



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, March 4, 2024

3:00 PM

Council Chambers

REGULAR MEETING

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

Mayor Evans called the meeting to order at 3:00 p.m.

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

PROCLAMATION

[24-5898](#)

Proclamation - North Texas Community Cleanup Challenge 2024

Mayor Evans read and presented the proclamation to Environmental Manager Howard Redfearn.

WORK SESSION

Discussion Regarding the March 4, 2024 Consent Agenda Items

Assistant City Manager Matt Jones answered questions regarding agenda item 24-5891.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 3:07 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 3:14 p.m. Mayor Evans recessed the meeting into executive session at 5:49 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 Roadway Impact Fees

Seek Advice of City Attorney Regarding Multi Family Dwelling Ordinance Amendments

Seek Advice of City Attorney Regarding the Use of City Owned Property

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 #21-26

Economic Development Project #21-33

Economic Development Project #22-24

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

Mayor Evans reconvened the meeting into regular business session at 6:00 p.m.

INVOCATION

Stoney Short 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.

CITIZEN COMMENTS

There were no citizen comments.

COUNCIL ANNOUNCEMENTS

Council Member Newsom congratulated the Mansfield Lady Timberwolves on their great season and wished good luck to the Lakeridge Men's Basketball team on their upcoming championship game.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Geyer Commons Update

Matt Jones provided an update on Geyer Commons, which has a related item for approval on the consent agenda.

Historic Preservation Month Events

Historic Preservation Officer Art Wright spoke regarding the events being held during Historic Preservation Month.

[24-5892](#)

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

Assistant Director of Finance Bryan Rebel was available for questions.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

There was no action taken.

CONSENT AGENDA

[24-5885](#)

Resolution - A Resolution of the City of Mansfield, Texas, Authorization of the City Manager or Designee to Enter an Interlocal Agreement with Tarrant County for the Asphalt Street Reconstruction of Spring Brook Drive for a Cost Not to Exceed \$155,000.00 (2024 Street Bond Fund)

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING FUNDING IN AN AMOUNT NOT TO EXCEED \$155,000.00 AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO ENTER INTO AN INTERLOCAL AGREEMENT WITH TARRANT COUNTY FOR THE ASPHALT RECONSTRUCTION OF SPRING BROOK 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 (2024 STREET BOND FUND)

(Resolution 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: RE-4166-24

[24-5891](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Agreement Between the City of Mansfield and Dunaway Associates, L.L.C., for Landscape Architectural and Design Services in an Amount not to Exceed \$347,750; Expressing the Intent to Finance Expenditures to be Incurred for Architectural and Design Services with Dunaway Associates, L.L.C., for Geyer Commons; Authorizing the City Manager or his Designee to Execute 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 Declaring an Effective Date

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 A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF MANSFIELD AND DUNAWAY ASSOCIATES, L.L.C., FOR LANDSCAPE ARCHITECTURAL AND DESIGN SERVICES IN AN AMOUNT NOT TO EXCEED \$347,750; EXPRESSING THE INTENT TO FINANCE EXPENDITURES TO BE INCURRED FOR ARCHITECTURAL AND DESIGN SERVICES WITH DUNAWAY ASSOCIATES, L.L.C., FOR GEYER COMMONS; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE 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 DECLARING AN EFFECTIVE DATE. (GENERAL FUND RESERVE)

(Resolution 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: RE-4167-24

END OF CONSENT AGENDA

PUBLIC HEARING[24-5888](#)

A Public Hearing on the Advisability of the Improvements and Creation of the City of Mansfield Public Improvement District No. 2 Containing Approximately 34.5 Acres in the City of Mansfield South of Ravenwood Court

Matt Jones presented the item.

Mayor Evans opened the public hearing at 6:11 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 6:12 p.m.

PUBLIC HEARING AND FIRST READING[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)

Executive Director of Planning and Development Services Jason Alexander presented the item.

A motion was made by Council Member Short to table the item indefinitely. 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

NEW BUSINESS[24-5887](#)

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 Halff Associates, Inc. in an Amount Not to Exceed \$495,000.00 for the Schematic Design of the US 287 Southbound Entrance Ramp at Walnut Creek Drive (Street Bond Fund)

Director of Engineering Services Raymond Coffman presented the item and answered Council questions.

A motion was made by Council Member Lewis 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, TEXAS AND HALFF ASSOCIATES, INC. IN AN AMOUNT NOT TO EXCEED \$495,000.00 FOR THE SCHEMATIC DESIGN OF THE US 287 SOUTHBOUND ENTRANCE RAMP AT WALNUT CREEK 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)**

(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-4168-24

[24-5896](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a First Amendment to the Economic Development Agreement between the City of Mansfield, Texas, the Mansfield Economic Development Corporation, the Board of Directors of Reinvestment Zone Number One in the City of Mansfield, Texas, and Admiral Legacy, 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, The MEDC Board President, and Chairman of TIRZ #1 Board, to Execute Said Agreement; And Declaring an Effective Date (TIRZ #1)

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 A FIRST AMENDMENT TO THE ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MANSFIELD, TEXAS, THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER ONE IN THE CITY OF MANSFIELD, TEXAS, AND ADMIRAL LEGACY, 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, THE MEDC BOARD PRESIDENT, AND CHAIRMAN OF TIRZ #1 BOARD, TO EXECUTE SAID AGREEMENT; AND DECLARING AN EFFECTIVE DATE (TIRZ #1)

(Resolution 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: RE-4169-24

[24-5897](#)

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 One in the City of Mansfield, Texas, and Lonejack, 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, The MEDC Board President, and Chairman of TIRZ #1 Board, to Execute Said Agreement; And Declaring an Effective Date (General Fund, MEDC, TIRZ #1)

Jason Moore presented the item and answered Council questions.

A motion was made by Council Member Lewis 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 ONE IN THE CITY OF MANSFIELD, TEXAS, AND LONEJACK, 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, THE MEDC BOARD PRESIDENT, AND CHAIRMAN OF TIRZ #1 BOARD, TO EXECUTE SAID AGREEMENT; AND DECLARING AN EFFECTIVE DATE (TIRZ #1)

(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-4170-24

ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 6:46 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