



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, July 25, 2022

3:00 PM

Council Chambers

REGULAR MEETING

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

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

Present 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

WORK SESSION

Discussion Regarding District Signage

Darrell Mitchell with Sellmark Corporation spoke on the purpose and vision for district signage and banners and answered Council questions. Council gave direction to move forward with putting together exhibits, finding locations, and determining costs for the project.

FY '23 Budget Work Session

City Manager Joe Smolinski spoke on property tax values, new construction, and proposed fee schedules. Fire Chief Mike Ross presented proposed ambulance rates and fees. Director of Planning Jason Alexander spoke on planning and zoning fees. Director of Public Works and Transportation Bart VanAmburgh spoke on inspection fees. Director of Building Services Wade McLaurin spoke on permit fees. Director of Utilities Jeff Price spoke on utility fees. Chief Financial Officer Troy Lestina spoke on debt capacity.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 4:42 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 4:52 p.m. Mayor Evans recessed the executive session at 7:06 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 Donation Containers

Seek Advice of City Attorney Regarding Grand Prairie Boundary Adjustment

Seek Advice of City Attorney Regarding an Update on Legal Duties and Responsibilities in Responding to Public Information Requests

Seek Advice of City Attorney Regarding Budgetary Process and Expenditures

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

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 #21-09

Economic Development Project #21-33

Economic Development Project #22-21

Economic Development Project #22-24

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 7:16 p.m.

INVOCATION

Sam Russo of Life 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 Bounds led the Texas Pledge.

CITIZEN COMMENTS

Gene Winfield, 3203 Sgt. Pepper Court - Mr. Winfield spoke on events that take place in Historic Downtown Mansfield.

COUNCIL ANNOUNCEMENTS

Council Member Leyman commended the water utilities department.

There were no other Council announcements.

SUB-COMMITTEE REPORTS

[22-4796](#)

Minutes - Approval of the July 11, 2022 Hotel/Motel Occupancy Tax Funds Policy and Allocation Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Short (Chair), Evans, and Lewis)

A motion was made by Council Member Lewis to approve the minutes of the July 11, 2022 Hotel/Motel Occupancy Tax Funds Policy and Allocation Sub-Committee as presented. Seconded by Council Member Short. The motion CARRIED by the following vote:

Aye: 3 - Julie Short; Casey Lewis and Michael Evans

Nay: 0

Abstain: 0

Non-Voting: 4 - Larry Brose; Mike Leyman; Todd Tonore and Tamera Bounds

[22-4797](#)

Minutes - Approval of the July 14, 2022 Revitalization of Historic Downtown Mansfield Meeting Minutes (vote will be only by members of the sub-committee: Tonore (Chair), Lewis, and Bounds)

A motion was made by Mayor Pro Tem Tonore to approve the minutes of the July 14, 2022 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting as presented. 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: 4 - Larry Broseh; Julie Short; Mike Leyman and Michael Evans

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Joe Smolinski addressed Mr. Winfield's comments regarding Historic Downtown Mansfield.

Business Services Department Report

[22-4799](#) Presentation of the Monthly Financial Report for the Period Ending June 30, 2022

Troy Lestina was available for questions.

Community Engagement Department Report

[22-4800](#) Departmental Quarterly Reports

Director of Communications and Outreach Bernadette McCranie was available for questions.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Lewis to approve a Memorandum of Understanding for Economic Development Project #22-24 as discussed in executive session. Seconded by Council Member Short. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

CONSENT AGENDA

[22-4760](#) Resolution - A Resolution Authorizing a Change Order to the Contract with Tegrity Contractors, Inc. for the Construction of the Public Safety Burn Tower Foundation and Skills Pad Project

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

A RESOLUTION AUTHORIZING A CHANGE ORDER TO THE CONTRACT WITH

TEGRITY CONTRACTORS, INC. FOR THE CONSTRUCTION OF THE PUBLIC SAFETY BURN TOWER FOUNDATION AND SKILLS PAD 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: 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: RE-3882-22

[22-4782](#)

Resolution - A Resolution Authorizing the City Manager and the Police Department to Make Application, Receive and Expend Grant Funding from the Texas Department of Motor Vehicle Crime Prevention Authority to Continue a Multi-Agency Task Force

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

A RESOLUTION AUTHORIZING THE CHIEF OF POLICE AND THE POLICE DEPARTMENT TO MAKE APPLICATION, RECEIVE, AND EXPEND GRANT FUNDING FROM THE TEXAS DEPARTMENT OF MOTOR VEHICLES MOTOR VEHICLE CRIME PREVENTION AUTHORITY TO CONTINUE A MULTI-AGENCY TASK FORCE

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

Nay: 0

Abstain: 0

Enactment No: RE-3883-22

[22-4798](#)

Resolution - A Resolution Authorizing the City Manager and the Police Department to Make Application, Receive, and Expend Grant Funding from the Firehouse Subs Public Safety Foundation to be Used for Police Training Aids Utilized in Enhancing Police Emergency Vehicle Operations Safety

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

A RESOLUTION AUTHORIZING THE CITY MANAGER AND THE POLICE DEPARTMENT TO MAKE APPLICATION, RECEIVE, AND EXPEND GRANT

FUNDING FROM FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION GRANT FOR THE PURCHASE OF POLICE TRAINING EQUIPMENT. THE AMOUNT OF THE AWARD WILL NOT EXCEED \$3,600.00 AND DOES NOT REQUIRE A MATCH

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

Nay: 0

Abstain: 0

Enactment No: RE-3884-22

[22-4810](#)

Resolution - A Resolution Ratifying the Expenditure of Funds in the Amount of Fifty-Four Thousand Six Hundred Dollars and 20 Cents (\$54,619.20), for Plumbing Repairs at Fire Station No. 4

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

A RESOLUTION RATIFYING THE EXPENDITURE OF FUNDS IN THE AMOUNT OF \$54,619.20, FOR PLUMBING REPAIRS AT FIRE STATION NO. 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; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: RE-3885-22

[22-4791](#)

Minutes - Approval of the July 11, 2022 Regular City Council Meeting Minutes

A motion was made by Council Member Short to approve the minutes of the July 11, 2022 Regular City Council Meeting as presented. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

[22-4793](#)

Minutes - Approval of the July 13, 2022 Special City Council Meeting Minutes

A motion was made by Council Member Short to approve the minutes of the July 13, 2022 Special City Council Meeting. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

[22-4789](#)

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 BCB Transport Holdings Company, LLC, and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

Council Member Short removed this item from the consent agenda.

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, AND BCB TRANSPORT HOLDINGS COMPANY, LLC; AUTHORIZING THE 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: 6 - Larry Broseh; Julie Short; Mike Leyman; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 1 - Casey Lewis

Enactment No: RE-3886-22

END OF CONSENT AGENDA

OLD BUSINESS

[22-4740](#)

Ordinance - Consideration and Approval of an Ordinance to Amend Section 158.001 "Definitions" and Section 158.013 "Inspection by Regulatory Compliance Department," of Chapter 158, "Standards, Registration, and Inspection Requirements for Multi-Family Dwelling Complexes," of Title XV, "Land Usage" of the Mansfield Code of Ordinances

Director of Regulatory Compliance Nicolette Ricciuti presented the item.

A motion was made by Mayor Pro Tem Tonore to approve the following ordinance:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AMENDING SECTION 158.001 "DEFINITIONS" AND SECTION 158.013, "INSPECTION BY REGULATORY COMPLIANCE DEPARTMENT," OF CHAPTER 158, "STANDARDS, REGISTRATION, AND INSPECTION REQUIREMENTS FOR MULTI-FAMILY DWELLING COMPLEXES," OF TITLE XV, "LAND USAGE," OF THE CODE OF MANSFIELD, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AS REQUIRED BY LAW; 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: 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: OR-2267-22

PUBLIC HEARING AND RESOLUTION

[22-4792](#)

Resolution - Public Hearing and Resolution to Consider Support for a Grant Application to the Texas Parks and Wildlife Department for Matching Fund Assistance for Development of James McKnight Park West

Director of Community Services Matt Young presented the item.

Mayor Evans opened the public hearing at 7:38 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 7:38 p.m.

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

A RESOLUTION TO CONSIDER SUPPORT FOR A GRANT APPLICATION TO THE TEXAS PARKS & WILDLIFE DEPARTMENT FOR MATCHING FUND ASSISTANCE FOR DEVELOPMENT OF JAMES MCKNIGHT PARK WEST

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3887-22

NEW BUSINESS

[22-4794](#)

Discussion and Possible Action on a Project Proposal from the Better Block Foundation for Historic Downtown Mansfield

Nicolette Ricciuti presented the item and answered Council questions. There was no action taken.

[22-4795](#)

Discussion and Possible Action on the Development of a Facade Improvement Grant Program for Historic Downtown Mansfield

Nicolette Ricciuti presented the item and answered Council questions. City Attorney Allen Taylor advised the Council. Joe Smolinski made brief comments. The item will be sent back to the Revitalization of Historic Downtown Mansfield Sub-Committee.

[22-4803](#)

Discussion and Possible Action Regarding Appointments to the Mansfield Economic Development Corporation

Executive Director of Economic Development Jason Moore presented the item. Allen Taylor advised the Council.

A motion was made by Mayor Pro Tem Tonore to appoint Juan Fresquez to the Board of the Mansfield Economic Development Corporation. Seconded by Council Member Short. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

ADJOURN

A motion was made by Council Member Lewis to adjourn the meeting at 8:26 p.m. Seconded by Council Member Short. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary