*Mayor Evans continued the public hearing through second reading at 8:51 p.m.*

**A motion was made by Council Member Lewis to approve the first reading of the following ordinance with the conditions that the fire pit be a gas fire pit with a timer, that the initiation of first construction begins within 36 months, and stipulations on the HOA to maintain all common areas, the front lawns, and landscaping, and that there is a camera maintained by the HOA in the HOA documents at the entrance off of Alexis Court:**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR 2F, TWO FAMILY RESIDENTIAL DISTRICT PLUS TRIPLEX (ATTACHED SINGLE-FAMILY), PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE**

**Seconded by Council Member Short. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 1 - Todd Tonore

## **NEW BUSINESS**

### **[21-4370](#)**

Discussion and Possible Action Regarding Proposed Amendments to the Procedural Rules of Council

*Joe Smolinski presented the item.*

**A motion was made by Council Member Lewis to approve with the following changes: In Section 1.02 (F), change the last sentence to "The City Manager will provide the Council with quarterly reports regarding public/private partnerships, development agreements, and HOT Funds." In Section 1.05 (C), leave the word "office" in. In Section 1.05 (D), leave the word "Office" in. In 1.08 (B), add "or his or her designee" after "The City Manager" and before "shall serve as a non-voting ex-officio member of all Boards, Commissions, and**

Committees."

**Seconded by Council Member Short. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

**ADJOURN**

**A motion was made by Council Member Lewis to adjourn the meeting at 8:56 p.m. Seconded by Council Member Short. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

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ATTEST: Michael Evans, Mayor

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Susana Marin, City Secretary