



# CITY OF MANSFIELD

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

## Meeting Minutes - Final

### City Council

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Monday, May 23, 2022

3:30 PM

Council Chambers

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#### REGULAR MEETING

#### **3:30 P.M. - CALL MEETING TO ORDER**

*Mayor Evans called the meeting to order at 3:30 p.m.*

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

#### **WORK SESSION**

Discussion Regarding Residential Solid Waste

*Environmental Manager Howard Redfearn introduced Dave Yanke with New Gen Strategies and Robyn Mota with Republic Services and began the discussion of changing the city's current method of residential waste bags on the ground twice a week to utilizing trash carts once a week. Howard presented a current service recap with Republic Services, and a potential future service. He introduced the NewGen Study and Howard, Ms. Mota, and Director of Public Works and Transportation Bart VanAmburgh answered Council questions. Mr. Yanke discussed the Cart Feasibility Study in detail and answered Council questions.*

Multifamily/Townhome/Neighborhood Park Development Discussion Located at Debbie Lane and Matlock Road Intersection - JPI/Ashton Woods

*Director of Planning Jason Alexander introduced the JPI/Ashton Woods Project. Miller Sylvan with JPI provided a history of the project, spoke on the changes that have been made to the project since the first time the project was presented to Council, and answered Council questions. Bart VanAmburgh spoke and answered questions regarding traffic lights.*

#### **RECESS INTO EXECUTIVE SESSION**

*In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed into executive session at 5:13 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 5:23 p.m. Mayor Evans recessed the executive session at 7:01 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 the Allocation of Hotel/Motel Tax Dollars

Seek Advice of City Attorney Regarding the Regulation of on-Street and Off-Street Parking in Residential Neighborhoods

Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects listed in Section 3.D of the Agenda

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

Land Acquisition for Future Development

**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 #22-19

Economic Development Project #21-09

Economic Development Project #21-26

Economic Development Project #21-28

Economic Development Project #21-35

Economic Development Project #21-37

Economic Development Project #22-14

**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 7:09 p.m.*

**INVOCATION**

*Gregory Debrew of Harvesting in Mansfield 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 Broseh led the Texas Pledge.*

### **PROCLAMATION**

[22-4688](#)

*Mayor Evans read the National Foster Care Month proclamation.*

### **RECOGNITION**

Recognition of Texas Municipal League Leadership Fellows: Tamera Bounds, Troy Lestina, Shelley Everhart, Jason Alexander

*Mayor Evans recognized the Texas Municipal League Leadership Fellows.*

### **OATH OF OFFICE**

Michael Evans

*Dr. Gwendolyn Morrison administered the oath of office to Mayor Evans.*

Tamera Bounds

*Dr. Gwendolyn Morrison administered the oath of office to Council Member Bounds.*

### **ELECTION OF MAYOR PRO TEM**

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

**Aye:** 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 1 - Todd Tonore

**CITIZEN COMMENTS**

*Avery Steward, 800 W Broad St. - Ms. Steward spoke on the Habitat for Humanity proposed development.*

*Al Lizarraga, 2007 Chrisman Trail - Mr. Lizarraga spoke on trash cans in front of residential houses.*

*Jon Wych, 3300 Oak Run Lane - Mr. Wych spoke on traffic within the city.*

*James Sellers, 2201 Heritage Parkway - Mr. Sellers thanked the City of Mansfield for its support of his business.*

*Della Sapp, 1550 N. Main #130 - Ms. Sapp thanked the Mansfield Police Department and Mayor Evans for caring about safety.*

**COUNCIL ANNOUNCEMENTS**

*Council Member Leyman had no announcements.*

*Council Member Short had no announcements.*

*Council Member Lewis had no announcements.*

*Mayor Pro Tem Tonore congratulated Mayor Evans and Council Member Bounds on their re-elections and stated that he was honored to serve as Mayor Pro Tem.*

*Council Member Bounds expressed her excitement for serving another three years on Council and stated her appreciation for her fellow Council Members.*

*Council Member Broseh congratulated Mayor Evans and Council Member Bounds on their re-elections.*

*Mayor Evans thanked Mr. Sellers, the city, and noted that Mansfield is the second best city to live in Texas.*

**STAFF COMMENTS****City Manager Report or Authorized Representative****Current/Future Agenda Items**

*Tim Roberts, Acting Director of Communications and Outreach, introduced Digital Communications Manager Cynthia Cano and Communications and Public Affairs Manager Dustin Dangli as new members of the city's communications team.*

**Update Regarding Bond Issuance**

*Chief Financial Officer Troy Lestina provided an update on the upcoming bond issuance.*

**TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

*No action was taken.*

**CONSENT AGENDA****[22-4683](#)**

Resolution - Authorization of Funding in an Amount Not to Exceed \$523,800.00 and Approval of a Contract with Halff Associates Inc. for Engineering Design Services to Prepare the North Main Street (US Business Hwy 287) to FM 157 Connector Roadway for Public Bidding and Construction (Street Bond Fund)

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

**A RESOLUTION OF THE CITY OF MANSFIELD AUTHORIZING FUNDING IN AN AMOUNT NOT TO EXCEED \$523,800.00 AND APPROVAL OF A CONTRACT WITH HALFF ASSOCIATES, INC. FOR ENGINEERING DESIGN SERVICES TO PREPARE THE NORTH MAIN STREET (US BUSINESS HWY 287) TO FM 157 CONNECTOR ROADWAY FOR PUBLIC BIDDING AND CONSTRUCTION (STREET BOND 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:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3860-22

**[22-4687](#)**

Resolution - A Resolution to Consider Support for a Hazard Mitigation Grant Program Application to the Texas Department of Emergency Management for Watson Branch Channel Improvements

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

**A RESOLUTION TO CONSIDER SUPPORT FOR A HAZARD MITIGATION GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF EMERGENCY MANAGEMENT FOR WATSON BRANCH CHANNEL IMPROVEMENTS**

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

**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

Enactment No: RE-3861-22

[22-4689](#)

Resolution - A Resolution of the City of Mansfield, Texas Suspending the June 17, 2022 Effective Date of Oncor Electric Delivery Company's Requested Rate Change to Permit the City Time to Study the Request and to Establish Reasonable Rates

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

**A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS SUSPENDING THE JUNE 17, 2022 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE**

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

**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

Enactment No: RE-3862-22

[22-4685](#)

Minutes - Approval of the May 9, 2022 Regular City Council Meeting Minutes

**A motion was made by Council Member Short to approve the minutes of the May 9, 2022 Regular City Council Meeting Minutes. 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

[22-4690](#)

Minutes - Approval of the May 17, 2022 Special City Council Meeting Minutes

**A motion was made by Council Member Short to approve the minutes of the May 17, 2022 Special City Council Meeting Minutes. 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

### **ITEMS TO BE REMOVED FROM THE CONSENT AGENDA**

[22-4686](#)

Resolution - A Resolution to Consider Approving a Proposal With Ad Giants Ventures, LLC, of Dallas, Texas in an Amount Not to Exceed \$185,000 for an Economic Development Production and Advertising Campaign

*Council Member Lewis removed this item from the consent agenda. Executive Director of Economic Development Jason Moore answered Council questions.*

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

**A RESOLUTION AUTHORIZING FUNDING IN AN AMOUNT NOT TO EXCEED \$185,000 AND APPROVAL OF A PROPOSAL WITH AD GIANTS, LLC OF DALLAS, TEXAS FOR AN ECONOMIC DEVELOPMENT PRODUCTION AND ADVERTISING CAMPAIGN**

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

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3863-22

### **END OF CONSENT AGENDA**

### **PUBLIC HEARING AND FIRST READING**

[22-4581](#)

Ordinance - Public Hearing and First 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)

*Jason Alexander presented the item and answered Council questions. Applicant Gage Yager presented and answered Council questions.*

*Mayor Evans opened the public hearing at 8:34 p.m.*

*Roderick Armstead, 318 Sayers Drive - Mr. Armstead spoke in opposition to the item.*

*Don Miller, 1503 Mallard Circle - Mr. Mallard spoke in support of the item.*

*Benny Robinson, 117 Morgan Road - Mr. Robinson spoke in opposition to the item.*

*Susan Luttrell, 1092 Mitchell - Ms. Luttrell spoke in support of the item.*

*Sallie Chadwick, 341 Sayers Drive - Ms. Chadwick spoke in support of the item.*

*Della Sapp, 1550 N Main Street #130 - Ms. Sapp spoke in support of the item.*

*Christina Panagopoulos, 4333 N. Normandale - Ms. Panagopoulos spoke in support of the item.*

*Mayor Evans recognized the following non-speakers who submitted comment cards:*

*Angela Armstead, 318 Sayers Drive - Opposition*

*Rolando Copado, 310 Sayers Drive - Opposition*

*Robert Luttrell, 1092 Mitchell Rod - Support*

*Paul Cash, 203 Hillcrest - Support*

*Andrew Hudson, 1702 Hastings Drive - Support*

*Mark Woods, 10117 County Road 528 - Support*

*Cassandra Jones Lawrence, 254 Billingslea Drive - Support*

*Tanika Ortega, 229 Cotton Drive - Support*

*Mayor Evans closed the public hearing at 9:08 p.m.*

**A motion was made by Council Member Lewis to approve the first reading of the following ordinance with the conditions of including staff's two recommendations as stated plus the addition that the carpports aesthetically match the single family homes, that each single family home have a 60 square foot minimum front porch, that the applicant must work with engineering between now and the next reading for the on-street parking on Sayers to make sure people aren't parking on Sayers Street, remove a section in note 12 of the development sign that says MF-1 and update that with the correct sign standards, and provide a list of architectural details and updates at the second reading:**

**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**

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



**Aye:** 6 - Larry Broseh; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 1 - Julie Short

Enactment No: OR-2260-22

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

### **22-4659**

Ordinance - Public Hearing Continuation and Second and Final Reading of an Ordinance Approving a Change of Zoning from PR, Pre-Development District to PD, Planned Development District for Single-Family Residential Uses on Approximately 60.92 Acres out of the PB George Survey, Abstract #299, Johnson County, Texas, on Property Located at 1400 Flying L Lane; First Texas Homes, Owner/Developer and JBI Partners, Inc., Engineer (ZC#21-011)

*Jason Alexander presented the item and answered Council questions. Applicant Jerry Sylo, JBI Partners, presented and answered Council questions. City Manager Joe Smolinski answered Council questions.*

*Mayor Evans opened the public hearing at 9:21 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 9:21 p.m.*

**A motion was made by Mayor Pro Tem Tonore to deny the following ordinance:**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 155 OF THE CODE OF ORDINANCES 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**

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

**Aye:** 4 - Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 3 - Larry Broseh; Julie Short and Mike Leyman

**Abstain:** 0

## **ADJOURN**

**A motion was made by Council Member Lewis to adjourn the meeting at 9:33 p.m. 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

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ATTEST: Michael Evans, Mayor

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Susana Marin, City Secretary