



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, April 24, 2023

12:30 PM

Council Chambers

REGULAR MEETING

12:30 P.M. - CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 12:45 p.m.

Council Member Leyman was absent due to his resignation.

Absent 1 - Larry Broseh

Present 5 - Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

N/A's 1 - Mike Leyman

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 12:47 p.m. Mayor Evans called the executive session to order in the Council Conference room at 12:49 p.m. Mayor Evans recessed the executive session at 1:57 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 Contract Negotiations

Seek Advice of City Attorney Regarding a Potential Land Sale

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

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 #21-13

Economic Development Project #21-33

WORK SESSION

Discussion Regarding the April 24, 2023 Consent Agenda Items

Executive Director of Community Services Matt Young spoke on item 23-5302 and discussed and received direction from Council on Phase 2B of the Pond Branch Linear Park Trail.

Discussion Regarding Updates to the Thoroughfare Plan, Roadway Impact Fees, and Roadway Capital Plan

Director of Engineering Services Raymond Coffman spoke on aspects of the Master Thoroughfare Plan including roadway capital project delivery, roadway network focus areas, a thoroughfare plan update, immediate modifications, near-term planned modifications, and next steps. Raymond also touched on roadway impact fees including the basics, neighborhood empowerment zones, calculations, comparisons, and next steps.

Mayor Evans recessed the meeting at 3:36 p.m. so that Council could attend the Donor Celebration and Open House Event to recognize the donors to the Texas Tech University Health Sciences Center Bachelor of Science in Nursing Program at Methodist Mansfield. Mayor Evans reconvened the meeting into regular business session at 5:01 p.m.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans called the executive session to order in the Council Conference room at 5:09 p.m. Mayor Evans recessed the executive session at 6:27 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 Contract Negotiations

Seek Advice of City Attorney Regarding a Potential Land Sale

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Economic Development Project #21-13

Economic Development Project #21-33

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 6:57 p.m.

INVOCATION

Pastor Andrew Hayward of Central Baptist Church gave the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Tonore 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.

PROCLAMATION

[23-5277](#)

Dr. Darien W Bradford

Mayor Evans read and presented the proclamation to Dr. Darien Bradford.

[23-5315](#)

National Library Week 2023

Mayor Evans read and presented the proclamation to Mansfield Public Library staff and the Mansfield Public Library Advisory Board.

[23-5314](#)

Historic Preservation Month

Mayor Evans read and presented the proclamation to Art Wright, Historic Preservation Officer and the Historic Preservation Advisory Board.

RECOGNITION

President's Volunteer Service Award - City Council

City Manager Joe Smolinski and the management team presented the President's Volunteer Service Award Gold Medal, as well as Lifetime Achievement Award, to the City Council.

CITIZEN COMMENTS

Tim Milligan, 1035 Cypress Point - Mr. Milligan spoke on an upcoming Veterans Benefit Seminar.

COUNCIL ANNOUNCEMENTS

Council Member Short encouraged everyone to vote.

Council Member Bounds spoke on the three parks grand openings and stated how proud she is of the city and the Parks and Recreation team.

Mayor Evans echoed Council Member Bounds' comments.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Texas Travel Awards Results - Tim Roberts

Tourism Manager Tim Roberts spoke on the City being awarded the Most Instagrammable Spot award for the "Love Your Vibe" mural and Best Music Festival

award for Music Alley from Texas Travel. He also spoke on the upcoming Music Alley event.

Communications and Outreach Department Report

[23-5303](#) Departmental Quarterly Reports

Staff was available for questions.

Financial Services Department Report

[23-5322](#) Presentation of the 1st Quarter FY 23 Financial Report

Staff was available for questions.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Short that pursuant to item #21-13, approve an amendment to the existing Economic Development Agreement with TMI Real Estate Ventures, LLC, amending the capital investment requirement to \$4,005,000.00, and amending the grant amount to the lesser of 89% of the actual cost of the improvements or \$311,500.00 and authorizing the City Attorney to finalize the amendment that will authorize the MEDC Board President to execute the amendment. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

Aye: 5 - Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

CONSENT AGENDA

[23-5301](#) Resolution - A Resolution Authorizing the Purchase of Property Located at 660 W. Broad Street for the Walnut Creek Linear Park Trail System

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

A RESOLUTION AUTHORIZING THE PURCHASE OF PROPERTY LOCATED AT 660 W. BROAD STREET FOR THE WALNUT CREEK LINEAR PARK TRAIL SYSTEM

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

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

Aye: 5 - Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

Enactment No: RE-4010-23

[23-5302](#)

Resolution - A Resolution to Consider Executing a Consultant Agreement with Parkhill, Inc. in the Amount of \$711,563 for Professional Services Related to the Design for Improvements at Katherine Rose Memorial Park and Hardy Allmon Soccer Complex

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

A RESOLUTION TO CONSIDER EXECUTING A CONSULTANT AGREEMENT WITH PARKHILL, INC. IN THE AMOUNT OF \$711,563 FOR PROFESSIONAL SERVICES RELATED TO THE DESIGN FOR IMPROVEMENTS AT KATHERINE ROSE MEMORIAL PARK AND HARDY ALLMON SOCCER COMPLEX

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

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

Aye: 5 - Julie Short;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

Enactment No: RE-4011-23

[23-5309](#)

Minutes - Approval of the April 10, 2023 Regular City Council Meeting Minutes

A motion was made by Council Member Lewis to approve the minutes of the April 10, 2023 Regular City Council Meeting as presented. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 5 - Julie Short;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

END OF CONSENT AGENDA

PUBLIC HEARING

[23-5305](#)

Public Hearing - A Public Hearing Regarding Certain Type "B" Projects that the Mansfield Economic Development Corporation, A Type "A" Economic Development Corporation, Proposes to Undertake in the City of Mansfield

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

Mayor Evans opened the public hearing at 7:56 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 7:56 p.m.

PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

[23-5270](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of zoning from C-2, Community Business District to S, South Mansfield Form Based Development District on Approximately 12.899 Acres in the Joseph Lawrence Survey, Abstract No. 616, City of Mansfield, Ellis County, Texas on Property Located at 3400 Harmon Road; M.R. Development, Developer (ZC#23-004)

Executive Director of Planning and Development Services Jason Alexander presented the item.

Mayor Evans continued the public hearing at 8:03 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:03 p.m.

A motion was made by Council Member Bounds to approve the second and final reading of 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 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

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

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

Aye: 5 - Julie Short;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

Enactment No: OR-2298-23

NEW BUSINESS**23-5313**

Ordinance - First and Final Reading on an Ordinance Approving a Development Agreement with M.R. Development Corporation and Carleton Development, LTD, Regarding the Development of Approximately 12.899 Acres out of the Joseph Lawrence Survey, Abstract No. 616, Described as Tract 3 in a Deed to Sunbelt Land Investments/360 LTD Recorded in Volume 2746, Page 1136, Deed Records of Ellis County, Texas; Approving a Concept Plan and Phasing Plan; Providing that this Ordinance Shall Be Cumulative of All Ordinances; Providing a Savings Clause; Providing for a Penalty Clause; Providing a Severability Clause; and Providing an Effective Date

Jason Alexander presented the item.

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

AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT WITH M.R. DEVELOPMENT CORPORATION AND CARLETON DEVELOPMENT, LTD REGARDING PROPERTY BEING DESCRIBED AS APPROXIMATELY 12.898 ACRES OUT OF THE JOSEPH LAWRENCE SURVEY, ABSTRACT NO. 616, DESCRIBED AS TRACT 3 IN DEED TO SUNBELT LAND INVESTMENTS/360 LTD RECORDED IN VOLUME 2746, PAGE 1136, DEED RECORDS OF ELLIS COUNTY, TEXAS; APPROVING A CONCEPT PLAN AND PHASING PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; 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: 5 - Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

Enactment No: OR-2299-23

23-5304

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development and Performance Agreement by and Between the Mansfield Economic Development Corporation ("MEDC") and Hoffman Cabinets, Inc. and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

Jason Moore presented the item.

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 ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT BY AND BETWEEN THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION ("MEDC") AND HOFFMAN CABINETS, INC. AND AUTHORIZING ITS EXECUTION BY THE PRESIDENT OF THE MEDC; AND PROVIDING AN EFFECTIVE DATE

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

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

Aye: 5 - Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

Enactment No: RE-4012-23

23-5316

Discussion and Possible Action Regarding an Appointment to the Planning and Zoning Commission

Jason Alexander presented the item.

A motion was made by Council Member Lewis to appoint Patrick Moses to fill the Planning and Zoning Commission's unexpired term. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

Aye: 5 - Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

ADJOURN

A motion was made by Council Member Lewis to adjourn the meeting at 8:12 p.m. Seconded by Council Member Short. The motion CARRIED by the following vote:

Aye: 5 - Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary