



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, December 11, 2023

6:00 PM

Council Chambers

REGULAR MEETING

6:00 P.M. - CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 6:09 p.m.

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

INVOCATION

Jeslynn Thomas with First Baptist Church gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Lewis 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 Broseh led the Texas Pledge.

PRESENTATION

Police Headquarters Beam Signing

Police Chief Tracy Aaron spoke regarding the beam signing ceremony. Steele & Freeman representative Brian Hennington also spoke and gave a history of beam signing. The City Council, members of the Mansfield Police Department, and members of the public met in the foyer of City Hall to sign the beam which will be included in the structure of the future Police Headquarters.

CITIZEN COMMENTS

Walter Jacobs, 1 Court Street - Mr. Jacobs spoke on his enjoyable visit to the city of Mansfield.

COUNCIL ANNOUNCEMENTS

Council Member Short thanked everyone involved in putting together the tree lighting

and drone show.

Council Member Bounds wished everyone a Merry Christmas and Happy New Year.

Mayor Evans dittoed Council Member Short's comments, thanked the Mansfield Wind Symphony, and along with the rest of the Council, offered his sincere condolences to Council Member Lewis regarding the passing of his father.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

There were no staff comments.

PUBLIC HEARING

[23-5772](#)

Ordinance - Public Hearing and First and Final Reading on an Ordinance to Consider Adoption of the Future Land Use Plan, Entitled the "Mansfield 2040 Plan", and Establishing a Future Land Use Map and Recommending Land Use Policies and Practices

Executive Director of Planning and Development Services Jason Alexander presented the item. Daniel Harrison with Freese and Nichols spoke on the Future Land Use Plan.

Mayor Evans opened the public hearing at 6:53 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 6:53 p.m.

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS ADOPTING THE FUTURE LAND USE PLAN FOR THE CITY OF MANSFIELD, TEXAS ENTITLED "THE MANSFIELD 2040 PLAN"; ESTABLISHING A FUTURE LAND USE MAP AND RECOMMENDED LAND USE POLICIES AND PRACTICES; PROVIDING SPECIAL AREA PLANS WITH TARGETED LAND USE PLANS FOR FIVE DISTINCT DEVELOPMENT AREAS; ANALYZING POPULATION AND DEMOGRAPHICS; PROVIDING AN IMPLEMENTATION PLAN; PROVIDING A SEVERABILITY CLAUSE; 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-2335-23

PUBLIC HEARING AND FIRST AND FINAL READING

[23-5657](#)

Ordinance - Public Hearing and First and Final Reading of an Ordinance Amending Chapter 155 of the Mansfield Code of Ordinance, "Zoning", to Create a New Section 155.057, "Neighborhood Design Standards" and Related Development Regulations (OA#23-008)

A motion was made by Council Member Lewis to table this item until the January 8, 2024 City Council Meeting. 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

[23-5747](#)

Ordinance - Public Hearing and First and Final Reading of an Ordinance Approving Proposed Amendments of Chapter 155 of the Mansfield Code of Ordinances to Repeal the Regulations in Section 155.082(E)(8) Related to a Special Exception for Temporary Batch Plants and to Amend the Regulations in Section 155.099(B)(23) Related to Temporary Batch Plants (OA#23-012)

City Attorney Bradley Anderle 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 155, "ZONING," OF THE CODE OF MANSFIELD, TEXAS, BY AMENDING SECTION 155.082(E) "AUTHORIZED SPECIAL EXCEPTIONS" TO REPEAL SUBSECTION (8) "TEMPORARY BATCH PLANTS";; BY AMENDING SECTION 155.099(B) "SPECIAL CONDITIONS BY USE" TO REVISE SUBSECTION (23) "TEMPORARY BATCH PLANT" AMENDING THE SPECIAL CONDITIONS FOR TEMPORARY BATCH PLANTS S; 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; DATE 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-2336-23

PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

[23-5764](#)

Ordinance - Public Hearing Continuation and Second and Final 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)

A motion was made by Council Member Bounds to table this item indefinitely. 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

[23-5783](#)

Ordinance - Public Hearing Continuation and Second and Final 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)

A motion was made by Council Member Newsom to table this item to the January 8, 2023 City Council Meeting. 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

NEW BUSINESS

[23-5768](#)

Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas Authorizing the Issuance and Sale of City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation, Series 2024, in the Aggregate Principal Amount of Not to exceed \$65,000,000; Levying a Tax in Payment Thereof; Prescribing the Form of Said Certificates;

Authorizing the Execution and Delivery of Bond Purchase Agreement, Paying Agent/Registrar Agreement, and a Bond Counsel Engagement Letter; Approving the Official Statement; and Enacting Other Provisions Relating Thereto

Deputy City Manager Troy Lestina, Nick Bulaich with Hilltop Securities, and Rob Collins with Bracewell presented the item and provided an updated principal amount.

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

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE ISSUANCE AND SALE OF MANSFIELD, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024, IN THE AGGREGATE PRINCIPAL AMOUNT OF \$58,575,000.00; LEVYING A TAX IN PAYMENT THEREOF; PRESCRIBING THE FORM OF SAID CERTIFICATES; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT, A PAYING AGENT/REGISTRAR AGREEMENT, AND A BOND COUNSEL ENGAGEMENT LETTER; APPROVING THE OFFICIAL STATEMENT; AND ENACTING OTHER PROVISIONS RELATING THERETO

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

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

Enactment No: OR-2337-23

[23-5769](#)

Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas Authorizing the Issuance and Sale of City of Mansfield, Texas, Waterworks and Sewer System Revenue Bonds, Series 2024; In the Aggregate Principal Amount of Approximately \$50,000,000; Providing for the Security for and Payment of Said Bonds; Prescribing the Form of Said Bonds; Approving Execution and Delivery of a Bond Purchase Agreement; Approving the Official Statement; Approving a Bond Counsel Engagement Letter and Enacting Other Provisions Relating Thereto

Troy Lestina, Nick Bulaich with Hilltop Securities, and Rob Collins with Bracewell presented the item and provided an updated principal amount.

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

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE ISSUANCE AND SALE OF MANSFIELD, TEXAS, WATERWORKS AND SEWER SYSTEM REVENUE BONDS, SERIES 2024, IN THE AGGREGATE PRINCIPAL AMOUNT OF \$44,955,000.00; PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID BONDS; PRESCRIBING THE FORM OF SAID BONDS; APPROVING THE EXECUTION OF A BOND PURCHASE AGREEMENT; APPROVING THE OFFICIAL STATEMENT; APPROVING A BOND COUNSEL

ENGAGEMENT LETTER; AND ENACTING OTHER PROVISIONS RELATING THERETO

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

Nay: 0

Abstain: 0

Enactment No: OR-2338-23

[23-5778](#)

Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas Authorizing the Issuance and Sale of City of Mansfield, Texas General Obligation Refunding Bonds, Series 2024, in an Aggregate Principal Amount of Approximately \$12,010,000; Levying a Tax in Payment Thereof; Prescribing the Form of Said Bonds; Authorizing the Execution and Delivery of a Bond Purchase Agreement, A Paying Agent/Registrar Agreement, An Escrow Agreement and a Bond Counsel Engagement Letter; Approving the Official Statement; and Enacting Other Provisions Relating Thereto

Troy Lestina, Nick Bulaich with Hilltop Securities, and Rob Collins with Bracewell presented the item and provided an updated principal amount.

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

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE ISSUANCE AND SALE OF MANSFIELD, TEXAS GENERAL OBLIGATION REFUNDING BONDS, SERIES 2024 IN THE AGGREGATE PRINCIPAL AMOUNT OF \$11,290,000.00; LEVYING A TAX IN PAYMENT THEREOF; PRESCRIBING THE FORM OF SAID BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT, A PAYING AGENT/REGISTRAR AGREEMENT, AN ESCROW AGREEMENT, AND A BOND COUNSEL ENGAGEMENT LETTER; APPROVING THE OFFICIAL STATEMENT; AND ENACTING OTHER PROVISIONS RELATING THERETO

(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-2339-23

[23-5785](#)

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

Texas, Approving an Economic Development Agreement Between the City of Mansfield, Texas, the Mansfield Economic Development Corporation, the Board of Directors of Reinvestment Zone Number Two, City of Mansfield, and Oakhollow Group, Ltd.; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; Authorizing the City Manager or his Designee, the MEDC Board President, and Chairman of TIRZ #2 Board, to Execute Said Agreement; And Declaring an Effective Date (General Fund/MEDC/TIRZ #2)

Executive Director of Economic Development Jason Moore presented the item and answered Council questions.

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 ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MANSFIELD, TEXAS, THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER TWO, CITY OF MANSFIELD, AND OAKHOLLOW GROUP, LTD.; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE, THE MEDC BOARD PRESIDENT, AND CHAIRMAN OF TIRZ #2 BOARD TO EXECUTE SAID AGREEMENT; AND DECLARING AN EFFECTIVE DATE (GENERAL FUND/MEDC/TIRZ #2)

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

Nay: 0

Abstain: 0

Enactment No: RE-4142-23

[23-5786](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development Agreement Between the City of Mansfield, Texas and SW Mansfield Development II, LLC; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; Authorizing the City Manager or his Designee to Execute said Agreement; and Declaring an Effective Date

Jason Moore presented the item.

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 ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE

CITY OF MANSFIELD, TEXAS AND SW MANSFIELD DEVELOPMENT II, LLC.; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE SAID AGREEMENT; 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: 7 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-4143-23

[23-5787](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Contract to Exchange Real Property Between the City of Mansfield, Texas and JBK Realty LLC; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; Authorizing the City Manager or his Designee to Execute said Agreement; and Declaring an Effective Date

Jason Moore 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 A CONTRACT TO EXCHANGE REAL PROPERTY BETWEEN THE CITY OF MANSFIELD, TEXAS AND JBK REALTY LLC; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE SAID AGREEMENT; 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-4144-23

[23-5793](#)

Consideration of a Community Activation Grant Application Made by the Pickled Mansfield Society

Jason Moore presented this item and answered Council questions. Pickled Mansfield Society representatives Sheri Curb and John Pressley spoke and answered Council questions. There was discussion amongst the Council and representatives regarding the funding, and Bradley Anderle advised.

A motion was made by Council Member Newsom to table this item to the January 8, 2024 City Council Meeting. 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

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 7:53 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 8:01 p.m. Mayor Evans recessed the executive session at 9:30 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

Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

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

IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Evans reconvened the meeting into regular business session at 9:32 p.m.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

There was no action taken.

ADJOURN

A motion was made by Council Member Lewis to adjourn the meeting at 9:33

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