



**City Council - Regular Meeting Minutes
March 23, 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, Todd Tonore, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons

Absent: Brent Newsom

2. WORK SESSION

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

James Rogge, Assistant Director of Public Works - Transportation, presented and answered questions regarding three options for a possible pedestrian traffic solution on Cannon Drive. The possible solutions consisted of 1. Establishing a school zone; 2. Installing Rectangular Rapid Flashing Beacons (RRFB) and Americans with Disabilities Act (ADA) improvements; and 3. Installing flashing pedestrian signs. After discussion, staff was directed to move forward with Option 3, the installation of flashing pedestrian signs.

Discussion Regarding Transportation Options

Rick Larkin, former owner of BCB Transport, spoke on his history in the transportation industry and his primary focus on safety. He commented on Mansfield's need for connectivity in relation to the growth the City is experiencing. Mr. Larkin proposed creating a shuttle system in multiple phases in the downtown Mansfield area, and eventually in the Staybolt area. He described the shuttle routes, the fleet, operating schedule, and vision, and answered Council questions.

Discussion Regarding the March 23, 2026 Consent Agenda Items

Raymond Coffman, Director of Engineering Services, answered Council questions on agenda item 26-2052.

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 3:30 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 3:34 p.m. Mayor Evans recessed the executive session at

6:14 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 Contractual Negotiations
 - ii. Seek Advice of City Attorney Regarding Zoning and Land Use Regulations
 - iii. Seek Advice of City Attorney Regarding Federal Tax Matters
 - iv. 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 #26-02
- 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 #22-27
 - iii. Economic Development Project #25-01
 - iv. Economic Development Project #25-07
 - v. Economic Development Project #25-15

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 6:21 p.m.

5. INVOCATION

Pastor Joel Bogar, Life Vision Church, gave the Invocation.

6. PLEDGE OF ALLEGIANCE

Council Member Broseh led the Pledge of Allegiance.

7. TEXAS PLEDGE

Council Member Simmons led the Texas Pledge.

8. PROCLAMATION

Proclamation — North Texas Community Cleanup Challenge 2026

Presenters: Lindsey Mondon, Public Education Specialist

Attachments:

1. Proclamation

Mayor Evans read and presented the proclamation to Environmental Services staff.

Proclamation — National Library Week

Presenters: Yolanda Botello, Director of Library and Historical Services

Attachments:

1. Proclamation

Mayor Evans read and presented the proclamation to Library staff.

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.

Raymond Barlowe, 2900 Neidman Drive - Mr. Barlowe spoke on the condition of his house in Mansfield and his interactions with staff and elected officials.

Arfrances Johnson, 1915 Birch Street - Ms. Johnson spoke on the condition of her house in Mansfield.

Mike Jennings and Austin Sanders, 805 Derbyshire Lane - Commander Jennings and Senior Vice Commander Sanders spoke on updates for the Disabled American Veterans Mansfield Chapter.

10. COUNCIL COMMENTS

Council Member Simmons commented on the great time he had at the Pickle Parade and Palooza.

Council Member Fresquez reiterated Council Member Simmons' comments.

Mayor Evans commented on the great time he had at the Pickle Parade and Palooza and stated that he was proud of the Disabled American Veterans Mansfield Chapter as several individuals have received benefits that were sought after for a long time.

11. STAFF COMMENTS

A. City Manager or Authorized Representative

i. Current/Future Agenda Items

ii. City Manager Updates

Joe Smolinski, City Manager, commended Senior Commander Jennings and Senior Vice Commander Sanders for the remarkable service they've provided to Mansfield veterans. He also remarked upon staff's hard work on the Pickle Parade and Palooza.

iii. Departmental Updates

26-2041: Review of the Monthly Financial Report for the Period Ending December 31, 2025

Presenters: Darcy Lupton, Director of Financial Services

Attachments:

1. December FY26 Council Report

Staff were available for questions.

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Simmons to authorize the City Manager or his designee to negotiate, execute, and finalize the Easement Agreement transaction for LA#26-02 related to the Mountain Creek Sewer project as discussed in Executive Session. Seconded by Council Member Fresquez. The motion PASSED by the following vote:

Aye: 6 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons

Nay: 0 None

Abstain: 0 None

13. APPROVAL OF SUB-COMMITTEE MINUTES

26-2039: Minutes - Approval of the March 9, 2026 Annual Audit Sub-Committee Meeting Minutes (vote will only be taken by members of the sub-committee: Evans (Chair), Broseh, and Tonore)

Presenters: Susana Marin, City Secretary

Attachments:

1. 3-9-26 Draft Minutes

A motion was made by Mayor Pro Tem Tonore to approve the minutes of the March 9, 2026 Annual Audit Sub-Committee Meeting as presented. Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 3 Michael Evans, Todd Tonore, Larry Broseh

Nay: 0 None

Abstain: 0 None

26-2043: Minutes - Approval of the March 9, 2026 Tax Increment Reinvestment Zone #2 Board Meeting Minutes (vote will only be taken by members of the Board: Bounds (Chair),

Newsom, Evans, and Simmons)

Presenters: Susana Marin, City Secretary

Attachments:

1. 3-9-26 Draft Minutes

A motion was made by Council Member Simmons to approve the minutes of the March 9, 2026 Tax Increment Reinvestment Zone #2 Board Meeting as presented. Seconded by Council Member Bounds. The motion PASSED by the following vote:

Aye: 3 Michael Evans, Tamera Bounds, Todd Simmons

Nay: 0 None

Abstain: 0 None

14. CONSENT AGENDA

26-2040: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Amendments to the Animal Shelter Advisory Committee Bylaws; 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: Nicolette Ricciuti, Director of Regulatory Compliance

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 AMENDMENTS TO THE ANIMAL SHELTER ADVISORY COMMITTEE BYLAWS; 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 PASSED by the following vote:

Aye: 6 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons

Nay: 0 None

Abstain: 0 None

Resolution Number: RE-4523-26

26-2050: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Rejecting All Proposals for the Mansfield Custom Events Calendar Web Application Received Through a Public Request For Proposal; 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: Bernadette McCranie, Director of Communications and Outreach

Attachments:

1. 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, REJECTING ALL PROPOSALS FOR THE MANSFIELD CUSTOM EVENTS CALENDAR WEB APPLICATION RECEIVED THROUGH A PUBLIC REQUEST FOR PROPOSAL; 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 PASSED by the following vote:

Aye: 6 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0 None
Abstain: 0 None

Resolution Number: RE-4524-26

26-2052: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Approving a Cost Reimbursement Agreement For Rockwood Lift Station and Force Main Improvements Between the City of Mansfield, Texas and Bisbee Ranch, LLC in an Amount Not to Exceed \$1,028,000.64; Authorizing the City Manager, or Designee, To Negotiate, Finalize, and Execute the Cost Reimbursement Agreement; 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. Cost Reimbursement Agreement
3. Exhibit A
4. 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 A COST REIMBURSEMENT AGREEMENT FOR ROCKWOOD LIFT STATION AND FORCE MAIN IMPROVEMENTS BETWEEN THE CITY OF MANSFIELD, TEXAS AND BISBEE RANCH, LLC IN AN AMOUNT NOT TO EXCEED \$1,028,000.64; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO NEGOTIATE, FINALIZE, AND EXECUTE THE COST REIMBURSEMENT AGREEMENT; 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)

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

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

Aye: 6 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0 None
Abstain: 0 None

Resolution Number: RE-4525-26

26-2038: Minutes - Approval of the March 9, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 3-9-26 Draft Minutes

A motion was made by Council Member Bounds to approve the minutes of the March 9, 2026 Regular City Council Meeting as presented. Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 6 Michael Evans, Todd Tonore, 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 April 13, 2026, scheduled City Council meeting.*

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

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

Clayton Comstock, Executive Director of Planning and Development, stated the applicant has requested a continuance of the public hearing.

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

A motion was made by Council Member Fresquez to approve the continuance to the April 13, 2026 City Council Meeting. Seconded by Council Member Simmons. The motion PASSED by the following vote:

Aye: 6 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons

Nay: 0 None

Abstain: 0 None

26-1953: Public Hearing on a Request Submitted by 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 presented the item and answered Council questions. Victor Flores, City Attorney, made brief comments. Applicant Cole Henley, Stillwater Capital, answered Council questions.

Mayor Evans continued the public hearing at 7:08 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 7:08 p.m.

A motion was made by Council Member Broseh to approve the Specific Use Permit with stipulations that Stillwater Capital or their successor would coordinate with traffic to facilitate the rebuild of the eastern portion of Broad St. Seconded by Mayor Pro Tem Tonore. The motion PASSED by the following vote:

Aye: 6 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0 None
Abstain: 0 None

16. ADJOURN

A motion was made by Council Member Simmons to adjourn the meeting at 7:09 p.m. Seconded by Mayor Pro Tem Tonore. The motion PASSED by the following vote:

Aye: 6 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0 None
Abstain: 0 None

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary