



**City Council - Regular Meeting Minutes
April 13, 2026 - 2:00 PM
Final**

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

1. CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 2:00 p.m.

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

Absent: Brent Newsom

2. WORK SESSION

Discussion Regarding Commercial Drone Delivery

Clayton Comstock, Executive Director of Planning and Development, presented the item. He spoke on the need for regulatory framework surrounding commercial drone delivery, explained what drone delivery is, and showed demonstration videos for the Wing, Zipline, and Flytrex drone delivery companies. He addressed what the City can and cannot regulate regarding drone delivery, as the Federal Aviation Administration regulates airspace, flight paths, altitude of drones, and drone testing and certification. The City can regulate and has authority over zoning and land use, location of infrastructure, structure height, setbacks and buffering, screening and aesthetics, noise at property line, and lighting impacts. Clayton spoke on staff's recommendation for a hybrid approach to regulations for commercial drone delivery, including a by-right point of sale accessory use and special use permit requirements, answered Council questions, and received feedback from the Council.

Discussion Regarding the April 13, 2026 Consent Agenda Items

James Rogge, Assistant Director of Public Works - Streets and Traffic, presented and answered Council questions on agenda item 26-2063. Troy Lestina, Deputy City Manager/Chief Financial Officer, presented and answered Council questions on agenda item 26-2064. Victor Flores, City Attorney, presented agenda item 26-2076. Raymond Coffman, Director of Engineering Services, presented and answered Council questions on agenda items 26-2080 and 26-2081. Bernadette McCranie, Director of Communications and Outreach, presented and answered Council questions on agenda item 26-2091.

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 2:53 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 2:59 p.m. Mayor Evans recessed the executive session at 5:39 p.m.

Council Member Newsom arrived at 3:17 p.m.

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

- 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 Arms of Hope v. City of Mansfield (U.S District Court – Northern District of Texas (Fort Worth Division))
 - ii. Seek Advice of City Attorney Regarding the Procedural Rules of Council
 - iii. Seek Advice of City Attorney Regarding Zoning and Land Use Regulations
 - 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 #26-03
- C.** Personnel Matters Pursuant to Section 551.074
 - i. City Attorney Quarterly Update
 - ii. Board Appointments
- 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 #22-04
 - iii. Economic Development Project #23-05
 - iv. Economic Development Project #26-03

v. Economic Development Project #26-04

vi. Economic Development Project #26-05

4. IMMEDIATELY FOLLOWING WORK SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Evans reconvened the meeting into regular business session at 5:47 p.m.

5. WORK SESSION

Discussion Regarding Water and Wastewater Cost of Service Rate Making

Jeff Price, Executive Director of Public Works, introduced the item and Chris Eckert, consultant with NewGen Strategies and Solutions, who presented. Mr. Eckert gave an introduction and overview of the process for water and wastewater cost of service rate making. He spoke on what a cost of service study is and the reasoning for performing one, the role of City Council in cost of service process, and the cost of service process itself. Additionally, Mr. Eckert spoke on revenue requirements, cost allocation and cost of service, cost of service method, key rate design policy questions, rate attributes and criteria, customer classification and equity in rate making, rate structure components, fixed versus variable projected revenues, the City's current water rates and rate structure, billing determinants, and residential frequency distribution. Finally, he discussed current sewer rates and billing determinants, comparisons of regional bills, and gave next steps.

Mayor Evans recessed the meeting into a break at 6:13 p.m. and reconvened at 6:20 p.m.

6. INVOCATION

Pastor Sylvester Stemley, TCAL Church, gave the Invocation.

7. PLEDGE OF ALLEGIANCE

Council Member Newsom led the Pledge of Allegiance.

8. TEXAS PLEDGE

Mayor Pro Tem Tonore led the Texas Pledge.

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.

Houston Mitchell, 605 St. Eric Drive - Mr. Mitchell spoke regarding data centers, traffic, the proposed car wash, and his experience at a recent Council Chat event.

10. COUNCIL COMMENTS

Council Member Simmons thanked staff and management for always being quick to respond and provide assistance.

Mayor Evans congratulated Council Member Bounds on her appointment to the National League of Cities' Community and Economic Development Advocacy Committee. He also congratulated Joe Smolinski, City Manager, for his 25 year work anniversary with the City of Mansfield.

11. STAFF COMMENTS

A. City Manager or Authorized Representative

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

Summer of Soccer Update

Bernadette McCranie provided an update on the Summer of Soccer surrounding the FIFA World Cup™. She gave some fast facts and spoke on tourism and hospitality, ongoing preparation, MansfieldFanZone.com, upcoming events for local businesses, and market value add.

GFOA Budget Awards

Troy Lestina announced the City has received the Government Finance Officers Association Distinguished Budget Presentation Award, the highest form of recognition in governmental budgeting.

Review of the Monthly Financial Report for the Period Ending January 31, 2026

Presenters: Darcy Lupton, Director of Financial Services

Attachments:

- 1. January FY26 Council Report

Staff was available for questions.

Review of the Monthly Financial Report for the Period Ending February 28, 2026

Presenters: Darcy Lupton, Director of Financial Services

Attachments:

- 1. February FY26 Council Report

Staff was available for questions.

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

There was no action taken.

13. CONSENT AGENDA

26-2063: Resolution – A Resolution Awarding a Construction Contract for BRINSAP Bridge Repairs with Coronado Roadway Construction, LLC.; Authorizing the City Manager or Designee to Execute Contract Documents; Authorizing Funding for an Amount Not to Exceed \$302,170.70; 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 - Streets & Traffic

Attachments:

1. Resolution
2. Contract
3. Bid Tabs

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

A RESOLUTION AWARDING A CONSTRUCTION CONTRACT FOR BRINSAP BRIDGE REPAIRS WITH CORONADO ROADWAY CONSTRUCTION, LLC.; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE CONTRACT DOCUMENTS; AUTHORIZING FUNDING FOR AN AMOUNT NOT TO EXCEED \$302,170.70; 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 Fresquez. The motion PASSED by the following vote:

Aye: 7 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons

Nay: 0 None

Abstain: 0 None

Resolution Number: RE-4526-26

26-2064: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Imposition of a Twenty Percent (20%) Penalty for Collection Costs on Delinquent Taxes for the 2025 Tax Year and Subsequent Years; Approving a Contingent Fee Contract for Legal Services with Linebarger Goggan Blair & Sampson, LLP; Making Certain Findings as Required by Section 2254.1036 of the Texas Government Code; 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: Troy Lestina, Deputy City Manager/Chief Financial Officer

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, AUTHORIZING THE IMPOSITION OF A TWENTY PERCENT (20%) PENALTY FOR COLLECTION COSTS ON DELINQUENT TAXES FOR THE 2025 TAX YEAR AND SUBSEQUENT YEARS; APPROVING A CONTINGENT FEE CONTRACT FOR LEGAL SERVICES WITH LINEBARGER GOGGAN BLAIR & SAMPSON, LLP; MAKING CERTAIN FINDINGS AS REQUIRED BY SECTION 2254.1036 OF THE TEXAS GOVERNMENT CODE; 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 Fresquez. The motion **PASSED** by the following vote:

Aye: 7 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom,
Juan Fresquez, Todd Simmons
Nay: 0 None
Abstain: 0 None

Resolution Number: RE-4527-26

26-2076: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager, or His Designee, to Execute Documents Related to the National Opioid Litigation for Approval of the Six Remnant Defendants Settlement Agreement (RDSA); 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: Victor Flores, City Attorney

Attachments:

1. Resolution
2. Participation and Release Form
3. List of Opioid Remediation Uses

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 CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE DOCUMENTS RELATED TO THE NATIONAL OPIOID LITIGATION FOR APPROVAL OF THE SIX REMNANT DEFENDANTS SETTLEMENT AGREEMENT (RDSA); 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 Fresquez. The motion **PASSED** by the following vote:

Aye: 7 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom,
Juan Fresquez, Todd Simmons
Nay: 0 None
Abstain: 0 None

Resolution Number: RE-4528-26

26-2080: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Awarding Contracts for Country Club Sewer Line Repair including GRod Construction, LLC for Construction and Raba Kistner, Inc. for Materials Testing, and Authorizing Funding for an Amount Not to Exceed \$326,615.36; 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. Agreement
3. Project Exhibit
4. Bid Tab

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, AWARDING CONTRACTS FOR COUNTRY CLUB SEWER LINE REPAIR INCLUDING GROD CONSTRUCTION, LLC FOR CONSTRUCTION AND RABA KISTNER, INC. FOR MATERIALS TESTING, AND AUTHORIZING FUNDING FOR AN AMOUNT NOT TO EXCEED \$326,615.36; 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 Fresquez. The motion PASSED by the following vote:

Aye: 7 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0 None
Abstain: 0 None

Resolution Number: RE-4529-26

26-2081: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Awarding Contracts for US 287 Crossing Sanitary Sewer Replacement including Willco Underground, LLC for Construction and Raba Kistner, Inc. for Materials Testing, and Authorizing Funding for an Amount Not to Exceed \$656,120.75; 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. Agreement
3. Project Exhibit
4. Bid Tab

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, AWARDING CONTRACTS FOR US 287 CROSSING SANITARY SEWER REPLACEMENT INCLUDING WILLCO UNDERGROUND, LLC FOR CONSTRUCTION AND RABA KISTNER, INC. FOR MATERIALS TESTING, AND AUTHORIZING FUNDING FOR AN AMOUNT NOT TO EXCEED \$656,120.75; 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 Fresquez. The motion PASSED by the following vote:

Aye: 7 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0 None
Abstain: 0 None

Resolution Number: RE-4530-26

26-2091: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing a Temporary Moratorium on the Enforcement of Certain Sign Regulations Under Chapter 155 of the City's Code of Ordinances for Local Business and Venues to Promote Internationally Recognized Sporting Events Occurring between June 11, 2026 and July 19, 2026; 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 MANSFIELD, TEXAS, AUTHORIZING A TEMPORARY MORATORIUM ON THE ENFORCEMENT OF CERTAIN SIGN REGULATIONS UNDER CHAPTER 155 OF THE CITY'S CODE OF ORDINANCES FOR LOCAL BUSINESS AND VENUES TO PROMOTE INTERNATIONALLY RECOGNIZED SPORTING EVENTS OCCURRING BETWEEN JUNE 11, 2026, AND JULY 19, 2026; 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 Fresquez. The motion PASSED by the following vote:

Aye: 7 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0 None
Abstain: 0 None

Resolution Number: RE-4531-26

26-2066: Minutes - Approval of the March 23, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 3-23-26 Draft Minutes

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

Aye: 7 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0 None
Abstain: 0 None

14. 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)

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, Elevations, and Landscape Plan
4. Exhibit C - Development Review Committee Comments
5. Exhibit D - Letters and Speaker Cards

Clayton Comstock presented the item and answered Council questions. Applicants Tyler Wallach, Mike Booth, Kevin Patel, and Greg Guerin presented and answered Council questions.

Mayor Evans continued the public hearing at 7:24 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 7:24 p.m.

A motion was made by Council Member Bounds to deny the request for a Specific Use Permit. Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 7 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons

Nay: 0 None

Abstain: 0 None

15. ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 7:25 p.m. Seconded by Mayor Pro Tem Tonore. The motion PASSED by the following vote:

Aye: 7 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons

Nay: 0 None

Abstain: 0 None

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary