



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Tuesday, November 21, 2023

8:00 AM

Council Chambers

SPECIAL MEETING

8:00 A.M. - CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 8:00 a.m.

Absent 1 - Brent Newsom

Present 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 8:01 a.m. Mayor Evans called the executive session to order in the Council Conference Room at 8:03 a.m. Mayor Evans recessed the executive session at 8:14 a.m.

Council Member Newsom arrived at 8:04 a.m.

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

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

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

RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Evans reconvened into regular business session at 8:17 a.m.

INVOCATION

Council member Bounds 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 Lewis led the Texas Pledge.

CITIZEN COMMENTS

There were no citizen comments.

COUNCIL ANNOUNCEMENTS

There were no Council announcements.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Parkland Dedication Fees Update

Executive Director of Community Services Matt Young spoke on the park land dedication and development fee ordinance, answered Council questions, and sought direction from the Council regarding adjustment of the fees. Council directed staff to prepare an amendment to the ordinance to adjust the fee schedule.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

No action was taken by the Council.

CONSENT AGENDA

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

[23-5702](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing a Five-Year Opengov Cartegraph Enterprise Asset Management Software Service Agreement Through Vertosoft, LLC, Utilizing the Department of Information Resources (Dir) Purchasing Cooperative Contract DIR-TSO-4227 with the Initial Year Being \$202,939.00 (Utility/General Fund)

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 A FIVE-YEAR OPENGOV CARTEGRAPH ENTERPRISE ASSET MANAGEMENT SOFTWARE SERVICE AGREEMENT THROUGH VERTOSOFT, LLC, UTILIZING THE DEPARTMENT OF INFORMATION RESOURCES (DIR) PURCHASING COOPERATIVE CONTRACT DIR-TSO-4227 WITH THE INITIAL YEAR BEING \$202,939.00; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

(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-4125-23

[23-5714](#)

Resolution - A Resolution Authorizing the City Manager, or his Designee, to Execute Amendment No. 1 to City of Mansfield and Tarrant County, Texas Agreement to Participate in Tax Increment Financing Zone Number Three, City of Mansfield, Texas; and Providing an Effective Date

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

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 1 TO CITY OF MANSFIELD AND TARRANT COUNTY, TEXAS AGREEMENT TO PARTICIPATE IN TAX INCREMENT FINANCING ZONE NUMBER THREE, CITY OF MANSFIELD, TEXAS; AND PROVIDING AN EFFECTIVE DATE

(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-4126-23

[23-5737](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing a Land Exchange Between the City of Mansfield and Mansfield Independent School District; Authorizing the City Manager to Execute any Documents Necessary; 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, AUTHORIZING A LAND EXCHANGE BETWEEN THE CITY OF MANSFIELD AND MANSFIELD INDEPENDENT SCHOOL DISTRICT; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS NECESSARY; 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 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-4127-23

[23-5738](#)

Resolution - A Resolution of the City Council of The City of Mansfield, Texas, Authorizing the Purchase of an Additional 5 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 Bounds to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE PURCHASE OF AN ADDITIONAL 5 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 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-4128-23

END OF CONSENT AGENDA**NEW BUSINESS****[23-5736](#)**

Ordinance - First and Final Reading on an Ordinance Approving a Development Agreement with IPRR SOUTH POINTE-9, LLC, Regarding the Development of Approximately 79.41 Acres in the S. M. Blair Survey, Abstract Number 72, Johnson County, TX, and the C. Vela Survey, Abstract Number 1102, S. M. Blair Survey, Abstract Number 135, Ellis County, TX, City of Mansfield, Johnson and Ellis Counties, Texas on Property Generally Located North of the Intersection of South United States Highway 287 and South State Highway 360; Approving a Concept Plan and Phasing Plan; Providing that this Ordinance Shall Be Cumulative of All Ordinances; Providing a Savings Clause; Providing for a Penalty Clause; Providing a Severability Clause; and Providing an Effective Date

Executive Director of Planning and Development Services Jason Alexander presented the item and answered Council questions. Applicants David Branch and Mark Myers answered Council questions.

A motion was made by Council Member Lewis to approve the following ordinance with the conditions that there be sixty percent masonry on all buildings front and back as the primary facades, striking the text as recommended by staff, removal of wood as a material option, and that the civic space buildings should have a higher standard as reflected in the exhibits:

AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT WITH IPRR SOUTH POINTE-9 LLC, REGARDING THE DEVELOPMENT OF APPROXIMATELY 79.41 ACRES IN THE S. M. BLAIR SURVEY, ABSTRACT NUMBER 72, JOHNSON COUNTY, TX, AND THE C. VELA SURVEY, ABSTRACT NUMBER 1102, S. M. BLAIR SURVEY, ABSTRACT NUMBER 135, ELLIS COUNTY, TX, CITY OF MANSFIELD, JOHNSON AND ELLIS COUNTIES, TEXAS ON PROPERTY GENERALLY LOCATED NORTH OF THE INTERSECTION OF SOUTH UNITED STATES HIGHWAY 287 AND SOUTH STATE HIGHWAY 360; APPROVING A CONCEPT PLAN AND PHASING PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; 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; Julie Short; Casey Lewis; Todd Tonore; Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 1 - Michael Evans

Enactment No: OR-2332-23

ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 9:05 a.m. 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

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary