



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### City Council

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Monday, February 27, 2023

1:00 PM

Council Chambers

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#### REGULAR MEETING AMENDED AGENDA

#### 1:00 P.M. - CALL MEETING TO ORDER

*Mayor Evans called the meeting to order at 1:00 p.m.*

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

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

**N/A's** 1 - Mike Leyman

#### WORK SESSION

##### Discussion Regarding the Street Capital Improvement Program

*Assistant Director of Public Works - City Engineer Raymond Coffman presented the Roadway Capital Improvement Program and spoke on regional transportation projects, project evaluation, capital improvement progress update, and a five year capital improvement program update. Raymond next presented an update to the Master Thoroughfare Plan and Roadway Impact Fees, and answered Council questions. Staff will bring this discussion back to the City Council at a future meeting.*

##### Developer Interviews for New Public Facilities at the Lone Star 360 Development

*Executive Director of Economic Development Jason Moore introduced the two developers, Hunt and Neltex, who both gave presentations and answered questions on their companies and developments.*

##### Discussion Regarding On-Demand Microtransit

*Executive Director of Infrastructure Development Bart VanAmburgh introduced the discussion and spoke on the benefits of on-demand microtransit, city requirements, and coordinating with the North Central Texas Council of Governments (NCTCOG) and Trinity Metro. Shannon Stevenson, a Senior Program Manager with NCTCOG who oversees their transit program, gave a presentation. Ms. Stevenson spoke on Mansfield demographics, data collection and analysis, density, travel estimates, funding programs, and an estimated implementation schedule for the on-demand microtransit project. Wayne Gensler, Chief Operating Officer for Trinity Metro, gave a presentation on Mansfield Zipzone. Mr. Gensler spoke on zipzone, VIA, Mansfield transit usage/trends, the Mansfield proposal, and answered Council questions.*

Discussion Regarding the February 27, 2023 Consent Agenda Items

*There was no discussion.*

### **3:00 P.M. - POLICE DEPARTMENT HEADQUARTERS GROUNDBREAKING**

1601 Heritage Parkway

*Mayor Evans recessed the meeting at 2:38 p.m. for the Mansfield Police Department Headquarters Building Groundbreaking. Mayor Evans reconvened the meeting at 3:45 p.m.*

### **RECESS INTO EXECUTIVE SESSION**

*In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 5:40 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 5:53 p.m. Mayor Evans recessed the executive session at 6:42 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. 3:20-CV-2061-N-BK

Seek Advice of City Attorney Regarding Pending Litigation – Cause No. 348-325719-21

Seek Advice of City Attorney Regarding Pending Litigation – Cause No. 4:23-CV-00131-O

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**

Discussion Regarding City Manager's Contract

Board Appointments

**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 #22-18

**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 7:01 p.m.*

**INVOCATION**

*Gregory Debrew gave the Invocation.*

**PLEDGE OF ALLEGIANCE**

*Council Member Short 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.*

**PRESENTATION**

Presentation by State Representative David Cook to the Pickled Mansfield Society

*A representative for State Rep. David Cook, Mayor Evans, and the City Council presented the Pickled Mansfield Society with a State proclamation declaring Mansfield as the Pickle capital of Texas.*

Presentation of Life Saving Award to Fire Department and Dispatch Personnel for Their Roles on an Emergency Call

*Fire Chief Mike Ross and his team presented Life Saving Awards to members of the Fire Department and the daughter of a Mansfield resident for their life saving efforts.*

Presentation of the Achievement of Excellence Award to the Mansfield Public Library

*Director of Library Services Yolanda Botello recognized the Mansfield Public Library for earning the Achievement of Excellence Award.*

**CITIZEN COMMENTS**

*Nancy Morris, 1342 N Hyview - Ms. Morris spoke regarding Mansfield Animal Control.*

*Laura Rennert, 901 W Broad Street - Ms. Rennert spoke on the VIA program presented during the On-Demand Micro-transit work session.*

*Nancy Bowden, 250 E Debbie Lane Apt 3205 - Ms. Bowden spoke on the need for transportation for senior citizens.*

*Tina Hall, 1197 W Broad Street Apt 1138 - Ms. Hall spoke on the need for transportation for senior citizens.*

*Marsha Lehmacher, Chatham Court - Ms. Lehmacher spoke on the need for transportation for senior citizens.*

*Rohewen Hicks, 1197 W Broad Street Apt 1315 - Ms. Hicks spoke on the need for transportation for senior citizens.*

*Matthew Rinlee, 628 Blueberry Hill Lane - Mr. Rinlee spoke on the United States flag.*

**COUNCIL ANNOUNCEMENTS**

*Council Member Short spoke on the Police and Fire Department life saving awards.*

*Council Member Lewis spoke on transportation and EMS.*

*Mayor Pro Tem Tonore spoke on the Police Department Headquarters Groundbreaking.*

*Council Member Bounds had no announcements.*

*Council Member Broseh had no announcements.*

*Mayor Evans spoke on traffic congestion and the Master Thoroughfare plan.*

**SUB-COMMITTEE REPORTS****[23-5222](#)**

Minutes - Approval of the February 9, 2023 Housing Market Growth Strategy Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Lewis (Chair), Short, and Bounds)

*Council Member Lewis gave a report of the meeting.*

**A motion was made by Council Member Lewis to approve the minutes of the February 9, 2023 Housing Market Growth Strategy Sub-Committee meeting. Seconded by Council Member Short. The motion CARRIED by the following vote:**

**Aye:** 3 - Julie Short; Casey Lewis and Tamera Bounds

**Nay:** 0

**Abstain:** 0

**Non-Voting:** 3 - Larry Broseh; Todd Tonore and Michael Evans

[23-5223](#)

Minutes - Approval of the February 13, 2023 TIF Reinvestment Zone #1 Board Meeting Minutes (vote will be only by members of the sub-committee: Broseh (Chair), Bounds, Tonore, and Evans)

*Council Member Broseh gave a report of the meeting.*

**A motion was made by Council Member Bounds to approve the minutes of the February 13, 2023 TIF Reinvestment Zone #1 Board meeting. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 4 - Larry Broseh; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

**Non-Voting:** 2 - Julie Short and Casey Lewis

[23-5224](#)

Minutes - Approval of the February 15, 2023 Revitalization of Historic Downtown Mansfield Meeting Minutes (vote will be only by members of the sub-committee: Tonore (Chair), Lewis, and Bounds)

*Mayor Pro Tem Tonore gave a report of the meeting.*

**A motion was made by Council Member Bounds to approve the minutes of the February 15, 2023 Revitalization of Historic Downtown Mansfield Sub-Committee meeting. Seconded by Council Member Lewis. The motion CARRIED by the following vote:**

**Aye:** 3 - Casey Lewis; Todd Tonore and Tamera Bounds

**Nay:** 0

**Abstain:** 0

**Non-Voting:** 3 - Larry Broseh; Julie Short and Michael Evans

**STAFF COMMENTS**

**City Manager Report or Authorized Representative**

Current/Future Agenda Items

Energy Updates - Jeff Price

*Director of Public Works Jeff Price gave a presentation on energy updates and savings and answered questions.*

USI Insurance Savings - Troy Lestina

*Deputy City Manager Troy Lestina and Vice President of USI Insurance Services Jeff Farmer spoke on insurance savings and answered Council questions.*

**Police Department Report**[23-5219](#)

2022 Mansfield Police Department Annual Traffic Contact Report

*Staff was available for questions.***TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

**A motion was made by Council Member Broseh to approve the first amendment to the City Manager's employment contract as discussed in executive session. Seconded by Council Member Lewis. The motion CARRIED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

**CONSENT AGENDA**[23-5221](#)

Minutes - Approval of the February 13, 2023 Regular City Council Meeting Minutes

**A motion was made by Council Member Lewis to approve the minutes of the February 13, 2023 Regular City Council meeting as presented. Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

**ITEMS TO BE REMOVED FROM THE CONSENT AGENDA**[23-5220](#)

Resolution - A Resolution to Consider Approving Change Orders #1 and #2 to the Construction Manager-at-Risk Contract with The Fain Group, Inc., in the Amount of \$92,123.12 for Additional Construction Items Related to Gertie Barrett Park and McClendon Park West Improvements

*Council Member Broseh removed this item from the consent agenda. Executive Director of Community Services Matt Young spoke and answered Council questions.*

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

**A RESOLUTION TO CONSIDER APPROVING CHANGE ORDERS #1 AND #2 TO THE CONSTRUCTION MANAGER-AT-RISK CONTRACT WITH THE FAIN GROUP, INC. IN THE AMOUNT OF \$92,123.12 FOR ADDITIONAL CONSTRUCTION ITEMS RELATED TO GERTIE GARRETT PARK AND MCCLENDON PARK WEST**

**IMPROVEMENTS**

(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; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3989-23

[23-5226](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager or His Designee to Execute an Energy Services Agreement and its Related Payment Plan Agreement with United Commercial Energy Partners (UCEP) for an Energy Conservation Project (Amendment to Agenda)

*Mayor Pro Tem Tonore removed this item from the consent agenda and thanked Jeff Price for his work on the matter.*

**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, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE AN ENERGY SERVICES AGREEMENT AND ITS RELATED PAYMENT PLAN AGREEMENT, WITH UNITED COMMERCIAL ENERGY PARTNERS FOR AN ENERGY CONSERVATION PROJECT**

(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; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3990-23

**END OF CONSENT AGENDA**

**PUBLIC HEARING**

[23-5213](#)

Public Hearing - Public Hearing and Consideration of a Specific Use Permit for Row Houses, in the D, Downtown District, D-2, Urban Transition Zone on approximately 0.638 Acres, Being a Tract Portion of

Block 27, Original Town of Mansfield, According to the Plat Recorded in Volume 63, Page 53, City of Mansfield in Tarrant County Texas, Located at 204 S First Avenue (SUP#22-007)

*Assistant Director of Planning Arty Wheaton-Rodriguez presented the item and answered Council questions. Applicant Felix Wong 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 specific use permit. Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

**Aye:** 5 - Larry Broseh; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 1 - Julie Short

### **PUBLIC HEARING AND RESOLUTION**

#### **23-5225**

Resolution - A Public Hearing and Resolution Approving and Endorsing the 2023 (49th year) Community Development Block Grant Project for Elizabeth Lane

*Assistant Director of Public Works - City Engineer Raymond Coffman presented the item and answered Council questions.*

*Mayor Evans opened the public hearing at 8:58 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:58 p.m.*

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

**A RESOLUTION APPROVING AND ENDORSING THE 2023 (49TH YEAR) COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT FOR THE CITY OF MANSFIELD, TEXAS**

**(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; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3991-23

### **PUBLIC HEARING AND FIRST READING**

#### **23-5212**

Ordinance - Public Hearing and First Reading on an Ordinance



Approving a Zoning Change from SF-12/22, Single-Family Residential District and PD, Planned Development District to PD, Planned Development District for Single-Family Attached (Brownstones) and Multi-Family Residential Uses on Approximately 9.77 Acres out of the Henry Odell Survey, Abstract No. 1196, Tarrant County, Texas, on Property Located at 1725 E. Broad Street and 257 Carlin Road; Bridgeview Real Estate, owner/developer and Nelson Family Revocable Trust, owner (ZC#22-019)

*Director of Planning Jason Alexander presented the item and answered Council questions. Applicant Dru Guillot gave a presentation and answered Council questions. Raymond Coffman answered Council questions. City Attorney Bradley Anderle advised the Council.*

*Mayor Evans opened the public hearing at 9:45 p.m.*

*Aaron Swapp, 261 Carlin Road - Mr. Swapp spoke in opposition to the item.*

*Nicole Zaitoon, 321 Carlin Road - Ms. Zaitoon spoke in opposition to the item.*

*Greg Kunasek, 405 Carlin Road - Mr. Kunasek spoke in opposition to the item.*

*Gino Fenoglio, 316 Carlin Road - Mr. Fenoglio spoke in opposition to the item.*

*Steve Nelson, 257 Carlin Road - Mr. Nelson spoke in opposition to the item.*

*Non-speaker:*

*Amanda Stukey, 333 Carlin Road - Opposed*

*Mayor Evans continued the public hearing at 10:11 p.m.*

**A motion was made by Council Member Short to table the item indefinitely. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamara Bounds

**Nay:** 0

**Abstain:** 0

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

### **[23-5187](#)**

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from SF-7.5/12, Single-Family Residential District and PD, Planned Development District to D, Downtown District, D-1, Sub-Urban Zone on Approximately 1.460 Acres Located at 505 W. Kimball St., 506 W. Kimball St., and 509 Alvarado St.; Benjamin Hartman, Owner

*Jason Alexander presented the item and answered Council questions. Bradley Anderle answered Council questions.*

*Mayor Evans read aloud the following speaker cards submitted in opposition to the item:*

*Hugo Morga, 605 W Kimball Street  
Ashley Coen, 607 W Kimball Street  
Jan Morga, 605 W Kimball Street  
Ron Thomas, 206 S 2nd Avenue*

**A motion was made by Council Member Lewis to table this item until the Planning and Zoning Commission has gone through the public hearing process and given a recommendation on text amendments to the D, Downtown District. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

## **NEW BUSINESS**

### **[23-5228](#)**

Board Appointments: Keep Mansfield Beautiful Commission

*Mayor Evans presented the two staff recommended Keep Mansfield Beautiful Commission appointments of Alex Godina, Jr. and Lisa Kammaz.*

**A motion was made by Council Member Short to approve the board appointments as presented. Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

## **ADJOURN**

**A motion was made by Council Member Short to adjourn the meeting at 10:44 p.m. Seconded by Council Member Lewis. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh; Julie Short; 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