



CITY OF MANSFIELD

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

Meeting Minutes - Final

City Council

Monday, April 11, 2022

4:00 PM

Council Chambers

REGULAR MEETING AMENDED AGENDA

4:00 P.M. - CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 4:00 p.m.

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

WORK SESSION

Discussion Regarding Proposed Project within the South Pointe Planned Development District

City Manager Joe Smolinski introduced David Branch of the South Pointe Development. Mr. Branch provided a video update on the development of South Pointe and introduced representatives from Grenadier Homes, who are interested in developing a parcel of land in South Pointe into townhomes. Anthony Natale, a founder of Grenadier Homes, and Robert Swegler, VP of Operations, introduced themselves and Mr. Natale provided a background of Grenadier Homes. He presented the proposed development and along with Mr. Branch, answered Council questions.

Mr. Branch introduced representatives from Hines, who were in attendance to speak on another proposed development within South Pointe. Sean Luther provided a background on Hines and provided an overview of the proposed multi-family development. Mr. Luther and Mr. Branch answered Council and staff questions.

Upcoming Ordinance Revision Update

Strategic Initiatives Officer Nicolette Ricciuti discussed upcoming ordinance revisions for the City's rental and health inspections programs. She provided red-lined ordinances to the Council for their review before the ordinance adoptions at the April 25, 2022 Regular City Council Meeting.

Discussion Regarding Downtown Mansfield Development Strategies

Assistant City Manager Matt Jones introduced the discussion by speaking on the downtown incentive programs already in place and the possible expansion of those to include a technology based incubator to bring businesses to Smith Street, in conjunction with the Hoque Global development. Council expressed their support for such a program.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 5:30 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 5:51 p.m. Mayor Evans recessed the executive session at 6:41 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. DC-20-16161

Seek Advice of City Attorney Regarding Economic Development Project #21-28

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 #21-21

Economic Development Project #22-13

Economic Development Project #22-14

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 into regular business session at 7:01 p.m.

INVOCATION

Pastor Mike Johnston of Trinity Presbyterian Church provided 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.

PROCLAMATIONS

[22-4616](#)

Animal Care & Control Week

Mayor Evans read and presented the proclamation to Animal Care and Control staff.

[22-4617](#)

National Emergency Telecommunicators Appreciation Week

Mayor Evans read and presented the proclamation to Mansfield telecommunicator staff.

CITIZEN COMMENTS

Dennis Webb, 1109 Meriwether Street - Mr. Webb spoke on the total solar eclipse happening in April 2024 and encouraged the City to prepare for visitors who will travel to the area to witness the event.

Shelly - Ms. Shelly spoke on the upcoming bond election and asked questions of the Council.

COUNCIL ANNOUNCEMENTS

Council Member Leyman had no announcements.

Council Member Short had no announcements.

Council Member Lewis had no announcements.

Mayor Pro Tem Tonore had no announcements.

Council Member Bounds had no announcements.

Council Member Broseh had no announcements.

Mayor Evans thanked those who were spreading the word regarding the bond propositions.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Bond Election Update - Bernadette McCranie

Director of Communications and Outreach Bernadette McCranie provided an update on the bond election presentations and answered Council questions.

Government Finance Officers Association Distinguished Budget Presentation Award

Chief Financial Officer Troy Lestina announced that the City had received the GFOA Distinguished Budget Presentation Award for the 35th consecutive year.

Business Services Department Report

[22-4615](#)

Presentation of the Monthly Financial Report for the Period Ending February 28, 2022

Troy Lestina was available for questions.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

There was no action taken.

CONSENT AGENDA

[22-4604](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Execution of a Joint Election Agreement and Contract with Ellis County Elections Administrator to Perform Election Services for the May 7, 2022 Special Election; and Providing an Effective Date

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE EXECUTION OF A CONTRACT WITH THE ELLIS COUNTY ELECTIONS ADMINISTRATOR TO PERFORM ELECTION SERVICES FOR THE MAY 7, 2022 SPECIAL ELECTION; 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; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: RE-3849-22

[22-4605](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Execution of a Joint Election Agreement and Contract with the Tarrant County Elections Administrator to Perform Election Services for the May 7, 2022 Special Election; and Providing and Effective Date

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE EXECUTION OF A CONTRACT WITH THE TARRANT COUNTY ELECTIONS ADMINISTRATOR TO PERFORM ELECTION SERVICES FOR THE MAY 7, 2022 SPECIAL ELECTION; 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; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: RE-3850-22

[22-4606](#)

Resolution - A Resolution of the City of Mansfield, Texas, Approving a Joint Election Agreement Between the City of Mansfield and the Mansfield Independent School District for a Joint Election to be Held on May 7, 2022; Providing for Early Voting and Election Day Procedures

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, APPROVING A JOINT ELECTION AGREEMENT BETWEEN THE CITY OF MANSFIELD, TEXAS AND MANSFIELD INDEPENDENT SCHOOL DISTRICT FOR A JOINT ELECTION TO BE HELD MAY 7, 2022; PROVIDING FOR EARLY VOTING AND ELECTION DAY PROCEDURES; AND, PROVIDING FOR CANCELLATION DUE TO UNOPPOSED CANDIDATES

(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-3851-22

[22-4612](#)

Request for Special Event Permit: 2022 Mansfield Farmers Market

A motion was made by Council Member Broseh to approve the Special Event permit. 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

[22-4587](#)

Minutes - Approval of the March 9, 2022 Special City Council Meeting Minutes

A motion was made by Council Member Broseh to approve the minutes of the March 9, 2022 Special 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

[22-4610](#)

Minutes - Approval of the March 21, 2022 Regular City Council Meeting Minutes

A motion was made by Council Member Broseh to approve the minutes of the March 21, 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

[22-4611](#)

Minutes - Approval of the March 29-31, 2022 City Council Strategic Visioning Workshop Minutes

A motion was made by Council Member Broseh to approve the minutes of the March 29-31, 2022 City Council Strategic Visioning Workshop 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

[22-4619](#)

Ordinance - Consideration of an Ordinance Repealing Ordinance No. OR-2243-22; Rejecting all Bids in Response to Project No. 2022-0804-01;

and Providing an Effective Date

Council Member Lewis removed this item from the consent agenda. Matt Jones explained the item and answered Council questions.

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

AN ORDINANCE REPEALING ORDINANCE NO. OR-2243-22; REJECTING ALL BIDS IN RESPONSE TO PROJECT NO. 2022-0804-01; AND PROVIDING AN EFFECTIVE DATE

(Ordinance 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: OR-2248-22

[22-4620](#)

Resolution - A Resolution to Consider Approving a BuyBoard Contract With Workplace Resource Group of Fort Worth, Texas in the Amount of \$282,277.73 for the Purchase and Installation of Furniture for the Mansfield Public Library

Council Member Leyman removed this item from the consent agenda. Director of Library and Historical Services Yolanda Botello answered Council questions.

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

A RESOLUTION TO CONSIDER APPROVING A BUYBOARD CONTRACT WITH WORKPLACE RESOURCE GROUP OF FORT WORTH, TEXAS IN THE AMOUNT OF \$282,277.73 FOR THE PURCHASE AND INSTALLATION OF FURNITURE FOR THE MANSFIELD PUBLIC LIBRARY

(Resolution 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: RE-3852-22

END OF CONSENT AGENDA

PUBLIC HEARING AND FIRST READING[22-4613](#)

Ordinance - Public Hearing 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; John Arnold Skorborg Company, Developer (ZC#21-023)

Director of Planning Jason Alexander presented the item and answered Council questions. Joe Smolinski answered Council questions. There was general discussion amongst the Council regarding the proposed development. Applicant Adam Buczek presented and answered Council questions.

Mayor Evans opened the public hearing at 8:47 p.m.

Mike Canzian, 908 Willow Creek - Mr. Canzian spoke in opposition to the item.

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

Philip Worobey, 13 Willowstone Court - Mr. Worobey spoke in opposition to the item.

Mayor Evans noted the following names submitted a non-speaker card in opposition to the item:

Rosada and Brian Jeschke, 1500 Cannon Gate Drive

Lewis Sullivan, 909 Willow Creek Drive

Shauna Friend, 13 Willowstone Court

Winnie Grossman, 1515 Bridge Water

Gary Grossman, 1515 Bridge Water

Mayor Evans also read the following names of those who submitted emails to the City Secretary in opposition to the item:

Alice Phillips

Jennifer Spiegel

Eva Joy Trammell

Staceyann Shoemake

Shauna Friend

Margarita Damianova

Houston Mitchell

Kristin Adams

Vickie Raines

Sandra Lafevers

Mike Hanner

Kyle Hailey

Kathy Hailey

Shelli Dailey

Joshua Northrup

Jessica Ross

*Michael and Vicky Hale
Lauren Bishop
Valery Boyer
Rebecca Connet
Amber Hanner
Jolene Marchant
Donna Mitchell
Laura Addicks
Laura Hicks
Robert and Jennifer Scott
Jessie Calvert
Carroll Burney
Sheri Curb
Landon Newton
Daniel Price
Dan Pullos
Monte Anderson
Megan Pullos
Rachel Simmons
Kyle Patrick
Ken and Terri Boland
Al Babina
Natasha Angel
Matt Sanders
Rebecca Dashner
Mikki and Jia Castor
Ashley Carroll
Lauren B.
Carrie Farrell
Tayler Strickland
Leann Campbell
Ashley Gordon
Jacquelyn Montes
Amanda Farrell*

Mayor Evans closed the public hearing at 9:02 p.m.

City Attorney Drew Larkin advised the Council on the motion to be made.

A motion was made by Council Member Lewis to table the following ordinance to the Regular City Council Meeting of April 25, 2022:

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

[22-4614](#)

Ordinance - Public Hearing and First 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 and answered Council questions. Representative for the applicant, Mark Meyer, presented and answered Council questions. Joy Keller, applicant, spoke on the item.

Mayor Evans opened the public hearing at 9:58 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 9:58 p.m.

A motion was made by Council Member Lewis to approve the first 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 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

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

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary