



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, July 11, 2022

3:00 PM

Council Chambers

REGULAR MEETING AMENDED AGENDA

3:00 P.M. - CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 3:00 p.m.

Absent 1 - Todd Tonore

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

WORK SESSION

Cultural Arts Master Plan Update

Director of Community Engagement Theresa Cohagen presented an overview of the status of the cultural arts master plan. Amanda Golden and Christina Kruse with Designing Local presented an update and discusses the planning process of developing the cultural arts master plan. Theresa, Amanda, Christina, and Cultural Arts Supervisor Rosie Gilbert answered Council questions.

FY '23 Budget Work Session

City Manager Joe Smolinski presented a recap and update from the budget work session at the June 27, 2022 City Council meeting and spoke on property tax, the 2% additional homestead increase, sales tax, and equipment requests. Police Chief Tracy Aaron spoke on police equipment requests and answered Council questions; Fire Assistant Chiefs Jeff Smith and David Holland spoke on fire equipment requests and answered Council questions; Assistant Director of Public Works - Transportation David Boski spoke on street equipment requests and answered Council questions; Director of Community Services Matt Young spoke on MPFDC requests and answered Council questions; Director of Utilities Jeff Price spoke on utility fund requests and answered Council questions; Director of Public Works Bart VanAmburgh spoke on Capital Improvement Projects and roadway improvements and answered Council questions.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 5:21 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 5:37 p.m. Mayor Evans recessed the executive session at 7:15 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 Rough Proportionality and Impact Fees

Seek Advice of City Attorney Regarding Legal Duties, Responsibilities, and Authority of Elected Officials

Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda

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

City Manager's Quarterly Update

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 (Addendum to Agenda)

Economic Development Project #21-27

Economic Development Project #22-23

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 7:22 p.m.

INVOCATION

Jim Hampton with Creekwood Church 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 Leyman led the Texas Pledge.

RECOGNITION

Recognition of the Mansfield Veterans Memorial and Tribute Foundation

Mayor Evans recognized the Mansfield Veterans Memorial and Tribute Foundation.

CITIZEN COMMENTS

William Hill, 10 Glen Abbey Court - Mr. Hill spoke on flooding in his neighborhood.

Anita Moore, 3 Morningside Court - Ms. Moore spoke on flooding in her neighborhood.

Becky Fraser, 605 Glen Abbey Court - Ms. Frazer spoke on flooding in her neighborhood.

Monica Lewis, 1303 Danbury Drive - Ms. Lewis spoke on flooding in her neighborhood.

Mayor Evans recognized the following non-speakers:

Laura Condley, 1301 Danbury Drive - Support for agenda item 22-4762.

Greg Condley, 1301 Danbury Drive - Support for agenda item 22-4762.

Terry Moore, 3 Morningside Court - Support for agenda item 22-4762.

COUNCIL ANNOUNCEMENTS

Council Member Leyman commended staff on a job well done regarding Mansfield Rocks.

Council Member Short thanked Jim Hampton for providing the Invocation.

Council Member Lewis explained his absences at the last few City Council meetings.

Mayor Pro Tem Tonore was absent.

Council Member Bounds announced that Mansfield Rocks was a fantastic event and thanked Jim Hampton for the Invocation.

Council Member Broseh stated he and his family had a wonderful time at Mansfield Rocks.

Mayor Evans thanked the Fire Department for their work on the grass fire which saved a nearby residential neighborhood.

SUB-COMMITTEE REPORTS

Update - TIF Reinvestment Zone Number One Board of Directors (Chair - Larry Broseh)

Chair Broseh stated the scheduled meeting was cancelled and will be rescheduled.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

There were no comments.

Special Event Policy Update

City Attorney Drew Larkin gave an update on the status of a special event policy.

Business Services Department Report

[22-4763](#)

Presentation of the Monthly Financial Report for the Period Ending May 31, 2022

Chief Financial Officer Troy Lestina was available for questions.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Lewis to authorize the City Manager to negotiate, finalize and execute a contract for a future city facility, not to exceed \$450,000.00 as discussed in executive session. 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

Absent: 1 - Todd Tonore

Abstain: 0

A motion was made by Council Member Lewis to authorize the City Manager to sign a contract and purchase the property at 3080 and 3090 Gertie Barrett. 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

Absent: 1 - Todd Tonore

Abstain: 0

CONSENT AGENDA**[22-4761](#)**

Resolution - A Resolution Authorizing a Contract Between the City of Mansfield, Texas and Tarrant County and the County's Tax Assessor/Collector for the Collection of the City of Mansfield, Texas Tax Collection Services

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

A RESOLUTION APPROVING, RATIFYING, AND CONFIRMING, THAT THE CITY MANAGER OR HIS DESIGNEE OF THE CITY OF MANSFIELD, TEXAS IS AUTHORIZED TO ENTER INTO A CONTRACT BY AND BETWEEN WENDY BURGESS, TARRANT COUNTY TAX ASSESSOR-COLLECTOR, TARRANT COUNTY AND THE CITY OF MANSFIELD FOR THE PROVISION OF TAX COLLECTION SERVICES FOR THE CITY OF MANSFIELD

(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; Casey Lewis; Michael Evans and Tamera Bounds

Nay: 0

Absent: 1 - Todd Tonore

Abstain: 0

Enactment No: RE-3877-22

[22-4766](#)

Resolution - A Resolution Authorizing Funding in an Amount Not to Exceed \$886,715 and Approval of Contracts, Including Design, Survey and Easement Acquisition Services with LJA Engineering, to Prepare the Tributary to Mountain Creek Sewer Interceptor for Public Bidding and Construction (Utility Fund)

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

A RESOLUTION AUTHORIZING FUNDING IN AN AMOUNT NOT TO EXCEED \$886,715 AND APPROVAL OF CONTRACTS, INCLUDING DESIGN, SURVEY AND EASEMENT ACQUISITION SERVICES WITH LJA ENGINEERING TO PREPARE THE

**TRIBUTARY TO MOUNTAIN CREEK SEWER INTERCEPTOR FOR PUBLIC BIDDING
AND CONSTRUCTION (UTILITY FUND)**

(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; Casey Lewis; Michael Evans and
Tamera Bounds

Nay: 0

Absent: 1 - Todd Tonore

Abstain: 0

Enactment No: RE-3878-22

[22-4772](#)

Resolution - A Resolution Repealing Resolution No. RE-3855-22; and
Providing an Effective Date

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

**A RESOLUTION REPEALING RESOLUTION NO. RE-3855-22; AND PROVIDING AN
EFFECTIVE DATE**

(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; Casey Lewis; Michael Evans and
Tamera Bounds

Nay: 0

Absent: 1 - Todd Tonore

Abstain: 0

Enactment No: RE-3879-22

[22-4764](#)

Minutes - Approval of the June 27, 2022 Regular City Council Meeting Minutes

**A motion was made by Council Member Lewis to approve the minutes of the
regular City Council meeting of June 27, 2022 as presented. Seconded by
Council Member Bounds. The motion CARRIED by the following vote:**

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

Nay: 0

Absent: 1 - Todd Tonore

Abstain: 0

[22-4765](#)

Minutes - Approval of the June 30, 2022 Special City Council Meeting Minutes

A motion was made by Council Member Lewis to approve the minutes of the June 30, 2022 Special City Council meeting as presented. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Todd Tonore

Abstain: 0

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

[22-4740](#)

Ordinance - Consideration and Approval of an Ordinance to Adopt a Proposed Modification to Title XV "Land Usage" of the Mansfield Code of Ordinances Chapter 158.013 "Standards, Registration, and Inspection Requirements for Multi-Family Dwelling Complexes" Regarding Inspections

Council Member Short removed this item from the consent agenda.

A motion was made by Council Member Short to table this item to the next City Council Meeting of July 25, 2022. Seconded by Council Member Broseh. The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Todd Tonore

Abstain: 0

[22-4762](#)

Resolution - A Resolution Authorizing Funding in an Amount Not to Exceed \$153,510 and Approval of Contracts, Including Design Services with Halff Associates, Inc. to Prepare Glen Abbey Drainage Analysis and Improvements for Public Bidding and Construction (Drainage Fund)

Council Member Leyman removed this item from the consent agenda. Bart VanAmbugh provided a history and overview of this item and answered Council questions.

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

A RESOLUTION AUTHORIZING FUNDING IN AN AMOUNT NOT TO EXCEED \$153,510.00 AND APPROVAL OF A CONTRACT FOR DESIGN SERVICES WITH HALFF ASSOCIATES, INC. FOR GLEN ABBEY DRAINAGE ANALYSIS AND IMPROVEMENTS (DRAINAGE FUND)

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

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

Absent: 1 - Todd Tonore

Abstain: 0

Enactment No: RE-3880-22

END OF CONSENT AGENDA**PUBLIC HEARING****22-4729**

Ordinance - Public Hearing and First and Final Reading on an Ordinance Amending Section 155.072(B) of the Mansfield Code of Ordinances Regarding Definitions for an Accessory Unit and Section 155.072(J)(5) (c) of the Mansfield Code of Ordinances Regarding the habitable area of an Accessory Unit (OA#22-005)

Director of Planning Jason Alexander presented the item and answered Council questions.

Mayor Evans opened the public hearing at 8:14 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:14 p.m.

A motion was made by Council Member Lewis to table this item until after a City Council work session or a recommendation is made by the Housing Market Growth Strategy Sub-Committee. 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

Absent: 1 - Todd Tonore

Abstain: 0

22-4757

Ordinance - Public Hearing and First and Final Reading of an Ordinance Amending Chapter 155, "Zoning" of the Code of Ordinances of the City of Mansfield, Texas, to Revise the Landscaping and Screening Standards in Section 155.092 (OA#22-006)

Jason Alexander presented the item and answered Council questions. Landscape Administrator Stevon Smith answered Council questions.

Mayor Evans opened the public hearing at 8:28 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:28 p.m.

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

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AMENDING CHAPTER 155, "ZONING," OF THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD, TEXAS, TO REVISE THE LANDSCAPING AND SCREENING STANDARDS IN SECTION 155.092; 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 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

Absent: 1 - Todd Tonore

Abstain: 0

Enactment No: OR-2264-22

[22-4725](#)

Resolution - Public Hearing on a Resolution of the City of Mansfield, Texas Approving a Policy Statement for Tax Abatement

Executive Director of Economic Development Jason Moore presented the item and answered Council questions.

Mayor Evans opened the public hearing at 8:32 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:32 p.m.

A motion was made by Council Member Broseh to approve the following resolution with the change of wording on page 3 of the policy document, to read "City Council reserves the right to vary the term and abatement where the applicant shows unique circumstances, upon a favorable vote of a majority vote by the members of the Council":

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS APPROVING A POLICY STATEMENT FOR TAX ABATEMENT

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

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

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

Nay: 0

Absent: 1 - Todd Tonore

Abstain: 0

Enactment No: RE-3881-22

PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING[22-4717](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from PD, Planned Development District to S, South Mansfield Form-Based Development District with T-3, Urban Edge Transect, T-4, Urban Transition Transect and T-5, Urban Center Transect Zones on Approximately 54.393 Acres out of the C Vela Survey, Abstract No. 851, Johnson County, Texas, Generally Located at the Northeast Corner of South U.S. 287 and Lone Star Road; City of Mansfield, Applicant; Chisholm Flats, LLC, Owner (ZC 28-008)

Jason Alexander presented the item and answered Council questions. Joe Smolinski answered Council questions.

Mayor Evans opened the public hearing at 8:48 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:48 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 S, SOUTH MANSFIELD FORM BASED DEVELOPMENT DISTRICT WITH T-3, URBAN EDGE TRANSECT, T-4, URBAN TRANSITION TRANSECT AND T-5 URBAN CENTER TRANSECT ZONES, 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; Michael Evans and Tamera Bounds

Nay: 0

Absent: 1 - Todd Tonore

Abstain: 0

Enactment No: OR-2265-22

[22-4730](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Historic Landmark Overlay District Classification for the Front Gable Bungalow, c. 1925, Located at 205 North Street; The Wilson Revocable Trust, Owner (HLC#22-006)

Planner II/Historic Preservation Officer Art Wright presented the item.

Mayor Evans opened the public hearing at 8:50 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:50 p.m.

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

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 155 ("ZONING") OF THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO GRANT A HISTORIC LANDMARK OVERLAY DISTRICT CLASSIFICATION FOR 205 NORTH STREET; 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 Bounds. The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Todd Tonore

Abstain: 0

Enactment No: OR-2266-22

ADJOURN

A motion was made by Council Member Lewis to adjourn the meeting at 8:51 p.m. 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

Absent: 1 - Todd Tonore

Abstain: 0

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary