



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### City Council

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Monday, November 11, 2024

2:30 PM

Council Chambers

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#### REGULAR MEETING

#### 2:30 P.M. - CALL MEETING TO ORDER

*Mayor Evans called the meeting to order at 2:30 p.m.*

**Absent** 1 - Brent Newsom

**Present** 6 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; 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 2:42 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 2:44 p.m. Mayor Evans recessed the executive session at 5:32 p.m.*

*Council Member Newsom arrived at 2:37 p.m.*

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

#### **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 the Use of American Rescue Act Funds

Seek Advice of City Attorney Regarding SB 1893

Seek Advice of City Attorney Regarding Notice Issuance Procedures

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 #21-33

**IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

*Mayor Evans reconvened the meeting into regular business session at 5:42 p.m.*

**CITIZEN COMMENTS**

*Jim Cockrell, 2032 FM 2135 Cleburne, Texas 76031 - Mr. Cockrell spoke regarding his nomination for the Johnson County Central Appraisal District Board of Directors.*

*Sayeda Syed, 6705 Sapphire Circle N Colleyville, Texas 76034 - Ms. Syed spoke regarding her nomination for the Tarrant County Appraisal District Board of Directors.*

**COUNCIL ANNOUNCEMENTS**

*Council Member Newsom commented on Veteran's Day and congratulated the city and staff on the Veteran's Day Parade.*

*Mayor Evans dittoed Council Member Newsom's comments.*

**APPROVAL OF SUB-COMMITTEE MINUTES**

[24-6282](#)

Minutes - Approval of the October 28, 2024 Tax Increment Reinvestment Zone Number One Board Meeting Minutes (Broseh (Chair), Bounds, Evans, and Tonore)

*Council Member Broseh gave a brief report of the meeting.*

**A motion was made by Mayor Pro Tem Tonore to approve the minutes of the October 28, 2024 Tax Increment Reinvestment Zone Number One Board Meeting as presented. Seconded by Council Member Bounds. The motion**

**CARRIED by the following vote:**

**Aye:** 4 - Larry Broseh; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

**Non-Voting:** 3 - Brent Newsom; Juan Fresquez and Julie Short

**STAFF COMMENTS**

**City Manager Report or Authorized Representative**

Current/Future Agenda Items

*Executive Director of Public Works Jeff Price provided an update on the new utility billing software and answered Council questions.*

**TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

*There was no action taken.*

**CONSENT AGENDA**

[24-6279](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Adopting the 2024 Water and Wastewater Masterplan as Amendments to the Comprehensive Master Plan for the City of Mansfield, Texas; 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 Broseh to approve the following resolution:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, ADOPTING THE 2024 WATER AND WASTEWATER MASTERPLAN AS AMENDMENTS TO THE COMPREHENSIVE MASTER PLAN FOR THE CITY OF MANSFIELD, TEXAS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND IS 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; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4273-24

[24-6286](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Amendment to the Construction Manager at Risk Contract with Crossland Construction Company, Inc for the Construction of Fire Station No. 1 for a Guaranteed Maximum Price of \$12,001,199.00; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date (Certificates of Obligations)

**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 AN AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK CONTRACT WITH CROSSLAND CONSTRUCTION COMPANY, INC FOR THE CONSTRUCTION OF FIRE STATION NO. 1 FOR A GUARANTEED MAXIMUM PRICE OF \$12,001,199.00; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; ANDDECLARING AN EFFECTIVE DATE (CERTIFICATES OF OBLIGATIONS)**

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

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4274-24

[24-6287](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Use of Drainage Funds in an Amount Not to Exceed \$298,320.00 for the Construction of Drainage Improvements; Generally Located Northwest of the South Main Street and Heritage Parkway Intersection; Finding that the Meeting at Which This is Approved is Open to the Public as Required by Law; and Declaring an Effective Date (Drainage 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 THE USE OF DRAINAGE FUNDS IN AN AMOUNT NOT TO EXCEED \$298,320.00 FOR THE CONSTRUCTION OF DRAINAGE IMPROVEMENTS; GENERALLY LOCATED NORTHWEST OF THE SOUTH MAIN STREET AND HERITAGE PARKWAY INTERSECTION; FINDING THAT THE MEETING AT WHICH THIS IS APPROVED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (DRAINAGE 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; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4275-24

[24-6281](#)

Minutes - Approval of the October 28, 2024 Regular City Council Meeting Minutes

**A motion was made by Council Member Broseh to approve the minutes of the October 28, 2024 Regular City Council Meeting as presented. Seconded by Council Member Bounds. 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

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

[24-6270](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving Contracts Between the City of Mansfield, TX and McClendon Construction Company, Inc. for the Construction of the East Broad Street and Wisteria Street Traffic Signal and Intersection Improvements and Authorizing Funding for an Amount Not to Exceed \$1,249,488.90; Finding that the Meeting at which this is Approved is Open to the Public as Required by Law; and Declaring an Effective Date (Street Bond Fund & Street Maintenance Fund)

*Council Member Tonore removed this item from the consent agenda.*

**A motion was made by Mayor Pro Tem Tonore to table this item to the December 9, 2024 City Council Meeting. 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

**END OF CONSENT AGENDA**

**ADJOURN**

**A motion was made by Council Member Newsom to adjourn the meeting at 6:01 p.m. 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

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ATTEST: Michael Evans, Mayor

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Susana Marin, City Secretary