



# CITY OF MANSFIELD

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

## Meeting Minutes - Final

### City Council

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Monday, April 8, 2024

4:00 PM

Council Chambers

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#### REGULAR MEETING

#### 4:00 P.M. - CALL MEETING TO ORDER

*Mayor Evans called the meeting to order at 4:00 p.m.*

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

#### RECOGNITION

Spring 2024 Intern Class

*Internship Coordinator Faith Morse and the City Council recognized the Spring 2024 Intern Class.*

#### WORK SESSION

Discussion Regarding the April 8, 2024 Consent Agenda Items

*Assistant City Manager Vanessa Ramirez answered questions regarding agenda item 24-5959. Parks Planning Manager James Fish answered questions regarding agenda item 24-5958. Fire Chief Mike Ross answered questions regarding agenda item 24-5945.*

#### RECESS INTO EXECUTIVE SESSION

*In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 4:15 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 4:19 p.m. Mayor Evans recessed the executive session at 6:20 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 HB 1750

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 #21-09

Economic Development Project #21-26

Economic Development Project #21-33

Economic Development Project #22-12

Economic Development Project #23-17

**Deliberations Regarding Security Devices or Security Audits Pursuant to Section 551.076**

Building Safety Update

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

*Mayor Evans reconvened into regular business session at 6:26 p.m.*

**INVOCATION**

*Jason Gabriel, Lead Pastor for E4 Family Church, gave the Invocation.*

**PLEDGE OF ALLEGIANCE**

*Council Member Short led the Pledge of Allegiance.*

**TEXAS PLEDGE**

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

*Council Member Lewis led the Texas Pledge.*

**CITIZEN COMMENTS**

*Carisma Ramsey Fields, 2823 Chesterfield Lane - Ms. Fields spoke regarding her sorority Alpha Kappa Alpha Alpha Beta Phi and Omega Chapter and the Taste of Black Mansfield Food Truck event.*

**COUNCIL ANNOUNCEMENTS**

*Council Member Newsom congratulated the MISD Construction Technology Group for finishing third in State with regards to the Skills USA Texas Championship.*

*Council Member Bounds commented on the great Mansfield Youth Council event at The Lot.*

*Council Member Lewis thanked and stated his appreciation for the event staff who put on an outstanding event all weekend for the Music Alley Eclipse Fest, and also commented on the Total Solar Eclipse.*

*Mayor Evans commented on the Total Solar Eclipse bringing people together.*

**STAFF COMMENTS****City Manager Report or Authorized Representative**

Current/Future Agenda Items

Public Safety Update - Chief Aaron

*Police Chief Tracy Aaron gave a public safety update and spoke on the eclipse.*

**Business Services Department Report**

[24-5956](#)

Presentation of the Monthly Financial Report for the Period Ending February 29, 2024

*Staff was available for questions.*

**TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

**A motion was made by Council Member Short to authorize the City Manager or his designee to negotiate, finalize, and execute contracts for the purchase of the Realty 360 Tract, approximately 37.44 acres, and Phillips Tract,**

approximately 36.93 acres, as discussed in executive session. 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

## **CONSENT AGENDA**

### **24-5959**

Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Title XV "Land Usage" of the Code of Mansfield, Texas, to Add a New Chapter 159 "Extraterritorial Jurisdiction" to Provide a Process for Petitions for Release from the City's Extraterritorial Jurisdiction; Providing That This Ordinance is Cumulative of All Ordinances; Providing a Severability Clause; Providing for Publication; and Providing an Effective Date

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AMENDING TITLE XV "LAND USAGE" OF THE CODE OF MANSFIELD, TEXAS, TO ADD A NEW CHAPTER 159 "EXTRATERRITORIAL JURISDICTION" TO PROVIDE A PROCESS FOR PETITIONS FOR RELEASE FROM THE CITY'S EXTRATERRITORIAL JURISDICTION; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE OF ALL ORDINANCES; 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-2356-24

### **24-5945**

Resolution - A Resolution of the City Council of the City Of Mansfield, Texas, Supporting the Application and Acceptance of a FEMA Staffing For Adequate Fire And Emergency Response (SAFER) Grant for the Hiring of Six Fulltime Firefighters for the Mansfield Fire Department; Authorizing the City Manager, or His Designee, to Execute any Documents Necessary to Implement this Resolution; and Providing an Effective Date

**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, SUPPORTING THE APPLICATION AND ACCEPTANCE OF A FEMA STAFFING**

**FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT FOR THE HIRING OF SIX FULLTIME FIREFIGHTERS FOR THE MANSFIELD FIRE DEPARTMENT; AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE ANY DOCUMENTS NECESSARY TO IMPLEMENT THIS RESOLUTION; AND PROVIDING 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-4185-24

[24-5957](#)

Resolution - A Resolution Authorizing the City Manager and Information Technology Department to Make Application, Receive and Expend Grant Funding from the Office of the Governor of Texas, and the State and Local Cybersecurity Grant Program (SLCGP) for Assessment and Evaluation Projects, Fiscal Year 2025

**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, SUPPORTING THE APPLICATION FOR GRANT FUNDING FROM THE OFFICE OF THE GOVERNOR OF TEXAS, AND THE STATE AND LOCAL CYBERSECURITY GRANT PROGRAM (SLCGP) FOR ASSESSMENT AND EVALUATION PROJECTS IN FISCAL YEAR 2025, AND IF RECEIVED, PROVIDE THE APPLICABLE MATCHING FUNDS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE. (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-4186-24

[24-5958](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing a Grant Application to the Texas Department of Transportation for Green Ribbon Funding for the Design and Construction of Median Improvements of the State Highway FM 1187 Corridor; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as

Required by Law; And Declaring an Effective Date (GF - Transportation Street Bonds)

**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, AUTHORIZING A GRANT APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION FOR GREEN RIBBON FUNDING FOR THE DESIGN AND CONSTRUCTION OF MEDIAN IMPROVEMENTS OF THE STATE HIGHWAY FM 1187 CORRIDOR; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (GF - TRANSPORTATION STREET BONDS)**

**(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-4187-24

[24-5954](#)

Minutes - Approval of the March 18, 2024 Special City Council Meeting Minutes

**A motion was made by Council Member Newsom to approve the minutes of the March 18, 2024 Special 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

[24-5944](#)

Minutes - Approval of the March 25, 2024 Regular City Council Meeting Minutes

**A motion was made by Council Member Newsom to approve the minutes of the March 25, 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

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

[24-5886](#)

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 Development Agreement with Cipriani Laguna Azure, LLC; 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 Short removed this item from the consent agenda. Assistant City Manager Matt Jones spoke on the item. Due to a lack of a motion, there was no action taken by the Council.*

### **END OF CONSENT AGENDA**

### **NEW BUSINESS**

[24-5953](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the Award of a Construction Manager at Risk (CMAR) Contract to Moss Construction for the Multipurpose Stadium Project; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (MEDC Fund & TIRZ #4)

*Executive Director of Economic Development Jason Moore presented the item. Jim Cuddihee, Senior Vice President with Moss Construction, spoke.*

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING THE AWARD OF A CONSTRUCTION MANAGER AT RISK (CMAR) CONTRACT TO MOSS CONSTRUCTION FOR THE MULTIPURPOSE STADIUM PROJECT; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (MEDC FUND & TIRZ #4)**

**(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-4188-24

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

[24-5949](#)

Ordinance - Public Hearing and First and Final Reading on an Ordinance Approving Proposed Amendments of Chapter 155 of the Mansfield Code of Ordinances to Amend Applicable Provisions in Section 155.073, S, South Mansfield Form-based Development District Relating to

“Development Agreement” and Replacing it with the Term “Development Plan” and Clarifying other Provisions Related to the Same (OA#24-002)

*Executive Director of Planning and Development Services Jason Alexander presented the item and answered Council questions. Assistant City Manager Matt Jones spoke.*

*Mayor Evans opened the public hearing at 6:57 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 6:57 p.m.*

**A motion was made by Mayor Pro Tem Tonore to approve the following ordinance:**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING TITLE XV OF THE MANSFIELD, TEXAS CODE OF ORDINANCES, ENTITLED “LAND USAGE”, RELATING TO DEVELOPMENT AGREEMENT OF SECTION 155.073, ENTITLED “S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT”; BY AMENDING THE APPLICABLE PROVISIONS RELATING TO “DEVELOPMENT AGREEMENT” AND REPLACING IT WITH THE TERM “DEVELOPMENT PLAN” AND CLARIFYING OTHER PROVISIONS RELATED TO THE SAME; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR 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 FOR 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-2357-24

## **PUBLIC HEARING AND FIRST READING**

### **[24-5948](#)**

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District and SF-12/22 Single-Family Residential District to PD, Planned Development District for Single-Family Residential with Commercial/Mixed-Use Overlay Uses on Approximately 318.38 acres Out of the M. Rockerfellow Survey, Abstract Number 1267, Tarrant County, TX, Located at 1669, 1671, 1791, and 1821 Newt Patterson Rd and 403 Williams Ct. Realty Capital, Developer (ZC#23-024)

*Jason Alexander presented the item. Applicant Tim Coltart presented and answered Council questions.*

*Mayor Evans opened the public hearing at 7:58 p.m.*

*Joan Cain, 1942 Newt Patterson Road - Ms. Cain spoke in opposition to the item.*



*Jorge Guzman, 1770 Newt Patterson Road - Mr. Guzman spoke in opposition to the item.*

*Carina Pacheco, 1525 Newt Patterson Road - Ms. Pacheco spoke in opposition to the item.*

*The following submitted non-speaker cards in support of the item:*

*Cameron Pope, 6908 Golf Green Drive, Arlington  
Judy Back, 1791 Newt Patterson Road  
Barry Saling, 7008 Echo Lake Circle, Arlington  
Harvey Back, 1821 Newt Patterson Road  
Sharan Back, 1821 Newt Patterson Road  
Jake Back, 1791 Newt Patterson Road  
Greg Rawdon, 11201 County Road 525*

*The following submitted non-speaker cards in opposition to the item:*

*Laurie McGee, 898 Newt Patterson Road  
Joyce Sunde, 902 Yukon Drive  
Rebecca Padilla, 1112 Chesapeake Drive  
Betty Gardels, 1207 Chesapeake Drive  
Jackie Horan, 2024 Newt Patterson Road  
Jan Heiskell, 1209 Hudson Drive*

*Mayor Evans continued the public hearing at 8:12 p.m.*

**A motion was made by Council Member Short to approve the first 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 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**

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

**Aye:** 5 - Larry Broseh; Julie Short; Todd Tonore; Michael Evans and Brent Newsom

**Nay:** 1 - Tamera Bounds

**Abstain:** 1 - Casey Lewis

Enactment No: OR-2359-24

## **ADJOURN**

**A motion was made by Council Member Short to adjourn the meeting at 8:16 p.m. Seconded by Council Member Lewis. 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

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ATTEST: Michael Evans, Mayor

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Susana Marin, City Secretary