



# CITY OF MANSFIELD

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

## Meeting Minutes - Final

### City Council

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Monday, March 3, 2025

4:30 PM

Council Chambers

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#### REGULAR MEETING

#### 4:30 P.M. - CALL MEETING TO ORDER

*Mayor Evans called the meeting to order at 4:30 p.m.*

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

#### PROCLAMATION

[25-6456](#)

Proclamation - Government Communicators Day

*Mayor Evans presented the proclamation to local government communicators.*

#### RECESS INTO EXECUTIVE SESSION

*In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 4:34 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 4:44 p.m. Mayor Evans recessed the executive session at 5:35 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 Contractual Obligations

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

Acquisition of Right-of-Way for the Walnut Creek Linear Trail

**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 #21-04

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 Jeremy Moss with Mercy Culture 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 Newsom led the Texas Pledge.*

**CITIZEN COMMENTS**

*Esteban Loya, 1703 Hackney Drive - Mr. Loya spoke on a request for a yield sign to be added at the exit from SH 360 onto Lone Star Road.*

*Nguyet Nguyen, 1701 Hackney Drive - Ms. Nguyen spoke on issues with Spectrum and drainage.*

**COUNCIL ANNOUNCEMENTS**

*Council Member Newsom congratulated the Summit Jaguars Basketball team on making it to the state semi-finals and wished them good luck on their next game on the road to the state championship.*

## **STAFF COMMENTS**

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

Current/Future Agenda Items

City Manager Updates

*City Manager Joe Smolinski and Director of Engineering Services Raymond Coffman spoke on making a request to TxDOT for a yield sign at the exit to Lone Star Road, the area noted by Mr. Loya. Joe Smolinski and Assistant City Manager/Deputy City Attorney Vanessa Ramirez next addressed the drainage in the area addressed by Ms. Nguyen and the steps the City has taken to resolve the issue.*

Departmental Updates

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

**A motion was made by Council Member Broseh to authorize the City Attorney's Office to file suit to obtain access to the property located at 1101 Matlock Road, Mansfield, Texas, 76063 against Bishara Estate Holdings, LLC, and any other person or entity the Attorney finds need be named as a defendant as discussed in executive session. 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

## **CONSENT AGENDA**

### **ITEMS TO BE REMOVED FROM THE CONSENT AGENDA**

[25-6448](#)

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 Homeland Security Program - LETPA Projects (SHSP-L) to Purchase Handheld Thermal Imagers in an Amount not to Exceed \$30,000; 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 STATE HOMELAND SECURITY PROGRAM – LETPA PROJECTS (SHSP-L) TO PURCHASE HANDHELD THERMAL IMAGERS IN AN AMOUNT NOT TO EXCEED \$30,000; 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 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-4330-25

[25-6459](#)

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 Celina; 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

*Council Member Bounds removed this item from the consent agenda. Deputy City Manager/Chief Financial Officer Troy Lestina 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 INTERLOCAL AGREEMENT FOR COOPERATIVE PURCHASING OF GOODS, PRODUCTS AND/OR SERVICES BY AND BETWEEN THE CITY OF MANSFIELD AND THE CITY OF CELINA; 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 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-4331-25

### **END OF CONSENT AGENDA**

### **PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING**

#### **24-6331**

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from PD, Planned Development District to S, South Mansfield Form Based Development District and C-2, Community Business District on Approximately 57.95 Acres in the John Robertson Survey, Abstract No. 1317, City of Mansfield, Tarrant County, Texas, Generally Located east of U.S. Highway 287, East and West of N. Mitchell Road, and North of the Union Pacific Railroad Right-of-Way on Property Addressed at 101 S. U.S. Highway 287 and at 20 and 24 North Mitchell Road; BV Mitchell LLC and the City of Mansfield, Applicants (ZC#24-008). *Note: At the February 24, 2025, public hearing on this case, the City Council approved a motion to zone the Property to C-2, Community Business District. Council and public hearing comment, discussion, and action by the Council will include the proposed rezoning of the Property to C-2, Community Business District.*

*Council Member Fresquez recused himself for this item.*

*Council Member Short requested the Council recess into executive session to seek advice from the City Attorney. In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 6:23 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 6:26 p.m. Mayor Evans recessed the executive session at 7:38 p.m and reconvened into regular business session at 7:40 p.m.*

*City Attorney Patricia Adams spoke on Council Member Fresquez recusing himself and stated she believed there was no legal conflict that would prohibit him from voting.*

*Mayor Evans continued the public hearing at 7:43 p.m.*

*Tommy Mann, 2728 N Harwood - Mr. Mann spoke in opposition to the item.*

*Ben Breunig, 9311 Lanshire - Mr. Breunig spoke in opposition to the item.*

*Mayor Evans closed the public hearing at 8:03 p.m.*

**A motion was made by Council Member Short to remand the item back to the Planning and Zoning Commission and ask them to take a look at the Land Use Plan to see what would be the most appropriate use for this land, if C-2 is appropriate, and direct staff to take the appropriate actions based on that. 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

## **NEW BUSINESS**

### **25-6457**

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract with Landtec Engineers, LLC, in an Amount Not to Exceed \$149,650.00 for Construction Materials Engineering, Testing Services, and Special Inspections for the Mansfield Multiuse Stadium Project; Finding that the Meeting at which this is Approved is Open to the Public as Required by Law; and Declaring an Effective Date (MEDC)

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

**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, APPROVING A PROFESSIONAL SERVICES CONTRACT WITH LANDTEC ENGINEERS, LLC, IN AN AMOUNT NOT TO EXCEED \$149,650.00 FOR CONSTRUCTION MATERIALS ENGINEERING, TESTING SERVICES, AND SPECIAL INSPECTIONS FOR THE MANSFIELD MULTIUSE STADIUM PROJECT; FINDING THAT THE MEETING AT WHICH THIS IS APPROVED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (MEDC)**

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

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4332-25

## **ADJOURN**

**A motion was made by Council Member Newsom to adjourn the meeting at 8:07 p.m. Seconded by Council Member Broseh. 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

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ATTEST: Michael Evans, Mayor

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Susana Marin, City Secretary