



**City Council - Revitalization of Historic Downtown Mansfield Sub-Committee - Meeting  
Minutes**

**July 28, 2025 - 1:15 PM**

**Final**

1200 E. Broad St., Mansfield, TX 76063

**1. CALL MEETING TO ORDER**

Chair Bounds called the meeting to order at 1:16 p.m.

**Present:** Tamera Bounds, Todd Tonore, Michael Evans

Staff present: City Manager Joe Smolinski, Deputy City Manager/Chief Financial Officer Troy Lestina, Assistant City Manager Matt Jones, Assistant City Manager/Deputy City Attorney Vanessa Ramirez, Executive Director of Public Works Jeff Price, Executive Director of Economic Development Jason Moore, Director of Engineering Services Raymond Coffman, Assistant Director of Public Works - Streets and Traffic James Rogge, Transportation and Mobility Engineer Taylor Darden, Capital Project Manager Kristen Petree, Assistant City Secretary Keera Seiger

**2. CITIZEN COMMENTS**

Citizens wishing to address the Sub-Committee on agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Sub-Committee as they are not able to do so. **THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK.** All comments are limited to five (5) minutes. In order to be recognized during "Citizen Comments" please complete a blue card and present it to the City Secretary prior to the start of the meeting.

Eric Rozak, 21 Devon Court - Mr. Rozak spoke on the four design concepts for Main Street. He noted that he met with downtown building owners and provided a summary of their feedback on concepts 1 and 3, which included alternative suggestions, major and minor concerns, and whether they are for or against.

**3. RECESS INTO EXECUTIVE SESSION**

Pursuant to Section 551.071, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

The sub-committee did not recess into executive session.

- A.** Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071

- B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072
- C. Personnel Matters Pursuant to Section 551.074
- D. 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

#### **4. RECONVENE INTO REGULAR BUSINESS SESSION**

#### **5. NEW BUSINESS**

##### Discussion Regarding Main Street Design

Assistant City Manager Matt Jones requested clarity in direction from the sub-committee on their preference for Option 1 or Option 3 of the Stantec Main Street design concepts, as discussed at the 7/14/25 Revitalization of Historic Downtown Mansfield Sub-Committee meeting. Matt revisited and gave specifics on both design options in regards to a left turn lane, parallel parking, streetscape, a landscape median, a pedestrian refuge, and a mid-block crossing. There was discussion regarding Option 1, Option 3, and parking and accessing businesses on Main Street. Matt and Assistant Director of Public Works - Streets and Traffic James Rogge answered questions on handicap parking, valet parking, parallel parking, head in parking, traffic blocking parking, no parking, and a ride-share drop-off area. The consensus of the sub-committee was to move forward with Option 3, which consists of a four lane street without parallel parking and dedicated turn lanes, but includes the addition of 19 feet to the sidewalk width on each side.

#### **6. ADJOURN**

Chair Bounds adjourned the meeting at 1:36 p.m.

\_\_\_\_\_ Tamera Bounds, Chair

ATTEST:

\_\_\_\_\_ Susana Marin, City Secretary