



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, December 11, 2023

2:00 PM

Council Chambers

REGULAR MEETING

2:00 P.M. - CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 2:00 p.m.

Present 7 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

WORK SESSION

Discussion Regarding Neighborhood Design Standards

Executive Director of Planning and Development Services Jason Alexander presented the item and discussed the purpose and intent, inspirational photographs, Senate Bill 929, and proposed applications, and answered Council questions.

Discussion Regarding Standards for Temporary Batch Plants

City Attorney Bradley Anderle presented the item and spoke on existing regulations within current city ordinances, state preemption, the purpose of the amendments, the proposed amendments, what the next steps would be, and answered Council questions.

Discussion Regarding the December 11, 2023 Consent Agenda Items

There was no discussion.

CITIZEN COMMENTS

There were no citizen comments.

COUNCIL ANNOUNCEMENTS

There were no Council announcements.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Certificate of Achievement for Excellence in Financial Reporting

Deputy City Manager/CFO Troy Lestina announced the city had been granted the Certificate of Achievement for Excellence in Financial Reporting and recognized members of the finance team.

CONSENT AGENDA[23-5770](#)

Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Sections 156.03(A) and (B), "Park Land Dedication", Section 156.05(D), "Cash in Lieu of Land", and Section 156.06(A), "Park Development Fee" of Chapter 156, "Park Land Dedication and Development Fee" of Title XV "Land Usage" of the Code of Mansfield, Texas to Reference an Amended Exhibit B; Providing for the Repeal of all Ordinances in Conflict; Providing a Severability Clause; Providing for Publication as Required by Law; and Providing an Effective Date

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

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING SECTIONS 156.03(A) AND (B), "PARK LAND DEDICATION", SECTION 156.05(D), "CASH IN LIEU OF LAND", AND SECTION 156.06(A), "PARK DEVELOPMENT FEE" OF CHAPTER 156, "PARK LAND DEDICATION AND DEVELOPMENT FEE" OF TITLE XV "LAND USAGE" OF THE CODE OF MANSFIELD, TEXAS TO REFERENCE AN AMENDED EXHIBIT B; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE

(Ordinance 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; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: OR-2333-23

[23-5739](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Change Order with Halff Associates, INC. for the Design of Glen Abbey Drainage Improvements in the Amount of \$76,500; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date (Drainage Utility Fund)

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A CHANGE ORDER WITH HALFF ASSOCIATES, INC. FOR THE DESIGN OF GLEN ABBEY DRAINAGE IMPROVEMENTS IN THE AMOUNT OF \$76,500; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (DRAINAGE UTILITY 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;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-4130-23

[23-5771](#)

Resolution - A Resolution of the City of Mansfield, Texas, Approving an Agreement with the Tarrant County Emergency Services District No. 1 for Fire Protection and Emergency Medical Services; Authorizing the Fire Chief to Execute the Agreement and Act as the City's Representative in all Matters Relating to the Agreement; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN AGREEMENT WITH THE TARRANT COUNTY EMERGENCY SERVICES DISTRICT NO. 1; AUTHORIZING THE FIRE CHIEF TO EXECUTE THE AGREEMENT AND ACT AS THE CITY'S REPRESENTATIVE IN ALL MATTERS RELATING TO THE AGREEMENT; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

(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;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-4131-23

[23-5773](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Advance Funding Agreement Between the City of Mansfield, TX and The Texas Department of Transportation in an Amount of \$136,384.00 for

Local Government Contributions to The North Street Bridge at Walnut Creek Project for Bridge Structure and Roadway Approaches (Street Bond Fund)

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY TO ENTER AN ADVANCE FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR LOCAL GOVERNMENT CONTRIBUTIONS TO THE NORTH STREET BRIDGE AT WALNUT CREEK PROJECT FOR BRIDGE STRUCTURE AND ROADWAY APPROACHES AND AUTHORIZING FUNDING IN THE AMOUNT OF \$136,384.00. (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;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-4132-23

[23-5774](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract with Teague Nall and Perkins, Inc. for the Design of Chapel Hill Drainage Improvements in an Amount not to exceed \$60,360; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date (Drainage Utility Fund)

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A PROFESSIONAL SERVICES CONTRACT WITH TEAGUE NALL AND PERKINS, INC. FOR THE DESIGN OF CHAPEL HILL DRAINAGE IMPROVEMENTS IN AN AMOUNT NOT TO EXCEED \$60,360; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (DRAINAGE UTILITY 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;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-4133-23

[23-5776](#)

Resolution - A Resolution Authorizing the City Manager or Designee to Enter into a Texas Department of Transportation Advance Funding Agreement (AFA) for Voluntary Local Government Contributions for Additional Aesthetics and Roadway Scope for the US 287 Frontage Roads (Union Pacific Railroad to Lone Star Road) Project for an Amount Not to Exceed \$586,084.53 (Street Bond Fund)

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING FUNDING IN AN AMOUNT NOT TO EXCEED \$586,084.53 AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO ENTER INTO A TEXAS DEPARTMENT OF TRANSPORTATION ADVANCE FUNDING AGREEMENT (AFA) FOR VOLUNTARY LOCAL GOVERNMENT CONTRIBUTIONS FOR ADDITIONAL AESTHETICS AND ROADWAY SCOPE FOR THE US 287 FRONTAGE ROADS (UNION PACIFIC RAILROAD TO LONE STAR ROAD) PROJECT; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (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; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-4134-23

[23-5779](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract Between the City of Mansfield, TX and Kimley-Horn and Associates, Inc. in an Amount Not to Exceed \$1,155,000.00, and Brittain and Crawford, LLC in an Amount Not to Exceed \$71,500.00 for the Design and Survey, respectively, of East Broad Street (Fire Station to Holland Rd.) (Street Bond Fund)

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A PROFESSIONAL SERVICES CONTRACT BETWEEN THE CITY OF MANSFIELD, TX AND KIMLEY-HORN AND ASSOCIATES, INC. IN AN AMOUNT NOT TO EXCEED \$1,155,000.00, AND BRITTAIN AND CRAWFORD, LLC IN AN AMOUNT NOT TO EXCEED \$71,500.00 FOR THE DESIGN AND SURVEY, RESPECTIVELY, OF EAST BROAD STREET (FIRE STATION TO HOLLAND RD.) (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;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-4135-23

[23-5780](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Renewal No. 1 of Interlocal Agreement for Day Miar Road Widening Between the City of Mansfield, TX and Tarrant County in an Amount Not to Exceed \$5,405,608.00 for the Cooperative Funding for Day Miar Road (E. Broad St. to Seeton Rd.)

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING RENEWAL NO. 1 OF INTERLOCAL AGREEMENT FOR DAY MIAR ROAD WIDENING BETWEEN THE CITY OF MANSFIELD, TX AND TARRANT COUNTY IN AN AMOUNT NOT TO EXCEED \$5,405,608.00 FOR THE COOPERATIVE FUNDING FOR DAY MIAR ROAD (E. BROAD ST. TO SEETON RD.); FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

(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;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-4136-23

[23-5781](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Renewal No. 1 of Interlocal Agreement for Dick Price Road Extension Between the City of Mansfield, TX and Tarrant County in an Amount Not to Exceed \$1,584,500.00 for the Cooperative Funding for Dick Price Rd. Improvements (Gertie Barrett Rd. to N. Main St.)

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING RENEWAL NO. 1 OF INTERLOCAL AGREEMENT FOR DICK PRICE

RD. EXTENSION BETWEEN THE CITY OF MANSFIELD, TX AND TARRANT COUNTY IN AN AMOUNT NOT TO EXCEED \$1,584,500.00 FOR THE COOPERATIVE FUNDING FOR DICK PRICE RD. IMPROVEMENTS (GERTIE BARRETT RD. TO N. MAIN ST.); FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

(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;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-4137-23

[23-5749](#)

Minutes - Approval of the November 13, 2023 11:30 a.m. Regular City Council Meeting Minutes

A motion was made by Council Member Short to approve the minutes of the November 13, 2023 11:30 a.m. meeting as presented. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

[23-5750](#)

Minutes - Approval of the November 13, 2023 6:00 p.m. Regular City Council Meeting Minutes

A motion was made by Council Member Short to approve the minutes of the November 13, 2023 6:00 p.m. meeting as presented. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

[23-5751](#)

Minutes - Approval of the November 21, 2023 Special City Council Meeting Minutes

A motion was made by Council Member Short to approve the minutes of the November 21, 2023 Special City Council Meeting as presented. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

[23-5777](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager or his Designee to Negotiate, Finalize, and Execute a Development Agreement with BRIDGEVIEW MULTIFAMILY LLC; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Council Member Bounds removed this item from the consent agenda.

A motion was made by Council Member Bounds to table this item to the January 8, 2023 City Council Meeting. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

[23-5775](#)

Resolution - A Resolution Authorizing the City Manager or Designee to Enter into a Memorandum of Understanding (MOU) with the North Central Texas Council of Governments (NCTCOG) to Outline the Roles and Responsibility of Each Partner with Respect to Development of Multi-Agency Communication, Data and Video Sharing on a Regional Intelligent Transportation Network

Council Member Bounds removed this item from the consent agenda. Assistant Director of Public Works - Transportation David Boski answered Council questions.

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

A RESOLUTION AUTHORIZING THE CITY MANAGER OR DESIGNEE TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) TO OUTLINE THE ROLES AND RESPONSIBILITIES OF EACH PARTNER WITH RESPECT TO DEVELOPMENT OF MULTI-AGENCY COMMUNICATION, DATA AND VIDEO SHARING ON A REGIONAL INTELLIGENT TRANSPORTATION NETWORK; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

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

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

Aye: 5 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore and Michael Evans

Nay: 2 - Tamera Bounds and Brent Newsom

Abstain: 0

Enactment No: RE-4138-23

[23-5788](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Adopting and Authorizing the Use of the Construction Manager at Risk Delivery Method for the Harvest Point Multipurpose Soccer Stadium Project; Delegating Authority to the City Manager; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; and Providing an Effective Date

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

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, ADOPTING AND AUTHORIZING THE USE OF THE CONSTRUCTION MANAGER AT RISK DELIVERY METHOD FOR THE HARVEST POINT MULTIPURPOSE SOCCER STADIUM PROJECT; DELEGATING AUTHORITY TO THE CITY MANAGER; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE

(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; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-4139-23

[23-5789](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Opposing the Granting of the Texas Commission on Environmental Quality Proposed Air Quality Permit No. 172856 Authorizing the Construction of a Concrete Batch Plant Located at 5428 East Farm to Market Road 1187, Burleson, Tarrant County, Texas; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; and Providing an Effective Date

Council Member Newsom removed this item from the consent agenda and made comments.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, OPPOSING THE GRANTING OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PROPOSED AIR QUALITY PERMIT NO. 172856 AUTHORIZING THE

CONSTRUCTION OF A CONCRETE BATCH PLANT LOCATED AT 5428 EAST FARM TO MARKET ROAD 1187, BURLESON, TARRANT COUNTY, TEXAS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE

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

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

Aye: 7 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-4129-23

[23-5790](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Purchase of Replacement Radios, Associated Hardware and Accessories for the Police and Fire Departments from Motorola Solutions, Inc. in the Amount of \$1,684,551.87; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; and Providing an Effective Date

Council Member Newsom removed this item from the consent agenda and made comments. Fire Chief Mike Ross and Police Chief Tracy Aaron spoke and answered Council questions.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE PURCHASE OF REPLACEMENT RADIOS, ASSOCIATED HARDWARE AND ACCESSORIES FOR THE POLICE AND FIRE DEPARTMENTS FROM MOTOROLA SOLUTIONS, INC. IN THE AMOUNT OF \$1,684,551.87; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE

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

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

Aye: 7 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-4140-23

END OF CONSENT AGENDA

OLD BUSINESS[23-5723](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract Between the City of Mansfield, Texas and Ryan Kyle McGinnis DBA Emerald City Production in an Amount not to Exceed \$422,230.34 for Audio Visual Equipment Rental and Production Management Services in FY24, FY25 and FY26

Executive Director of Community Engagement Theresa Cohagen presented the item and answered Council questions.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A PROFESSIONAL SERVICES CONTRACT BETWEEN THE CITY OF MANSFIELD, TX AND RYAN KYLE MCGINNIS DBA EMERALD CITY PRODUCTION IN AN AMOUNT NOT TO EXCEED \$422,230.34 FOR AUDIO VISUAL EQUIPMENT RENTAL AND PRODUCTION MANAGEMENT SERVICES IN FY24, FY25 AND FY26; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (GENERAL 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; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-4141-23

PUBLIC HEARING AND FIRST AND FINAL READING[23-5748](#)

Ordinance - Public Hearing and First and Final Reading of an Ordinance Approving a Proposed Amendment to Section 155.069(F) of the Mansfield Code of Ordinances, "H, Historic Landmark Overlay District Regulations," Related to Emergency Repairs of Damage to Historic Landmarks (HLC#23-010)

Principal Planner Art Wright presented the item and answered Council questions

Mayor Evans opened the public hearing at 3:19 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 3:19 p.m.

A motion was made by Council Member Short to approve the first and final reading of the following ordinance:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 155 OF THE MANSFIELD CODE OF ORDINANCES BY AMENDING THE REGULATIONS IN SECTION 155.069(F), "PROCEDURE TO AUTHORIZE ERECTION, CONSTRUCTION, RECONSTRUCTION, ALTERATIONS OF STRUCTURES IN A HISTORIC LANDMARK OVERLAY DISTRICT OR SITE" TO CREATE A NEW DIVISION (5) RELATED TO EMERGENCY REPAIRS OF DAMAGE TO HISTORIC LANDMARKS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF A 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 Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: OR-2334-23

PUBLIC HEARING AND FIRST READING

[23-5763](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from MH, Manufactured Home District and PR, Pre-Development District to PD, Planned Development District for Attached Single-Family Residential and Manor House Uses on Approximately 11.03 Acres Located at 2600, 2626, and 2628 N. Main Street; Phillips Equity Capital, LLC, Owner/Developer (ZC#22-018)

Jason Alexander presented the item. Applicant Cole South presented and answered Council questions.

Mayor Evans opened the public hearing at 3:58 p.m.

Toni Comiskey, 2606 Nelson Wyatt Road - Ms. Comiskey spoke in opposition to the item.

John Harris, 2571 Nelson Wyatt Road - Mr. Harris spoke in opposition to the item.

With no one else wishing to speak, Mayor Evans continued the public hearing through second reading at 4:09 p.m.

A motion was made by Mayor Pro Tem Tonore to table the item so that the applicant can work with staff on the suggestions from Council members. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

[23-5782](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District to PD, Planned Development District for a Single-Family Attached (Townhome) Development on Approx. 7.869 Acres, Generally Along South Mitchell Road and River Birch Drive Property Addressed at 1000 South Mitchell Road; Uriel Carrillo, Applicant (ZC#23-006)

Jason Alexander presented the item and answered Council questions. Applicant Justin Gilmore presented and answered Council questions.

Mayor Evans opened the public hearing at 4:37 p.m. With no one wishing to speak, Mayor Evans continued the public hearing through second reading at 4:37 p.m.

A motion was made by Council Member Lewis to approve the first reading of the following ordinance with the conditions that all of the recommendations from staff be included in the motion and that at the second reading, the southwest lots, the connection to the west and the connection to the south be addressed:

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 ATTACHED 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 Short. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 4:40 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 4:50 p.m. Mayor Evans recessed the executive session at 5:57 p.m.

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

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14

Seek Advice of City Attorney Regarding Downtown Decorative Lighting

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

City Secretary Evaluation

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 #22-11

Economic Development Project #22-23

Economic Development Project #23-16

IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Evans reconvened the meeting into regular business session at 6:04 p.m.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Lewis to approve an employment contract with the City Secretary as discussed in executive session and authorize the Mayor to execute. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

ADJOURN

A motion was made by Council Member Lewis to adjourn the meeting at 6:05 p.m. Seconded by Council Member Short. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary