



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### City Council

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Monday, September 9, 2024

2:00 PM

Council Chambers

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#### REGULAR MEETING

#### 2:00 P.M. - CALL MEETING TO ORDER

*Mayor Evans called the meeting to order at 2:00 p.m.*

**Absent** 1 - Todd Tonore

**Present** 6 - Larry Broseh; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

#### WORK SESSION

Presentation of the Water and Wastewater Master Plan and Impact Fee Analysis

*Executive Director of Public Works Jeff Price spoke on the item and introduced Andrew Franko with Freese and Nichols who gave a presentation and along with Jeff, answered Council questions. Topics discussed during the presentation included an impact fee background, the impact fee eligible capital improvement plan, the maximum allowable impact fee development, utility benchmarking, and next steps. The Council requested additional information be presented at the next City Council meeting.*

#### RECESS INTO EXECUTIVE SESSION

*In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 2:37 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 2:41 p.m. Mayor Evans recessed the executive session at 5:44 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 Pending Litigation - Cause No. 348-270155-14

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 #21-27

Economic Development Project #21-33

Economic Development Project #23-14

Economic Development Project #24-08

**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**

*Jim Hampton with Creekwood Church gave the Invocation.*

**PLEDGE OF ALLEGIANCE**

*Council Member Newsom 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 Short led the Texas Pledge.*

**PRESENTATION**

President's Volunteer Service Award

*Mayor Evans and the City Council recognized Creekwood Church, First Methodist Mansfield, and the Mansfield Mission Center for earning the President's Volunteer Service Award.*

**CITIZEN COMMENTS**

*Gary Cardinale, 5 Velvet Court - Mr. Cardinale spoke regarding City projects and contracts.*

**COUNCIL ANNOUNCEMENTS**

*Council Member Broseh commented on his excitement regarding the City continuing to excel in bond ratings, growth, and beautiful sites. He also stated the budget up for approval at the meeting is beyond his expectations.*

*Council Member Bounds invited citizens to continue to meet and visit with her on their concerns regarding the budget or any other matters.*

*Mayor Evans dittoed Council Member Bounds' comments and spoke on the 9/11/2001 tragedy.*

**APPROVAL OF SUB-COMMITTEE MINUTES**

[24-6180](#)

Minutes - Approval of the August 26, 2024 Tax Increment Reinvestment Zone Number One Board Meeting Minutes (Brosheh (Chair), Bounds, Evans, and Tonore)

*Council Member Brosheh gave a report of the meeting.*

**A motion was made by Council Member Bounds to approve the minutes of the August 26, 2024 Tax Increment Reinvestment Zone Number One Meeting. Seconded by Council Member Brosheh. The motion CARRIED by the following vote:**

**Aye:** 3 - Larry Brosheh; Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

**Non-Voting:** 3 - Brent Newsom; Juan Fresquez and Julie Short

[24-6186](#)

Minutes - Approval of the Amended August 12, 2024 Local Transportation Issues Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Tonore (Chair), Bounds, and Fresquez)

**A motion was made by Council Member Bounds to approve the amended minutes of the August 12, 2024 Local Transportation Issues Sub-Committee Meeting. Seconded by Council Member Fresquez. The motion CARRIED by the following vote:**

**Aye:** 2 - Tamera Bounds and Juan Fresquez

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

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

[24-6196](#)

Minutes - Approval of the Amended August 12, 2024 Housing Market Growth Strategy Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Short (Chair), Newsom, and Bounds)

**A motion was made by Council Member Short to approve the amended minutes of the August 12, 2024 Housing Market Growth Strategy Sub-Committee Meeting. Seconded by Council Member Newsom. The motion CARRIED by the following vote:**

**Aye:** 3 - Tamera Bounds;Brent Newsom and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

**Non-Voting:** 3 - Larry Broseh;Michael Evans and Juan Fresquez

**STAFF COMMENTS**

**City Manager Report or Authorized Representative**

Current/Future Agenda Items

**Business Services Department Report**

[24-6172](#)

Review of the Monthly Financial Report for the Period Ending July 31, 2024

*Staff was available for questions.*

**TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

*No action was taken.*

**CONSENT AGENDA**

[24-6184](#)

Ordinance - An Ordinance of the City of Mansfield, Texas, Establishing Rates to be Charged for Water and Sewer Service in the City of Mansfield; Amending Chapter 51 "Sewer and Water Service" by Amending Section 51.052 "Water Service Rates"; Amending Section 51.053 "Water

Reconnection Charge”; Amending Section 51.054 “Sewer Service Rates”, Incorporating the Recitals into the Body of the Ordinance; Providing a Severability Clause; Providing for the Repeal of All Ordinances in Conflict; Providing a Savings Clause; Providing for Publication; And Providing an Effective Date

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

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, ESTABLISHING RATES TO BE CHARGED FOR WATER AND SEWER SERVICE IN THE CITY OF MANSFIELD; AMENDING CHAPTER 51 “SEWER AND WATER SERVICE” BY AMENDING SECTION 51.052 “WATER SERVICE RATES”; AMENDING SECTION 51.053 “WATER RECONNECTION CHARGE”; AMENDING SECTION 51.054 “SEWER SERVICE RATES”; INCORPORATING THE RECITALS INTO THE BODY OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; 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:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

Enactment No: OR-2378-24

[24-6198](#)

Ordinance - An Ordinance of the City of Mansfield, Texas, Establishing A Schedule of Fees; Incorporating the Recitals into the Body of the Ordinance; Providing a Severability Clause; Providing for the Repeal of All Ordinances in Conflict; Providing a Savings Clause; Providing for Publication; And Providing an Effective Date

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

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, ESTABLISHING A SCHEDULE OF FEES; INCORPORATING THE RECITALS INTO THE BODY OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; 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:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

Enactment No: OR-2379-24

[24-6164](#)

Resolution - A Resolution of the City Council of the City Of Mansfield, Texas Awarding a Bid for a Janitorial Services of City Owned Buildings Contract to Service First Janitorial in the Amount of \$159,900.00; 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)

**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 AWARDED A BID FOR A JANITORIAL SERVICES OF CITY OWNED BUILDINGS CONTRACT TO SERVICE FIRST JANITORIAL IN THE AMOUNT OF \$159,900.00; 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)**

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

**Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

Enactment No: RE-4243-24

[24-6168](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract with Nack Development, LLC Not to Exceed \$647,500.00 for the Professional Engineering and Architectural Design Services within Geyer Commons; 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 Broseh to approve the following resolution:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A PROFESSIONAL SERVICES CONTRACT WITH NACK DEVELOPMENT, LLC IN AN AMOUNT NOT TO EXCEED \$647,500.00 FOR THE PROFESSIONAL ENGINEERING AND ARCHITECTURAL DESIGN OF CERTAIN PORTIONS OF GEYER COMMONS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY**

**LAW; AND DECLARING AN EFFECTIVE DATE (CERTIFICATES OF OBLIGATION)**

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

**Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

Enactment No: RE-4244-24

[24-6169](#)

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 Transaction

**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 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**

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

**Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

Enactment No: RE-4245-24

[24-6171](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Authorizing a Contract Between the City of Mansfield, Texas and Neighborhood Management Inc. for the Management and Improvement Services Agreement of the South Pointe Public Improvement District

**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 A PROFESSIONAL SERVICES CONTRACT BETWEEN THE CITY OF**

**MANSFIELD, TX AND NEIGHBORHOOD MANAGEMENT, INC. IN AN AMOUNT NOT TO EXCEED \$31,200.00 FOR A MANAGEMENT AND IMPROVEMENT SERVICES AGREEMENT 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:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

Enactment No: RE-4246-24

[24-6178](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Work Authorization 1 Between the City of Mansfield, Texas and Archer Western Construction, LLC. in an Amount Not to Exceed \$7,281,338.00 to Furnish and Deliver the Membrane System and Ancillary Equipment; Finding That the Meeting at Which This Resolution is Passed Open to the Public as Required by Law; and is Declaring an Effective Date (Utility Fund)

**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 WORK AUTHORIZATION 1 BETWEEN THE CITY OF MANSFIELD, TEXAS AND ARCHER WESTERN CONSTRUCTION, LLC, IN AN AMOUNT NOT TO EXCEED \$7,281,338.00 TO FURNISH AND DELIVER THE MEMBRANE SYSTEM AND ANCILLARY EQUIPMENT; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND IS DECLARING 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:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0



Enactment No: RE-4247-24

[24-6182](#)

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 \$277,125.00 for Construction Materials Engineering, Testing Services and Special Inspections for the Service Center Expansion and New Animal Care Offices Project; Finding that the Meeting at which this is Approved is Open to the Public as Required by Law; and Declaring an Effective Date

**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 A PROFESSIONAL SERVICES CONTRACT WITH LANDTEC ENGINEERS, LLC, IN AN AMOUNT NOT TO EXCEED \$277,125.00 FOR CONSTRUCTION MATERIALS ENGINEERING, TESTING SERVICES, AND SPECIAL INSPECTIONS FOR THE SERVICE CENTER EXPANSION AND NEW ANIMAL CARE OFFICES PROJECT; FINDING THAT THE MEETING AT WHICH THIS IS APPROVED 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:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

Enactment No: RE-4248-24

[24-6185](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager to Negotiate, Finalize and Execute a Management and Operations Agreement with Kemper Sports Venues and REV Sports Management, LLC for the Mansfield Sports Park; 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)

**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 AUTHORIZING THE CITY MANAGER TO NEGOTIATE, FINALIZE AND EXECUTE A MANAGEMENT AND OPERATIONS AGREEMENT WITH KEMPER SPORTS VENUES AND REV SPORTS MANAGEMENT, LLC FOR THE MANSFIELD SPORTS PARK; 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)**

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

**Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

Enactment No: RE-4249-24

[24-6197](#)

Resolution - A Resolution of the City Council of the City Of Mansfield, Texas Declaring Official Intent to Reimburse Itself for the Prior Lawful Expenditure of Funds Relating to Capital Expenditures from the Proceeds of Tax-Exempt Obligations to be Issued by the City for Authorized Purposes; Placing Time Restrictions on the Issuance of Tax-Exempt Obligations; 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 Broseh to approve the following resolution:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, DECLARING OFFICIAL INTENT TO REIMBURSE ITSELF FOR THE PRIOR LAWFUL EXPENDITURE OF FUNDS RELATING TO CAPITAL EXPENDITURES FROM THE PROCEEDS OF TAX-EXEMPT OBLIGATIONS TO BE ISSUED BY THE CITY FOR AUTHORIZED PURPOSES; PLACING TIME RESTRICTIONS ON THE ISSUANCE OF TAX-EXEMPT OBLIGATIONS; 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:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

Enactment No: RE-4250-24

[24-6199](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Interlocal Agreement with the City of Burleson to Provide them Jail Services; Authorizing the Mayor, 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

**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 INTERLOCAL AGREEMENT WITH THE CITY OF BURLESON TO PROVIDE THEM JAIL SERVICES; AUTHORIZING THE MAYOR, 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 Bounds. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

Enactment No: RE-4251-24

[24-6179](#)

Minutes - Approval of the August 26, 2024 Regular City Council Meeting Minutes

**A motion was made by Council Member Broseh to approve the minutes of the August 26, 2024 Regular City Council Meeting as presented. Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

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

[24-6117](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Granting Support and Consent to Creation of Somerset Village Municipal Management District of Ellis County and the Inclusion of Approximately 70.897 Acres of Land into the District; 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 Fresquez removed this item from the consent agenda.*

**A motion was made by Council Member Fresquez to table this item**

indefinitely. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

**Aye:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

[24-6173](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Calling Certain Outstanding Obligations for Redemption and Defeasance; Authorizing the Deposit of Funds with the Paying Agent/Registrar; and Resolving Other Matters Related Thereto

*Council Member Bounds removed this item from the consent agenda. Deputy City Manager Troy Lestina spoke on the item.*

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

**A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS CALLING CERTAIN OUTSTANDING OBLIGATIONS FOR REDEMPTION AND DEFEASANCE; AUTHORIZING THE DEPOSIT OF FUNDS WITH THE PAYING AGENT/REGISTRAR; AND RESOLVING OTHER MATTERS RELATED THERETO**

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

**Seconded by Council Member Fresquez. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

Enactment No: RE-4252-24

**END OF CONSENT AGENDA**

**PUBLIC HEARING AND FIRST AND FINAL READING**

[24-6174](#)

Ordinance - Public Hearing and First and Final Reading on an Ordinance of the City of Mansfield, Texas Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025, in Accordance with the Charter of the City of Mansfield, and Making Appropriations for Each Fund and Department

*Troy Lestina presented the item and answered Council questions.*

*Mayor Evans opened the public hearing at 6:51 p.m.*

*Mike Leyman, 1202 Fairhaven Drive - Mr. Leymon spoke in opposition to the item.*

*Non-speakers:*

*Gary Cardinale, 5 Velvet Court - Opposed*

*Tammy Miller, 1348 Breckenridge Road - Opposed*

*Houston Mitchell, 605 Saint Eric Drive - Opposed*

*Mayor Evans closed the public hearing at 6:54 p.m.*

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

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, ADOPTING A BUDGET FOR THE ENSUING FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, IN ACCORDANCE WITH THE CHARTER OF THE CITY OF MANSFIELD AND MAKING APPROPRIATIONS FOR THE VARIOUS FUNDS IN THE VARIOUS AMOUNTS THEREOF; INSTRUCTING THE CITY MANAGER, OR DESIGNEE, TO FILE THE BUDGET WITH THE CITY SECRETARY AND POST ON THE CITY WEBSITE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR 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:** 6 - Larry Broseh; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

Enactment No: OR-2380-24

[24-6181](#)

Ordinance - Public Hearing and First and Final Reading on an Ordinance of the City of Mansfield, Texas, Reauthorizing all Building Permit Fees Charged as a Condition to Construct, Renovate or Remodel a Structure in Accordance with Section 214.908 of the Texas Local Government Code; Providing a Severability Clause; Providing for the Repeal of All Ordinances in Conflict; Providing for Publication; And Providing an Effective Date

*Troy Lestina presented the item and answered Council questions. Assistant City Manager Matt Jones answered Council questions.*

*Mayor Evans opened the public hearing at 6:58 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 6:58 p.m.*

**A motion was made by Council Member Broseh to approve the first and final**

reading of the following ordinance:

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, REAUTHORIZING ALL BUILDING PERMIT FEES CHARGED AS A CONDITION TO CONSTRUCT, RENOVATE OR REMODEL A STRUCTURE IN ACCORDANCE WITH SECTION 214.908 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR PUBLICATION; AND PROVIDING 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:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

Enactment No: OR-2381-24

## **PUBLIC HEARING AND RESOLUTION**

### [24-6170](#)

Resolution - Public Hearing on a Resolution Approving the Fiscal Year 2024/2025 Services and Assessment Plan for the South Pointe Public Improvement District ("PID"); Providing a Severability Clause; and Providing an Effective Date

*Troy Lestina presented the item and answered Council questions.*

*Mayor Evans opened the public hearing at 7:01 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 7:01 p.m.*

**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 THE FISCAL YEAR 2024/2025 SERVICES AND ASSESSMENT PLAN IN THE AMOUNT OF \$939,320 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 Short. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

Enactment No: RE-4253-24

### **PUBLIC HEARING AND FIRST READING**

#### **[24-6107](#)**

Ordinance - Public Hearing and First Reading on a Ordinance Approving a Change of Zoning from SF-12/22 Single-Family Residential District to PD Planned Development District for commercial and single-family residential uses on approximately 10.574 acres described as Block 1, Lots 1 and 2R of the RW Roberts Addition, Tarrant County, TX, located at 650 and 700 N. Holland Rd. 1020 Ventures LLC, Developer (ZC#23-019)

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

*Mayor Evans opened the public hearing at 7:21 p.m. With no one wishing to speak, Mayor Evans continued the public hearing at 7:22 p.m.*

**A motion was made by Council Member Short to approve the first reading of the following resolution:**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR COMMERCIAL AND DETACHED SINGLE-FAMILY RESIDENTIAL USES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE**

**Seconded by Council Member Fresquez. The motion CARRIED by the following vote:**

**Aye:** 5 - Larry Broseh;Michael Evans;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 1 - Tamera Bounds

**Absent:** 1 - Todd Tonore

**Abstain:** 0

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

#### **[24-6158](#)**

Ordinance - Public Hearing 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 on Approximately 9.48 Acres in the W Howard Survey Abstract

No. 690, City of Mansfield, Tarrant County, TX on property addressed 620 S Cannon Drive and 400 N Miller Road.; Leon Capital Group, Applicant (ZC#24-002)

*Arty Wheaton-Rodriguez presented the item.*

*Mayor Evans opened the public hearing at 7:24 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 7:24 p.m.*

**A motion was made by Council Member Bounds to approve the final reading of the following ordinance:**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY TO A S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING 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:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

Enactment No: OR-2382-24

## **NEW BUSINESS**

### **[24-6175](#)**

Ordinance - An Ordinance of the City of Mansfield, Texas, Approving the Tax Rate, Levying the Ad Valorem Taxes for the Fiscal Year 2025 (Tax Year 2024) at a Rate of \$0.645000 per One Hundred Dollars (\$100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2024, 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. The City Council commended staff for their work on lowering the tax rate.*

**A motion was made by Council Member Bounds to approve the following ordinance and adopt a tax rate of 0.645 cents, for the City of Mansfield, said rate being less than the no-new-revenue rate, and less than the voter approval rate:**



AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, LEVYING THE AD VALOREM TAXES FOR THE TAX YEAR 2024 (FISCAL YEAR 2024-2025) AT A RATE OF \$0.645000 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AS OF JANUARY 1, 2024, 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; PROVIDING A SAVINGS CLAUSE; AND DECLARING 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:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

Enactment No: OR-2383-24

[24-6187](#)

Board Appointments: Mansfield Park Facilities Development Corporation

A motion was made by Council Member Newsom to reappoint Jessica Ng-Hinojosa and Raul Najera to a two-year term, to appoint Malinda Knappenberger to a full time Director position for a two-year term, to appoint Lawrence Hood as an Alternate for an unexpired two-year term ending 9/30/2025, and to appoint Scot Bowman as President. Seconded by Council Member Short. The motion CARRIED by the following vote:

**Aye:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

[24-6188](#)

Board Appointments: Mansfield Economic Development Corporation

A motion was made by Council Member Fresquez to reappoint William Vivoni and Kent Knight to a two-year term, to appoint Lance Walker to a two-year term, and to appoint Todd Simmons as President. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

**Aye:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

[24-6189](#)

Board Appointments: Planning and Zoning Commission

**A motion was made by Council Member Bounds to reappoint Michael Mainer and Jennifer Thompson to a two-year term, to appoint Dave Godin and Hamilton Walker to a two-year term, and to appoint Michael Mainer as Chair. Seconded by Council Member Broseh. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

[24-6190](#)

Board Appointments: Zoning Board of Adjustments

**A motion was made by Council Member Short to reappoint Patrick Jones to a two-year term, to appoint Katt Watton and David Jones as full time Members for a two-year term, and to appoint Stacy Penney and Timothy Greenway as Alternates for a two-year term. Seconded by Council Member Fresquez. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

[24-6191](#)

Board Appointments: Historic Landmark Commission

**A motion was made by Council Member Short to reappoint Bob Klenzendorf, Tom Leach, David Littlefield and Mark Walker to a two-year term, and in the future, to appoint a Youth Commissioner Representative. Seconded by Council Member Fresquez. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

[24-6192](#)

Board Appointments: Historic Preservation Advisory Board

**A motion was made by Council Member Broseh to reappoint Annett Hamill and Linda Leddy to a two-year term, and to appoint Eric Walraven and Matthew**

**Reilly to a two-year term. Seconded by Council Member Short. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

[24-6193](#)

Board Appointments: Library Advisory Board

**A motion was made by Council Member Broseh to reappoint Jandel Crutchfield and Leigh Ann Osburn to a two-year term, and to appoint Kamaria Chisolm to a two-year term. Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

[24-6194](#)

Board Appointments: Keep Mansfield Beautiful Commission

**A motion was made by Council Member Newsom to reappoint Kristine DeWolf, Dee Chambliss and Jeffrey Wilborn to a two-year term. Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

[24-6195](#)

Board Appointments: Construction Code Board of Adjustment and Appeals

**A motion was made by Council Member Bounds to reappoint Robert Morris and Rick Rhodes to a two-year term, to appoint Michelle Dennis as an At-large member to a two-year term, and to appoint Cassandra Redinger as Alternates to a two-year term. Seconded by Council Member Newsom. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

**ADJOURN**

**A motion was made by Council Member Newsom to adjourn the meeting at 7:39 p.m. Seconded by Council Member Broseh. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh;Michael Evans;Tamera Bounds;Brent Newsom;Juan Fresquez and Julie Short

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0