



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, September 11, 2023

3:00 PM

Council Chambers

REGULAR MEETING

3:00 P.M. - CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 3:01 p.m.

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

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 3:03 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 3:05 p.m. Mayor Evans recessed the executive session at 3:34 p.m.

Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 352-342443-23

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 4:23-CV-00131-O

Seek Advice of City Attorney Regarding Public/Private Partnerships

Seek Advice of City Attorney Regarding Enforcement Activities in the Downtown Area

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

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 #22-23

Economic Development Project #23-08

Economic Development Project #23-11

Economic Development Project #23-13

7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

WORK SESSION

Discussion Regarding the Draft Mansfield 2040 Future Land Use Plan

Daniel Harrison, Freese and Nichols, presented the draft Mansfield 2040 Future Land Use Plan. He spoke on the plan development process, Open House #1, the Citizen Planning Steering Committee, other engagements, the project schedule, mission statement breakdown, and guiding principles alignment. Mr. Harrison spoke in detail on the Future Land Use Plan map, then spoke on land use categories goals, special area plan recommendations, and next steps. The City Council made comments and asked questions of Mr. Harrison.

Discussion Regarding the Proposed Neighborhood Design Standards

Executive Director of Planning and Development Services Jason Alexander presented the proposed neighborhood design standards and spoke on the purpose and intent, proposed application, considerations, and showed examples.

Discussion Regarding the September 11, 2023 Consent Agenda Items

Assistant City Manager Vanessa Ramirez spoke and answered Council questions on agenda items 23-5574 and 23-5575. City Attorney Bradley Anderle advised and answered Council questions on agenda item 23-5575.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 5:02 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 5:02 p.m. Mayor Evans recessed the executive session at 6:55 p.m.

Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 352-342443-23

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 4:23-CV-00131-O

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Economic Development Project #22-23

Economic Development Project #23-08

Economic Development Project #23-11

Economic Development Project #23-13

6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

Mayor Evans reconvened the meeting into regular business session at 7:14 p.m.

INVOCATION

Zach Stiefel with Community of Hope gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Bounds led the pledge of allegiance.

TEXAS PLEDGE

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

Mayor Pro Tem Tonore led the Texas pledge.

CITIZEN COMMENTS

There were no citizen comments.

COUNCIL ANNOUNCEMENTS

There were no Council announcements.

SUB-COMMITTEE REPORTS**[23-5562](#)**

Minutes - Approval of the August 28, 2023 Housing Market Growth Strategy Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Lewis (Chair), Short, and Bounds)

Council Member Lewis gave a report of the meeting.

A motion was made by Council Member Short to approve the minutes of the August 28, 2023 Housing Market Growth Strategy Sub-Committee Meeting. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 3 - Julie Short; Casey Lewis and Tamera Bounds

Nay: 0

Abstain: 0

Non-Voting: 4 - Larry Broseh; Todd Tonore; Michael Evans and Brent Newsom

[23-5563](#)

Minutes - Approval of the August 28, 2023 Tax Increment Reinvestment Zone #1 Board Meeting Minutes (Broseh (Chair), Bounds, Evans, and Tonore)

Council Member Broseh gave a report of the meeting.

A motion was made by Council Member Bounds to approve the minutes of the August 28, 2023 Tax Increment Reinvestment Zone #1 Board Meeting as

presented. Seconded by Mayor Pro Tem Tonore. 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 - Julie Short; Casey Lewis and Brent Newsom

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Business Services Department Report

[23-5565](#)

Presentation of the Monthly Financial Report for the Period Ending July 31, 2023

Director of Finance Latifia Coleman presented highlights of the July 2023 Monthly Financial Report.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Lewis to approve the deal points as discussed in executive session regarding item number 23-08, and direct staff to proceed as discussed in executive session. 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

A motion was made by Council Member Newsom to approve the deal points for executive session item number 23-13 as discussed in executive session and direct staff to proceed as discussed in executive session. 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

CONSENT AGENDA[23-5572](#)

Ordinance - An Ordinance of The City of Mansfield, Texas, Authorizing and Approving Exchanges and Conveyances of Land with Open Range Properties, LLC; Making Findings of Fact; and Providing for Related Matters

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

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING AND APPROVING EXCHANGES AND CONVEYANCES OF LAND WITH OPEN RANGE PROPERTIES, LLC; MAKING FINDINGS OF FACT; PROVIDING FOR RELATED MATTERS; PROVIDING FOR PUBLICATION; 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-2319-23

[23-5573](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Adopting the City of Mansfield, Texas Investment Policy; Approving Investment Pools; and Approving Qualified Broker Dealers and Investment Advisors for Engaging in Investment Transactions for the City

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 THE CITY'S INVESTMENT POLICY; APPROVING TRAINING FOR THE CITY'S INVESTMENT OFFICER; APPROVING INVESTMENT POOLS; AND APPROVING QUALIFIED BROKER DEALERS FOR ENGAGING IN INVESTMENT TRANSACTIONS OF THE CITY; 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-4066-23

[23-5578](#)

Resolution - A Resolution of the City of Mansfield, Texas Appointing the Associate Judges of the Mansfield Municipal Court of Record: Approving the Contract Appointing Three Associate Judges of the Mansfield Municipal Court of Record; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Providing an Effective Date

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS APPOINTING THE ASSOCIATE JUDGES OF THE MANSFIELD MUNICIPAL COURT OF RECORD NO. 1; NAMING THE APPOINTED ASSOCIATE JUDGES TO A TERM OF TWO YEARS; APPROVING THE CONTRACTS APPOINTING THREE ASSOCIATE JUDGES OF THE MANSFIELD MUNICIPAL COURT OF RECORD NO. 1; 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-4067-23

[23-5579](#)

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 Expansion of the Service Center and Animal Shelter 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

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 EXPANSION OF THE SERVICE CENTER AND ANIMAL SHELTER 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-4068-23

[23-5583](#)

Resolution - A Resolution of The City Council of The City of Mansfield, Texas, Authorizing the Purchase of the West 15 Acres out of Philip B. George, Abstract 299, Johnson County, Texas (2624 Chambers St.) and Authorizing the Execution of Any Documents Necessary to Implement this Resolution

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, AUTHORIZING THE PURCHASE OF THE WEST 15 ACRES OUT OF PHILIP B. GEORGE, ABSTRACT 299, JOHNSON COUNTY, TEXAS (2624 CHAMBERS ST.); AUTHORIZING THE EXECUTION OF ANY DOCUMENTS NECESSARY TO IMPLEMENT THIS RESOLUTION; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE (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-4069-23

[23-5587](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Purchase of Lot 1, Block 1, Singh Addition, Johnson County, Texas (1050 S. Mitchell Rd.) and Authorizing the Execution of any Documents Necessary to Implement this Resolution

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, AUTHORIZING THE PURCHASE OF LOT 1, BLOCK 1, SINGH ADDITION, JOHNSON COUNTY, TEXAS (1050 S. MITCHELL RD.); AUTHORIZING THE EXECUTION OF ANY DOCUMENTS NECESSARY TO IMPLEMENT THIS

RESOLUTION; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE (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-4070-23

[23-5580](#)

Request for Special Event Permit: 2023 Run for a Cure

A motion was made by Council Member Newsom to approve the request for a Special Event Permit. 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

[23-5564](#)

Minutes - Approval of the August 28, 2023 Regular City Council Meeting Minutes

A motion was made by Council Member Newsom to approve the minutes for the August 28, 2023 Regular 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

[23-5575](#)

Ordinance - An Ordinance of The City of Mansfield, Texas Granting to Oncor Electric Delivery Company LLC, its Successors and Assigns, a Non-Exclusive Electric Power Franchise to use the Present and Future Streets, Alleys, Highways, Public Utility Easements, Public Ways and Public Property of the City Of Mansfield, Texas

Council Member Newsom removed this item from the consent agenda. Vanessa Ramirez spoke on the item.

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

ordinance:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS GRANTING TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE ELECTRIC POWER FRANCHISE TO USE THE PRESENT AND FUTURE STREETS, ALLEYS, HIGHWAYS, PUBLIC UTILITY EASEMENTS, PUBLIC WAYS AND PUBLIC PROPERTY OF THE CITY OF MANSFIELD, TEXAS, PROVIDING FOR COMPENSATION THEREFORE, PROVIDING FOR WRITTEN ACCEPTANCE OF THIS FRANCHISE, PROVIDING FOR THE REPEAL OF ALL EXISTING FRANCHISE ORDINANCES TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS PREDECESSORS AND ASSIGNS, FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC, PROVIDING FOR PUBLICATION; AND PROVIDING FOR 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: 7 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: OR-2320-23

[23-5574](#)

Resolution - A Resolution of The City Council of The City Of Mansfield, Texas, Approving a Parking Lot Agreement with Open Range Properties, LLC for the Public Use of Open Range Properties, LLC's Parking Lot in an Amount not to Exceed \$14,300 a Year

Council Member Broseh removed this item from the consent agenda. Vanessa Ramirez spoke on the item.

A motion was made by Council Member Broseh to table the item to the next meeting of September 25, 2023. 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

[23-5586](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Early Termination of the Maintenance and Operations Agreement with Big League Dreams Mansfield, LLC and Authorizing the Execution of any Documents Necessary to Implement this Resolution

Council Member Lewis removed the item from the consent agenda. Vanessa Ramirez and Executive Director of Community Services Matt Young spoke and answered questions on the item. The City Council made comments.

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, AUTHORIZING THE EARLY TERMINATION OF THE MAINTENANCE AND OPERATIONS AGREEMENT WITH BIG LEAGUE DREAMS MANSFIELD, LLC; AUTHORIZING THE EXECUTION OF ANY DOCUMENTS NECESSARY TO IMPLEMENT THIS RESOLUTION; 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-4071-23

END OF CONSENT AGENDA

PUBLIC HEARING AND RESOLUTION

[23-5582](#)

Resolution - Public Hearing on a Resolution Approving the Fiscal Year 2023/2024 Services and Assessment Plan for the South Pointe Public Improvement District ("PID"); Providing a Severability Clause; and Providing an Effective Date

Deputy City Manager Troy Lestina presented the item.

Mayor Evans opened the public hearing at 7:41 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 7:41 p.m.

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 THE FISCAL YEAR 2023/2024 SERVICES AND ASSESSMENT PLAN IN THE AMOUNT OF \$758,320 FOR THE SOUTH POINTE PUBLIC IMPROVEMENT DISTRICT ("PID"); FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (SOUTH POINTE PID 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-4072-23

PUBLIC HEARING AND FIRST AND FINAL READING

23-5499

Ordinance - Public Hearing and First and Final Reading on an Ordinance Amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.074 "T, Toll Road 360 Form-based Development District" (OA#23-002)

A motion was made by Council Member Newsom to table this item to the September 25, 2023 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

PUBLIC HEARING AND FIRST READING

23-5500

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District to the T, Toll Road 360 Form-based Development District on approx. 210 acres, being a 20.6-acre tract of land situated in the J. Lawrence Survey, Abstract No. 616, and a 189.4-acre tract of land situated in 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 east of State Highway 360, south of Lone Star Road, and south of Britton Road.; Arcadia, Developer (ZC#23-005)

A motion was made by Council Member Bounds to table this item to the September 25, 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

PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

23-5547

Public Hearing - Public Hearing Continuation and Second and Final Reading on the Budget for the Fiscal Year Beginning October 1, 2023, and Ending

September 30, 2024, in Accordance with the Charter of the City of Mansfield, and the Appropriation of Various Amounts Thereof

Troy Lestina presented the item and City Manager Joe Smolinski made brief comments.

Mayor Evans continued the public hearing at 8:18 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:18 p.m.

23-5546

Public Hearing - Public Hearing Continuation and Second and Final Reading on the Tax Rate, Levying the Ad Valorem Taxes for the Fiscal Year 2024 at a Rate of \$0.659293 per One Hundred Dollars (\$100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2023, to Provide Revenues for the Payment of Current Expenditures and to Provide an Interest and Sinking Fund on all Outstanding Debts of the City, and Providing for Due and Delinquent Dates Together with Penalties and Interest

Troy Lestina presented the item and Joe Smolinski made brief comments. The City Council made brief comments.

Mayor Evans continued the public hearing at 8:19 p.m.

Tom Corbin, 1116 Concord Drive - Mr. Corbin spoke regarding appraised property values and ad valorem taxes.

Mayor Evans closed the public hearing at 8:24 p.m.

NEW BUSINESS

23-5570

Ordinance - Consideration and Approval of an Ordinance Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024, in Accordance with the Charter of the City of Mansfield, and Making Appropriations for Each Fund and Department

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

AN ORDINANCE ADOPTING A BUDGET FOR THE ENSUING FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024, IN ACCORDANCE WITH THE CHARTER OF THE CITY OF MANSFIELD, APPROPRIATING THE VARIOUS AMOUNTS THEREOF, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR 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; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: OR-2321-23

Bradley Anderle advised the Council on an additional vote required regarding the adoption of the budget.

A motion was made by Council Member Short to ratify the property tax increase as stated in the budget. 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

[23-5571](#)

Ordinance - An Ordinance of the City of Mansfield, Texas, Levying the Ad Valorem Taxes for the Fiscal Year 2024 at a Rate of \$0.659293 per One Hundred Dollars (\$100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2023, to Provide Revenues for the Payment of Current Expenditures and to Provide an Interest and Sinking Fund on all Outstanding Debts of the City, and Providing for Due and Delinquent Dates Together with Penalties and Interest

A motion was made by Council Member Broseh that the property tax be increased by the adoption of the tax rate of \$0.659293 per \$100 of assessed valuation, which is effectively an 8.29% increase in the tax rate, demonstrating the City Council is of the opinion that the tax rate hereinafter set forth is proper and should be approved and adopted and to approve the following ordinance:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, LEVYING THE AD VALOREM TAXES FOR THE TAX YEAR 2023 (FISCAL YEAR 2023-2024) AT A RATE OF \$0.659293 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AS OF JANUARY 1, 2023, TO PROVIDE REVENUES FOR THE PAYMENT OF CURRENT EXPENDITURES AND TO PROVIDE AN INTEREST AND SINKING FUND ON ALL OUTSTANDING DEBTS OF THE CITY; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; AND DECLARING 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: 7 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: OR-2322-23

[23-5585](#)

Resolution - A Resolution to Approve an Economic Development and Performance Agreement between the Mansfield Economic Development Corporation and M.R. DEVELOPMENT CORPORATION, and CARLETON DEVELOPMENT, LTD; and Authorize the Board President to Execute the Agreement

Executive Director of Economic Development Jason Moore 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 AN ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT BY AND BETWEEN THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION ("MEDC") AND M.R. DEVELOPMENT CORPORATION, AND CARLETON DEVELOPMENT, LTD., AND AUTHORIZING ITS EXECUTION BY THE PRESIDENT OF THE MEDC; AND PROVIDING AN EFFECTIVE DATE

(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: 5 - Larry Broseh; Julie Short; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 2 - Casey Lewis and Brent Newsom

Abstain: 0

Enactment No: RE-4073-23

[23-5553](#)

Board Appointments: Mansfield Park Facilities Development Corporation

A motion was made by Council Member Newsom to reappointment Scot Bowman, Lindsay Cadenhead and Bob Kowalski to serve a two-year term, to appoint Shelly Isbell to a fulltime Director position for a two-year term, to appoint Malinda Knappenberger as an Alternate for a two-year term, and to appoint Scot Bowman as Chair/President. 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

[23-5554](#)

Board Appointments: Mansfield Economic Development Corporation

A motion was made by Council Member Short to reappoint Juan Fresquez, Todd Simmons and Nicole Zaitoon to serve a two-year term, to appoint Jim Vaszauskas to serve a two-year term, and to appoint David Godin as Chair/President. 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

[23-5555](#)

Board Appointments: Planning and Zoning Commission

A motion was made by Council Member Bounds to reappoint Blake Axen, Michael Bennett, and Patrick Moses to a two-year term, and appoint Michael Mainer as Chair. 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

[23-5556](#)

Board Appointments: Zoning Board of Adjustments

A motion was made by Council Member Broseh to reappoint Eddilisa Martin and Noel Rendon to serve a two-year term, and appoint Katt Watton as an Alternate to serve a two-year term. 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

[23-5557](#)

Board Appointments: Historic Landmark Commission

A motion was made by Mayor Pro Tem Tonore to reappoint Robert Smith to serve a two-year term and to appoint Anne Weydeck and Jennifer Johnston to serve a two-year term. 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

[23-5558](#)

Board Appointments: Historic Preservation Advisory Board

A motion was made by Council Member Newsom to reappoint Chris O'han and Marty Thomas to serve a two-year term. 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

[23-5559](#)

Board Appointments: Library Advisory Board

A motion was made by Council Member Lewis to reappoint Richard Ajenikoko, Debra Collins, Cynthia Gray and Bobby Quinten to serve a two-year term, and appoint Leigh Ann Osburn to fill an unexpired one-year term. 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

[23-5560](#)

Board Appointments: Keep Mansfield Beautiful Commission

A motion was made by Council Member Bounds to reappoint Alex Godina and Lisa Kammaz to serve a two-year term, and appoint Stacy Penney to serve a two-year term. 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

[23-5561](#)

Board Appointments: Construction Code Board of Adjustment and Appeals

A motion was made by Council Member Lewis to reappoint Justin Gilmore, Kenneth Mott and Bobby Tutor to serve a two-year term, and appoint Kenneth McKnight to serve a two-year term. 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 Short to adjourn the meeting at 8:39 p.m. 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

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary