



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Minutes - Final

City Council

Monday, October 28, 2024

2:30 PM

Council Chambers

REGULAR MEETING

2:30 P.M. - CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 2:46 p.m.

Present 7 - Larry Brose; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

WORK SESSION

Discussion Regarding Chapter 90 Animal Control Ordinance

Director of Regulatory Compliance Nicolette Ricciuti presented the item, spoke on revisions to the animal control ordinance, and answered Council questions. City Attorney Ashley Dierker answered a Council question.

RECESS INTO EXECUTIVE SESSION

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 2:55 p.m. Mayor Evans recessed the executive session at 6:06 p.m.

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

Seek Advice of City Attorney Regarding Pending Litigation Cause No. 348-270155-14

Seek Advice of City Attorney Regarding Pending Litigation Cause No. 4:23-cv-00131-O

Seek Advice of City Attorney Regarding Special Event Funding

Seek Advice of City Attorney Regarding Hotel Occupancy Tax Funding

Seek Advice of City Attorney Regarding Contract Negotiations Related to Health Insurance

Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda

Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

Land Acquisition for Future Development

Personnel Matters Pursuant to Section 551.074

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

Economic Development Project #21-04

Economic Development Project #21-23

Economic Development Project #21-33

Economic Development Project #22-04

Economic Development Project #23-14

6:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Evans reconvened the meeting into regular business session at 6:15 p.m.

INVOCATION

Pastor Richelle Smithee of North Elevation Church gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Short led the Pledge of Allegiance.

TEXAS PLEDGE

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

Council Member Bounds led the Texas Pledge.

PROCLAMATION[24-6263](#)

National Chiropractic Health Month

Mayor Evans and the City Council read and presented the proclamation to local chiropractors.

RECOGNITION

Class #5 My Mansfield Muni-Versity

Mayor Evans and the City Council recognized class #5 of My Mansfield Muni-Versity.

Mansfield Independent School District

Mayor Evans and the City Council recognized the Mansfield Independent School District Board of Trustees for receiving the 2024 Region 11 School Board Award and Superintendent Kimberly Cantu for being awarded the Texas Association of School Boards Region 11 Superintendent of the Year.

CITIZEN COMMENTS

Eric Rozak, 21 Devon Court - Mr. Rozak spoke regarding downtown businesses.

Terry Moore, 3 Morningside Court - Mr. Moore spoke regarding the Veterans Memorial.

COUNCIL ANNOUNCEMENTS

Council Member Short reminded everyone to vote.

STAFF COMMENTS**City Manager Report or Authorized Representative**

Current/Future Agenda Items

Veterans Memorial Update

Executive Director of Community Services Matt Young presented an update on the Veterans Memorial at Julian Feild Park and received direction from Council. Mr. Tim Milligan spoke on behalf of the Veterans Memorial and Tribute Foundation.

Special Event Update

Tourism Manager Tim Roberts spoke on upcoming city events.

Communications & Outreach Department Report

[24-6239](#)

Departmental Quarterly Reports

Council Member Bounds commented and requested more information on the Intern Program. Chief of Staff Faith Morse spoke and City Manager's Office Intern Brandon Boten shared his experience as an intern and answered Council questions.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

There was no action taken.

CONSENT AGENDA

[24-6225](#)

Ordinance - An Ordinance Of The City Of Mansfield, Texas, Amending Section 117.05 "Permit Fee" Of Chapter 117 "Portable On Demand Storage Units" Of Title XI "Business Regulations" Of The Code Of Mansfield; Providing That This Ordinance Shall Be Cumulative Of All Ordinances; Providing A Severability Clause; Providing A Penalty For Violations Hereof; Providing A Savings Clause; Providing For Publication In The Official Newspaper; And Providing An Effective Date

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

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING SECTION 117.05 "PERMIT FEE" OF CHAPTER 117 "PORTABLE ON DEMAND STORAGE UNITS" OF TITLE XI "BUSINESS REGULATIONS" OF THE CODE OF MANSFIELD; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

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

Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: OR-2389-24

[24-6226](#)

Ordinance - An Ordinance Of The City Of Mansfield, Texas, Amending Chapter 94, "Food Establishment Regulations," Of Title IX "General Regulations" Of The Code Of Mansfield, Texas, By Revising Section 94.03 "Regulations, Permits, And Preoperational Inspections", Section

94.04 "Inspections And Posting Of Scores", And 94.16 "Fee Schedule"; Providing That This Ordinance Shall Be Cumulative Of All Ordinances; Providing A Severability Clause; Providing A Penalty For Violations Hereof; Providing For Publication In The Official Newspaper; And Providing An Effective Date

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

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 94, "FOOD ESTABLISHMENT REGULATIONS," OF TITLE IX "GENERAL REGULATIONS" OF THE CODE OF MANSFIELD, TEXAS, BY REVISING SECTION 94.03 "REGULATIONS, PERMITS, AND PREOPERATIONAL INSPECTIONS", SECTION 94.04 "INSPECTIONS AND POSTING OF SCORES", AND 94.16 "FEE SCHEDULE"; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

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

Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: OR-2390-24

[24-6227](#)

Ordinance - An Ordinance Of The City Of Mansfield, Texas, Amending Section 92.43 "Permit Required", Section 92.44 "Review Of Plans And Requirements", Section 92.45 "Inspections", And Section 92.49 "Public Pool/Spa Manager Certification" Of Subsection "Public Swimming Pool/Spa" Of Chapter 92 "Health And Sanitation" Of Title IX "General Regulations," Of The Code Of Mansfield, Texas; Revising Compliance Standards For Pools/Spas And Interactive Water Features; Providing That This Ordinance Shall Be Cumulative Of All Ordinances; Providing A Severability Clause; Providing A Penalty For Violations Hereof; Providing A Savings Clause; Providing For Publication In The Official Newspaper; And Providing An Effective Date

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

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING SECTION 92.43 "PERMIT REQUIRED", SECTION 92.44 "REVIEW OF PLANS AND REQUIREMENTS", SECTION 92.45 "INSPECTIONS", AND SECTION 92.49 "PUBLIC POOL/SPA MANAGER CERTIFICATION" OF SUBSECTION "PUBLIC SWIMMING POOL/SPA" OF CHAPTER 92 "HEALTH AND SANITATION" OF TITLE IX "GENERAL REGULATIONS," OF THE CODE OF MANSFIELD, TEXAS;

REVISING COMPLIANCE STANDARDS FOR POOLS/SPAS AND INTERACTIVE WATER FEATURES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

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

Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: OR-2391-24

[24-6228](#)

Ordinance - An Ordinance Of The City Of Mansfield, Texas, Amending Sections 110.28 And 110.33 Of Subchapter Entitled "Child Care Facilities" Of Chapter 110, "General Provisions," Of Title XI "Business Regulations" Of The Code Of Mansfield, Texas, Adopting The Fee Schedule By Reference; Providing That This Ordinance Shall Be Cumulative Of All Ordinances; Providing A Severability Clause; Providing A Penalty For Violations Hereof; Providing For Publication In The Official Newspaper; And Providing An Effective Date

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

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING SECTIONS 110.28 AND 110.33 OF SUBCHAPTER ENTITLED "CHILD CARE FACILITIES" OF CHAPTER 110, "GENERAL PROVISIONS," OF TITLE XI "BUSINESS REGULATIONS" OF THE CODE OF MANSFIELD, TEXAS, ADOPTING THE FEE SCHEDULE BY REFERENCE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

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

Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: OR-2392-24

[24-6229](#)

Ordinance - An Ordinance Of The City Of Mansfield, Texas, Amending Chapter 158, "Standards, Registration, And Inspection Requirements For Multi-Family Dwelling Complexes," Of Title XV, "Land Usage," Of The Code Of Mansfield, Texas, By Revising Section 158.012 "License Fees Required For Multi-Family Dwelling Complexes And Lodging Establishments" And Section 158.014 "Probationary Status, Suspension And Revocation Of Registration"; Providing That This Ordinance Shall Be Cumulative Of All Ordinances; Providing A Severability Clause; Providing A Penalty For Violation; Providing A Savings Clause; Providing For Publication As Required By Law; And Providing An Effective Date

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

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 158, "STANDARDS, REGISTRATION, AND INSPECTION REQUIREMENTS FOR MULTI-FAMILY DWELLING COMPLEXES," OF TITLE XV, "LAND USAGE," OF THE CODE OF MANSFIELD, TEXAS, BY REVISING SECTION 158.012 "LICENSE FEES REQUIRED FOR MULTI-FAMILY DWELLING COMPLEXES AND LODGING ESTABLISHMENTS" AND SECTION 158.014 "PROBATIONARY STATUS, SUSPENSION AND REVOCATION OF REGISTRATION"; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE

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

Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: OR-2393-24

[24-6266](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding a Construction Contract to Millis Development & Construction - Dallas LLC in an Amount Not to Exceed \$5,609,824 for Construction of Phase 1A Improvements at Geyer Commons; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS AWARDING A CONSTRUCTION CONTRACT TO MILLIS DEVELOPMENT AND CONSTRUCTION- DALLAS, LLC, IN AN AMOUNT NOT TO EXCEED \$5,609,824 FOR CONSTRUCTION OF PHASE 1A IMPROVEMENTS AT GEYER COMMONS; DECLARING OFFICIAL INTENT TO FINANCE EXPENDITURES TO BE INCURRED FOR CONSTRUCTION SERVICES WITH MILLIS DEVELOPMENT

AND CONSTRUCTION-DALLAS, INC., FOR PHASE 1A OF GEYER COMMONS; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ANY DOCUMENTS NECESSARY TO IMPLEMENT THIS RESOLUTION; FINDING THAT THE MEETING IN WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (CERTIFICATES OF OBLIGATION)

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

Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: RE-4267-24

[24-6267](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving a Contract with Fifth Asset, Inc., dba DebtBook for Three Years in an Amount Not to Exceed \$69,750.00 to Provide Debt, Lease, Subscription Based Information Technology Arrangements, and Public Private Partnerships Management Software and Implementation 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

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A CLIENT SERVICES AGREEMENT WITH FIFTH ASSET, INC., DBA DEBTBOOK FOR THREE YEARS IN AN AMOUNT NOT TO EXCEED \$69,750.00 TO PROVIDE DEBT, LEASE, SUBSCRIPTION BASED INFORMATION TECHNOLOGY ARRANGEMENTS, AND PUBLIC PRIVATE PARTNERSHIP MANAGEMENT SOFTWARE AND IMPLEMENTATION 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 Newsom. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: RE-4268-24

[24-6268](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas,

Approving the Master Development Agreement (MDA) for the Reserve between the City of Mansfield, the Board of Directors of Tax Reinvestment Zone Number One, and Stillwater Capital, LLC; Authorizing the City Manager or His Designee, and the Chairman of the Board of Directors of Tax Increment Reinvestment Zone Number One to Execute the 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 (TIRZ #1)

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING THE MASTER DEVELOPMENT AGREEMENT (MDA) FOR THE RESERVE BETWEEN THE CITY OF MANSFIELD, THE BOARD OF DIRECTORS OF TAX REINVESTMENT ZONE NUMBER ONE, AND STILLWATER CAPITAL, LLC; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE, AND CHAIRMAN OF THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER ONE TO EXECUTE THE 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 (TIRZ #1)

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

Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - Larry Brose; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: RE-4269-24

[24-6264](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Second Amendment to the Economic Development Agreement between the City of Mansfield, Texas, the Mansfield Economic Development Corporation, the Board of Directors of Reinvestment Zone Number One in the City of Mansfield, Texas, and Admiral Legacy, LLC; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; Authorizing the City Manager or his Designee, The MEDC Board President, and Chairman of TIRZ #1 Board, to Execute Said Agreement; And Declaring an Effective Date (MEDC)

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A SECOND AMENDMENT TO THE ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MANSFIELD, TEXAS, THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER ONE IN THE CITY OF MANSFIELD, TEXAS, AND ADMIRAL LEGACY, LLC; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE, THE MEDC BOARD

PRESIDENT, AND CHAIRMAN OF TIRZ #1 BOARD, TO EXECUTE SAID AGREEMENT; AND DECLARING AN EFFECTIVE DATE (MEDC)

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

Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: RE-4270-24

[24-6262](#)

Minutes - Approval of the October 14, 2024 Regular City Council Meeting Minutes

A motion was made by Council Member Short to approve the minutes of the October 14, 2024 Regular City Council Meeting as presented. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

END OF CONSENT AGENDA

OLD BUSINESS

[24-6117](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Granting Support and Consent to Creation of Somerset Village Municipal Management District of Ellis County and the Inclusion of Approximately 70.897 Acres of Land into the District; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Executive Director of Economic Development Jason Moore presented the item.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, GRANTING SUPPORT AND CONSENT TO CREATION OF SOMERSET VILLAGE MUNICIPAL MANAGEMENT DISTRICT OF ELLIS COUNTY AND THE INCLUSION OF APPROXIMATELY 70.897 ACRES OF LAND INTO THE DISTRICT; 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 Bounds. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: RE-4271-24

PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

24-6235

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning From C2, Commercial Business District and SF-7.5/12, Single-Family District to D, Downtown District, D-3, Urban Center Zone on Approx. 1.489 Acres, Situated at Lot 3R, Block 20, City of Mansfield, Tarrant County, TX Generally Located South of E. Broad Street, and Approx. 175 Feet Southeast of the Intersection of N. Walnut Creek and E. Broad Street and Addressed as 702 E Broad Street; City of Mansfield, Applicant (ZC#24-011)

Assistant Director of Planning Arty Wheaton-Rodriguez presented the item.

Mayor Evans opened 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 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 D, DOWNTOWN DISTRICT, D-3, URBAN CENTER ZONE; 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

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

Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: OR-2394-24

NEW BUSINESS[24-6265](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager to Negotiate, Finalize and Execute a Master Development Agreement (The "MDA") and Related Ground Leases, and any necessary conveyance documents (Collectively, The "Agreements") for the Qualified Convention Center and Hotel Project between the City of Mansfield, a Texas home-rule municipal corporation, the Board of Directors of Reinvestment Zone Number Four in the City of Mansfield, Texas, and TerraViva Global, LLC, a Texas limited liability company and/or assigns; Upon its Finalization, Authorizing the City Manager or His Designee, and Chairman of the Board of Directors of Reinvestment Zone Number Four (The "Board") to Execute the 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

Jason Moore presented the item. City Manager Joe Smolinski spoke.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE, FINALIZE AND EXECUTE A MASTER DEVELOPMENT AGREEMENT (THE "MDA") AND RELATED GROUND LEASES, AND ANY NECESSARY CONVEYANCE DOCUMENTS (COLLECTIVELY, THE "AGREEMENTS") FOR THE QUALIFIED CONVENTION CENTER AND HOTEL PROJECT BETWEEN THE CITY OF MANSFIELD, THE BOARD OF DIRECTORS OF TAX REINVESTMENT ZONE NUMBER FOUR, AND TERRAVIVA GLOBAL, LLC; UPON ITS FINALIZATION, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE, AND CHAIRMAN OF THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER FOUR (THE "BOARD") TO EXECUTE THE 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

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

Seconded by Council Member Fresquez. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: RE-4272-24

ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 7:23 p.m. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the

following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary