



City Council - Regular Meeting Minutes
March 9, 2026 - 3:00 PM
Final

Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 3:00 p.m.

Present: Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons

Absent: Todd Tonore, Brent Newsom

2. WORK SESSION

Presentation of the Standards of Cover and Community Risk Assessment by the Center for Public Safety Management

Peter Finley, Senior Associate - Fire and EMS at the Center for Public Safety Management, presented the Standards of Cover and Community Risk Assessment for the Mansfield Fire Department. He spoke in detail on key findings including Fire and EMS demand, workload, response times, recommendations, and performance objectives and compliance methodology, and answered Council questions. Joe Smolinski, City Manager, made comments.

Discussion Regarding Speed Limit and School Zone Changes on Cannon Dr.

James Rogge, Assistant Director of Public Works - Streets/Traffic, presented the item. He spoke on a possible crosswalk connecting the Arbors of Creekwood to Mansfield High School across Cannon Drive, the area as part of the recently adopted Active Transportation Safety Plan, and interim solutions for the Cannon Drive crosswalk. James answered Council questions and received feedback from the Council regarding their preference for looking into costs for two possible interim solutions.

Discussion Regarding the March 9, 2026 Consent Agenda Items

Victor Flores, City Attorney, requested Council withdraw agenda item 26-1966 in order to give staff additional time to review.

3. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 4:47 p.m. to discuss items outlined on the agenda, including agenda item 26-1953 under 551.071. Mayor Evans called the executive session to order in the Council Conference Room at 5:10 p.m. Mayor Evans recessed the executive session at 6:20

p.m.

- A.** 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
 - i. Seek Advice of City Attorney Regarding the Possible Expansion of the Downtown Neighborhood Empowerment Zone
 - ii. Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda
- B.** Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072
 - i. Land Acquisition for Future Development
 - ii. Land Acquisition Project #25-06
 - iii. Land Acquisition Project #26-01
- C.** Personnel Matters Pursuant to Section 551.074
- D.** 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
 - i. Economic Development Project #21-33
 - ii. Economic Development Project #23-13
 - iii. Economic Development Project #24-11
 - iv. Economic Development Project #25-07

4. 6:00 P.M. OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Evans reconvened the meeting into regular business session at 6:28 p.m.

5. INVOCATION

Steve Pixler, Pastor of Freedom Life Church, gave the Invocation.

6. PLEDGE OF ALLEGIANCE

Council Member Fresquez led the Pledge of Allegiance.

7. TEXAS PLEDGE

Council Member Bounds led the Texas Pledge.

8. PROCLAMATION

Proclamation - Theatre in Our Schools Month 2026

Mansfield Independent School District administrators and students spoke. Mayor Evans read and presented the proclamation to the group.

9. CITIZEN COMMENTS

Citizens wishing to address the Council on non-public hearing agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Council as they are not able to do so. **THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK UNLESS YOU ARE SPEAKING ON A SCHEDULED PUBLIC HEARING ITEM.** After the close of the citizen comments portion of the meeting, only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

In order to be recognized during Citizen Comments or during a Public Hearing (applicants included), please complete a comment card located at the entrance of the Council Chambers. If you would like to speak on more than one Public Hearing item, please submit a separate card for each item. Please present the card(s) to the Deputy City Secretary by 5:50 p.m., ten minutes before the start of the 6:00 p.m. regular business session.

Melisa Perez, 111 Van Worth Street - Ms. Perez spoke regarding concerns over the political atmosphere.

Keziah Farrar, 2080 Cannon Drive - Ms. Farrar spoke regarding small businesses at Geyer Commons.

10. COUNCIL COMMENTS

Council Member Simmons congratulated Mayor Evans on his newest grandbaby and commented on the big soccer game coming up on March 31, 2026 which will determine which soccer team will come to Mansfield.

11. STAFF COMMENTS

A. City Manager or Authorized Representative

- i. Current/Future Agenda Items
- ii. City Manager Updates
- iii. Departmental Updates

Geyer Commons Update

Matt Young, Executive Director of Community Services, gave an update on the grand opening of Geyer Commons.

Community Engagement Spring Events Update

Tim Roberts, Tourism Manager, gave an update on community engagement spring events.

Presentation of the 2025 Annual Traffic Contact Report

Tracy Aaron, Police Chief, was available to answer any questions.

Presentation of the Fiscal Year 2025 Annual Comprehensive Financial Report

Roger Tovar, Public Sector Audit Partner with Whitley Penn, presented the FY 25 Annual Comprehensive Financial Report. Council Member Fresquez stated that the City Council acknowledges acceptance of the audit report as presented and requiring that the same be filed today with the City Secretary as required by Section 103.003 of the Texas Local Government Code. Troy Lestina, Deputy City Manager/Chief Financial Officer, thanked Whitley Penn and the city's Finance team for the excellent work they've done.

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Bounds to authorize the City Attorney to file suit to obtain a Right of Entry to the property located at 700 West Broad Street, Mansfield, Texas, against Ragan, LLC, Wildcat Management, and any other person or entity the City Attorney finds needs to be named as a defendant as discussed in Executive Session. Seconded by Council Member Simmons. The motion PASSED by the following vote:

Aye: 5 Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons

Nay: 0 None

Abstain: 0 None

13. CONSENT AGENDA

26-1950: Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas, Accepting Certification of Unopposed Candidates for the Offices of Council Member, Place Six (6) and Council Member, Place Seven (7); Declaring the May 2, 2026, General Election is Canceled and the Unopposed Candidates Elected to Office

Presenters: Susana Marin, City Secretary

Attachments:

1. Ordinance
2. Certification of Unopposed Candidates
3. Order of Cancellation

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, ACCEPTING CERTIFICATION OF UNOPPOSED CANDIDATES FOR THE OFFICES OF COUNCIL MEMBER PLACE SIX (6) AND COUNCIL MEMBER PLACE SEVEN (7) AS ELECTED; DECLARING THAT THE MAY 2, 2026, GENERAL ELECTION IS CANCELED AND THE UNOPPOSED CANDIDATES ELECTED TO OFFICE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR POSTING OF NOTICE; AND PROVIDING AN EFFECTIVE DATE

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

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

Aye: 5 Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons

Nay: 0 None
Abstain: 0 None

Ordinance Number: OR-2436-26

26-1948: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing Funding for an Amount not to Exceed \$261,868.20 for the 50th Year Community Development Block Grant; Recommending Tarrant County Award a Construction Contract to JR West Texas Concrete, LLC for Sidewalk Improvements for W. Kimball Street, 2nd Avenue, and First Avenue in the Amount of \$223,062.00; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (Street Bond Fund and 50th Year Community Development Block Grant)

Presenters: Raymond Coffman, Director of Engineering Services

Attachments:

1. Resolution
2. Recommendation Letter and Bid Tab
3. Map

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 FUNDING FOR AN AMOUNT NOT TO EXCEED \$261,868.20 FOR THE 50TH YEAR COMMUNITY DEVELOPMENT BLOCK GRANT; RECOMMENDING TARRANT COUNTY AWARD A CONSTRUCTION CONTRACT TO JR WEST TEXAS CONCRETE, LLC FOR IN THE AMOUNT OF \$223,062.00; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (STREET BOND FUND AND 50TH YEAR COMMUNITY DEVELOPMENT BLOCK GRANT)

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

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

Aye: 5 Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0 None
Abstain: 0 None

Resolution Number: RE-4518-26

26-1949: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the Purchase of a Roll-Off Mount Grapple Loader from Doggett Freightliner of South Texas, LLC in and amount not to Exceed \$436,953; Authorizing the City Manager, or Designee, to Execute Any Documents Necessary to Implement This Resolution; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required By Law; And Declaring an Effective Date (Drainage Utility Fund)

Presenters: Jeff Price, Executive Director of Public Works

Attachments:

1. Resolution
2. Exhibit A
3. Exhibit B

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 PURCHASE OF A ROLL-OFF MOUNT GRAPPLE LOADER FROM DOGETT FREIGHTLINER OF SOUTH TEXAS, LLC IN AN AMOUNT NOT TO EXCEED \$436,953; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE ANY DOCUMENTS NECESSARY TO IMPLEMENT THIS RESOLUTION; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (DRAINAGE UTILITY FUND)

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

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

Aye: 5 Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0 None
Abstain: 0 None

Resolution Number: RE-4519-26

26-1973: Resolution – A Resolution Awarding a Construction Contract for 2026 Asphalt and Concrete Crack and Joint Sealing with Curtco Inc.; Authorizing the City Manager or Designee to Execute Contract Documents; Authorizing Funding for an Amount Not to Exceed \$350,000; 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 Operations Department Maintenance Budget – General Fund)

Presenters: James Rogge, Assistant Director of Public Works - Transportation

Attachments:

1. Resolution
2. Exhibit A

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

A RESOLUTION AWARDING A CONSTRUCTION CONTRACT FOR 2026 ASPHALT AND CONCRETE CRACK AND JOINT SEALING WITH CURTCO, INC.; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE CONTRACT DOCUMENTS; AUTHORIZING FUNDING FOR AN AMOUNT NOT TO EXCEED \$350,000; 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 OPERATIONS DEPARTMENT MAINTENANCE BUDGET – GENERAL FUND)

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

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

Aye: 5 Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0 None

Abstain: 0 None

Resolution Number: RE-4520-26

26-1998: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Approving a Construction Contract with Pavecon, Ltd. in an Amount Not to Exceed \$135,590.80 for Construction and Improvements to the Sidewalk on E. Broad Street near Julian Feild 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 (TIRZ #1)

Presenters: Matt Young, Executive Director of Community Services

Attachments:

1. Resolution
2. Exhibit A

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 A CONSTRUCTION CONTRACT WITH PAVECON, LTD. IN AN AMOUNT NOT TO EXCEED \$135,590.80 FOR CONSTRUCTION AND IMPROVEMENTS TO THE SIDEWALK ON E. BROAD STREET NEAR 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 (TIRZ #1)

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

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

Aye: 5	Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4521-26

26-2000: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Purchase of 205 W. Broad St.; Authorizing the City Manager or Designee to Execute any Documents Necessary to Implement this Resolution; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law, and Declaring an Effective Date

Presenters: Casey Lewis, Executive Project Manager

Attachments:

1. Resolution
2. Contract

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 205 W. BROAD ST.; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY DOCUMENTS NECESSARY TO IMPLEMENT THIS RESOLUTION; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (TIRZ NO. 2, GENERAL FUND)

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

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

Aye: 5 Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0 None
Abstain: 0 None

Resolution Number: RE-4522-26

25-1951: Adoption of Amendments to the Planning and Zoning Commission Rules of Procedure

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. 2026 Planning and Zoning Commission Rules of Procedure

A motion was made by Council Member Bounds to approve the adoption of amendments to the Planning and Zoning Commission Rules of Procedure. Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 5 Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0 None
Abstain: 0 None

26-1972: Minutes - Approval of the February 23, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 2-23-26 Draft Minutes

A motion was made by Council Member Bounds to approve the minutes of the February 23, 2026 Regular City Council Meeting as presented. Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 5 Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0 None
Abstain: 0 None

14. ITEM REMOVED FROM THE CONSENT AGENDA

26-1966: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Cost Reimbursement Agreement for Water Improvements Between the City of Mansfield, Texas, and NIOS Mansfield, LLC in an Amount Not to Exceed \$293,930.00; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required By Law; And Declaring an Effective Date (Utility Fund)

Presenters: Raymond Coffman, Director of Engineering Services

Attachments:

1. Resolution

2. Development Agreement
3. Exhibit A - Aerial
4. Exhibit B - Site Plan
5. Exhibit C - Cost Estimate

Victor Flores requested this item be withdrawn.

A motion was made by Council Member Broseh to withdraw this item from the agenda until staff is ready to bring it back. Seconded by Council Member Fresquez. The motion PASSED by the following vote:

Aye: 5 Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons

Nay: 0 None

Abstain: 0 None

15. PUBLIC HEARING

25-1725: Public Hearing on a Request Submitted by Triangle Engineering for a Specific Use Permit to Allow a Car Wash at 1561 E Broad Street, Located on 2.6 acres and Situated in the Henry Odele Survey Abstract No. 1196 Tract 4 (SUP25-004). *The applicant has requested a continuance of the Public Hearing to the March 23, 2026, scheduled City Council meeting.*

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Maps and Supporting Information

Clayton Comstock, Executive Director of Planning and Development, stated the applicant has requested a continuance of the public hearing to the March 23, 2026 City Council meeting.

Mayor Evans opened the public hearing at 7:18 p.m. With no one wishing to speak, Mayor Evans continued the public hearing at 7:19 p.m.

A motion was made by Council Member Bounds to continue the item. Seconded by Council Member Fresquez. The motion PASSED by the following vote:

Aye: 5 Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons

Nay: 0 None

Abstain: 0 None

26-1953: Public Hearing and Consideration of a Request from Stillwater Capital LLC, for a Specific Use Permit for Apartments in the Reserve PD Workplace Sub-District on 10.034 acres located at 240 N. Mitchell Road, also known as 2212 Domain Drive, or more generally located near the southwest corner of East Broad Street and Reserve Way (SUP 25-006)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Legal Description

3. Exhibit B - Site Plan
4. Exhibit C - Building Elevations
5. Exhibit D - Landscape Plans

Clayton Comstock stated the applicant has requested a continuance of the public hearing to the March 23, 2026 City Council meeting.

Mayor Evans opened the public hearing at 7:21 p.m. Mayor Evans noted the following non-speaker:

Gary Cardinale, 5 Velvet Court - Mr. Cardinale submitted a non-speaker card in opposition to the item.

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

A motion was made by Council Member Bounds to continue the public hearing to the March 23, 2026 City Council meeting. Seconded by Council Member Simmons. The motion PASSED by the following vote:

Aye: 5	Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

16. ADJOURN

A motion was made by Council Member Fresquez to adjourn the meeting at 7:22 p.m. Seconded by Council Member Simmons. The motion PASSED by the following vote:

Aye: 5	Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary