



CITY OF MANSFIELD

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

Meeting Minutes - Final

City Council

Monday, May 22, 2023

3:30 PM

Council Chambers

REGULAR MEETING

3:30 P.M. - CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 3:30 p.m.

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

WORK SESSION

Discussion Regarding 2023 City Council Priorities

Assistant to the City Manager Faith Morse presented a high level overview of the work the City Council and staff have made on creating the City Council Priorities. Faith presented final graphics of the Priorities on a sample poster, flyer, and business cards. She also exhibited the City webpage listing the Priorities, and answered Council questions.

Discussion Regarding Public Safety for Capital Needs

Deputy City Manager Troy Lestina spoke on Fiscal Year 2024 capital requests and the constraints of the economy affecting the lead times for equipment such as police vehicles and fire engines. Staff sought direction from Council regarding opening purchase orders for the equipment needed in order to be placed in the queue so that the city is guaranteed the pieces of equipment. Troy spoke on the funding requests and along with Fire Chief Mike Ross, answered Council questions. Council gave direction to open the purchase orders and get into the queues for the equipment needed.

Discussion Regarding Tarrant Area Food Bank

Tarrant Area Food Bank President and Chief Executive Officer Julie Butner and Vice-President, Advocacy Jared Williams gave a presentation on a retail grocery home delivery solution for areas with low access to food stores. Ms. Butner spoke on the request for local support and the partnership with Kroger, and along with Mr. Williams, answered Council questions.

Discussion Regarding the May 22, 2023 Consent Agenda Items

Assistant City Manager Vanessa Ramirez spoke on agenda items 23-5367 and 23-5366. Executive Director of Community Services Matt Young spoke on agenda item 23-5370. Director of Engineering Services Raymond Coffman spoke on agenda item

23-5373.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 4:47 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 5:00 p.m. Mayor Evans recessed the executive session at 6:58 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 Code Compliance Case

Seek Advice of City Attorney Regarding Contract Negotiations

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

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 #21-11

Economic Development Project #22-23

Economic Development Project #23-04

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

Pastor Julian Hobdy with First Methodist Mansfield gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Bounds 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 Lewis led the Texas Pledge.

OATH OF OFFICE

Brent Newsom

Mayor Evans administered the Oath of Office to Brent Newsom.

Todd Tonore

Mayor Evans administered the Oath of Office to Todd Tonore.

Larry Broseh

Mayor Evans administered the Oath of Office to Larry Broseh.

ELECTION OF MAYOR PRO-TEM

Todd Tonore was elected Mayor Pro Tem by the City Council.

CITIZEN COMMENTS

Terry Moore, 3 Morningside Court - Mr. Moore spoke on the May 27, 2023 Tribute to Heroes Event.

COUNCIL ANNOUNCEMENTS

Council Member Newsom thanked the public and his family and stated he is happy to be back.

Council Member Short thanked her husband for the beautiful anniversary flowers and his support.

Council Member Short congratulated the Shorts on their anniversary, welcomed back Council Member Newsom, and spoke on the Smart Cities Conference he attended.

Mayor Pro Tem Tonore thanked everyone who voted, stated it was an honor to support his fellow Council Members as Mayor Pro Tem, and thanked everyone for the

opportunity.

Council Member Bounds welcomed the three Council Members who got elected and re-elected.

Council Member Broseh stated he is glad to be back on the City Council.

Mayor Evans congratulated the Council and stated it was a blessing to serve a team of folks who have Mansfield at heart.

SUB-COMMITTEE REPORTS

[23-5379](#)

Minutes - Approval of the May 12, 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 Short to approve the May 12, 2023 Housing Market Growth Strategy Sub-Committee Meeting Minutes as presented. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

Non-Voting: 4 - Larry Broseh; Todd Tonore; Michael Evans and Brent Newsom

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Citizen Planning Steering Committee Update

Executive Director of Planning and Development Services Jason Alexander and Steering Committee Member Patrick Moses gave an update on the status of the Future Land Use Plan. They addressed the vision of the Committee, the progress that has been made, and upcoming meetings and events.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

There was no action taken.

CONSENT AGENDA

[23-5367](#)

Ordinance - Ordinance Amending Chapter 37, "Municipal Court" of Title III, "Administration" of the Code of Ordinances of Mansfield, Texas; Providing for

the Repeal of all Ordinances in Conflict, Providing a Severability Clause; Providing for Publication, and Providing an Effective Date

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

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING TITLE III "ADMINISTRATION" OF THE CODE OF MANSFIELD, TEXAS BY AMENDING SECTION 37.01, "ESTABLISHMENT"; AMENDING 37.02, "TERMS OF GOVERNMENT CODE ADOPTED"; AMENDING SUBPARTS "TECHNOLOGY FUND" AND "MUNICIPAL COURT BUILDING SECURITY FUND" CONTAINING SECTIONS 37.15 THROUGH 37.32; ADDING AND RESERVING SECTIONS 37.33 AND 37.34; ADDING A NEW SUBPART "MUNICIPAL JURY FUND" CONTAINING SECTIONS 37.35 THROUGH 37.39 OF CHAPTER 37, "MUNICIPAL COURT"; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; 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: 7 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: OR-2303-23

[23-5366](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Agreement Between the City of Mansfield, TX and Airbnb, Inc. for Collection of Hotel Occupancy Taxes

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, APPROVING AN AGREEMENT BETWEEN THE CITY OF MANSFIELD, TX AND AIRBNB, INC. FOR COLLECTION OF HOTEL OCCUPANCY TAXES; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ANY DOCUMENTS NECESSARY TO IMPLEMENT THIS RESOLUTION; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BYLAW; AND DECLARING 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: 7 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-4019-23

[23-5370](#)

Resolution - A Resolution to Consider Executing a Professional Services Agreement with Studio 13, PLLC, in the Amount of \$214,455 for Design, Engineering, and Construction Documents Related to James McKnight Park West Improvements

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

A RESOLUTION TO CONSIDER EXECUTING A PROFESSIONAL SERVICES AGREEMENT WITH STUDIO 13, PLLC, IN THE AMOUNT OF \$214,455 FOR DESIGN, ENGINEERING, AND CONSTRUCTION DOCUMENTS RELATED TO JAMES MCKNIGHT PARK WEST IMPROVEMENTS

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-4020-23

[23-5371](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing and Approving Membership in the Cities Served by Sienergy (Cities) for The Purpose of Protecting the Interest of the City and its Citizens with Respect to Sienergy Matters; Further Suspending the June 9, 2023 Effective Date of the Statement of Intent of Sienergy, Lp To Increase Rates

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 AND APPROVING MEMBERSHIP IN THE CITIES SERVED BY SIENERGY (CITIES) FOR THE PURPOSE OF PROTECTING THE INTEREST OF THE CITY AND ITS CITIZENS WITH RESPECT TO SIENERGY MATTERS; FURTHER SUSPENDING THE JUNE 9, 2023 EFFECTIVE DATE OF THE STATEMENT OF INTENT OF SIENERGY, LP TO INCREASE RATES WITHIN INCORPORATED AREAS OF NORTH, CENTRAL, AND SOUTH TEXAS; TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; AUTHORIZING PARTICIPATION WITH THE CITIES SERVED BY SIENERGY; HIRING LEGAL AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL; AND DECLARING 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: 7 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-4021-23

[23-5373](#)

Resolution - A Resolution Authorizing Funding for an Amount Not to Exceed \$440,870 and Awarding a Contract for Construction of the Rustic Meadow Lift Station Decommission to Wilco Underground, LLC (Utility Fund)

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

A RESOLUTION AWARDING A CONTRACT FOR CONSTRUCTION FOR THE RUSTIC MEADOW LIFT STATION DECOMMISSION TO WILCO UNDERGROUND, LLC; AND APPROPRIATING FUNDS; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-4022-23

[23-5374](#)

Resolution - A Resolution Authorizing Funding for Amount Not to Exceed \$77,060 and Approval of a Contract for Design Services with Spiars Engineering and Surveying for the Harvest Point Public Infrastructure Opinion of Probable Construction Cost and Sanitary Sewer Analysis (TIRZ #4)

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

A RESOLUTION AUTHORIZING FUNDING IN AN AMOUNT NOT TO EXCEED \$77,060 AND APPROVAL OF A CONTRACT FOR DESIGN SERVICES WITH SPIARS ENGINEERING AND SURVEYING FOR THE HARVEST POINT PUBLIC INFRASTRUCTURE OPINION OF PROBABLE CONSTRUCTION COST AND SANITARY SEWER ANALYSIS (TIRZ #4)

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-4023-23

[23-5368](#)

Suspending the Procedural Rules of Council to Reschedule the Regular Scheduled City Council Meeting of June 26, 2023 to June 5, 2023

A motion was made by Council Member Short to suspend the Procedural Rules of Council. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

[23-5375](#)

Minutes - Approval of the May 8, 2023 Regular City Council Meeting Minutes

A motion was made by Council Member Short to approve the minutes of the May 8, 2023 Regular City Council Meeting as presented. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

[23-5382](#)

Minutes - Approval of the May 16, 2023 Special City Council Meeting Minutes

A motion was made by Council Member Short to approve the minutes of the May 16, 2023 Special City Council Meeting as presented. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

END OF CONSENT AGENDA

PUBLIC HEARING AND FIRST READING

[23-5380](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PD, Planned Development District to

S, South Mansfield Form-Based Development District on Approximately 18.59 Acres in the Milton Gregg Survey, Abstract No. 555, City of Mansfield, Tarrant County, Texas Located at 2441 Heritage Parkway; City of Mansfield, Applicant (ZC#23-011)

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

A motion was made by Council Member Short to approve the first reading of the following ordinance:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 155 "ZONING" OF THE CODE OF ORDINANCES, CITY OF MANSFIELD, TEXAS, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY TO A S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT; 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 Broseh. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

NEW BUSINESS

[23-5369](#)

Resolution - A Resolution of the City of Mansfield, Texas, Approving an Amendment to the Economic Development Agreement Between the City of Mansfield, the Mansfield Economic Development Corporation, and Crystal Window and Door Systems TX; Authorizing the City Manager, or his designee, and MEDC President to Execute Said Amendment; and Providing an Effective Date

Jason Moore presented the item and answered Council questions.

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN AMENDMENT TO AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MANSFIELD, THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, AND CRYSTAL WINDOW AND DOOR SYSTEMS TX, LTD; AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, AND MEDC PRESIDENT TO EXECUTE SAID AGREEMENT; 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: 7 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-4024-23

ADJOURN

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary