



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, September 23, 2024

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; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 2:00 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 2:02 p.m. Mayor Evans recessed the executive session at 5:53 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 Zoning Provisions for Retail Sales of Alcohol

Seek Advice of City Attorney Regarding the Use of ARPA Funds

Seek Advice of City Attorney Regarding Appraisal District Board Nominations

Seek Advice of City Attorney Regarding the Collection of Certain Fees

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 #21-04

Economic Development Project #21-10

Economic Development Project #21-33

6:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Evans reconvened the meeting into regular business session at 6:05 p.m.

INVOCATION

Reverend Julian Hobdy of First United Methodist gave the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Tonore 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 Fresquez led the Texas Pledge.

RECOGNITION

Carla Jutson - Meals on Wheels

Mayor Evans and the City Council recognized Carla Jutson, President/CEO of Meals on Wheels of Tarrant County, who is retiring after 50 years of service.

International Economic Development Council – Neighborhood Development Award for the Cultural Incubator Program

Deputy City Manager Troy Lestina spoke on the award.

Municipal Court Staff Recognition

Court Administrator Heather Leonard recognized two members of her staff for earning

Level 1 Certifications from the Texas Court Clerks Association.

CITIZEN COMMENTS

Melisa Perez, 111 Van Worth Street - Ms. Perez spoke regarding a recent ribbon cutting event.

Tom Corbin, PO Box 237 - Mr. Corbin spoke regarding the City Charter and contracts.

Tim Milligan, 1035 Cypress Point - Mr. Milligan spoke regarding an upcoming Veterans Benefits Seminar and Vietnam mobile wall.

Thomas Goaley, 2100 E Broad Street #1105 - Dr. Goaley spoke regarding the expansion of trauma care services at Methodist Mansfield Hospital.

Andrea McMillin, 1808 Gertie Barrett Road - Ms. McMillin spoke regarding Haunt the Block.

Lyn Rozak, 127 North Main Street - Ms. Rozak spoke regarding Haunt the Block.

Kim Mullins, 1028 Kingston Drive - Ms. Mullins spoke regarding Haunt the Block.

COUNCIL ANNOUNCEMENTS

There were no Council announcements.

WORK SESSION

Discussion Regarding Roadway Impact Fees

Assistant City Manager Matt Jones spoke briefly on the recent history of updates to roadway impact fees and recommended that new fees be adopted at a future meeting. He presented a graph showing the new proposed rates to be adopted.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Power of You(th) Event

Heather Leonard spoke on the upcoming Power of You(th) event.

Trinity Metro Rideshare Update

Matt Jones provided an update on the on the Trinity Metro Rideshare program data.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

There was no action taken.

CONSENT AGENDA

[24-6204](#)

Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas, Approving A Negotiated Settlement Between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division Regarding the Company’s 2024 Rate Review Mechanism Filing

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

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2024 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL

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

Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

Enactment No: OR-2384-24

[24-6207](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Second Amendment to the Professional Services Agreement with Perkins and Will for the Multi-Purpose Sports Venue in an amount not to exceed \$449,900; 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, TIRZ #4)

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH PERKINS AND WILL FOR THE MULTI-PURPOSE SPORTS

VENUE IN AN AMOUNT NOT TO EXCEED \$449,900; 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, TIRZ #4)

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

Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

Enactment No: RE-4254-24

[24-6212](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Awarding Contracts for the Construction of East Broad Street Storm Drain Improvements (700 Block Main Replacement) to RW Jones Heavy Construction, LLC for Construction and Brittain and Crawford, LLC for Surveying, and to Raba Kistner, Inc., for Material Testing, for an Amount Not to Exceed \$412,514.00; 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 Broseh to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AWARDING CONTRACTS FOR THE CONSTRUCTION OF EAST BROAD STREET STORM DRAIN IMPROVEMENTS (700 BLOCK MAIN REPLACEMENT) TO RW JONES HEAVY CONSTRUCTION, LLC, FOR CONSTRUCTION, TO BRITTAIN AND CRAWFORD, LLC FOR SURVEYING, AND TO RABA KISTNER, INC, FOR MATERIAL TESTING, FOR AN AMOUNT NOT TO EXCEED \$412,514.00; 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 Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

Enactment No: RE-4255-24

[24-6213](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas,

Approving a Contract with International Dioxide, an Erco Worldwide Company for the Lease of a Chlorine Dioxide System with the Purchase of Sodium Chlorite for \$0.759 Per Pound; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required By Law; and Declaring an Effective Date (Utility Fund)

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A CONTRACT WITH INTERNATIONAL DIOXIDE AN ERCO WORLDWIDE COMPANY FOR THE LEASE OF A CHLORINE DIOXIDE SYSTEM WITH THE PURCHASE OF SODIUM CHLORITE FOR \$0.759 PER POUND; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE. (UTILITY FUND)

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

Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

Enactment No: RE-4256-24

[24-6214](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing a Contract with the Trinity River Authority for Industrial Sampling and Analytical Service; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date (Utility Fund)

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING A FIVE-YEAR CONTRACT WITH THE TRINITY RIVER AUTHORITY FOR INDUSTRIAL SAMPLING AND ANALYTICAL SERVICE, FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE. (UTILITY FUND)

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

Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

Enactment No: RE-4257-24

[24-6216](#)

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 & Associates, Inc. in an Amount Not to Exceed \$140,700.00 for the Design of Stadium Drive; 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, TIRZ #4)

A motion was made by Council Member Broseh 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 & ASSOCIATES, INC. IN AN AMOUNT NOT TO EXCEED \$140,700.00 FOR THE DESIGN OF STADIUM DRIVE (STREET BOND FUND, TIRZ #4)

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

Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

Enactment No: RE-4258-24

[24-6217](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Consultant Service Contract Between the City of Mansfield, Tx and Urban3, LLC in an Amount not to Exceed \$99,451 for Land Use Financial Analysis and the Infrastructure Analysis; Finding that the Meeting at Which this is Passed is Open to the Public as Required by Law; and Declaring an Effective Date (General Fund)

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A CONSULTANT SERVICES CONTRACT BETWEEN THE CITY OF MANSFIELD, TX AND URBAN 3, LLC IN AN AMOUNT NOT TO EXCEED \$99,451 FOR LAND USE FINANCIAL ANALYSIS AND INFRASTRUCTURE ANALYSIS; 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 Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

Enactment No: RE-4259-24

[24-6205](#)

Minutes - Approval of the September 9, 2024 Regular City Council Meeting Minutes

A motion was made by Council Member Broseh to approve the minutes of the September 9, 2024 Regular City Council Meeting as presented. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

END OF CONSENT AGENDA

PUBLIC HEARING AND FIRST AND FINAL READING

[24-6215](#)

Ordinance - Public Hearing and First and Final Reading on an Ordinance of the City of Mansfield, Texas Amending Chapter 51 "Sewer and Water Service" by Amending Section 51.095 "Definitions"; Section 51.097 "Capital Improvement Plan for Water Impact Fee"; Amending Section 51.098 "Capital Improvement Plan for Sewer Impact Fee"; Amending Section 51.099 "Land Use Assumptions"; Amending Section 51.100 "Impact Fees Assessed"; Approving Amendments to the Land Use Assumptions, Capital Improvement Plans for Water and Sewer; Adopting Revised Water and Sewer Impact Fees for the City of Mansfield, Texas, as Set Forth Herein; Providing for the Repeal of All Ordinances in Conflict; Providing a Severability Clause; Providing for Publication; and Providing an Effective Date

Director of Engineering Services Raymond Coffman presented the item.

Mayor Evans opened the public hearing at 6:55 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 6:55 p.m.

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

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AMENDING CHAPTER 51 "SEWER AND WATER SERVICE" BY AMENDING SECTION 51.095 "DEFINITIONS"; SECTION 51.097 "CAPITAL IMPROVEMENT PLAN FOR WATER IMPACT FEE"; AMENDING SECTION 51.098 "CAPITAL IMPROVEMENT PLAN FOR SEWER IMPACT FEE"; AMENDING SECTION 51.099 "LAND USE ASSUMPTIONS"; AMENDING SECTION 51.100 "IMPACT FEES ASSESSED"; APPROVING AMENDMENTS TO THE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENT PLANS FOR WATER AND SEWER; ADOPTING REVISED WATER

AND SEWER IMPACT FEES FOR THE CITY OF MANSFIELD, TEXAS, AS SET FORTH HEREIN; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

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

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

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

Nay: 0

Abstain: 0

Enactment No: OR-2385-24

PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

[24-6107](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from SF-12/22 Single-Family Residential District to PD Planned Development District for commercial and single-family residential uses on approximately 10.574 acres described as Block 1, Lots 1 and 2R of the RW Roberts Addition, Tarrant County, TX, located at 650 and 700 N. Holland Rd. 1020 Ventures LLC, Developer (ZC#23-019)

Assistant Director of Planning Arty Wheaton-Rodriguez presented the item and answered Council questions. Applicant Karam Khalil spoke and answered Council questions.

Mayor Evans opened the public hearing at 7:06 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 7:06 p.m.

A motion was made by Council Member Short to approve the final reading of 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 COMMERCIAL AND DETACHED 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

(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; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: OR-2386-24

NEW BUSINESS

[24-6177](#)

Consideration of a Community Activation Grant Application Made by the Mansfield Business Alliance

Matt Jones and Director of Marketing and Innovation - Economic Development Rachel Bagley presented the item and answered Council questions. Police Chief Tracy Aaron spoke and answered Council questions on the benefits and disadvantages regarding the applicant's request to close Main Street for the event. Applicant Wanoka Lemons spoke and answered Council questions. There was discussion amongst the Council on the need to close the street and possible compromises. It was decided that Main Street will be closed for the event from 4:00 p.m. to 9:00 p.m.

A motion was made by Council Member Bounds to approve the item. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

Aye: 6 - Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 1 - Larry Broseh

Abstain: 0

ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 7:30 p.m. Seconded by Council Member Fresquez. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary