



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### City Council

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Wednesday, February 22, 2023

2:00 PM

Hilton Waco  
113 S. University Parks Dr.  
Waco, TX 76701

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**The Mansfield City Council will be holding the 2023 City Council Strategic Visioning Workshop on February 22, 2023, beginning at 2:00 p.m. to February 25, 2023 ending at 2:00 p.m. at Hilton Waco.**

**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.**

#### **Wednesday, February 22, 2023**

*Council Member Leyman was absent due to his resignation.*

**Absent** 1 - Mike Leyman

**Present** 6 - Larry Brose; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

#### Discussion of Vision, Goals, and Objectives

*Mayor Evans called the workshop to order at 3:14 p.m.*

*City Manager Joe Smolinski made brief opening remarks and explained to the Council that they would see presentations from members of staff and the Mansfield Independent School District presenting their ideas on how the remaining American Rescue Plan funds could be utilized.*

*Executive Director of Community Engagement Theresa Cohagen presented a Sensory Friendly Event idea for the city's special events. She explained the sensory training program and what the training would entail. Theresa touched on the goals of the program and explained how this would allow city special events to be more welcoming and inclusive to individuals with sensory differences. She discussed the cost and what was included in the program and discussed what the next steps were to follow to become sensory friendly certified.*

*Cultural Arts Supervisor Rosalie Gilbert presented a Year-Long Trial Art Gallery in Downtown Mansfield. She explained the goals for this trial program as well as the cost. Rosalie advised that this trial would assess the feasibility and desire for a permanent art gallery in Historic Downtown as well as the type of exhibits and space that would be valuable for local artist and residents/visitors. She touched on the cost, logistics and the administration and programming of this trial. Rosalie explained what the next steps would be should the first year be deemed a success.*

Assistant Director of Water Utilities Alex Whiteway presented a Leak Detection Dog program. He introduced Snowi, a water leak detection dog, who is trained to find water leaks in the ground. Alex spoke about the benefits of having a leak detection dog in the city and explained the cost of the program.

Mansfield Independent School District students from the Ben Barber Culinary Program presented a Food Truck program. They showed a video of how a food truck would be beneficial for the culinary students in their program and how it would allow them to share their culinary skills with the Mansfield community. The students spoke on the cost of the food truck.

Executive Director of Community Services Matt Young and Marketing and Parks and Recreation Communications Manager Ann Beck presented a Story Walk Trail project for the Linear Trail System at Katherine Rose Park. Ann spoke about market research and feedback they have gathered. She explained the audience groups this project would serve as well as the demand for it. Ann discussed the timeline of the project and projected estimates and spoke on the current condition of the park.

Mayor Evans adjourned for the day at 5:47 p.m.

### **Thursday, February 23, 2023**

#### Discussion of Vision, Goals, and Objectives

Mayor Evans called the workshop to order at 9:00 a.m.

Joe Smolinski made opening remarks and thanked the Council for their attendance and for their willingness to continue learning. He touched on how the city and the Council has grown within the last couple of years.

Director of Communications and Outreach Bernadette McCranie presented a high level overview of the citizen satisfaction survey the city conducted and touched on the responses received. She explained the purpose of the survey and the method of how it was conducted. Bernadette thanked the Council for their in communicating with the residents. The Council discussed their priorities that came out of the survey results.

Mayor Evans recessed for a break at 10:30 a.m. and reconvened at 10:46 a.m.

Director of Regulatory Compliance Nicolette Ricciuti discussed the UTA Capstone Findings to include compassion fatigue and recruitment and retention. She explained the goal of the project and gave an overview of the results of a survey taken by some city employees. Nicolette discussed best practices and recommendations.

Assistant to the City Manager Faith Morse discussed the Pet Therapy Program.

Executive Director of Economic Development Jason Moore discussed goals for 2023 through 2025, market trends, strategies for 2023-2024, branding and marketing and target impact areas as well as budget impacts. He touched on the community profile for Mansfield to include housing and employment statistics. Jason spoke on the strategies for 2023-2024 to include a comprehensive policy, regional recruitment, catalytic development, innovation center, land owner engagement and business retention. He discussed targeted areas in the city to focus on for new development.

*Mayor Evans recessed for a lunch break at 12:45 p.m. and reconvened at 1:00 p.m. (working lunch).*

*Bernadette McCranie discussed recruitment and retention. She spoke about what people are looking for in an employer and touched on an external and internal survey conducted. Bernadette explained the importance of improving recognition in the work place as well as team building. She touched on the feedback received on the survey to include a 4-day work week pilot program, professional development, referral program, apprenticeship program, and work from home and childcare opportunities.*

*Director of Engineering Services/City Engineer Raymond Coffman discussed Capital Improvements. He spoke on the regional transportation projects such as the southeast connector, Arlington projects, SH-360 South as well as other regional projects that would affect Mansfield residents leaving the city for work. Raymond talked about roadway capital improvement and what criteria is used when evaluating roadway projects. He discussed current roadway projects under construction in the city as well as projects currently under design, railroad quiet zones feasibility study and pending roadway projects. He touched on the 2024 5-year Roadway Capital Improvement Plan and funding. Assistant Director of Public Works/Transportation David Boski, Executive Director of Public Works Jeff Price and Matt Young provided feedback regarding 2024 projects.*

*Mayor Evans recessed for a break at 3:06 p.m. and reconvened at 3:22 p.m.*

*Jeff Price gave a brief overview of the Capital Improvement Projects with regards to utilities and drainage. He spoke on construction projects to include designed and pending projects.*

*Mayor Evans recessed the meeting at 4:24 p.m.*

*Mayor Evans reconvened at 5:07 p.m. for a tour with the City of Waco Economic Development Corporation of a hotel property, a brewery, and a restaurant and learned how the building was revitalized.*

*Mayor Evans adjourned the meeting for the day at 6:10 p.m.*

### **RECESS INTO EXECUTIVE SESSION**

*The Council did not recess into executive session.*

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

### **Personnel Matters Pursuant to Section 551.074**

### **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 #15-02

Economic Development Project #23-02

### **Friday, February 24, 2023**

Discussion of Vision, Goals, and Objectives

*Mayor Evans called the workshop to order at 9:00 a.m.*

*Assistant City Manager Matt Jones discussed the Comprehensive Plan. He touched on the progress of the various plans of the city to include the 2020 Parks Master Plan, Downtown Strategies Plan, Thoroughfare Plan, Strategic Business Plan, Cultural Arts Master Plan, Economic Development Target Industries and the Future Land Use Plan. He spoke on the creation of an official Comprehensive Plan.*

*Raymond Coffman provided a high level overview of the Master Thoroughfare Plan. He gave an update on the roadway impact fees and discussed comparisons to other surrounding cities. Matt Jones spoke about future sections of the comprehensive plan to include mobility and youth engagement. He touched on active transportation and a safety plan and discussed types of transit options the city could offer its residents. Matt discussed the Youth Engagement Plan and the various phases of such a plan to include inventory, generation, collaboration and implementation.*

*Executive Director of Planning and Development Jason Alexander spoke on community design standards including redevelopment, phasing, adaptive reuse, infill mixed-use, infill residential and neighborhood revitalization. He discussed strategic interventions such as promoting liner building, enabling corner markets and the missing middle housing. Jason touched on urban design and next level architecture and landscaping as well as discussed aesthetics and the South Mansfield Form-based Development District (S.O.M.A.).*

*Mayor Evans recessed the meeting for lunch at 12:01 p.m. and reconvened at 1:00 p.m.*

*Matt Jones spoke on the Future Land Use Plan and explained the vision of a 15-minute city as well as the vision for a pedestrian shed. He touched on the missing middle housing and mentioned why small area plans are critical for the city. Matt spoke on the Innovation Corridor, Entertainment District, the Western Promise, the city's Extra Territorial Jurisdiction, the Downtown District, and Downtown Pedestrian Shed. He touched on the Mansfield Innovation Corridor in detail.*

*Freese and Nichols representatives Daniel Harrison and Conner Roberts discussed what the Council's role is when putting together a Future Land Use Plan. They touched on the Mission Statement for the Citizens Planning Steering Committee, the scope of the project and provided a community snapshot of demographics for the city. The representatives explained the development plan process and timeline, the project schedule and project website. Conner touched on the best practices and spoke on the American Planning Association (APA) trends. They discussed land use goals and strategies with the Council. The Council provided feedback as to what their vision, opportunities, and challenges are for the following areas: Downtown District, the*

*Western Promise and the Extra Territorial Jurisdiction. The representatives discussed the Council's guiding principles and pointed out key words from their mission statement. There was discussion regarding the next steps for the Future Land Use Plan.*

*Mayor Evans adjourned the meeting for the day at 5:08 p.m.*

### **RECESS INTO EXECUTIVE SESSION**

*The Council did not recess into executive session.*

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Economic Development Project #21-33

### **Saturday, February 25, 2023**

### **Discussion of Vision, Goals, and Objectives**

*Mayor Evans called the workshop to order at 9:00 a.m.*

*Executive Director of Community Engagement Theresa Cohagen presented the history of special events for the city. She discussed the pros and cons of events and discussed a long term plan. There was discussion of long term options for the city's special events as well as ideas and concepts. Theresa explained what needs to be considered when planning an event to include traffic, crowded space, dedicated space for each event, electric capacity, business access, walk ability, public restrooms, gathering spaces and parking options. There was discussion regarding the Hometown Holidays event and its location.*

*Matt Jones discussed the relocation of Fire Station No. 1, relocation of Animal Services to the Service Center, the Service Center expansion, and City Hall and Neighborhood Services. He touched on the opportunity for community visioning.*

*Jason Alexander presented The Archive at Starlin House; the idea of having Library Services at Starlin Ranch. Director of Library Services Yolanda Botello touched on the services that would be provided at the location.*

*The City Council finalized their Council Priority Worksheet. The following are the Council's priorities that came out of this workshop: Focusing on the Future; Building Strong Neighborhoods; Development a Strong Economy; Providing a Safe Community;*

*Tools for Implementation.*

**RECESS INTO EXECUTIVE SESSION**

*The Council did not recess into executive session.*

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Economic Development Project #22-12

**ADJOURN**

*Mayor Evans adjourned the workshop at 11:33 a.m.*

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ATTEST: Michael Evans, Mayor

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Susana Marin, City Secretary