



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### City Council

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Monday, March 6, 2023

3:00 PM

Council Chambers

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#### REGULAR MEETING

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

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

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

**Absent** 1 - Todd Tonore

**Present** 5 - Larry Broseh; Julie Short; Casey Lewis; Michael Evans and Tamera Bounds

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

#### **WORK SESSION**

Discussion Regarding City Council's Priorities

*Assistant to the City Manager Faith Morse presented various priorities identified during the City Council Strategic Visioning Workshop that the Council is looking to highlight as strategic initiatives. Each Council Member selected their top initiatives to focus on in the categories of focusing on the future, building strong neighborhoods, developing a strong economy, providing a safe community, and improving city wide mobility. City Manager Joe Smolinski provided input on the selected initiatives and provided further recommendations.*

Discussion Regarding the March 6, 2023 Consent Agenda Items

*There was no discussion.*

#### **RECESS INTO EXECUTIVE SESSION**

*In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 3:51 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 4:06 p.m. Mayor Evans recessed the executive session at 6:54 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 Disputed Claims and/or Contemplated Litigation  
Related to Fire Station #5

Seek Advice of City Attorney Regarding Legal Duties, Responsibilities, and Authority of Elected  
Officials

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 #15-02

Economic Development Project #21-09

Economic Development Project #21-33

Economic Development Project #22-12

Economic Development Project #22-18

Economic Development Project #22-19

**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 7:02 p.m.*

**INVOCATION**

*Ken Butler with the Fellowship of Christian Athletes gave the Invocation.*

**PLEDGE OF ALLEGIANCE**

*Council Member Lewis 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.*

**PROCLAMATIONS****[23-5229](#)**

Retired Judge L. Clifford Davis

*Mayor Evans read and presented a proclamation to Retired Judge L. Clifford Davis for his contributions to civil rights causes in Mansfield and the surrounding areas.*

**[23-5235](#)**

American Red Cross Month

*Mayor Evans read and presented the American Red Cross Month proclamation to a representative from the American Red Cross.*

**CITIZEN COMMENTS**

*There were no citizen comments.*

**COUNCIL ANNOUNCEMENTS**

*There were no Council announcements.*

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

Current/Future Agenda Items

Future Land Use Plan Update - Jason Alexander

*Two members of the Future Land Use Plan Steering Committee, Dr. Maria Martinez-Casio and Dr. Nikkya Lewis, gave their observations and updates of their work on the committee so far.*

### **TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

*There was no action taken.*

### **CONSENT AGENDA**

#### **[23-5230](#)**

Resolution - A Resolution of the City of Mansfield Supporting House Bill 2682 to Enhance the City's Ability to Attract a Qualified Hotel and Convention Center

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

**A RESOLUTION OF THE CITY OF MANSFIELD TEXAS, SUPPORTING HOUSE BILL 2682 TO ENHANCE THE CITY'S ABILITY TO ATTRACT A QUALIFIED HOTEL AND CONVENTION CENTER**

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

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

**Aye:** 5 - Larry Broseh; Julie Short; Casey Lewis; Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

Enactment No: RE-3992-23

#### **[23-5214](#)**

Request for Special Event Permit: 2023 Music Alley

**A motion was made by Council Member Bounds to approve the request for special event permit. Seconded by Council Member Short. The motion CARRIED by the following vote:**

**Aye:** 5 - Larry Broseh; Julie Short; Casey Lewis; Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

### **END OF CONSENT AGENDA**

**OLD BUSINESS****22-5106**

Resolution - A Resolution of the City of Mansfield, Texas, Approving an 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 Agreement; and Providing an Effective Date

*Executive Director of Economic Development Jason Moore presented the item.*

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

**A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MANSFIELD, THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, AND CRYSTAL WINDOW AND DOOR SYSTEMS, LTD.; AUTHORIZING THE CITY MANAGER 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 Short. The motion CARRIED by the following vote:**

**Aye:** 5 - Larry Broseh; Julie Short; Casey Lewis; Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

Enactment No: RE-3993-23

**23-5234**

Resolution - A Resolution of the City Council of the City Of Mansfield, Texas, Authorizing the Appropriation and Allocation of American Rescue Plan Act Funding to Specific Projects; Authorizing the City Manager, or His Designee, to Negotiate and Execute a Lease Agreement and any Other Documents Necessary to Implement this Resolution; and Providing an Effective Date

*Deputy City Manager Troy Lestina presented the item and answered Council questions.*

**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 APPROPRIATION AND ALLOCATION OF AMERICAN RESCUE PLAN ACT FUNDING TO SPECIFIC PROJECTS; AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO NEGOTIATE AND EXECUTE A LEASE AGREEMENT AND ANY OTHER DOCUMENTS NECESSARY TO IMPLEMENT THIS RESOLUTION; 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:** 5 - Larry Broseh; Julie Short; Casey Lewis; Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

Enactment No: RE-3994-23

## **PUBLIC HEARING**

### **23-5217**

Public Hearing and Consideration of a Request for a Specific Use Permit for Apartments, in the Reserve PD, Planned Development District, Central Sub-District on approx. 9.292 acres being a tract of land in the Richard Bratton Survey, Abstract No. 114, City of Mansfield in Tarrant County Texas, located at 151 North Miller (North and West of the intersection of Heritage Parkway and North Miller Road) (SUP#22-006)

*Director of Planning Jason Alexander presented the item and answered Council questions. Applicants Dixon Holden and Nash Thomas presented and answered Council questions. Director of Engineering Services Raymond Coffman and Assistant City Manager Matt Jones answered Council questions.*

*Mayor Evans opened the public hearing at 8:21 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:21 p.m.*

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

- 1. The Planning and Zoning Commission recommendations that Cannon Drive on the east will also continue on the three streets around the property;**
- 2. Two proposed thoroughfares on the site plan will not exceed 60 feet right of way;**
- 3. The door yards and stoops provided on all ground floor units provide an entry directly into a living space;**
- 4. That there is architectural variety in the row homes on Miller Road;**
- 5. That there are 11 foot travel lanes;**
- 6. That the sidewalk lights are installed on Miller Road to match the rest of the property.**

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

**Aye:** 5 - Larry Broseh; Julie Short; Casey Lewis; Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

**PUBLIC HEARING AND FIRST READING**[23-5218](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from SF-12/22, Single-Family Residential District to PD, Planned Development District for C-2, Community Business District based Commercial Uses on 2.9 Acres of Land in the W.C. Low Survey, Abstract No. 970, Generally Located Southeast of the Intersection of Grand Meadows Boulevard and North Holland Road on Property at 700 North Holland Road

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

*Mayor Evans opened the public hearing at 8:33 p.m. With no one wishing to speak, Mayor Evans continued the public hearing at 8:33 p.m.*

**A motion was made by Council Member Bounds to deny the ordinance. Seconded by Council Member Lewis. The motion FAILED by the following vote:**

**Aye:** 3 - Casey Lewis; Michael Evans and Tamera Bounds

**Nay:** 2 - Larry Broseh and Julie Short

**Absent:** 1 - Todd Tonore

**Abstain:** 0

*As Council Member Bounds' motion did not receive four affirmative votes, the item will be reconsidered at the next regularly scheduled City Council Meeting.*

**NEW BUSINESS**[23-5227](#)

New Business - Consider Approval of a Community Activation Grant Application to be funded through the Historic Downtown Revitalization Grant Program for Historic Preservation Month Events

*Director of Regulatory Compliance Nicolette Ricciuti presented the item.*

**A motion was made by Council Member Short to approve the community grant application. Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

**Aye:** 5 - Larry Broseh; Julie Short; Casey Lewis; Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

**ADJOURN**

**A motion was made by Council Member Lewis to adjourn the meeting at 8:43 p.m. Seconded by Council Member Short. The motion CARRIED by the following vote:**

**Aye:** 5 - Larry Broseh; Julie Short; Casey Lewis; Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

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ATTEST: Michael Evans, Mayor

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Susana Marin, City Secretary