



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, June 22, 2020

5:00 PM

Council Chambers

REGULAR MEETING AMENDED AGENDA

5:00 P.M. - CALL MEETING TO ORDER

Mayor Cook called the meeting to order at 5:00 p.m.

Mayor Cook advised the public they could participate during the meeting by registering through the link provided on the posted agenda or by phone. He also advised the public could address the Council by submitting an online speaker card through the city's website or by direct email to City Secretary Susana Marin.

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

RECESS INTO EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 5:04 p.m. Mayor Cook called the executive session to order in the Council Conference Room at 5:06 p.m. Mayor Cook adjourned executive session at 7:53 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 Related to the Process of Amending the City Charter

Seek Advice of City Attorney Regarding Existing Public Safety Related Contracts and CO Funds

Seek Advice of City Attorney Regarding Options for Use of Hotel/Motel Occupancy Funds

Seek Advice of City Attorney Regarding Project #19-06

Seek Advice of City Attorney Regarding the Restructuring of Municipal Court and Related Services

Seek Advice of City Attorney Regarding the Use of the Request for Proposals Process by Local Governments (Addendum to Agenda)

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

Personnel Matters Pursuant to Section 551.074

Board Appointments of Planning and Zoning Commission and Municipal Court Judge

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 #20-04

7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Cook reconvened into regular business session at 8:01 p.m.

INVOCATION

Freedom Life Church Pastor Steve Pixler 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

Equity and Justice Proclamation

Mayor Cook presented an Equity and Justice Proclamation to members of the Mansfield High School Black Student Association.

CITIZEN COMMENTS

Ann Smith - 106 N. Wisteria Street - Mrs. Smith spoke in support of agenda item 20-3596.

David Goodwin - 904 Dayton Road - Mr. Goodwin spoke in support of agenda item 20-3596.

Tamera J. Bounds - 1009 Meriwether - Mrs. Bounds spoke in support of agenda items 20-3594 and 20-3596.

George Fassett - 912 Andalusia Trail - Mr. Fassett spoke in support of a homestead exemption.

Mayor Cook recognized the following non-speakers:

Myra Miller Castles - 119 N. Main Street - Support of agenda item 20-3596.

Amy Brothers - 8417 FM 2738 - Support of agenda item 20-3596.

Mary Elizabeth Phillips - 200 W. Kimball Street - Support of agenda item 20-3596.

Eddie Phillips - 200 W. Kimball Street - Support of agenda item 20-3596.

COUNCIL ANNOUNCEMENTS

Council Member Leyman made comments related to taxes. He advised the majority of taxes Mansfield residents pay are to the School District. Council Member Leyman made comments regarding the StarCenter saying it is the Council's responsibility to make the facility succeed. He stated he was available to anyone who would like to reach out to him and discuss their taxes. He recognized former Planning and Zoning Commission Chairman Wayne Wilshire for his years of service to the Mansfield community.

Mayor Pro Tem Short had no announcements.

Council Member Lewis thanked the Black Student Association representatives and encouraged everyone to meet with them. He thanked the Council for having a discussion regarding a possible homestead exemption and placing it on the agenda. He made comments regarding the StarCenter and the funding, mentioning it was funded by sales taxes.

Council Member Moore recognized the passing of the Mansfield Police Department's K-9 Dog, Bandit. He recognized Wayne Wilshire for the tremendous work he has done in Mansfield.

Council Member Newsom encouraged everyone to enjoy the Mans Best Friend Dog Park.

Council Member Broseh made comments regarding homestead exemption.

Mayor Cook made comments regarding businesses receiving a benefit from a homestead exemption. He clarified by stating businesses would receive tax relief from a lower tax rate and not a homestead exemption. He addressed comments made during the reserve fund. He stated the StarCenter is a Mansfield Park Facilities Development Corporation asset.

STAFF COMMENTS

City Manager Report or Authorized Representative

There were no staff comments.

Current Future Agenda Items

There were no staff comments.

SUB-COMMITTEE REPORTS

There were no sub-committee reports.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Mayor Pro Tem Short to direct staff to publish notice of the intent of re-purposing of the CO funds as discussed in executive session. Seconded by Council Member Leyman. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Lewis to authorize staff to approve the extension of the date of the Hotel Grant Program. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh; Brent Newsom; Julie Short; Mike Leyman; Casey Lewis and David Cook

Nay: 1 - Terry Moore

Abstain: 0

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Leyman to approve the Economic Development Project #20-04 as discussed in executive session. Seconded by Council Member Moore. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Newsom to authorize the Letter of Intent as discussed in executive session for project #19-06. Seconded by Council Member Moore. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Broseh to appoint Judge Cass Calloway as the part-time Interim Municipal Court Judge for a set fee of \$2,500 per month. Seconded by Council Member Leyman. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Lewis to direct staff to move forward with the existing Public Safety related contracts as discussed in executive session. Seconded by Council Member Broseh. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Moore to appoint Justin Gilmore to the Planning and Zoning Commission unexpired term of Chairman Wayne Wilshire. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Lewis to direct staff to put together presentations for three (3) brokerage firms for health insurance presentations to the Council. Seconded by Council Member Moore. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

CONSENT AGENDA

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

[20-3589](#)

Minutes - Approval of the June 2, 2020 Special City Council Meeting Minutes

A motion was made by Council Member Newsom to approve the minutes of the June 2, 2020 Special City Council Meeting as presented. Seconded by Mayor Pro Tem Short. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

[20-3590](#)

Minutes - Approval of the June 8, 2020 Regular City Council Meeting Minutes

A motion was made by Council Member Newsom to approve the minutes of the June 8, 2020 Regular City Council Meeting as presented. Seconded by Mayor Pro Tem Short. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

[20-3597](#)

Minutes - Approval of the June 10, 2020 Special City Council Meeting Minutes

A motion was made by Council Member Newsom to approve the minutes of the June 10, 2020 Special City Council Meeting as presented. Seconded by Mayor Pro Tem Short. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

END OF CONSENT AGENDA

PUBLIC HEARING[20-3588](#)

Public Hearing and Consideration of a Request for a Specific Use Permit for Apartments on Approximately 8.08 Acres Known as Lot 3 and a Portion of Lot 2R, Block 1, THR RTC, Located at 269 N. SH 360; Davis S. Kulkarni of Guefen Development Partners, LLC on Behalf of Jon M. Sullivan, Jr. of Texas Health Resources (SUP#20-005)

Director of Planning Matt Jones made a brief presentation and answered Council questions. Guefen Development Partners representative David Kulkarni made a brief presentation and answered Council questions. Mayor Cook opened the public hearing at 9:19 p.m. With no one wishing to speak, Mayor Cook closed the public hearing at 9:20 p.m.

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

Aye: 4 - Brent Newsom; Julie Short; Mike Leyman and David Cook

Nay: 3 - Larry Broseh; Terry Moore and Casey Lewis

Abstain: 0

NEW BUSINESS[20-3596](#)

Discussion and Provide Direction to Staff Regarding a Temporary Parklet Program in Downtown Mansfield

Matt Jones made a brief presentation and answered Council questions. There was Council consensus to provide proper noticing to surrounding property owners who may be affected by the parklet.

A motion was made by Council Member Moore to direct staff to move forward with the parklet program. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

[20-3594](#)

Discussion and Possible Action Regarding a Possible Homestead Exemption

Interim City Manager Joe Smolinski made brief comments and turned it over to Deputy City Manager Peter Phillis. Peter made a presentation and explained the preliminary budget estimates and answered Council questions. There was discussion regarding a possible 10 percent homestead exemption.

A motion was made by Council Member Lewis to approve a 10 percent homestead exemption in the City of Mansfield. Seconded by Council Member Broseh. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 10:40 p.m. Seconded by Council Member Brose. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

ATTEST: David L. Cook, Mayor

Susana Marin, City Secretary