



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### City Council

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Monday, February 10, 2025

3:00 PM

Council Chambers

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

#### WORK SESSION

Review and Discussion of the February 10, 2025 Posted Agenda Items

*Assistant City Manager/Deputy City Attorney Vanessa Ramirez answered Council questions on agenda items 25-6394 and 25-6410. Director of Engineering Services Raymond Coffman answered questions on agenda item 25-6407. Assistant Director of Public Works - Streets and Traffic James Rogge answered questions on agenda item 25-6409. Assistant City Manager Matt Jones answered questions on agenda item 25-6415.*

#### RECESS INTO EXECUTIVE SESSION

*In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 3:12 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 3:14 p.m. Mayor Evans recessed the executive session at 5:26 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 Housing Tax Credit Application

Seek Advice of City Attorney Regarding HUD Complaint

Seek Advice of City Attorney Regarding Contract Negotiations

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

Project Union Creek

**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 #21-33

Economic Development Project #25-01

**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**

*Pastor Steve Pixler of Freedom Life Fellowship Church gave the Invocation.*

**PLEDGE OF ALLEGIANCE**

*Council Member Short 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.*

**CITIZEN COMMENTS**

*Jerry Sweeney, 1726 Wren Drive - Mr. Sweeney spoke on parked cars near driveways on residential streets.*

*Judy Werner, 2115 Ladera Way - Ms. Werner spoke on speed, noise, and accidents due to traffic on Debbie Lane.*

*Alicia Tipping, 3217 Scenic Glen Drive - Ms. Tipping spoke on the Trinity Metro Rideshare Program.*

### **COUNCIL ANNOUNCEMENTS**

*There were no Council announcements.*

### **SUB-COMMITTEE REPORTS**

#### **[25-6402](#)**

Minutes - Approval of the January 27, 2025 Local Transportation Issues Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Tonore (Chair), Bounds, and Fresquez)

*Mayor Pro Tem Tonore gave a brief report of the meeting.*

**A motion was made by Mayor Pro Tem Tonore to approve the minutes of the January 27, 2025 Local Transportation Issues Sub-Committee Meeting as presented. Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

**Aye:** 3 - Todd Tonore;Tamera Bounds and Juan Fresquez

**Nay:** 0

**Abstain:** 0

**Non-Voting:** 4 - Larry Broseh;Michael Evans;Brent Newsom and Julie Short

### **STAFF COMMENTS**

#### **A. City Manager Report or Authorized Representative**

Current/Future Agenda Items

*Matt Jones gave an update on the Trinity Metro Rideshare Program.*

#### **B. Police Department Report**

#### **[25-6411](#)**

2024 Mansfield Police Department Annual Traffic Contact Report

*Police Chief Tracy Aaron presented the report.*

### **TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

*There was no action taken.*

### **CONSENT AGENDA**

#### **[25-6403](#)**

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing a Professional Services Contract Between the City of

Mansfield, Texas and Kimley-Horn Associates, Inc. in an Amount Not to Exceed \$132,000 for the Design of Fiber Optic Infrastructure; Finding that the Meeting at which this Resolution is Passed and Open to the Public as Required by Law; and Declaring an Effective Date (Certificate of Obligation Bonds)

**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 CONTRACT BETWEEN THE CITY OF MANSFIELD, TX AND KIMLEY-HORN AND ASSOCIATES, INC. IN AN AMOUNT NOT TO EXCEED \$132,000 FOR THE DESIGN OF FIBER OPTIC INFRASTRUCTURE; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (CERTIFICATE OF OBLIGATION BONDS)**

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

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4313-25

[25-6404](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Interlocal Agreement for Cooperative Purchasing of Goods, Products, and/or Services by and between the City of Mansfield and the City of Allen; Authorizing the City Manager, or Designee, to Execute any Documents Necessary to Implement this Resolution; Finding that the Meeting at which this Resolution is Passed and 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 AN INTERLOCAL AGREEMENT FOR COOPERATIVE PURCHASING OF GOODS, PRODUCTS AND/OR SERVICES BY AND BETWEEN THE CITY OF MANSFIELD AND THE CITY OF ALLEN; AUTHORIZING THE CITY MANAGER, OR 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**

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

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4314-25

[25-6400](#)

Minutes - Approval of the January 27, 2025 Regular City Council Meeting Minutes

**A motion was made by Council Member Bounds to approve the minutes of the January 27, 2025 Regular City Council Meeting as presented. Seconded by Council Member Short. 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

[25-6401](#)

Minutes - Approval of the January 16 - January 17, 2025 City Council Strategic Visioning Workshop Minutes

**A motion was made by Council Member Bounds to approve the minutes of the January 16 - January 17, 2025 City Council Strategic Visioning Workshop as presented. Seconded by Council Member Short. 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**

[25-6394](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager and the Mansfield Police Department to Make Application, Receive, and Expend Grant Funding from the Office of the Governor of Texas, Public Safety Office, Criminal Justice Division to Purchase Modular Vehicular Barriers in an Amount Not to Exceed \$98,940; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Providing an Effective Date

*Council Member Short removed this item from the consent agenda. Police Chief Tracy Aaron 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, AUTHORIZING THE CITY MANAGER AND THE MANSFIELD POLICE DEPARTMENT TO MAKE APPLICATION, RECEIVE, AND EXPEND GRANT**

FUNDING FROM THE OFFICE OF THE GOVERNOR OF TEXAS, PUBLIC SAFETY OFFICE, CRIMINAL JUSTICE DIVISION TO PURCHASE MODULAR VEHICULAR BARRIERS IN AN AMOUNT NOT TO EXCEED \$98,940; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE

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

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4315-25

[25-6410](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager and the Mansfield Police Department to Make Application, Receive, and Expend Grant Funding from the State of Texas, Office of the Governor, Public Safety Office, Body-Worn Camera Grant Program FY-2026 in an Amount Not to Exceed \$126,400 to Purchase Body-Worn Cameras; Agreeing to Provide Applicable Matching Funds; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Providing an Effective Date

*Council Member Short removed this item from the consent agenda. Chief Aaron 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 AUTHORIZING THE CITY MANAGER AND THE MANSFIELD POLICE DEPARTMENT TO MAKE APPLICATION, RECEIVE, AND EXPEND GRANT FUNDING FROM THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE, BODY-WORN CAMERA GRANT PROGRAM FY-2026 IN AN AMOUNT NOT TO EXCEED \$126,400 TO PURCHASE BODY-WORN CAMERAS; AGREEING TO PROVIDE APPLICABLE MATCHING FUNDS; 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 Fresquez. 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-4316-25

[25-6407](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Contract Amendment Between the City of Mansfield, TX and Pacheco Koch Consulting Engineering, LLC, in an Amount Not to Exceed \$36,500.00 for the Design of South Main Street and Heritage Parkway Intersection Improvements; 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)

*Council Member Short removed this item from the consent agenda. Raymond Coffman 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 A CONTRACT AMENDMENT BETWEEN THE CITY OF MANSFIELD, TX AND PACHECO KOCH CONSULTING ENGINEERING, LLC, IN AN AMOUNT NOT TO EXCEED \$36,500.00 FOR THE DESIGN OF SOUTH MAIN STREET AND HERITAGE PARKWAY INTERSECTION IMPROVEMENTS; 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 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-4317-25

[25-6409](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Advance Funding Agreement Between the City of Mansfield, Texas and The Texas Department of Transportation in an Amount Not to Exceed \$112,033 for the Design and Construction of the HSIP Walnut Creek Drive Signal Improvements (Debbie Lane to Saving Place 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)

*Council Member Short removed this item from the consent agenda. Executive Director of Public Works Jeff Price answered Council questions.*

**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 ADVANCE FUNDING AGREEMENT BETWEEN THE CITY OF MANSFIELD, TEXAS, AND THE TEXAS DEPARTMENT OF TRANSPORTATION**

IN AN AMOUNT NOT TO EXCEED \$112,033 FOR THE DESIGN AND CONSTRUCTION OF THE HSIP WALNUT CREEK DRIVE SIGNAL IMPROVEMENTS (DEBBIE LANE TO SAVING PLACE 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 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-4318-25

#### 25-6415

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Purchase of 1.15 Acres at the Northeast Corner of Regency Parkway and Heritage Parkway, Tarrant County, Texas; 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 (TIRZ #1)

*Council Member Short removed this item from the consent agenda. Matt Jones answered Council questions.*

**A motion was made by Council Member Newsom to table the resolution until staff brings the item back to Council. Seconded by Council Member Short. 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**

### **PUBLIC HEARING**

#### 25-6398

Ordinance - Public Hearing and Consideration of an Ordinance of the City of Mansfield, Texas, Setting Forth the Standards of Care for the Parks and Recreation Department's Kids Zone Program for the City of Mansfield; Providing for the Operational Standards of the Administration for the Program; Providing for the Inspecting, Monitoring, and Enforcement of the Standards of Care; Providing for the Staffing Levels, Training and Responsibilities for Those Working in the Program, Providing for Facility Standards; Providing for the Repeal of all Ordinances in Conflict; Providing for a Cumulative Clause; Providing for a Severability Clause; Providing for



Publication as Required by Law; Providing for an Effective Date

*Assistant Director of Parks and Recreation Brian Coatney presented the item and answered Council questions.*

*Mayor Evans opened the public hearing at 6:42 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 6:42 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, SETTING FORTH THE STANDARDS OF CARE FOR THE PARKS AND RECREATION DEPARTMENT'S KIDS ZONE PROGRAM FOR THE CITY OF MANSFIELD; PROVIDING FOR THE OPERATIONAL STANDARDS OF THE ADMINISTRATION FOR THE PROGRAM; PROVIDING FOR THE INSPECTING, MONITORING, AND ENFORCEMENT OF THE STANDARDS OF CARE; PROVIDING FOR THE STAFFING LEVELS, TRAINING AND RESPONSIBILITIES FOR THOSE WORKING IN THE PROGRAM; PROVIDING FOR FACILITY STANDARDS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AS REQUIRED BY LAW; 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; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

**Nay:** 0

**Abstain:** 0

Enactment No: OR-2408-25

[25-6408](#)

Public Hearing and Consideration of a Specific Use Permit for a Convenience Store/Gas Station on approximately 0.480 acres being Lot 4R1, Block 1, Wal-mart Addition, Tarrant Co., TX, located approximately 925 feet southeast from the intersection of North U.S. HWY 287 and North Walnut Creek Drive, and addressed as 950 North Walnut Creek Drive.; Murphy Oil USA Inc., Owner/Developer; JM Civil, Engineer (SUP#24-003)

*Assistant Director of Planning Arty Wheaton-Rodriguez presented the item and answered Council questions.*

*Mayor Evans opened the public hearing at 6:49 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 6:49 p.m.*

**A motion was made by Council Member Broseh to approve the Specific Use Permit. Seconded by Council Member Short. 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

**ADJOURN**

**A motion was made by Council Member Newsom to adjourn the meeting at 6:50 p.m. Seconded by Council Member Short. 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

\_\_\_\_\_  
ATTEST: Michael Evans, Mayor

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Susana Marin, City Secretary