



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, June 13, 2022

4:00 PM

Council Chambers

REGULAR MEETING

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

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

Absent 2 - Casey Lewis and Todd Tonore

Present 5 - Larry Broseh; Julie Short; Mike Leyman; Michael Evans and Tamera Bounds

WORK SESSION

FY23 Budget Update

Chief Finance Officer Troy Lestina presented a high-level Fiscal Year 2023 budget overview, including a status of where staff is in the process, the various requests received, the budget calendar, property and sales tax, and the upcoming presentation schedule, and 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 4:46 p.m. Mayor Evans recessed the executive session at 7:05 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 Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda

Seek Advice of City Attorney Regarding the American Rescue Plan

Seek Advice of City Attorney Regarding Legal Issues Related to the Possible Acquisition of a Utility Entity

Seek Advice of City Attorney Regarding Grand Prairie Boundary Adjustment

Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

Land Acquisition for Future Development

700 E. Broad Street

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 #16-05

Economic Development Project #21-09

Economic Development Project #21-28

Economic Development Project #21-37

Economic Development Project #22-14

Economic Development Project #22-20

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 7:18 p.m.

INVOCATION

Mr. Michael Mainer of Bethlehem Baptist Church gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Short 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 Leyman led the Texas Pledge.

PROCLAMATIONS

[22-4707](#)

City of Mansfield Great 100 Nurses Proclamation

Mayor Evans read and presented the proclamation to Methodist Mansfield Medical Nurses.

[22-4722](#)

Randall Canedy Proclamation

Mayor Evans read and presented the proclamation to Mr. Canedy.

CITIZEN COMMENTS

Wayne Wilshire, 1101 Pinehurst Court - Mr. Wilshire spoke regarding the Mansfield National Golf Course.

Elena Fernandez - Ms. Fernandez spoke regarding the collection of delinquent taxes.

COUNCIL ANNOUNCEMENTS

Council Member Leyman requested the restroom situation at the Mansfield National Golf Course be examined soon.

There were no other Council announcements.

SUB-COMMITTEE REPORTS

[22-4718](#)

Minutes - Approval of the June 7, 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 Short to approve the minutes of the June 7, 2022 Hotel/Motel Occupancy Tax Funds Policy and Allocation Sub-Committee Meeting as presented. Seconded by Mayor Evans. The motion CARRIED by the following vote:

Aye: 2 - Julie Short and Michael Evans

Nay: 0

Absent: 2 - Casey Lewis and Todd Tonore

Abstain: 0

Non-Voting: 3 - Larry Broseh; Mike Leyman and Tamera Bounds

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Juneteenth Update - Tim Roberts

Acting Director of Communications and Outreach Tim Roberts presented a promotional video on the upcoming Juneteenth event and invited Council to attend.

Business Services Department Report

[22-4704](#)

Presentation of the Monthly Financial Report for the Period Ending April 30, 2022

Troy Lestina was available for questions.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Bounds to direct staff to move forward with spending ARPA funding as directed in executive session. Seconded by Council Member Broseh. The motion CARRIED by the following vote:

Aye: 4 - Larry Broseh; Mike Leyman; Michael Evans and Tamera Bounds

Nay: 0

Absent: 2 - Casey Lewis and Todd Tonore

Abstain: 1 - Julie Short

A motion was made by Council Member Short to authorize the City Manager to finalize and execute the purchase and sales contract and closing documents for property for a city facility as discussed in executive session. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 5 - Larry Broseh; Julie Short; Mike Leyman; Michael Evans and Tamera Bounds

Nay: 0

Absent: 2 - Casey Lewis and Todd Tonore

Abstain: 0

CONSENT AGENDA

[22-4639](#)

Ordinance - Consideration of an Ordinance Approving a Small Cell Lease Agreement with New Cingular Wireless PCS, LLC; Authorizing the City Manager, or Designee, to Execute the Agreement; and Providing and Effective Date

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

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, APPROVING A SMALL CELL LEASE AGREEMENT WITH NEW CINGULAR WIRELESS PCS, LLC; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE AGREEMENT; 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 - Larry Broseh; Julie Short; Mike Leyman; Michael Evans and Tamera Bounds

Nay: 0

Absent: 2 - Casey Lewis and Todd Tonore

Abstain: 0

Enactment No: OR-2259-22

[22-4700](#)

Resolution - A Resolution Awarding a Contract for the Purchase of Three Chemical Storage Tanks for the Bud Ervin Water Treatment Plant to Macaulay Controls Company for an Amount not to Exceed \$222,198.38 (Utility Fund)

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

A RESOLUTION AWARDING A CONTRACT FOR THE PURCHASE OF THREE CHEMICAL STORAGE TANKS FOR THE BUD ERVIN WATER TREATMENT PLANT TO MACAULAY CONTROLS COMPANY FOR THE AMOUNT OF \$222,198.38 (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: 5 - Larry Broseh; Julie Short; Mike Leyman; Michael Evans and Tamera Bounds

Nay: 0

Absent: 2 - Casey Lewis and Todd Tonore

Abstain: 0

Enactment No: RE-3864-22

[22-4701](#)

Resolution - A Resolution Authorizing a Contract for Rehabilitation of the 300,000 Gallon Cardinal Oaks Ground Storage Tank to N.G. Painting, L.P. for an Amount not to Exceed (\$195,800.00)

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

**A RESOLUTION AWARDDING A CONTRACT FOR REHABILITATION OF THE
300,000 GALLON CARDINAL OAKS GROUND STORAGE TANK TO N.G.
PAINTING, L.P. FOR AN AMOUNT NOT TO EXCEED \$195,800.00 (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: 5 - Larry Broseh; Julie Short; Mike Leyman; Michael Evans and Tamera Bounds

Nay: 0

Absent: 2 - Casey Lewis and Todd Tonore

Abstain: 0

Enactment No: RE-3865-22

[22-4702](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas to Authorize the City Manager to Execute the First Amendment with Hilltop Securities, Inc on Behalf of the City to Provide Additional Development Services to the City

**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 TO
AUTHORIZE THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT WITH
HILLTOP SECURITIES, INC ON BEHALF OF THE CITY TO PROVIDE ADDITIONAL
DEVELOPMENT SERVICES TO THE CITY**

(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; Mike Leyman; Michael Evans and Tamera Bounds

Nay: 0

Absent: 2 - Casey Lewis and Todd Tonore

Abstain: 0

Enactment No: RE-3866-22

[22-4706](#)

Resolution - A Resolution Authorizing Funding for the Installation of Additional Safety Measures and Repairs to 24 Bay Doors at The Chris W. Burkett Service Center to DH Pace Door Services Group through the Interlocal Purchasing System (BuyBoard) for an Amount of Fifty-Nine Thousand Two Hundred and Seventy-Eight Dollars \$59,278.00 (Utility Fund)

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

A RESOLUTION AUTHORIZING FUNDING FOR THE INSTALLATION OF ADDITIONAL SAFETY MEASURES AND REPAIRS TO 24 BAY DOORS AT THE CHRIS W. BURKETT SERVICE CENTER TO DH PACE DOOR SERVICES GROUP THROUGH THE INTERLOCAL PURCHASING SYSTEM (BUYBOARD) FOR AN AMOUNT NOT TO EXCEED \$59,278.01 (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: 5 - Larry Broseh; Julie Short; Mike Leyman; Michael Evans and Tamera Bounds

Nay: 0

Absent: 2 - Casey Lewis and Todd Tonore

Abstain: 0

Enactment No: RE-3867-22

[22-4714](#)

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 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

(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; Mike Leyman; Michael Evans and Tamera Bounds

Nay: 0

Absent: 2 - Casey Lewis and Todd Tonore

Abstain: 0

Enactment No: RE-3868-22

[22-4715](#)

Resolution - A Resolution Authorizing the Chief of Police to Expend Grant Funding From the Texas Department of Motor Vehicle Crime Prevention Authority to Purchase New Radios From Motorola

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

A RESOLUTION AUTHORIZING THE CHIEF OF POLICE TO EXPEND PROGRAM

INCOME FROM THE GRANT AWARDED BY THE MOTOR VEHICLE CRIME PREVENTION AUTHORITY

(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; Mike Leyman; Michael Evans and Tamera Bounds

Nay: 0

Absent: 2 - Casey Lewis and Todd Tonore

Abstain: 0

Enactment No: RE-3869-22

[22-4708](#)

Request for Special Event Permit: Mansfield Rocks 2022

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

Aye: 5 - Larry Broseh; Julie Short; Mike Leyman; Michael Evans and Tamera Bounds

Nay: 0

Absent: 2 - Casey Lewis and Todd Tonore

Abstain: 0

[22-4713](#)

Minutes - Approval of the May 23, 2022 Regular City Council Meeting Minutes

A motion was made by Council Member Short to approve the minutes of the May 23, 2022 Regular City Council Meeting as presented. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 5 - Larry Broseh; Julie Short; Mike Leyman; Michael Evans and Tamera Bounds

Nay: 0

Absent: 2 - Casey Lewis and Todd Tonore

Abstain: 0

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA[22-4703](#)

Resolution - A Resolution Authorizing Publication of Notice of Intent to Issue Certificates of Obligations; Approving the Preparation of a Preliminary Official Statement and a Notice of Sale; and Providing for the Effective Date Thereof

Council Member Leyman removed this item from the consent agenda. Troy Lestina answered Council questions.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; APPROVING THE PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT AND A NOTICE OF SALE; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF

(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; Mike Leyman; Michael Evans and Tamera Bounds

Nay: 0

Absent: 2 - Casey Lewis and Todd Tonore

Abstain: 0

Enactment No: RE-3870-22

END OF CONSENT AGENDA

PUBLIC HEARING

[22-4716](#)

Ordinance - Public Hearing and Final Reading of Ordinance Amendments of Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.073 "S, South Mansfield Form-based Development District" OA 22-003

Mayor Evans opened the public hearing at 7:54 p.m.

Tammy Miller, 1348 Breckenridge Road - Ms. Miller spoke in opposition to the item.

Brandon Frizzell, 2301 Eric Lane - Mr. Frizzell spoke in opposition to the item.

Johnny Williams, 1104 Pebble Beach Drive - Mr. Williams spoke in opposition to the item.

Tom Corbin, P.O. Box 237 - Mr. Corbin spoke regarding property rights.

Mayor Evans closed the public hearing at 8:07 p.m.

A motion was made by Council Member Bounds to table the item until the next regularly scheduled Council meeting. Seconded by Council Member Leyman. The motion CARRIED by the following vote:

Aye: 5 - Larry Broseh; Julie Short; Mike Leyman; Michael Evans and Tamera Bounds

Nay: 0

Absent: 2 - Casey Lewis and Todd Tonore

Abstain: 0

PUBLIC HEARING AND FIRST READING

[22-4717](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PD, Planned Development District to S, South Mansfield Form-Based Development District with T-3, Urban Edge Transect, T-4, Urban Transition Transect and T-5, Urban Center Transect Zones on Approximately 54.393 Acres out of the C Vela Survey, Abstract No. 851, Johnson County, Texas, Generally Located at the Northeast Corner of South U.S. 287 and Lone Star Road; City of Mansfield, Applicant; Chisholm Flats, LLC, Owner (ZC#22-008)

Mayor Evans opened the public hearing at 8:09 p.m.

Todd McLain, 1202 Ridge Crest Road - Mr. McClain spoke in opposition to the item.

Lance Banks, 1702 Belle Lane - Mr. Lane spoke in opposition to the item.

The following non-speakers submitted comment cards in opposition to the item:

Page McLain, 1202 Ridge Crest Road

Daniel Rodriguez, 2402 Bright Pointe Drive

Maria Rodriguez, 2402 Bright Pointe Drive

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

A motion was made by Council Member Short to table the item to the next regularly scheduled Council meeting of June 27, 2022. Seconded by Council Member Leyman. The motion CARRIED by the following vote:

Aye: 5 - Larry Broseh; Julie Short; Mike Leyman; Michael Evans and Tamera Bounds

Nay: 0

Absent: 2 - Casey Lewis and Todd Tonore

Abstain: 0

PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

[22-4581](#)

Ordinance - Public Hearing Continuation and Second and Final Reading of an Ordinance Approving a Zoning Change from SF-7.5/12 Single-Family Residential District to PD, Planned Development District for Single-Family Residential Uses on Approximately 2.997 Acres Known as Lot 15, Mount Zion Estates, Located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC, engineer, on behalf of Christine Panagopoulos of Trinity Habitat for Humanity, owner/developer, (ZC#20-021)

Director of Planning Jason Alexander presented the item and answered Council questions.

Mayor Evans continued the public hearing at 8:22 p.m.

Cassandra Jones Lawrence, 254 Billingslea Drive - Ms. Lawrence spoke in support of the item.

The following non-speakers submitted cards or emails in support of the item:

Andrew Hudson, 1702 Hastings Drive

Mark Woods, 10117 C.R. 528

Susan Luttrell

Paul Cash

Mayor Evans closed the public hearing at 8:26 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 PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY RESIDENTIAL 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 Leyman. The motion CARRIED by the following vote:

Aye: 4 - Larry Brose; Mike Leyman; Michael Evans and Tamera Bounds

Nay: 0

Absent: 2 - Casey Lewis and Todd Tonore

Abstain: 1 - Julie Short

Enactment No: OR-2260-22

NEW BUSINESS

[22-4709](#)

Consideration - Consideration of Championship Basketball, Inc. Reimbursement Request of FY 2021-2022 Hotel/Motel Occupancy Tax Funds in the Amount of \$10,000

Troy Lestina presented the item. Council Member Short made brief comments. Robyn Urbani, applicant, answered Council questions.

A motion was made by Council Member Short to approve the reimbursement request for \$5,000.00. Seconded by Council Member Leyman. The motion CARRIED by the following vote:

Aye: 5 - Larry Broseh;Julie Short;Mike Leyman;Michael Evans and Tamera Bounds

Nay: 0

Absent: 2 - Casey Lewis and Todd Tonore

Abstain: 0

[22-4721](#)

Consideration - Consideration of City of Mansfield's Reimbursement Request of FY 2021-2022 Hotel/Motel Occupancy Tax Funds in the Amount of \$51,155.73

Tory Lestina presented the item and answered Council questions.

A motion was made by Council Member Short to approve the reimbursement request in full. Seconded by Council Member Broseh. The motion CARRIED by the following vote:

Aye: 5 - Larry Broseh;Julie Short;Mike Leyman;Michael Evans and Tamera Bounds

Nay: 0

Absent: 2 - Casey Lewis and Todd Tonore

Abstain: 0

ADJOURN

A motion was made by Council Member Short, seconded by Council Member Leyman, that this matter be Adjourn . The motion CARRIED by the following vote:

Aye: 5 - Larry Broseh;Julie Short;Mike Leyman;Michael Evans and Tamera Bounds

Nay: 0

Absent: 2 - Casey Lewis and Todd Tonore

Abstain: 0

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary