



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### City Council

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Monday, January 11, 2021

4:30 PM

Council Chambers

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#### REGULAR MEETING

#### 4:30 P.M. - CALL MEETING TO ORDER

*Mayor Cook called the meeting to order at 4:49 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; Julie Short; Mike Leyman; Casey Lewis; David Cook and Todd Tonore

#### WORKSESSION

Convention Center Hotel at Stillwater Project

*Stillwater Capital Partner Clay Roby reviewed the history of The Reserve, presented plans for the Convention Center Hotel, and answered Council questions. Director of Convention and Visitors Bureau Theresa Cohagen spoke regarding the City's needs for meeting space, hotel occupancy, and answered Council questions.*

The Backyard Development

*The developer requested this item be tabled.*

#### RECESS INTO EXECUTIVE SESSION

*In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 5:41 p.m. Mayor Cook called the executive session to order in the Council Conference Room at 5:55 p.m. Mayor Cook adjourned 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 Assignment of Developer Agreement

**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**

Economic Development Project #21-01

**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 Cook reconvened into regular business session at 7:04 p.m.*

**INVOCATION**

*Salvation Army Lieutenant Konstantin Maslenikov gave the Invocation.*

**PLEDGE OF ALLEGIANCE**

*Council Member Brent Newsom 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 Brent Newsom led the Texas Pledge.*

**PRESENTATION**

Presentation of the Salvation Army Red Kettle Mayoral Challenge Trophy

*Mayor Cook introduced Arlington-Mansfield Salvation Army Corps Lieutenant Konstantin Maslenikov. Lt. Maslenikov thanked Mayor Cook, the Council, and the Mansfield community for their continued participation in the Salvation Army Mayoral Red Kettle Challenge and presented the Salvation Army Mayoral Red Kettle Challenge Trophy to Mayor Cook. Mayor Cook thanked the Salvation Army for the work they do for the community.*

**ACKNOWLEDGEMENT OF SERVICE**

Mayor David Cook

*City Manager Joe Smolinski and Deputy City Manager Shelly Lanners made brief comments and presented a plaque, gold gavel, and a compass to Mayor Cook in recognition of his twelve years of service to the City of Mansfield as Mayor. Mayor Cook made brief comments.*

Council Member Brent Newsom

*Joe Smolinski and Shelly Lanners presented Council Member Brent Newsom with a plaque and compass in recognition of his years of service to the City as a Council Member. Council Member Newsom made brief comments.*

**OATH OF OFFICE**

Mayor-Elect Michael Evans

*Judge Clifford Davis administered the Oath of Office to Mayor-elect Michael Evans. Judge Davis made brief comments.*

Council Member-Elect Tamera Bounds

*Mayor Michael Evans administered the Oath of Office to Council Member-elect Tamera Bounds.*

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

**ELECTION OF MAYOR PRO TEM**

*City Secretary Susana Marin provided the Council with ballots to elect a new Mayor Pro Tem. Mayor Evans announced the new Mayor Pro Tem elected was Mike Leyman.*

**CITIZEN COMMENTS**

*Mayor Evans read the comments received from the following people:*

*Michael Orr - 200 Juniper Street - Mr. Orr thanked Mayor Cook and Council Member Newsom for their service to the City of Mansfield.*

*Eric Peterson - 2508 Elliott Avenue - Mr. Peterson expressed his sincere appreciation to the City of Mansfield for the tribute to his son, Lancaster Firefighter Paramedic Brandon Peterson.*

*Charles Colston, Jr. - 610 Montclair Drive - Mr. Colston congratulated Mayor Evans.*

**COUNCIL ANNOUNCEMENTS**

*Mayor Pro Tem Leyman thanked the Council for electing him Mayor Pro Tem and asked Mayor Evans for a moment of silence to honor Brandon Peterson.*

*Council Member Short had no announcements.*

*Council Member Lewis had no announcements.*

*Council Member Tonore had no announcements.*

*Council Member Bounds stated she was excited to be there, excited to work with Council, and hopes to do her position great honor.*

*Council Member Broseh thanked Mayor Cook for his service.*

*Mayor Evans had no announcements.*

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

Current/Future Agenda Items

Quarterly Reports: Mansfield Economic Development Corporation, Mansfield Park Facilities Development Corporation, Planning and Zoning Commission, Public Works, Code Enforcement, Communications and Marketing, Library, Mansfield Historical Museum and Heritage Center, Mansfield Convention and Visitors Bureau

*Mr. Smolinski noted the Council received quarterly reports in their agenda packet and stated all of staff is excited to work with the new Mayor and Council Members.*

**TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

*No action was taken by the Council.*

**CONSENT AGENDA****[20-3918](#)**

Resolution - A Resolution Authorizing Funding in an Amount Not to Exceed \$239,175.00 and Approval of Contracts, Including Design and Survey Services with Teague Nall and Perkins, Inc., to Prepare FM 157 and S. Parkridge Sanitary Sewer Improvements for Public Bidding and Construction (Utility Fund)

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

**A RESOLUTION AUTHORIZING FUNDING IN AN AMOUNT NOT TO EXCEED \$239,175.00 AND APPROVAL OF CONTRACTS, INCLUDING DESIGN AND SURVEY SERVICES WITH TEAGUE NALL AND PERKINS, INC. TO PREPARE FM 157 AND S. PARKRIDGE SANITARY SEWER IMPROVEMENTS FOR PUBLIC**

**BIDDING AND CONSTRUCTION (UTILITY FUND)****(Resolution in its entirety located in the City Secretary's Office)****Seconded by Council Member Tonore. 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-3720-21

[20-3911](#)

Minutes - Approval of the December 14, 2020 5:00 P.M. Regular City Council Meeting Minutes

**A motion was made by Council Member Lewis to approve the minutes of the December 14, 2020 5:00 p.m. Regular City Council Meeting as presented.****Seconded by Council Member Tonore. 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[20-3912](#)

Minutes - Approval of the December 14, 2020 7:00 P.M. Regular City Council Meeting Minutes

**A motion was made by Council Member Lewis to approve the minutes of the December 14, 2020 7:00 p.m. Regular City Council Meeting as presented.****Seconded by Council Member Tonore. 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[20-3913](#)

Minutes - Approval of the December 17, 2020 Special City Council Meeting Minutes

**A motion was made by Council Member Lewis to approve the minutes of the December 17, 2020 Special City Council Meeting as presented. Seconded by Council Member Tonore. 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

**END OF CONSENT AGENDA****PUBLIC HEARING AND FIRST READING**[20-3917](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from SF-7.5/16 Single-Family Residential District to PD Planned Development District for Professional and Medical Office, Retail, Personal Service, Artist Studio, and Eating Place without Drive-Thru Service Uses on Approximately 0.46 acres Known as Lots 3 & 8, Block 4, Original Town of Mansfield, Located at 105 N 1st Ave.; Matthew Crocker (ZC#20-015)

*Director of Planning and Development Matt Jones made a brief presentation and answered Council questions. Applicant Felix Wong answered Council questions. Mayor Evans opened the public hearing at 8:18 p.m. With no one wishing to speak, Mayor Evans continued the public hearing through second reading at 8:18 p.m.*

**A motion was made by Council Member Lewis to approve the first reading of "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 PROFESSIONAL AND MEDICAL OFFICE, RETAIL, PERSONAL SERVICE, ARTIST/MUSICIAN/PHOTOGRAPHY STUDIO, AND EATING PLACE WITHOUT DRIVE-THRU SERVICE 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," with the conditions that 70% of the siding is a cementitious material rather than wood and that the minimum building square footage be 2,000 square feet, or as low as 1,800 square feet if a front or rear patio is included. 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

**ADJOURN**

**A motion was made by Council Member Lewis to adjourn the meeting at 8:20 p.m. Seconded by Mayor Pro Tem Leyman. 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

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Michael Evans, Mayor

ATTEST:

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Susana Marin, City Secretary