



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, April 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 Ordinance Revisions

Strategic Initiatives Officer Nicolette Ricciuti presented the proposed ordinance revisions to the Council and answered questions. City Attorney Allen Taylor advised staff on wording regarding a grandfather clause. Council provided direction to staff regarding the posting of health inspection scores inside of restaurant establishments. Fire Marshal Scott Lingo answered Council questions and City Manager Joe Smolinski made brief comments.

Discussion Regarding South Mansfield Form Based Development District

Director of Planning Jason Alexander presented the proposed South Mansfield Form Based Development District (S.O.M.A. District) and spoke on the intent of the district, district regulations, district implementation, and takeaways and next steps. Allen Taylor advised the Council. Jason, Fire Chief Mike Ross, and Director of Transportation and Public Works Bart VanAmburgh answered Council questions.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 4:33 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 4:45 p.m. Mayor Evans recessed the executive session at 6:32 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

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 #21-28

Economic Development Project #22-07

Economic Development Project #22-12

Economic Development Project #22-16

6:30 P.M. – MEET AND GREET WITH MANSFIELD PURPLE HEART FAMILIES

The City Council met with Mansfield Purple Heart recipients and their families.

7:00 PM OR IMMEDIATELY FOLLOWING MEET AND GREET - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Evans reconvened the meeting into regular business session at 7:00 p.m.

INVOCATION

Pastor Richelle Smithee of North Elevation 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 Short led the Texas Pledge.

PROCLAMATION[22-4642](#)

Child Abuse Prevention Month

Mayor Evans read and presented the proclamation to a representative from Alliance for Children.

[22-4645](#)

Purple Heart City

Mayor Evans read and presented the proclamation to Mansfield Purple Heart recipients.

[22-4646](#)

Historic Preservation Month

Mayor Evans read and presented the proclamation to Historic Preservation Officer Art Wright and members of the Historic Landmark Commission. Art Wright invited the public to attend events during Historic Preservation Month.

CITIZEN COMMENTS

There were no citizen comments.

COUNCIL ANNOUNCEMENTS

Council Member Leyman spoke on property tax relief for senior homeowners.

Council Member Short reminded everyone that early voting started April 25 and that there are MISD school board candidates and City bond propositions to vote on.

Council Member Lewis added that there are also two state constitutional amendments to vote on.

Mayor Pro Tem Tonore had no announcements.

Council Member Bounds spoke on the Volunteer Appreciation Event held on April 21 and thanked all volunteers in Mansfield.

Council Member Broseh spoke on his visit to the 911 Dispatch Center.

Mayor Evans thanked all who serve as volunteers for the Get Out and Vote groups, thanked Director of Communications and Outreach Bernadette McCranie for working on the Public Service Announcement for protesting appraised home values, and Council Member Lewis for writing the script.

STAFF COMMENTS**City Manager Report or Authorized Representative**

Current/Future Agenda Items

Business Services Department Report[22-4648](#)

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

Chief Financial Officer Troy Lestina was available for questions.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

There was no action taken.

CONSENT AGENDA[22-4632](#)

Resolution - A Resolution Authorizing Funding for the Replacement of the Brown St. Sewer Line to NO-DIGTEC, LLC through the Interlocal Purchasing System (TIPS) for an Amount Not to Exceed Ninety-Six Thousand One Hundred and Ninety-Five Dollars (\$96,195.00)

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

A RESOLUTION AUTHORIZING FUNDING FOR THE REPLACEMENT OF THE BROWN ST. SEWER LINE TO NO-DIGTEC, LLC THROUGH THE INTERLOCAL PURCHASING SYSTEM (TIPS) FOR AN AMOUNT OF \$96,195.00 (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: 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: RE-3853-22

[22-4633](#)

Resolution - A Resolution Ratifying the Expenditure of Funds in the Amount of Fifty-Seven Thousand and Eight Hundred Dollars (\$57,800.00), for the Rebuilding of Pump 310 at the Bud Ervin Water Treatment Plant.

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

A RESOLUTION RATIFYING THE EXPENDITURE OF FUNDS IN THE AMOUNT OF \$57,800.00, FOR THE REBUILD OF PUMP 310 AT THE BUD ERVIN WATER TREATMENT PLANT (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: 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: RE-3854-22

[22-4641](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving a Contingent Fee Contract with Perdue, Brandon, Fielder, Collins, and Mott, LLP Pursuant to Section 6.30 of the Texas Property Tax Codem Said Contract Being for the Collection of Delinquent Government Receivables Owed to the City and to End the City's Relationship with the Current Firm

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 A CONTINGENT FEE CONTRACT WITH PERDUE, BRANDON, FIELDER, COLLINS, AND MOTT, LLP PURSUANT TO SECTION 6.30 OF THE TEXAS PROPERTY TAX CODE, SAID CONTRACT BEING FOR THE COLLECTION OF DELINQUENT GOVERNMENT RECEIVABLES OWED TO THE CITY AND TO END THE CITY'S RELATIONSHIP WITH THE CURRENT FIRM

(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-3855-22

[22-4647](#)

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

A motion was made by Council Member Short to approve the minutes of the April 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

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

[22-4635](#)

Consideration and Approval of an Ordinance to Adopt a Proposed Modification

to the Mansfield Code of Ordinances Chapter 94 "Food Establishment Regulations"

A motion was made by Council Member Leyman to remove the item from the consent agenda.

A motion was made by Council Member Leyman to approve the following ordinance to include the adoption of Exhibit D, adding a provision for the posting of Pass/Fail placards in the establishments, and adding provisions for various pre-existing building standards as determined by City staff:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS MODIFYING CHAPTER 94, "FOOD ESTABLISHMENT REGULATIONS," PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION; PROVIDING FOR THE 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-2249-22

END OF CONSENT AGENDA

PUBLIC HEARING

[22-4640](#)

Public Hearing - Public Hearing Regarding the Submittal of a Request to Tarrant County for Community Development Block Grant Funding for Park Improvements at James McKnight Park West to Combat the Effects of COVID-19

Director of Community Services Matt Young presented the item.

Mayor Evans opened the public hearing at 7:28 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 7:28 p.m.

No action needed to be taken.

PUBLIC HEARING AND FIRST READING

[22-4613](#)

Ordinance - Public Hearing Continuation and First Reading of an Ordinance Approving a Zoning Change from C-2, Community Business District to PD, Planned Development for Attached Townhome Single-Family and Community Business Commercial on 14.156 acres of land in the Henry McGehee Survey, Abstract No. 998, generally located at

the southeast intersection of Debbie Lane and North Walnut Creek Drive on property at 1700 North Walnut Creek Drive; Skorburg Company, Developer (ZC#21-023).

Jason Alexander presented the item and answered Council questions. Applicant Adam Buczek with Skorburg Company presented and answered Council questions. Bart VanAmburgh answered Council questions.

Mayor Evans continued the public hearing at 8:15 p.m.

Cheryl Litke, 1331 Breckenridge Road - Ms. Litke spoke in opposition to the item.

Joy Trammell, 911 Branch Creek - Ms. Trammell spoke in opposition to the item.

Mayor Evans noted that the following citizens submitted emails in opposition to the item:

*Ethan Angel
Kathy Hailey
Tracy Lamkin
Vicky & Michael Hale
Ken & Terri Boland
Winnie Grossman
Natasha Angel
James Angel*

Mayor Evans closed the public hearing at 8:25 p.m.

A motion was made by Council Member Lewis to approve the first reading of the following ordinance, subject to seeing the final renderings, discussion with the school district on pedestrian flow and access to the Asa Low drive, striking the playground area from the PD language and the row of garage walls on the western street:

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 PD, PLANNED DEVELOPMENT DISTRICT FOR ATTACHED TOWNHOME SINGLE-FAMILY RESIDENTIAL AND COMMUNITY BUSINESS COMMERCIAL USES, 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 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

PUBLIC HEARING CONTINUATION AND SECOND READING[22-4614](#)

Ordinance - Public Hearing Continuation and Second and Final Reading of an Ordinance Approving a Zoning Change from PR, Pre-Development District to PD, Planned Development District for a Mixed Lot Single-family Residential Development (427 homes) and Community Business Commercial on 121.459 Acres of Land in the Thomas J. Hanks Survey, Abstract No. 644, Tarrant County, TX and Abstract No. 1109, Johnson County, TX, Located at 1101 W Broad St.; Mary Ann Johnston, Owner, Terrance Jobe Alluvium Development, Developer (ZC#21-020)

Jason Alexander presented the item.

Mayor Evans opened the public hearing at 8:29 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:29 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 PD, PLANNED DEVELOPMENT DISTRICT FOR A MIXED LOT SINGLE-FAMILY RESIDENTIAL AND COMMUNITY BUSINESS COMMERCIAL USES, 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: 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: OR-2250-22

ADJOURN

A motion was made by Council Member Lewis to adjourn the meeting at 8:30 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