



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, June 24, 2019

7:00 PM

Council Chambers

REGULAR MEETING

7:00 P.M. - CALL MEETING TO ORDER

Mayor Cook called the meeting to order at 7:04 p.m.

Present 7 - David Cook; Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

RECESS INTO EXECUTIVE SESSION

The Council did not recess into executive session.

**Pending or Contemplated Litigation or to Seek the Advice of the City Attorney
Pursuant to Section 551.071**

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

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**

IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

INVOCATION

Council Member Broseh gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Moore 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 Lewis led the Texas Pledge.

PROCLAMATION

[19-3186](#)

Watch Your Car Month

Mayor Cook proclaimed July 2019 as Watch Your Car Month and presented a proclamation to the Mansfield Police Department Tri-County Auto Theft and Burglary Task Force. Police Chief Tracy Aaron and Captain Stan Davis made brief comments.

[19-3185](#)

National Park and Recreation Month

Mayor Cook proclaimed July 2019 as National Parks and Recreation Month and presented a proclamation to the Mansfield Park Facilities Development Commission members and Park Department staff. MPFDC President Harold Bell made brief comments. Director of Parks and Recreation Matt Young made brief comments. Mayor Cook asked for a motion on the following agenda item.

[19-3183](#)

Discussion and Possible Action Regarding Improvements at Mill Valley Park

A motion was made by Mayor Pro Tem Short to approve the following resolution:

A RESOLUTION TO NAME THE PARK DEDICATED TO THE CITY IN THE MILL VALLEY RESIDENTIAL DEVELOPMENT AT 1703 SOUTH MATLOCK ROAD AS "HAROLD BELL PARK"

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

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

Aye: 7 - David Cook; Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

Nay: 0

Abstain: 0

Enactment No: RE-3570-19

PRESENTATIONS

Jasmine Moore - Student Athlete - Lake Ridge High School

Mayor Cook presented a certificate of recognition to Lake Ridge High School Student Athlete Jasmine Moore for her outstanding athletic performance.

Texas Association of Municipal Information Officers - TAMI Awards to City of Mansfield

Deputy City Manager Shelly Lanners presented awards received from the Texas Association of Municipal Information Officers to city staff as follows:

First Place - Best Internal Communications Award

24-7 365 Employee Video - Communications and Marketing Department

First Place - Best Reoccurring Event

Barks & Rec Program - Parks and Recreation, Animal Care and Control

Second Place - Award of Excellence - Best One Time Video Program

Mansfield Volunteer Program - Coach Havens Video

Priscilla Sanchez and Communications and Marketing Department

Third Place - Award of Honor - Best Marketing Plan

Campaign for the Check-in to Mansfield Parks Program

Mansfield Parks and Recreation Department

Cheryl A. Soward Communicator of Distinction Award

Director of Communications and Marketing Belinda Willis

CITIZEN COMMENTS

Selina Smedley - 249 Cotton Drive - Ms. Smedley stated she has a pot-bellied pig as a pet and asked that section 90.07 of the Animal Control ordinance be changed to allow them.

Frank Williams - 250 Billingslea Drive - Mr. Williams spoke in support of changing the Animal Control ordinance to allow pot-bellied pigs.

COUNCIL ANNOUNCEMENTS

Council Member Leyman made comments regarding the upcoming Rockin' 4th of July Event.

Mayor Pro Tem Short stated Chick-fil-A was donating 20% of their proceeds for the day to support fallen Grand Prairie Police Officer A.J. Castaneda.

Council Member Lewis had no announcements.

Council Member Moore stated a cash donation could also be made at Chick-fil-A to support fallen Grand Prairie Police Officer A.J. Castaneda. He made comments regarding the recent retirement announcement of Mansfield Independent School District Superintendent Dr. Jim Vaszauskas.

Council Member Newsom had no announcements.

Council Member Broseh had no announcements.

Mayor Cook had no announcements.

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

Current/Future Agenda Items

Rockin' 4th of July Update - Ann Beck

Parks and Recreation Marketing and Communications Manager Ann Beck extended an invitation for the Annual Rockin' 4th of July Event to be held on Wednesday, July 3, 2018 at Big League Dreams from 7:00 p.m. to 10:00 p.m.

Road Transportation Update - David Boski

Deputy City Manager Peter Phillis stated this item would be presented at the next meeting.

SUB-COMMITTEE REPORTS**[19-3176](#)**

Consideration and Possible Action Regarding Supplemental Disbursement of the City of Mansfield Hotel/Motel Tax Funds in the Amount of \$10,000 to the Mansfield Historical Museum and the Reallocation of \$5,800 Previously Awarded Funds to be Used for Museum Exhibits

Director of Library Services Yolanda Botello briefly explained the purpose of the request for additional Hotel/Motel Funds and what the funds would be used for. Mayor Pro Tem Short stated the Hotel/Motel Sub-Committee met and made a unanimous decision to recommend approval of this request.

A motion was made by Mayor Pro Tem Short to approve the request. Seconded by Council Member Leyman. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

Nay: 0

Abstain: 0

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**CONSENT AGENDA****[19-3190](#)**

Resolution - A Resolution Approving and Authorizing the City Manager to Execute the 2nd Amendment to the 380 and Development Agreement and Assignment of a Development Agreement Between the City, the Board of Directors of the Tax Increment Financing Reinvestment Zone Number Two, and NRP Holdings LLC and Main Street Mansfield Lofts LLC and Providing an Effective Date

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, APPROVING THE 2ND AMENDMENT TO THE 380 AND DEVELOPMENT AGREEMENT FOR PUBLIC IMPROVEMENTS TO PROPERTY WITHIN REINVESTMENT ZONE NUMBER TWO AND PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT BETWEEN THE CITY, THE BOARD OF DIRECTORS OF THE TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO, NRP HOLDINGS, LLC, MAIN STREET MANSFIELD LOFTS LP AND PROVIDING AN EFFECTIVE DATE

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

Seconded by Mayor Pro Tem Short. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

Nay: 0

Abstain: 0

Enactment No: RE-3571-19

[19-3175](#)

Request for Special Event Permit: Rockin' 4th of July

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

Aye: 7 - David Cook; Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

Nay: 0

Abstain: 0

[19-3181](#)

Minutes - Approval of the June 10, 2019 Regular City Council Meeting Minutes

A motion was made by Council Member Broseh to approve the minutes of the June 10, 2019 Regular City Council Meeting as presented. Seconded by Mayor Pro Tem Short. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

Nay: 0

Abstain: 0

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

[19-3160](#)

Ordinance - Third and Final Reading of an Ordinance Approving the Sale of Certain Real Property Described as Lot 18R1 Block 5, Hillcrest Addition, Also

Known As 801 Stell Avenue, Lot 18R2 Block 5, Hillcrest Addition, Also Known As 315 McKown Drive, Lot 9 Block 7, Hillcrest Addition Also Known As 416 McKown Drive, Mansfield, Texas to Jennifer Belz for \$48,000 for Each Property Listed for a Total Sum of \$144,000

Council Member Lewis removed this item from the consent agenda. Deputy City Manager Shelly Lanners answered Council questions regarding specific terms of the sales agreement as previously discussed.

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

AN ORDINANCE APPROVING THE SALE OF CERTAIN REAL PROPERTY DESCRIBED AS LOT 18R1 BLOCK 5, HILLCREST ADDITION, ALSO KNOWN AS 801 STELL AVENUE, LOT 18R2 BLOCK 5, HILLCREST ADDITION, ALSO KNOWN AS 315 MCKOWN DRIVE, LOT 9 BLOCK 7, HILLCREST ADDITION ALSO KNOWN AS 416 MCKOWN DRIVE, MANSFIELD, TEXAS

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

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

Aye: 6 - David Cook; Larry Brose; Brent Newsom; Terry Moore; Mike Leyman and Casey Lewis

Nay: 0

Abstain: 1 - Julie Short

Enactment No: OR-2141-19

[19-3187](#)

Resolution - A Resolution Authorizing the City of Mansfield, Texas, to Enter an Agreement with Neighborhood Management, Inc., to Maintain the City of Mansfield, Texas, South Pointe Public Improvement District

Mayor Cook removed this item from the consent agenda. Peter Phillis answered Council questions. Mayor Cook asked staff to follow up with the developer of the property to ensure compliance with the approved Planned Development.

A motion was made by Mayor Cook to approve the following resolution:

A RESOLUTION AUTHORIZING THE CITY OF MANSFIELD, TEXAS, TO ENTER AN AGREEMENT WITH NEIGHBORHOOD MANAGEMENT, INC. TO MAINTAIN THE CITY OF MANSFIELD, TEXAS, SOUTH POINTE PUBLIC IMPROVEMENT DISTRICT

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

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

Aye: 7 - David Cook; Larry Brose; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

Nay: 0

Abstain: 0

Enactment No: RE-3572-19

END OF CONSENT AGENDA

NEW BUSINESS

19-3169

Review and Consideration of a Request to Approve a Minor Modification of the Development Plan for Broad Street Medical Located at 350 Matlock Road; Brad Lehman of MJ Thomas Engineering, LLC on behalf of Sonal Desai of Matlock Crossing, LLC (ZC#10-005C)

Planner Andrew Bogda made a brief presentation and answered Council questions. MJ Thomas Engineering, LLC representative Brad Lehman made brief comments and answered Council questions. Property owner Sonal Desai answered Council questions.

A motion was made by Council Member Broseh to approve the request for a minor modification to include the request from staff for the applicant to correct the building labels on the elevations to match the site plan. Seconded by Council Member Moore. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

Nay: 0

Abstain: 0

19-3184

Resolution - A Resolution Awarding the Bid to Construct the Bud Ervin Water Treatment Plant Clearwell No.4 and Lower Pressure Plane High Service Pump Station Improvements to Felix Construction Company for a Total Amount not to Exceed \$9,132,300.00

Director of Utilities Jeff Price made a brief presentation and answered Council questions.

A motion was made by Mayor Pro Tem Short to approve the following resolution:

A RESOLUTION AWARDING THE BID TO CONSTRUCT THE BUD ERVIN WATER TREATMENT PLANT CLEARWELL NO. 4 AND LOWER PRESSURE PLANE HIGH SERVICE PUMP STATION IMPROVEMENTS

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

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

Aye: 7 - David Cook; Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

Nay: 0

Abstain: 0

Enactment No: RE-3573-19

ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 8:16 p.m. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

Nay: 0

Abstain: 0

ATTEST: David L. Cook, Mayor

Susana Marin, City Secretary