



**City Council - Regular Meeting Minutes  
May 11, 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. PROCLAMATION**

National Public Works Week

Mayor Evans read and presented the Proclamation.

**3. WORK SESSION**

Discussion Regarding the 2026 Safe Streets and Roads for All Federal Grant Application

Raymond Coffman, Director of Engineering Services, presented the item. He spoke on the Grant, corridor prioritization, and the proposed Safe Streets for All Project Package for Debbie Lane and Cannon Drive, including all Active Transportation and Safety Plan recommendations. Raymond answered Council questions and Joe Smolinski, City Manager, made comments. The Council directed staff to move forward with both projects.

Discussion Regarding Possible Bond Election and Issuance

Troy Lestina, Deputy City Manager/Chief Financial Officer, presented the item. He made clarifying remarks regarding issuing debt, spoke on the timeline for the process of issuing debt, and answered Council questions. Troy then introduced the issuances being proposed, the first being Certificates of Obligation in the amount of \$12,000,000 to be used for street improvements, the second being General Obligation Bonds in the amount of \$2,625,000 to be used for completing the trail network, and the third being \$10,000,000 in Sales Tax Revenue Bonds to be used for the Hardy Allmon side of the Katherine Rose Park improvements. Matt Young, Executive Director of Community Services, spoke on a new community/recreation/multigeneration center as a bond proposition, including the history of the project, benchmark needs assessments, benchmark comparisons, the 2022 concept overview, the updated conceptual design to include senior spaces, the feasibility study update, and next steps, and answered Council questions. Finally, Troy touched on property tax assessed evaluations, property tax supported debt, and answered Council questions. Joe Smolinski made comments.

Discussion Regarding the May 11, 2026 Consent Agenda Items

Howard Redfearn, Assistant Director of Public Works - Environmental Services, presented and answered Council questions on agenda item 26-2171. Rosalie Gilbert, Manager of Arts and Event Services, presented and answered Council questions on agenda item 26-2195. Casey Lewis, Executive Project Manager, presented and answered Council questions on agenda item 26-2219.

#### **4. 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 3:12 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 3:18 p.m. Mayor Evans recessed the executive session at 6:07 p.m.

Council Member Newsom arrived to the meeting at 3:34 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 Citizen Comment Format and Procedures
  - ii. Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 4.E 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 #25-09
- C.** Personnel Matters Pursuant to Section 551.074
- D.** Deliberations Regarding Security Devices or Security Audits Pursuant to Section 551.076
  - i. Deliberations to Discuss the Deployment, or Specific Occasions for Implementation, of Security Personnel or Devices at City Hall and Other City-Related Events
- E.** 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 #24-08
- iv. Economic Development Project #25-05
- v. Economic Development Project #25-07
- vi. Economic Development Project #26-02

**5. 6:00 P.M. OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

Mayor Evans reconvened the meeting into regular business session at 6:25 p.m.

**6. INVOCATION**

Reverend Christopher Jones gave the Invocation.

**7. PLEDGE OF ALLEGIANCE**

Council Member Simmons led the Pledge of Allegiance.

**8. TEXAS PLEDGE**

Council Member Bounds led the Texas Pledge.

**9. CITIZEN COMMENTS**

Citizens wishing to address the Council on 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. All comments are limited to five (5) minutes.

In order to be recognized during Citizen Comments, please complete a comment card located at the entrance of the Council Chambers. Please present the card to the Deputy City Secretary by 5:50 p.m., ten minutes before the start of the 6:00 p.m. regular business session.

Stacia Miller, 78 Regency Parkway - Ms. Miller spoke on her service with the Mansfield Mission Center, introduced Sara Stubblefield, who will be stepping into the Director of Development position, and thanked the City Council for their collaboration with the Mission Center to serve Mansfield citizens and MISD students and families. Sara stated her excitement for her new role at the Mansfield Mission Center and that she is looking forward to working with the City Council.

**10. COUNCIL COMMENTS**

Council Member Simmons spoke on the Monarch Butterfly Bench unveiling at the Oliver Nature Park.

Mayor Evans spoke on the passing of Faye Rydell, a longtime Mansfield resident and community servant, and held a moment of silence for her. He also congratulated Vanessa Marrero, Assistant City Manager/Deputy City Attorney, and her husband on the birth of their daughter, Isabella.

## 11. STAFF COMMENTS

### A. City Manager or Authorized Representative

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

Joe Smolinski congratulated Vanessa Marrero and her husband on the birth of their daughter.

- iii. Departmental Updates

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

**Presenters:** Darcy Lupton, Director of Financial Services

**Attachments:**

- 1. March FY26 Council Report

Staff was available for questions.

## 12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

No action was taken.

## 13. APPROVAL OF SUB-COMMITTEE MINUTES

**26-2200:** Minutes - Approval of the April 27, 2026 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting Minutes (vote will only be taken by members of the sub-committee: Bounds (Chair), Evans, and Tonore)

**Presenters:** Susana Marin, City Secretary

**Attachments:**

- 1. 4-27-26 Draft Minutes

**A motion was made by Council Member Bounds to approve the minutes of the April 27, 2026 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting as presented. Seconded by Mayor Pro Tem Tonore. The motion PASSED by the following vote:**

**Aye: 3** Michael Evans, Todd Tonore, Tamera Bounds

**Nay: 0** None

**Abstain: 0** None

**26-2201:** Minutes - Approval of the April 27, 2026 Local Transportation Issues Sub-Committee Meeting Minutes (vote will only be taken by members of the sub-committee: Tonore (Chair), Bounds, and Fresquez)

**Presenters:** Susana Marin, City Secretary

**Attachments:**

- 1. 4-27-26 Draft Minutes

**A motion was made by Mayor Pro Tem Tonore to approve the minutes of the April 27, 2026 Local Transportation Issues Sub-Committee Meeting as presented. Seconded by Council Member Fresquez. The motion PASSED by the following vote:**

**Aye: 3** Todd Tonore, Tamera Bounds, Juan Fresquez

**Nay: 0** None

**Abstain: 0** None

#### 14. CONSENT AGENDA

**26-2171:** 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 Adopt A Highway Maintenance Corporation in an Amount not to Exceed \$150,000.00 for Annual Right of Way Litter Management; 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:** Howard Redfearn, Assistant Director of Public Works - Environmental Services

**Attachments:**

1. Resolution
2. Contract
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, APPROVING A PROFESSIONAL SERVICES CONTRACT BETWEEN THE CITY OF MANSFIELD, TX AND ADOPT A HIGHWAY MAINTENANCE CORPORATION IN AN AMOUNT NOT TO EXCEED \$150,000.00 FOR ANNUAL RIGHT OF WAY LITTER MANAGEMENT; 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: 7** Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons

**Nay: 0** None

**Abstain: 0** None

**Resolution Number: RE-4542-26**

**26-2195:** 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 Premier Lighting Enterprises, LLC in the Amount of \$149,970.00 for Holiday Decor and Light Display Services; 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)

**Presenters:** Rosalie Gilbert, Manager of Arts & Event 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 PROFESSIONAL SERVICES CONTRACT BETWEEN THE CITY OF MANSFIELD, TEXAS AND PREMIER LIGHTING ENTERPRISES, LLC IN THE AMOUNT OF \$149,970.00 FOR HOLIDAY DÉCOR AND LIGHT DISPLAY SERVICES; 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 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

**Resolution Number: RE-4543-26**

**26-2219:** Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Amendment to the Contract Between the City of Mansfield, Texas and Spiars Engineering, Inc. in an Amount not to Exceed \$118,850 for the Design of Street L; 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. 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 AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY OF MANSFIELD, TX AND SPIARS ENGINEERING, INC. IN AN AMOUNT NOT TO EXCEED \$118,850 FOR THE DESIGN OF STREET L; 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, TIRZ #4)**

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

**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

**Resolution Number: RE-4544-26**

**26-2199:** Minutes - Approval of the April 27, 2026 Regular City Council Meeting Minutes

**Presenters:** Susana Marin, City Secretary

**Attachments:**

1. 4-27-26 Draft Minutes

**A motion was made by Council Member Bounds to approve the minutes of the April 27, 2026 Regular City Council Meeting as presented. 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. NEW BUSINESS**

**26-2198:** Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing Publication of Notice of Intention to Issue Certificates of Obligation; Approving the Preparation of a Preliminary Official Statement and a Notice of Sale; And Providing for the Effective Date Thereof

**Presenters:** Troy Lestina, Deputy City Manager/Chief Financial Officer

**Attachments:**

1. Resolution
2. Exhibit A

Troy Lestina presented the item. Nick Bulaich, the City's financial advisor with Hilltop Securities, spoke and answered Council questions.

**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 PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; APPROVING THE PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT AND A NOTICE OF SALE; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF**

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

**Seconded by Council Member Simmons. 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-4545-26**

**26-2216:** Board Appointments: Capital Improvements Advisory Committee

**Presenters:** Susana Marin, City Secretary

**Attachments:** None

Susana Marin, City Secretary, presented the item.

**A motion was made by Council Member Newsom to appoint Osvaldo Villanueva to serve a two-year term ending September 20, 2028. 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

**16. ADJOURN**

**A motion was made by Council Member Newsom to adjourn the meeting at 6:48 p.m.  
Seconded by Council Member Simmons. 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