



# CITY OF MANSFIELD

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

## Meeting Minutes - Final

### City Council

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Monday, January 25, 2021

4:00 PM

Council Chambers

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#### REGULAR MEETING AMENDED AGENDA

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

*Mayor Evans called the meeting to order at 4:01 p.m.*

*Mayor Evans 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; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

#### WORKSESSION

Republic - Garbage and Recycling Reroutes

*Environmental Manager Howard Redfearn made brief comments and introduced Republic Services representative Alex Reveles, who gave a presentation regarding the proposed trash and recycling reroute and answered Council questions. Republic Services representative Vince Hrabal answered Council questions. Howard gave a presentation regarding the reroute communication channels. After brief discussion, there was Council consensus to move forward with the reroute.*

Discussion Regarding Council Sub-Committees

*The Council discussed all Sub-Committees to determine if any had served their purpose and could be furloughed. It was decided the Budget Sub-Committee would be adapted to focus on reviewing city programs, the Code Enforcement Sub-Committee and Employee Benefits Sub-Committee would be shelved, the Housing Market Growth Strategy Sub-Committee and Local Transportation Sub-Committee would be revived, and the Revitalization of Historic Downtown Mansfield Sub-Committee, the Hotel/Motel Occupancy Tax Funds Policy and Allocation Sub-Committee, and the Public Memorials Sub-Committee would remain as they currently are.*

#### RECESS INTO EXECUTIVE SESSION

*In accordance with the Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 5:32 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 5:44 p.m. Mayor Evans adjourned executive session at 6:53 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 Duties, Responsibilities, and Authority of Elected Officials

Seek Advice of City Attorney Regarding City Owned Public/Private Partnership Agreements

Seek Advice of City Attorney Regarding Project #19-06 (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**

**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**

**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 7:05 p.m.*

**INVOCATION**

*North Elevation Church Pastor Richelle Smithee gave the Invocation.*

**PLEDGE OF ALLEGIANCE**

*Council Member Lewis 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.*

**CITIZEN COMMENTS**

*Amy Ryan - 110 N Main Street - Ms. Ryan stated the Feed the Need Food Drive, which benefits the Mansfield Mission Center, began January 25, 2021 and will run through February 7, 2021. Ms. Ryan invited Council Members to participate in a competition to collect items for the Food Drive at local businesses on February 6, 2021 from 12 p.m. to 3 p.m.*

*Jerry Sweeney - 1726 Wren Drive - Mr. Sweeney spoke regarding his water bill, property taxes, and vehicles parked on streets.*

*Demetria Bivens - 802 Sterling Trace Drive - Ms. Bivens spoke regarding a request for a minority women owned business resolution.*

*Mayor Evans read the following online citizen comment:*

*Susana Armenta - 900 Hilton Drive - Ms. Armenta asked the Council to act upon the request to make contracts and other services available to women and minority owned businesses.*

**COUNCIL ANNOUNCEMENTS**

*Mayor Pro Tem Leyman had no announcements.*

*Council Member Short stated she appreciated the downtown businesses getting together to raise funds for the Mansfield Mission Center and she looks forward to the competition.*

*Council Member Lewis advised Mr. Sweeney he should talk to Director of Utilities Jeff Price regarding his water bill, Code Enforcement regarding the vehicles parked on streets, and addressed Ms. Bivens' comment.*

*Council Member Tonore had no announcements.*

*Council Member Bounds stated she thinks the Feed the Need Food Drive is awesome and challenged City departments to participate.*

*Council Member Broseh had no announcements.*

*Mayor Evans stated he is happy to be here.*

**SUB-COMMITTEE REPORTS****[21-3930](#)**

Minutes - Approval of the January 12, 2021 Public Memorials Sub-Committee Meeting Minutes

*Mayor Pro Tem Leyman presented a report on the January 12, 2021 Public Memorials Sub-Committee meeting.*

**A motion was made by Mayor Pro Tem Leyman to approve the minutes of the January 12, 2021 Public Memorials Sub-Committee Meeting as presented. Seconded by Council Member Tonore. The motion CARRIED by the following vote:**

**Aye:** 3 - Larry Broseh;Mike Leyman and Todd Tonore

**Nay:** 0

**Abstain:** 0

**Non-Voting:** 4 - Julie Short;Casey Lewis;Michael Evans and Tamera Bounds

## **STAFF COMMENTS**

### **City Manager Report or Authorized Representative**

Current/Future Agenda Items

Tarrant County Public Health Covid 19 Update - Theresa Cohagen and Matt Young

*Director of the Convention and Visitors Bureau Theresa Cohagen provided an update on the various communication avenues staff has provided regarding registration for the COVID-19 vaccine.*

Presentation of Stormwater Annual Report - Howard Redfearn

*Howard Redfearn presented the Stormwater Annual Report.*

## **TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

**Council Member Lewis made a motion to direct staff to draw up documents for Project 19-06 and present to Council in the future. 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

## **CONSENT AGENDA**

### **[21-3928](#)**

Minutes - Approval of the January 11, 2021 Regular City Council Meeting Minutes

**A motion was made by Council Member Broseh to approve the minutes of the January 11, 2021 Regular City Council Meeting as presented. Seconded by Council Member Lewis. 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**[21-3934](#)

Resolution - A Resolution of the City of Mansfield, Texas, Calling for a General Election to be Held on May 1, 2021; Designating Polling Places; Establishing Election Precincts Within the City; Establishing Other Procedures for Conducting the Election; Establishing a Date for Canvassing Returns; Establishing a Date for Runoff Election, if Necessary; and Providing an Effective Date

*Council Member Lewis removed this item from the agenda. City Secretary Susana Marin answered Council questions.*

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

**A RESOLUTION OF THE CITY OF MANSFIELD ("CITY"), TEXAS, CALLING FOR A GENERAL ELECTION TO BE HELD ON MAY 1, 2021; ESTABLISHING PROCEDURES FOR CONDUCT OF THE ELECTION; ESTABLISHING ELECTION PRECINCTS WITHIN THE CITY; ESTABLISHING POLLING PLACES; ESTABLISHING A DATE FOR CANVASSING RETURNS; ESTABLISHING A DATE FOR RUNOFF ELECTION, IF NECESSARY; AND PROVIDING AN EFFECTIVE DATE**

**(Resolution 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: RE-3721-21

[21-3935](#)

Resolution - A Resolution Awarding a Contract for Trinity River Authority for Industrial Sampling and Analytical Services

*Council Member Short removed this item from the agenda. Director of Utilities Jeff Price answered Council questions.*

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

**A RESOLUTION AUTHORIZING A CONTRACT WITH THE TRINITY RIVER AUTHORITY FOR INDUSTRIAL SAMPLING, INSPECTIONS, AND ANALYTICAL SERVICES**

**(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-3722-21

### **END OF CONSENT AGENDA**

### **PUBLIC HEARING**

#### **20-3919**

Ordinance - Public Hearing and Consideration of an Ordinance Setting Forth the Standards of Care for the Recreation Department's Kids Zone Program for the City of Mansfield; Providing for the Operational Standards of the Administration for the Program; Providing for the Inspecting, Monitoring, and Enforcement of the Standards of Care; Providing for the Staffing Levels, Training and Responsibilities for Those Working in the Program, Providing for Facility Standards; Providing for a Cumulative Clause; Providing for a Severability Clause; Providing for an Effective Date

*Recreation Superintendent Andy Binz made a brief presentation. Mayor Evans opened the public hearing at 7:54 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 7:54 p.m.*

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

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, SETTING FORTH THE STANDARDS OF CARE FOR THE RECREATION DEPARTMENT'S KIDS ZONE PROGRAM FOR THE CITY OF MANSFIELD; PROVIDING FOR THE OPERATIONAL STANDARDS OF THE ADMINISTRATION FOR THE PROGRAM; PROVIDING FOR THE INSPECTING, MONITORING, AND ENFORCEMENT OF THE STANDARDS OF CARE; PROVIDING FOR THE STAFFING LEVELS, TRAINING AND RESPONSIBILITIES FOR THOSE WORKING IN THE PROGRAM; PROVIDING FOR FACILITY STANDARDS; PROVIDING FOR A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR 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-2198-21

#### **21-3931**

Public Hearing and Consideration of a Request for a Specific Use Permit for a Car Wash on Approximately 0.72 Acres Known as Lot 3, Block 1, Racetrac Addition, Located at 3211 E. Broad St.; John Huffman of Broad Street

Investments, LLC (SUP#20-020)

*Director of Planning Matt Jones made a brief presentation and answered Council questions. Applicant John Huffman answered Council questions. Mayor Evans opened the public hearing at 8:12 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:12 p.m.*

**A motion was made by Council Member Lewis to approve the request for the specific use permit with the applicant making sure the landscaping matches the City's zoning ordinance. 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

### **PUBLIC HEARING CONTINUATION AND SECOND READING**

#### **[20-3917](#)**

Ordinance - Public Hearing and Second and Final 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)

*Matt Jones made a brief presentation. Mayor Evans continued the public hearing at 8:16 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:16 p.m.*

**A motion was made by Council Member Short to approve 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 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**

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

**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

Enactment No: OR-2199-21

## **NEW BUSINESS**

### **[21-3936](#)**

Discussion and Possible Action Regarding The LOT Downtown and City Property

*Council Member Lewis made brief comments. Theresa Cohagen gave a brief presentation on the partnership between the City of Mansfield and The LOT Downtown and answered Council questions.*

**A motion was made by Council Member Lewis to direct staff and the management team to work with the Board of Directors of The Historic Mansfield Performance Park to generate an agreement that would allow the City to participate at a greater level in promoting and performing events at The LOT Downtown and present back to Council at the February 22, 2021 Regular City Council meeting. 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 Short to adjourn the meeting at 8:25 p.m. Seconded by Council Member Lewis. 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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ATTEST: Michael Evans, Mayor

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Susana Marin, City Secretary