



CITY OF MANSFIELD

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

Meeting Minutes - Final

City Council

Monday, May 13, 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.

Absent 1 - Larry Broseh

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

N/A's 1 - Juan Fresquez

WORK SESSION

Discussion Regarding the May 13, 2024 Consent Agenda Items

There was no discussion.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 2:01 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 2:05 p.m. Mayor Evans recessed the executive session at 5:58 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 the Role of Municipal Elected Officials

Seek Advice of City Attorney Regarding Supreme Court Impact Fee Ruling

Seek Advice of City Attorney Regarding Hotel/Motel Occupancy Tax Funds

Seek Advice of City Attorney Regarding Texas Commission on Environmental Quality Rules and Regulations

Seek Advice of City Attorney Regarding Possible Amendment to the Ground Lease and Operating Agreement with STORE Master Funding VIII, LLC

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

Right-of-Way Acquisition

Personnel Matters Pursuant to Section 551.074

Board Appointments

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 #15-02

Economic Development Project #21-01

Economic Development Project #21-26

Economic Development Project #21-33

Economic Development Project #23-15

Economic Development Project #24-05

Economic Development Project #24-06

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

Mayor Evans reconvened into regular business session at 6:06 p.m.

INVOCATION

Pastor Daniel Ramos with Harvest Point Church 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 Bounds led the Texas Pledge.

ACKNOWLEDGEMENT OF SERVICE

Council Member Casey Lewis

Mayor Evans and the City Council recognized Council Member Lewis for his six years of service on the City Council.

OATH OF OFFICE

Council Member Brent Newsom
Council Member Julie Short
Council Member-Elect Juan Fresquez

Council Members Newsom and Short, as well as Council Member-Elect Fresquez, took the Oath of Office.

Absent 1 - Larry Broseh

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

ELECTION OF MAYOR PRO TEM

Mayor Pro Tem Tonore was re-elected as Mayor Pro Tem.

CITIZEN COMMENTS

Wayne Wilshire, 1101 Pinehurst - Mr. Wilshire spoke on the upcoming Historic Downtown car show.

COUNCIL ANNOUNCEMENTS

Mayor Evans thanked Troop 1993 for their Eagle Court of Honor and congratulated Christian Jenkins for receiving his Eagle Scout Badge. He also congratulated the students at Jerry K. Knight STEM Academy on their projects based on the United Nations Sustainable Development Goals. Mayor Evans lastly commented on the ceremony he attended honoring the students at the Ben Barber Innovation Academy who were award winners in C-Span's 2024 Student Cam Documentary competition.

SUB-COMMITTEE REPORTS

[24-5990](#)

Minutes - Approval of the April 22, 2024 Tax Increment Reinvestment Zone Number One Board Meeting Minutes (Broseh (Chair), Bounds, Evans, and Tonore)

A motion was made by Mayor Pro Tem Tonore to approve the minutes of the April 22, 2024 Tax Increment Reinvestment Zone Number One Board Meeting Minutes. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 3 - Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

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

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

There were no comments.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

There was no action taken.

CONSENT AGENDA

[24-5994](#)

An Ordinance of the City of Mansfield, Texas, Amending Chapter 93, "Junked Vehicles," of Title IX, "General Regulations," of the Code of Mansfield, Texas, Amending Section 93.01 "Definitions"; Providing That the Ordinance Shall be Cumulative of All Ordinances; Providing a Severability Clause; Providing a Penalty for Violation; Providing a Savings Clause; Providing for Publication as Required by Law; and Providing an Effective Date

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

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 93, "JUNKED VEHICLES," OF TITLE IX, "GENERAL REGULATIONS," OF THE CODE OF MANSFIELD, TEXAS, AMENDING SECTION 93.01 "DEFINITIONS"; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION; PROVIDING A SAVINGS 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 Short. The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

Enactment No: OR-2363-24

[24-5999](#)

Resolution - A Resolution Authorizing the City Manager and the Police Department to Make Application, Receive and Expend Grant Funding from the Texas Department of Motor Vehicle Crime Prevention Authority to Continue a Multi-Agency Task Force

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

A RESOLUTION AUTHORIZING THE CHIEF OF POLICE AND THE POLICE DEPARTMENT TO MAKE APPLICATION, RECEIVE, AND EXPEND GRANT FUNDING FROM THE TEXAS DEPARTMENT OF MOTOR VEHICLES MOTOR VEHICLE CRIME PREVENTION AUTHORITY TO CONTINUE A MULTI-AGENCY TASK FORCE

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

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

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

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

Enactment No: RE-4195-24

[24-6006](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Amendment 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 Bounds to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN AMENDMENT 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 Short. The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

Enactment No: RE-4196-24

[24-6007](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Amendment 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 Bounds to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN AMENDMENT OF AN 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 Short. The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

Enactment No: RE-4197-24

[24-5987](#)

Suspending the Procedural Rules of Council to Reschedule the Regular Scheduled City Council Meeting of May 28, 2024 to May 20, 2024

A motion was made by Council Member Bounds to approve the item. Seconded by Council Member Short. The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

[24-5989](#)

Minutes - Approval of the April 22, 2024 Regular City Council Meeting Minutes

A motion was made by Council Member Bounds to approve the minutes of the April 22, 2024 Regular City Council Meeting. Seconded by Council Member Short. The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

END OF CONSENT AGENDA

PUBLIC HEARING

[24-6001](#)

Public Hearing and Consideration of a Specific Use Permit for an Automotive Tire Service on 0.734 acres being Lot 1R, Block 3, Oakdale Addition, Tarrant Co., TX, located at 700 W Debbie Ln; Texas Tires, Owner; Nationwide Construction Applicant (SUP#24-001)

Executive Director of Planning and Development Services Jason Alexander requested this item be tabled indefinitely.

A motion was made by Council Member Newsom to table the item indefinitely. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

PUBLIC HEARING AND FIRST AND FINAL READING

[24-6013](#)

Ordinance - Public Hearing and First and Final Reading on an Ordinance of the City Council of the City of Mansfield, Texas Approving a Service and Assessment Plan and an Assessment Roll for City of Mansfield Public Improvement District No. 2 ("P.I.D. No. 2"); Levying Special Assessments Against Property within P.I.D. No. 2; Providing for Assessments to be Paid Over a Period of Time in Accordance with the Public Improvement District Assessment Act; Specifying the Method and the Amount of Payment; Providing Penalties and Interest on Delinquent Assessments; Providing for Severability; and Providing an Effective Date

Assistant City Manager Matt Jones presented the item.

Mayor Evans opened the public hearing at 6:44 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 6:44 p.m.

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS APPROVING A SERVICE AND ASSESSMENT PLAN AND AN ASSESSMENT ROLL FOR CITY OF MANSFIELD PUBLIC IMPROVEMENT DISTRICT NO. 2 ("P.I.D. NO.2"); LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN P.I.D. No. 2; PROVIDING FOR ASSESSMENTS TO BE PAID OVER A PERIOD OF TIME IN ACCORDANCE WITH THE PUBLIC IMPROVEMENT DISTRICT ASSESSMENT ACT; SPECIFYING THE METHOD AND THE AMOUNT OF PAYMENT; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

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

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

Enactment No: OR-2364-24

PUBLIC HEARING AND FIRST READING[23-5763](#)

Ordinance - Public Hearing Continuation 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 and answered Council questions. Applicant South Cole presented and answered Council questions.

Mayor Evans opened the public hearing at 6:57 p.m.

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

Toni Comiskey, 2601 Nelson Wyatt Road - Ms. Comiskey spoke in opposition to the item.

Phillip Gunn, 7612 Cutlass Court, Arlington - Mr. Gunn spoke in support of the item.

Mayor Evans noted the following submitted a non-speaker card in opposition of the item:

Folorunso Kadri, 2636 Main Street

Mayor Evans continued the public hearing at 7:10 p.m.

A motion was made by Council Member Short to approve the first reading of the following ordinance with the two requirements stated by Mr. Alexander previously, which were that the property owner and/or developer will coordinate with the Plat Review Committee on the location and access of the parking intended to directly serve the mixed-use building and the three buildings located directly east that may be designed as manor houses and/or mixed-use buildings, and that the four single-family residential detached units proposed to front street D have a minimum floor area of 2,200 square feet:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 155 OF THE CODE OF ORDINANCES, "ZONING," 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 AND MANOR HOUSE 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 Bounds. The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

Enactment No: OR-2366-24

[24-5889](#)

Ordinance - Public Hearing and First Reading on a Change of Zoning from C-2, Community Business District to PD, Planned Development for Commercial Uses and Car Wash on Approximately 3.382 Acres in the Henry McGehee Survey Abstract No.998, City of Mansfield, Tarrant Co, TX, Located at 585 E Debbie Ln. (ZC#23-025)

Jason Alexander presented the item. Applicant Alan Jacob with Car Wash Pro Designers presented the item. Property owner Douglas Whitley spoke on the item.

Mayor Evans opened the public hearing at 7:31 p.m.

Gene Fichte, 901 Riviera Drive - Mr. Fichte spoke in support of the item.

Mayor Evans noted the following non-speaker card in opposition:

Scot Bowman, 2514 Goodnight Trail

Mayor Evans continued the public hearing at 7:38 p.m.

A motion was made by Council Member Newsom to deny the item. The motion failed for lack of a second. A motion was made by Council Member Short to approve 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 PROPERTY TO A PD, PLANNED DEVELOPMENT DISTRICT; 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 Mayor Pro Tem Tonore. The motion tied by the following vote and the item will therefore automatically be carried to the next City Council meeting for reconsideration:

Aye: 3 - Julie Short; Todd Tonore and Juan Fresquez

Nay: 3 - Michael Evans; Tamera Bounds and Brent Newsom

Absent: 1 - Larry Broseh

Abstain: 0

[24-6003](#)

Ordinance - First Reading and Public Hearing on an Ordinance Approving a Change of Zoning from PR, Pre-Development District to PD, Planned Development District for Mixed Uses on Approximately 134.8

Acres of Land Situated in the J. Lawrence Survey, Abstract No. 616, the M. Gregg Survey, Abstract No. 385, J. Lawrence Survey, Abstract No. 616, and the H. Henderson Survey, Abstract No. 432; City of Mansfield, Ellis County, Texas, Located Approximately 1500 Feet East of State Highway 360, South of Lone Star Road, and South of Britton Road (ZC#24-009)

Jason Alexander presented the item. Applicant William Gietema presented the item.

Mayor Evans opened the public hearing at 7:47 p.m. With no one wishing to speak, Mayor Evans continued the public hearing at 7:47 p.m.

A motion was made by Council Member Bounds to table the item to the June 10, 2024 City Council Meeting for the developer and staff to discuss and address these processes and land use mentioned by her colleague. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

Non-Voting: 1 - Casey Lewis

[24-6004](#)

Ordinance - First Reading and Public Hearing on an Ordinance Approving a Change of Zoning from A, Agricultural District to PD, Planned Development District for Single-Family Residential Uses on Approximately 3.13 Acres Located at 880 Turner Way; SPAPS, LLC, Owner, and HCE, Inc., Engineer (ZC#23-007)

Jason Alexander presented the item. Mark Novell, 3409 W Hunter Bend Court, made comments on the townhall meeting held for this item. Applicant Daniel Almaguer presented the item.

Mayor Evans opened the public hearing at 8:01 p.m.

Mayor Evans noted the following non-speaker card in support:

Diana Pfau, 3415 W Hunter Bend Court

Mayor Evans continued the public hearing at 8:02 p.m.

A motion was made by Council Member Bounds to approve the first 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 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 Newsom. The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

Non-Voting: 1 - Casey Lewis

Enactment No: OR-2367-24

NEW BUSINESS

24-6008

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving City of Mansfield Public Improvement District No. 2 Reimbursement Agreement Between the City of Mansfield and Kinney Park, LLC.; And Authorizing the Mayor to Execute

Matt Jones presented the item.

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 CITY OF MANSFIELD PUBLIC IMPROVEMENT DISTRICT NO. 2 REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF MANSFIELD AND KINNEY PARK, LLC; AND AUTHORIZING THE MAYOR TO EXECUTE

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

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

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

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

Enactment No: RE-4198-24

24-6002

Review and Consideration of a Detailed Site Plan at Somerset Addition for a Townhouse Development on Approximately 20.362 Acres Being a Tract of Land Situated in the Seth M. Blair Survey, Abstract No. 72, in the City of Mansfield, Johnson County, Texas at 2401 S US 287; Impression

Homes, Builder; MESA Design Group Developer; LJA Engineering, Engineer; and Hanover Services Group, Inc., Owner (DS#24-001)

Jason Alexander presented the item. Applicant Peter Lai with Impression Homes spoke on the item. Applicant Thomas Brown spoke on the item.

Mayor Evans recessed the meeting into executive session at 8:24 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 8:27 p.m. Mayor Evans recessed the executive session at 8:37 p.m. Mayor Evans reconvened into regular business session at 8:39 p.m.

The applicants answered Council questions.

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

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

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

[24-6014](#)

Board Appointment: Appoint Chairman and Members of the Board of Directors of the Tax Increment Reinvestment Zone Number Two (Historic Mansfield)

Matt Jones presented the item.

A motion was made by Council Member Newsom to maintain the same Chair as the previous year. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 8:45 p.m.. Seconded by Council Member Short. The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Larry Broseh

Abstain: 0

Non-Voting: 1 - Casey Lewis

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary