



**City Council - Regular Meeting Minutes
June 8, 2026 - 3:00 PM
Minutes**

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, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons, Jim Vaszauskas

2. WORK SESSION

FY '26-'27 Budget Updates

Troy Lestina, Deputy City Manager/Chief Financial Officer, reviewed important dates in the budget calendar and touched on FY27 personnel and capital equipment requests in the general fund and other funds. He spoke on notable items currently included in the FY27 draft budget, property and sales tax information and comparisons, and general fund reserve comparisons. Troy noted the topics of future budget work sessions and answered Council questions.

Discussion Regarding the June 8, 2026 Consent Agenda Items

Troy Lestina presented agenda item 26-2305. Howard Redfearn, Assistant Director of Public Works - Environmental Services, presented and answered Council questions on agenda items 26-2306 and 26-2307. Joe Smolinski, City Manager, also spoke on agenda item 26-2306. Matt Young, Executive Director of Community Services, presented and answered Council questions on agenda item 26-2331.

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 3:35 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 3:40 p.m. Mayor Evans recessed the executive session at 6:09 p.m.

Mayor Pro Tem Tonore left the meeting at 6:09 p.m.

Present: Michael Evans, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons, Jim Vaszauskas

Absent: Todd Tonore

- 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, including but not limited to legal issues concerning any item listed on today's posted City Council agendas, and/or the subject matter listed below:
 - i. Seek Advice of City Attorney Regarding Pending Litigation – Cause No. 2024-005630-2 (Tarrant County Court at Law No. 2)
 - ii. Seek Advice of City Attorney Regarding Pending Litigation – Cause No. 348-270155-14 (348th Tarrant County District Court)
 - iii. Seek Advice of City Attorney Regarding Contract Negotiations
 - iv. Seek Advice of City Attorney Regarding the State and Local Historical Marker Process
 - v. Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.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
- C.** Deliberation Regarding Prospective Gifts or Donations Pursuant to Section 551.073
 - i. Related to Geyer Commons and Historical Downtown
- D.** Personnel Matters Pursuant to Section 551.074
- 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 #22-04
 - iii. Economic Development Project #26-02
- 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 6:15 p.m.

5. INVOCATION

Reverend Dr. Bill Dasch gave the Invocation.

6. PLEDGE OF ALLEGIANCE

Council Member Bounds led the Pledge of Allegiance.

7. TEXAS PLEDGE

Council Member Vaszauskas led the Texas Pledge.

8. 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.

Larry Broseh, 1624 Piccadilly Court - Mr. Broseh spoke regarding his appreciation for the recognition he received at the 5/26/26 City Council Meeting.

Kristen Flemingwood, 2220 Walnut Manor Drive - Ms. Flemingwood spoke regarding City Council meetings, social media activity, and meeting decorum.

9. COUNCIL COMMENTS

Council Member Fresquez spoke on the Czechia National Soccer Team open practice held on Saturday, June 6th, at the Texas Health Mansfield Stadium.

Council Member Bounds echoed Council Member Fresquez's comments and thanked the Mansfield Police Department for their work at the open practice event.

Council Member Simmons echoed the previous comments and recognized Reverend Dr. Bill Dasch.

Council Member Newsom spoke on the passing of Mansfield resident Imogene Gideon.

Mayor Evans also spoke on Ms. Gideon, touched on the 100th birthday of Opal Lee, and gave kudos to the Mansfield Police Department for the great work they continue to do.

10. STAFF COMMENTS

A. City Manager or Authorized Representative

i. Current/Future Agenda Items

Victor Flores, City Attorney, spoke regarding Texas Open Meetings Act compliance,

specifically in regard to executive sessions.

- ii. City Manager Updates
- iii. Departmental Updates

Review of the Monthly Financial Report for the Period Ending April 30, 2026

Presenters: Darcy Lupton, Director of Financial Services

Attachments:

- 1. April FY26 Financial Report

Troy Lestina answered Council questions.

11. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

There was no action taken.

12. CONSENT AGENDA

26-2305: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager to Enter Into an Interlocal Agreement with North Central Texas Council of Governments, for the Purpose of Providing Funding Through the United States Department of Homeland Security and the Federal Emergency Management Agency; Finding that the Meeting at Which this Resolution Is Passed is Open to the Public as Provided By Law; And Providing 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 CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, FOR THE PURPOSE OF PROVIDING FUNDING THROUGH THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS PROVIDED BY LAW; AND PROVIDING 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: 6 Michael Evans, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons, Jim Vaszauskas

Nay: 0 None

Abstain: 0 None

Resolution Number: RE-4556-26

26-2306: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding Contracts for the Construction of Flume Improvements for the Shannon Creek Subdivision to Alliance Construction and Concrete Services, LLC, for Construction, to

Brittain and Crawford, LLC For Surveying, and to Raba Kistner, Inc, for Material Testing, for an Amount not to Exceed \$97,196.56; 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. Project Map
3. Bid Tabulations

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 THE CONSTRUCTION OF FLUME IMPROVEMENTS FOR THE SHANNON CREEK SUBDIVISION TO ALLIANCE CONSTRUCTION AND CONCRETE SERVICES, LLC, FOR CONSTRUCTION, TO BRITTAIN AND CRAWFORD, LLC FOR SURVEYING, AND TO RABA KISTNER, INC, FOR MATERIAL TESTING, FOR AN AMOUNT NOT TO EXCEED \$97,196.56; 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 Fresquez. The motion PASSED by the following vote:

Aye: 6	Michael Evans, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons, Jim Vaszauskas
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4557-26

26-2307: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding Contracts for the Construction of BRINSAP Channel Repairs to Premier Site Services, LLC, for Construction, to Brittain and Crawford, LLC For Surveying, and to Raba Kistner, Inc, for Material Testing, for an Amount not to Exceed \$293,137.19; 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. Project Map
3. Bid Tabulation

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 THE CONSTRUCTION OF BRINSAP CHANNEL REPAIRS TO PREMIER SITE SERVICES, LLC, FOR CONSTRUCTION, TO BRITTAIN AND CRAWFORD, LLC FOR SURVEYING, AND TO RABA KISTNER, INC, FOR MATERIAL

TESTING, FOR AN AMOUNT NOT TO EXCEED \$293,137.19; 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 Fresquez. The motion PASSED by the following vote:

Aye: 6 Michael Evans, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons, Jim Vaszauskas
Nay: 0 None
Abstain: 0 None

Resolution Number: RE-4558-26

26-2331: Resolution – A Resolution of the City Council of the City of Mansfield, Texas Approving Amendment #3 of a Professional Services Contract Between the City of Mansfield, Texas and Parkhill, Inc. in an Amount Not to Exceed \$84,300 for Landscape Architecture Services at the Katherine Rose Memorial 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 (MPFDC Fund)

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 AMENDMENT #3 OF A PROFESSIONAL SERVICES CONTRACT BETWEEN THE CITY OF MANSFIELD, TEXAS AND PARKHILL, INC. IN AN AMOUNT NOT TO EXCEED \$84,300 FOR LANDSCAPE ARCHITECTURE SERVICES AT THE KATHERINE ROSE MEMORIAL 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 (MPFDC 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: 6 Michael Evans, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons, Jim Vaszauskas
Nay: 0 None
Abstain: 0 None

Resolution Number: RE-4559-26

26-2308: Minutes - Approval of the May 26, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 5-26-26 Draft Minutes

A motion was made by Council Member Bounds to approve the minutes of the May 26, 2026 Regular City Council Meeting as presented. Seconded by Council Member Fresquez. The motion PASSED by the following vote:

Aye: 6 Michael Evans, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons, Jim Vaszauskas
Nay: 0 None
Abstain: 0 None

13. PUBLIC HEARING AND FIRST READING

26-2235: Ordinance - Public Hearing and First Reading on an Ordinance Considering a Request by Winkelmann & Associates, Inc. for a Zoning Change from PD, Planned Development District to PD, Planned Development District for Commercial Uses, Being 18.604 Acres Located Within the B.F. Howard Survey, Johnson and Ellis County, Bounded by Barrington Way, S. US 287, Hadley Lane, and Approximately 150 Feet South of Ambrose Pkwy (ZC26-003)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Ordinance
2. Maps and Supporting Information
3. Exhibit A - Legal Description
4. Exhibit B - Planned Development Standards
5. Exhibit C - Site Plan Exhibits
6. Previously Approved PD, ZC14-007

Clayton Comstock, Executive Director of Planning and Development, presented the item and answered Council questions. John Webber, applicant representative, presented and answered Council questions.

Mayor Evans opened the public hearing at 7:38 p.m.

Monic Price, 2604 Parkhurst Lane, Venus, Texas, 76084 - Ms. Price spoke on her concerns regarding this zoning change.

Mayor Evans continued the public hearing at 7:42 p.m.

A motion was made by Council Member Newsom to approve the first reading of the following ordinance with items discussed with Clayton regarding bringing those items back for secondary review. Specifically, the signage with staff having options for reducing the sign size, especially the major sign along the access road, the drive-thru would require a separate SUP, and increased landscaping as discussed by Council in the areas mentioned by himself and Council Members Bounds and Fresquez:

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 PROPERTY TO A PD, PLANNED DEVELOPMENT DISTRICT, FOR COMMERCIAL 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 Simmons. The motion PASSED by the following vote:

Aye: 6 Michael Evans, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons, Jim Vaszauskas
Nay: 0 None
Abstain: 0 None

26-2237: Ordinance - Public Hearing and First Reading on an Ordinance Considering a Request by Bannister Engineering, LLC for a Zoning Change from I-1, Light Industrial District to PD, Planned Development District for Commercial Uses, Being 6.441 Acres Located Within the J Robertson Survey, Abstract 1317 Tarrant County, Located Approximately 160 ft South of Heritage Parkways and West of S. US 287 (ZC26-004)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Ordinance
2. Maps and Supporting Information
3. Exhibit A - Legal Description
4. Exhibit B - Planned Development Standards
5. Exhibits C-D - Site Plan, Landscape Plan and Elevations

Clayton Comstock presented the item and answered Council questions. Cody Brooks, applicant representative, presented.

Mayor Evans opened the public hearing at 8:04 p.m. With no one wishing to speak, Mayor Evans continued the public hearing at 8:05 p.m.

A motion was made by Council Member Vaszauskas 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 PROPERTY TO A PD, PLANNED DEVELOPMENT DISTRICT, FOR COMMERCIAL AND OFFICE 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 Fresquez. The motion PASSED by the following vote:

Aye: 5 Michael Evans, Tamera Bounds, Juan Fresquez, Todd Simmons, Jim Vaszauskas
Nay: 1 Brent Newsom
Abstain: 0 None

14. ADJOURN

**A motion was made by Council Member Newsom to adjourn the meeting at 8:06 p.m.
Seconded by Council Member Simmons. The motion PASSED by the following vote:**

Aye: 6 Michael Evans, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd
 Simmons, Jim Vaszauskas
Nay: 0 None
Abstain: 0 None

_____ Michael Evans, Mayor

ATTEST:

_____ Susana Marin, City Secretary