



# CITY OF MANSFIELD

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

## Meeting Minutes - Final

### City Council

---

Monday, March 25, 2024

12:00 PM

Council Chambers

---

#### REGULAR MEETING

#### 12:00 P.M. - CALL MEETING TO ORDER

*Mayor Evans called the meeting to order at 12:05 p.m.*

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

#### WORK SESSION

##### Discussion Regarding Downtown Streetscape Alternatives

*Assistant City Manager Matt Jones spoke and introduced Jeff Speck of Speck Demspey and Jason Schrieber of Stantec, who presented over downtown streetscape alternatives. They spoke on goals and objectives, conceptual plan overview, maneuverability concerns, roundabout operations, other design details, and next steps. There was discussion regarding parking and the benefits and negatives of roundabouts and signalized intersections. The City Council directed staff to move forward with the roundabout design.*

##### FY '25 Special Events Update

*Executive Director of Community Engagement Theresa Cohagen presented the planned events to be held downtown including Music Alley Eclipse Fest, the Juneteenth Celebration, Veterans Day Salute and Parade, and Hometown Holidays.*

##### Discussion Regarding the March 25, 2024 Consent Agenda Items

*Matt Jones answered questions regarding agenda items 24-5941 and 24-5942. Parks Planning Manager James Fish answered questions regarding agenda item 24-5904.*

#### RECESS INTO EXECUTIVE SESSION

*In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 1:27 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 1:39 p.m. Mayor Evans recessed the executive session at 5:12 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 ETJ Release

Seek Advice of City Attorney Regarding Exemptions

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 #15-02

Economic Development Project #21-26

Economic Development Project #21-33

Economic Development Project #22-12

Economic Development Project #24-01

Economic Development Project #24-03

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

*Mayor Evans reconvened the meeting into regular business session at 5:20 p.m.*

**CONSENT AGENDA**

[24-5927](#)

Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Title III "Administration" of the Code of Mansfield, Texas By Amending Section 31.01 "Definitions"; Amending Section 31.04 (A) and (B)(14) "Designation Of Records Management Officer; Duties"; Repealing and Reserving 31.05 "Establishment Of Records Management Committee; Duties"; Amending 31.06 "Development Of Records Management Plan"; Amending 31.10(B) and (C) "Implementation Of Records Control Schedules; Destruction Of Records Under Schedule"; Providing for the Repeal of All Ordinances in Conflict; Providing a Severability Clause; Providing for Publication; And Providing an Effective Date

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

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING TITLE III "ADMINISTRATION" OF THE CODE OF MANSFIELD, TEXAS BY AMENDING SECTION 31.01 "DEFINITIONS"; AMENDING SECTION 31.04 (A) AND (B)(14) "DESIGNATION OF RECORDS MANAGEMENT OFFICER; DUTIES"; REPEALING AND RESERVING 31.05 "ESTABLISHMENT OF RECORDS MANAGEMENT COMMITTEE; DUTIES"; AMENDING 31.06 "DEVELOPMENT OF RECORDS MANAGEMENT PLAN"; AMENDING 31.10(B) AND (C) "IMPLEMENTATION OF RECORDS CONTROL SCHEDULES; DESTRUCTION OF RECORDS UNDER SCHEDULE"; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY 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:** 7 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: OR-2352-24

[24-5904](#)

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 Kimley-Horn and Associates, Inc. in an Amount Not to Exceed \$610,000 for Landscape Architecture Services and Hydrologic Analysis for Improvements at Julian Field 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 (Tax Increment Reinvestment Zone #1, Drainage Utility Fund)

**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 PROFESSIONAL SERVICES CONTRACT BETWEEN THE CITY OF MANSFIELD, TEXAS AND KIMLEY-HORN AND ASSOCIATES, INC., IN AN**

**AMOUNT NOT TO EXCEED \$610,000 FOR LANDSCAPE ARCHITECTURE SERVICES AND HYDRAULIC ANALYSIS FOR IMPROVEMENTS AT JULIAN FEILD PARK; FINDING THAT THE MEETING IN WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (TAX INCREMENT REINVESTMENT ZONE #1, DRAINAGE 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:** 7 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4171-24

[24-5911](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Rejecting All Bids Received for Grounds Maintenance of Medians, Rights-of-Way and Municipal Sites; 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 Short to approve the following resolution:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, REJECTING ALL BIDS RECEIVED FOR GROUNDS MAINTENANCE OF MEDIANS, RIGHTS-OF-WAY AND MUNICIPAL SITES; 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:** 7 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4172-24

[24-5912](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding an Annual Contract to Yellow Landscape in the Amount of \$111,113.85 for Grounds Maintenance of City Properties and Sites; 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, MPFDC 1/2 Cent Sales Tax)

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, AWARDING AN ANNUAL CONTRACT TO YELLOW LANDSCAPE IN THE AMOUNT OF \$111,113.85 FOR GROUNDS MAINTENANCE OF CITY PROPERTIES AND SITES; 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, MPFDC ½ CENT SALES TAX)**

**(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; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4173-24

[24-5913](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding an Annual Contract to Lawn Patrol Service, Inc. in the Amount of \$71,900.00 for Grounds Maintenance of Athletic Complexes and Sites; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (MPFDC 1/2 Cent Sales Tax)

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, AWARDING AN ANNUAL CONTRACT TO LAWN PATROL SERVICE, INC. IN THE AMOUNT OF \$71,900.00 FOR GROUNDS MAINTENANCE OF ATHLETIC COMPLEXES AND SITES; 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. (MPFDC ½ CENT SALES TAX)**

**(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; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4174-24

[24-5914](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding an Annual Contract to Yellow Landscape in the Amount of \$104,393.40 for Grounds Maintenance of Parks and Trails; 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, MPFDC 1/2 Cent Sales Tax)

**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, AWARDING AN ANNUAL CONTRACT TO YELLOW LANDSCAPE IN THE AMOUNT OF \$104,393.40 FOR GROUNDS MAINTENANCE OF PARKS AND TRAILS; 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, MPFDC ½ CENT SALES TAX)**

**(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; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4175-24

[24-5915](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding an Annual Contract to Yellow Landscape in the Amount of \$75,331.15 for Grounds Maintenance of Parks; 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, MPFDC 1/2 Cent Sales Tax)

**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, AWARDING AN ANNUAL CONTRACT TO YELLOW LANDSCAPE IN THE AMOUNT \$75,331.15 FOR GROUNDS MAINTENANCE OF PARKS; 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, MPFDC ½ CENT SALES TAX)**

**(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; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4176-24

[24-5917](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Supporting the Adoption of the 2023 National Electrical Code ("NEC") with local amendments; 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 Short to approve the following resolution:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, SUPPORTING THE ADOPTION OF THE 2023 NATIONAL ELECTRICAL CODE ("NEC"); 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:** 7 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4177-24

[24-5928](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Rejecting All Bids Received For Right Of Way Litter Collection For Year 2024; 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 Short to approve the following resolution:**

**A RESOLUTION OF THE CITY COUNCIL OF MANSFIELD, TEXAS, REJECTING ALL BIDS RECEIVED FOR RIGHT OF WAY LITTER COLLECTION FOR YEAR 2024; 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:** 7 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4178-24

[24-5938](#)

Resolution - A Resolution Authorizing the City Manager or his Designee to Publish a Request for Proposals for Vertical Development on the Sites Adjacent to the Location of the New City Hall Facility, Located on Approximately 9 Acres at the Northeast Corner of Regency Parkway and Heritage Parkway, Also Known as "The Reserve"

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

**A RESOLUTION AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PUBLISH A REQUEST FOR PROPOSALS FOR VERTICAL DEVELOPMENT ON THE SITES ADJACENT TO THE LOCATION OF THE NEW CITY HALL FACILITY, LOCATED ON APPROXIMATELY 9 ACRES AT THE NORTHEAST CORNER OF REGENCY PARKWAY AND HERITAGE PARKWAY, ALSO KNOWN AS "THE RESERVE"**

**(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; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4179-24

[24-5941](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager or his Designee to Negotiate, Finalize, and Execute a Professional Services Contract between the City of Mansfield, Texas, and Peak Program Value, LLC, in an Amount not to Exceed \$692,460.00 for Project Control Services for City Facilities; 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)

**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 OR HIS DESIGNEE TO NEGOTIATE, FINALIZE, AND EXECUTE A PROFESSIONAL SERVICES CONTRACT BETWEEN THE CITY OF MANSFIELD, TEXAS, AND PEAK PROGRAM VALUE, LLC, IN AN AMOUNT NOT TO EXCEED \$692,460.00 FOR PROJECT CONTROL SERVICES FOR**



**CITY FACILITIES; 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:** 7 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4180-24

[24-5942](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing a Professional Services Agreement Between the City of Mansfield, Texas, and Quorum Architecture, in an Amount Not to Exceed \$1,401,500.00 for Services Related to Phase 2 Design of the Animal Shelter and Service Center Expansion Project; Finding that the Meeting at which this Resolution is Approved is Open to the Public as Required by Law, and Declaring an Effective Date (2023 and 2024 Certificates of Obligation)

**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 A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF MANSFIELD, TEXAS, AND QUORUM ARCHITECTURE, IN AN AMOUNT NOT TO EXCEED \$1,401,500.00 FOR SERVICES RELATED TO PHASE 2 DESIGN OF THE ANIMAL SHELTER AND SERVICE CENTER EXPANSION PROJECT; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS APPROVED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW, AND DECLARING AN EFFECTIVE DATE (2023 AND 2024 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:** 7 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4181-24

[24-5882](#)

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

**A motion was made by Council Member Short to approve the minutes of the February 26, 2024 Regular City Council Meeting as presented. 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

[24-5918](#)

Minutes - Approval of the March 4, 2024 Regular City Council Meeting Minutes

**A motion was made by Council Member Short to approve the minutes of the March 4, 2024 Regular City Council Meeting as presented. 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

**END OF CONSENT AGENDA**

**OLD BUSINESS**

[23-5819](#)

Discussion and Possible Action on an Ordinance of the City of Mansfield, Texas Amending Chapter 158, "Standards, Registration, and Inspection Requirements for Multi-Family Dwelling Complexes," of Title XV, "Land Usage," of the Code of Mansfield, to Update Definitions, Procedures, and Requirements Throughout; Providing that this Ordinance Shall be Cumulative of All Ordinances; Providing a Severability Clause; Providing a Penalty for Violation; Providing a Savings Clause; Providing for Publication as Required by Law; and Providing an Effective Date

*Director of Regulatory Compliance Nicolette Ricciuti presented the item and answered Council questions.*

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

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 158, "STANDARDS, REGISTRATION, AND INSPECTION REQUIREMENTS FOR MULTI-FAMILY DWELLING COMPLEXES," OF TITLE XV, "LAND USAGE," OF THE CODE OF MANSFIELD, TEXAS, TO UPDATE DEFINITIONS, PROCEDURES, AND REQUIREMENTS THROUGHOUT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE**

**(Ordinance 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: OR-2353-24

## **NEW BUSINESS**

### **24-5940**

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager or Designee to Negotiate, Finalize and Execute a Chapter 380 Agreement and Contract of Sale Between the City of Mansfield, Texas, and HMO Real Estate 40, LLC for the Property Located at 100 S Main, Mansfield, Texas; 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, to Execute Said Agreements; and Declaring an Effective Date (General Fund)

*Executive Director of Economic Development Jason Moore presented the item.*

**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 OR DESIGNEE TO NEGOTIATE, FINALIZE AND EXECUTE A CHAPTER 380 AGREEMENT AND CONTRACT OF SALE BETWEEN THE CITY OF MANSFIELD, TEXAS, AND HMO REAL ESTATE 40, LLC FOR THE PROPERTY LOCATED AT 100 S. MAIN, MANSFIELD, TEXAS; 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, TO EXECUTE SAID AGREEMENTS; AND DECLARING AN EFFECTIVE DATE (GENERAL FUND)**

**(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-4182-24

### **24-5933**

Resolution - A Resolution Awarding Contracts for the Construction of Gertie Barrett Road Paving Improvements Including Reliable Paving, Inc. for Construction, Brittain and Crawford, LLC for Surveying, and Raba Kistner, Inc. for Material Testing and Authorizing Funding for an Amount Not to Exceed

\$1,737,122.33 (Street Bond Fund, Utility Fund)

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

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

**A RESOLUTION AWARDDING CONTRACTS FOR THE CONSTRUCTION OF GERTIE BARRETT ROAD PAVING IMPROVEMENTS INCLUDING RELIABLE PAVING, INC. FOR CONSTRUCTION, BRITTAIN AND CRAWFORD, LLC FOR SURVEYING, AND RABA KISTNER, INC. FOR MATERIAL TESTING AND AUTHORIZING FUNDING FOR AN AMOUNT NOT TO EXCEED \$1,737,122.34; 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, UTILITY 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-4183-24

[24-5932](#)

Resolution - A Resolution of the City of Mansfield, Texas Approving an Agreement with Cap House Mansfield, LLC Pursuant to an Economic Development Program Established under Chapter 380 of the Texas Local Government Code to Promote Economic Development and Stimulate Business and Commercial Activity in the City

*Economic Development Director of Marketing and Innovation Rachel Bagley presented the item.*

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

**A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN AGREEMENT WITH CAP HOUSE MANSFIELD, LLC, PURSUANT TO A PROGRAM TO PROMOTE ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY; AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT FOR SUCH PURPOSES; AND PROVIDING 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; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-4184-24

[24-5930](#)

Consideration of a Downtown Activation Grant Application from Open Range Properties LLC for a Mural on 208 E Broad St

*Rachel Bagley presented the item and answered Council questions. Theresa Cohagen, as well as Executive Director of Planning and Development Services Jason Alexander, answered Council questions.*

**A motion was made by Council Member Lewis to deny this item. 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

**INVOCATION**

*State Representative David Cook gave the Invocation.*

**PLEDGE OF ALLEGIANCE**

*Council Member Broseh 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.*

**RECOGNITION**

Parks and Recreation Department CAPRA Accreditation and TRAPS Gold Medal Award Recognition

*David Cook and Parks and Recreation Marketing and Communications Manager Ann Beck spoke and joined the City Council in recognizing the Parks and Recreation Department for earning CAPRA Accreditation and the TRAPS Gold Medal Award.*

**CITIZEN COMMENTS**

*There were no citizen comments.*

**COUNCIL ANNOUNCEMENTS**

*Council Member Short remarked on how proud she is of the Parks and Recreation Department, the City Facilities staff for the renovations to the Council Chambers, and the City in general.*

*Council Member Newsom noted the passing of Mansfield resident Ken Christopherson, who served in the 104th Infantry Division in WWII.*

*Council Member Lewis and Mayor Evans echoed Council Member Short's comments.*

## **SUB-COMMITTEE REPORTS**

### **[24-5890](#)**

Minutes - Approval of the February 26, 2024 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Bounds (Chair), Lewis, and Tonore)

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

**A motion was made by Council Member Lewis to approve the minutes of the February 26, 2024 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting as presented. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 3 - Casey Lewis; Todd Tonore and Tamera Bounds

**Nay:** 0

**Abstain:** 0

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

## **STAFF COMMENTS**

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

Current/Future Agenda Items

Transit Update - Matt Jones

*Matt Jones provided an update on the city's transit program, tentatively launching in the summer.*

Economic Development Updates - Rachel Bagley

*Rachel Bagley provided updates on the Healthcare Alliance Kickoff Meeting, Workforce Summit 2024, and the City's Business Expo.*

### **Business Services Department Report**

### **[24-5934](#)**

Presentation of the Monthly Financial Report for the Period Ending January 31, 2024

*Staff was available for questions.*

**Police Department Report**[24-5902](#)

2023 Mansfield Police Department Annual Traffic Contact Report

*Staff was available for questions.***TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION***There was no action taken.***PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING**[24-5851](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District to PD, Planned Development District for a Mixed Lot Single-Family Residential Development on 32.352 Acres out of the James McDonald Survey, Abstract No. 997, Tarrant County, TX, located at 1970 N Main; Kinney Family Living Trust, owner, Arcadia Realty Corp., Developer (ZC#23-018)

*Jason Alexander presented the item and answered Council questions. Applicant Alex Hodge, Arcadia, spoke and answered Council questions.*

*Mayor Evans continued the public hearing at 6:38 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 6:38 p.m.*

**A motion was made by Council Member Short to approve 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 PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR DETACHED AND ATTACHED 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**

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

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

**Aye:** 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Tamera Bounds and Brent Newsom

**Nay:** 1 - Michael Evans

**Abstain:** 0

Enactment No: OR-2354-24

[24-5879](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from SF-12/22 Single-Family Residential District to PD, Planned Development District for Attached Single-Family Residential (Rowhouse) Uses on Approximately 2.794 Acres out of the Henry McGehee Survey, Abstract No. 989, Tarrant County, TX, located at 1225 E Debbie Ln. 5E Real Estate, Developer (ZC#23-026)

*Jason Alexander presented the item. Applicants Graham Pearce and Erik Drentlaw presented and answered Council questions.*

*Mayor Evans continued the public hearing at 6:55 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 6:55 p.m.*

**A motion was made by Council Member Lewis to approve the following ordinance with the conditions that the western boundary fence between this property and the existing residential will have new 8 foot board on board fences, that the note on the site plan on the east side for the fence that separates this project from the Kroger shopping center, where it says existing 8 foot wood panel fence to remain, be removed and that this be a new fence, that the developer have some sort of pedestrian access along that fence to the southwestern edge of their property, whether that's a wrought iron gate or some other form of access and trail that allows people that live there the option to be able to access that portion, and that the developer will do their best to work with the neighbors on this project.**

**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 DETACHED AND ATTACHED 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**

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

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

**Aye:** 5 - Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 2 - Larry Broseh and Brent Newsom

**Abstain:** 0

Enactment No: OR-2355-24

## **NEW BUSINESS**

[24-5935](#)

Discussion and Possible Action Regarding Animal Control Ordinance and/or Zoning Control Ordinance as it relates to Pet Ducks within City Limits



*Council Member Lewis presented the item. Nicolette Ricciuti spoke on the item and City Attorney Ashley Dierker advised the Council. No action was taken at this time.*

**ADJOURN**

**A motion was made by Council Member Lewis to adjourn the meeting at 7:04 p.m. Seconded by Council Member Newsom. 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