



# CITY OF MANSFIELD

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

## Meeting Minutes - Final

### City Council

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Monday, November 14, 2022

3:00 PM

Council Chambers

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#### REGULAR MEETING

#### **3:00 P.M. - CALL MEETING TO ORDER**

*Mayor Evans called the meeting to order at 3:00 p.m.*

**Absent** 1 - Mike Leyman

**Present** 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

#### **WORK SESSION**

Discussion Regarding New Authentic Youth Civic Engagement Initiative

*Management Analyst Kristen Petree and City Manager's Office Intern Ellie Rodriguez presented their proposal for a Mansfield Youth Council and answered Council questions.*

Consultant Interviews for the Future Land Use Plan

*Director of Planning Jason Alexander introduced The Olsson Studio and Freese and Nichols as the companies interested in creating the city's future land use plan. Both The Olsson Studio and Freese and Nichols gave a presentation and answered Council questions.*

#### **RECESS INTO EXECUTIVE SESSION**

*In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 4:38 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 4:55 p.m. Mayor Evans recessed the executive session at 6:31 p.m.*

#### **Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 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. 3:20-CV-2061-N-BK

Seek Advice of City Attorney Regarding Future Land Use Plan, RFP Process, and Consultant Contract

Seek Advice of City Attorney Regarding Economic Development Agreement Between the City, Brain Storm Shelter, LLC, Backyard Come As You Are, LP, and TIRZ No. Two

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 #21-10

Economic Development Project #21-33

**6:30 P.M. – MY MANSFIELD MUNI-VERSITY CLASS 3 RECEPTION WITH CITY COUNCIL**

*City Council and staff met with the graduates of the My Mansfield Muni-Versity Class 3.*

**7:00 PM OR IMMEDIATELY FOLLOWING RECEPTION - RECONVENE INTO REGULAR BUSINESS SESSION**

*Mayor Evans reconvened the meeting into regular business session at 6:46 p.m.*

**CITIZEN COMMENTS**

*Tim Milligan, 1035 Cypress Point - Mr. Milligan spoke on the Mansfield Veterans Day Parade.*

**COUNCIL ANNOUNCEMENTS**

*Council Member Leyman was absent.*

*Council Member Short spoke on the Veteran's Day Parade.*

*Council Member Lewis had no comments.*

*Mayor Pro Tem Tonore had no comments.*

*Council Member Bounds spoke on the Field of Flags display and the Veterans Day Parade.*

*Council Member Broseh gave an apology for missing the Veterans Day Parade.*

*Mayor Evans spoke on how outstanding the Veterans Day Parade was and the accomplishments of women.*

**SUB-COMMITTEE REPORTS**

[22-5052](#)

Minutes - Approval of the October 24, 2022 TIF Reinvestment Zone #1 Board Meeting Minutes (vote will be only by members of the sub-committee: Broseh (Chair), Leyman, Tonore, and Evans)

**A motion was made by Council Member Broseh to approve the minutes of the October 24, 2022 TIF Reinvestment Zone #1 Board Meeting as presented. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Mike Leyman

**Abstain:** 0

[22-5053](#)

Minutes - Approval of the October 26, 2022 Housing Market Growth Strategy Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Lewis (Chair), Short, and Bounds)

**A motion was made by Council Member Bounds to approve the minutes of the October 26, 2022 Housing Market Growth Strategy Sub-Committee Meeting as presented. Seconded by Council Member Short. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Mike Leyman

**Abstain:** 0

**STAFF COMMENTS**

**City Manager Report or Authorized Representative**

Current/Future Agenda Items

*City Manager Joe Smolinski spoke on the Remembering Our Fallen Display.*

**TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

**A motion was made by Council Member Lewis to authorize the City Manager to file a lawsuit against Brain Storm Shelter, LLC, and Jason Boso for their contract default as discussed in executive session. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Mike Leyman

**Abstain:** 0

**A motion was made by Council Member Bounds to authorize the City Manager to negotiate and finalize documents with the City Attorney to execute all necessary documents to purchase and close on property for Project #21-33 as presented and discussed in executive session as it relates to the assignment, assumptions, and development agreement with the developer. Seconded by Council Member Lewis. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Mike Leyman

**Abstain:** 0

**CONSENT AGENDA**

[22-5027](#)

Resolution - A Resolution Authorizing Funding for the Replacement of Two Pressure Reducing Valves at The Bud Ervin Water Treatment Plant to Municipal Valve & Equipment Company through the Interlocal Purchasing System (TIPS) for an Amount of One Hundred Seventy-One Thousand Five Hundred Five Dollars and Zero Cents \$171,505.00 (Utility Fund)

**A motion was made by Mayor Pro Tem Tonore to approve the following resolution:**

**A RESOLUTION AUTHORIZING FUNDING FOR THE REPLACEMENT OF TWO PRESSURE REDUCING VALVES AT THE BUD ERVIN WATER TREATMENT PLANT TO MUNICIPAL VALVE & EQUIPMENT COMPANY THROUGH THE INTERLOCAL PURCHASING SYSTEM (TIPS) FOR AN AMOUNT NOT TO EXCEED \$171,505.40 (UTILITY FUND)**

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

**Seconded by Council Member Broseh. The motion CARRIED by the following**

**vote:****Aye:** 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds**Nay:** 0**Absent:** 1 - Mike Leyman**Abstain:** 0

Enactment No: RE-3937-22

[22-5036](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Consenting to the Assignment of that Certain Gas Lease Between the City of Mansfield and Sage Natural Resources for the City-Owned Property Described as a 4.849 Acre Tract of Land Situated in the T.J. Hanks Survey, Abstract No. 644, Tarrant County, Texas, and a 14.737 Acre Tract of Land in the T.J. Hanks Survey, Abstract No. 644, Tarrant County, Texas, to SNR Financing LLC; and Providing an Effective Date

**A motion was made by Mayor Pro Tem Tonore to approve the following resolution:**

**A RESOLUTION OF THE CITY OF MANSFIELD TEXAS, CONSENTING TO THE ASSIGNMENT OF THAT CERTAIN GAS LEASE BETWEEN THE CITY OF MANSFIELD AND SAGE NATURAL RESOURCES FOR THE CITY-OWNED PROPERTY DESCRIBED AS A 4.849 ACRE TRACT OF LAND SITUATED IN THE T.J. HANKS SURVEY, ABSTRACT NO. 644, TARRANT COUNTY, TEXAS, AND A 14.737 ACRE TRACT OF LAND IN THE T.J. HANKS SURVEY, ABSTRACT NO. 644, TARRANT COUNTY, TEXAS, TO SNR FINANCING LLC; AND PROVIDING AN EFFECTIVE DATE**

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

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

**Aye:** 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds**Nay:** 0**Absent:** 1 - Mike Leyman**Abstain:** 0

Enactment No: RE-3938-22

[22-5037](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Authorizing the City Manager to Enter into an Interlocal Agreement with Tarrant County, Texas for the Purpose of Providing Funding Through the Tarrant County 2021 Bond Transportation Program for Heritage Parkway Widening

**A motion was made by Mayor Pro Tem Tonore 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 TARRANT COUNTY, TEXAS, FOR THE PURPOSE OF  
PROVIDING FUNDING THROUGH THE TARRANT COUNTY 2021 BOND  
TRANSPORTATION PROGRAM**

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

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

**Aye:** 6 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans and  
Tamera Bounds

**Nay:** 0

**Absent:** 1 - Mike Leyman

**Abstain:** 0

Enactment No: RE-3939-22

[22-5038](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas  
Authorizing the City Manager to Enter into an Interlocal Agreement with  
Tarrant County, Texas for the Purpose of Providing Funding Through the  
Tarrant County 2021 Bond Transportation Program for Dick Price Road  
Extension

**A motion was made by Mayor Pro Tem Tonore 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 TARRANT COUNTY, TEXAS, FOR THE PURPOSE OF  
PROVIDING FUNDING THROUGH THE TARRANT COUNTY 2021 BOND  
TRANSPORTATION PROGRAM**

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

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

**Aye:** 6 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans and  
Tamera Bounds

**Nay:** 0

**Absent:** 1 - Mike Leyman

**Abstain:** 0

Enactment No: RE-3940-22

[22-5039](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas  
Consenting to the Assignment of that Certain Gas Lease between the City of  
Mansfield and Sage Natural Resources, Inc for the City-Owned Property

Covering 3.52 Acres of Land, More or Less, in Tarrant County, Texas, to SNR Financing LLC; and Providing an Effective Date

**A motion was made by Mayor Pro Tem Tonore to approve the following resolution:**

**A RESOLUTION OF THE CITY OF MANSFIELD TEXAS, CONSENTING TO THE ASSIGNMENT OF THAT CERTAIN GAS LEASE BETWEEN THE CITY OF MANSFIELD AND SAGE NATURAL RESOURCES FOR THE CITY-OWNED PROPERTY COVERING 3.52 ACRES OF LAND, MORE OR LESS, IN TARRANT COUNTY, TEXAS, TO SNR FINANCING LLC; AND PROVIDING AN EFFECTIVE DATE**

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

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

**Aye:** 6 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Mike Leyman

**Abstain:** 0

Enactment No: RE-3941-22

[22-5041](#)

Resolution - A Resolution Awarding of a Contract for the Disposal of Household Hazardous Wastes for FY23 to Clean Earth Environmental Solutions, Inc., Directing the City Manager to Execute Contract Documents; and Authorizing Funding for an Amount no to Exceed \$50,396.34 (Drainage Utility Fund)

**A motion was made by Mayor Pro Tem Tonore to approve the following resolution:**

**A RESOLUTION AWARDING OF A CONTRACT OR THE DISPOSAL OF HOUSEHOLD HAZARDOUS WASTES FOR FY23 TO CLEAN EARTH ENVIRONMENTAL SOLUTIONS INC.; DIRECTING THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS; AND AUTHORIZING FUNDING FOR AN AMOUNT NOT TO EXCEED \$50, 396.34 (DRAINAGE UTILITY FUND)**

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

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

**Aye:** 6 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Mike Leyman

**Abstain:** 0

Enactment No: RE-3942-22

[22-5046](#)

Resolution - A Resolution Authorizing the City Manager to Execute Documents Regarding the Sale or Purchase of Real Property

**A motion was made by Mayor Pro Tem Tonore to approve the following resolution:**

**A RESOLUTION OF THE CITY OF MANSFIELD TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS REGARDING THE SALE OR PURCHASE OF REAL PROPERTY**

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

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

**Aye:** 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Mike Leyman

**Abstain:** 0

Enactment No: RE-3943-22

[22-5047](#)

Resolution - A Resolution Authorizing Funding for an Amount Not to Exceed \$908,741.50 and Awarding a Contract for the Construction of the FY 2021 & FY 2022 Community Development Block Grant Project for Pond Street Paving, Drainage and Utility Improvements (Broad Street to Lake Street) to McClendon Construction Company, Inc. (Street Bond Fund, Utility Fund, and the 2021 & 2022 Community Development Block Grant)

**A motion was made by Mayor Pro Tem Tonore to approve the following resolution:**

**A RESOLUTION AWARDING A CONTRACT FOR THE FY 2021 AND FY 2022 COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT FOR THE POND STREET PAVING, DRAINAGE AND UTILITY IMPROVEMENTS (BROAD STREET TO LAKE STREET) TO MCCLENDON CONSTRUCTION COMPANY AND APPROPRIATING FUNDS**

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

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

**Aye:** 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Mike Leyman

**Abstain:** 0



Enactment No: RE-3944-22

[22-5049](#)

Resolution - A Resolution Authorizing the Execution of a Property Access, Improvement and Maintenance Agreement for the Private Drive at 264 Garretson Lane for Public Use of Gertie Barrett Park

**A motion was made by Mayor Pro Tem Tonore to approve the following resolution:**

**A RESOLUTION AUTHORIZING THE EXECUTION OF A PROPERTY ACCESS, IMPROVEMENT AND MAINTENANCE AGREEMENT FOR THE PRIVATE DRIVE AT 264 GARRETSON LANE FOR PUBLIC USE OF GERTIE BARRETT PARK**

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

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

**Aye:** 6 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Mike Leyman

**Abstain:** 0

Enactment No: RE-3945-22

[22-5055](#)

Resolution - A Resolution Authorizing the City Manager to Enter Into an Interlocal Agreement Among the Trinity River Authority of Texas, City of Cedar Hill, Texas, City of Grand Prairie, Texas, City of Mansfield, Texas, and City of Midlothian, Texas Regarding the Implementation of Best Management Practices Identified in the Joe Pool Lake Watershed Protection Plan

**A motion was made by Mayor Pro Tem Tonore to approve the following resolution:**

**A RESOLUTION AUTHORIZATION OF THE CITY MANAGER OF THE CITY OF MANSFIELD TO ENTER AN INTERLOCAL AGREEMENT AMONG THE TRINITY RIVER AUTHORITY OF TEXAS, CITY OF CEDAR HILL, TEXAS, CITY OF GRAND PRAIRIE, TEXAS, CITY OF MANSFIELD, TEXAS, AND CITY OF MIDLOTHIAN, TEXAS REGARDING THE IMPLEMENTATION OF BEST MANAGEMENT PRACTICES IDENTIFIED IN THE JOE POOL LAKE WATERSHED PROTECTION PLAN (DRAINAGE UTILITY FUND)**

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

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

**Aye:** 6 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Mike Leyman

**Abstain:** 0

Enactment No: RE-3946-22

[22-5065](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Setting a Public Hearing Under Section 311.003 of the Texas Tax Code for the Creation of a Tax Increment Reinvestment Zone Containing Approximately 359.40 Acres of Land Generally Located North of Double Oak Avenue, East of Highway 360, South of National Parkway, and West of Lakeview Drive, and Being Wholly Located within the Corporate Limits and Extraterritorial Jurisdiction of the City of Mansfield, Texas; Authorizing the Issuance of Notice by the City Secretary of the City Secretary of the City of Mansfield, Texas, Regarding the Public Hearing; and Directing the City of Mansfield, Texas to prepare a Preliminary Reinvestment Zone Financing Plan

**A motion was made by Mayor Pro Tem Tonore to approve the following resolution:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE CONTAINING APPROXIMATELY 359.40 ACRES OF LAND GENERALLY LOCATED NORTH OF DOUBLE OAK A VENUE, EAST OF HIGHWAY 360, SOUTH OF NATIONAL PARKWAY, AND WEST OF LAKEVIEW DRIVE, AND BEING WHOLLY LOCATED WITHIN THE CORPORATE LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF MANSFIELD, TEXAS; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF THE CITY OF MANSFIELD, TEXAS, REGARDING THE PUBLIC HEARING; AND DIRECTING THE CITY OF MANSFIELD, TEXAS TO PREP ARE A PRELIMINARY REINVESTMENT ZONE FINANCING PLAN**

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

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

**Aye:** 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Mike Leyman

**Abstain:** 0

Enactment No: RE-3947-22

[22-5048](#)

Suspending the Procedural Rules of Council to Reschedule the Regular Scheduled City Council Meeting of March 27, 2023 to March 20, 2023

**A motion was made by Mayor Pro Tem Tonore to approve the item. Seconded**

by Council Member Broseh. The motion CARRIED by the following vote:

**Aye:** 6 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Mike Leyman

**Abstain:** 0

[22-5051](#)

Minutes - Approval of the October 24, 2022 Regular City Council Meeting Minutes

**A motion was made by Mayor Pro Tem Tonore to approve the minutes of the October 24, 2022 Regular City Council Meeting. Seconded by Council Member Broseh. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Mike Leyman

**Abstain:** 0

**ITEMS TO BE REMOVED FROM THE CONSENT AGENDA**

[22-5050](#)

Ordinance - An Ordinance Authorizing the Issuance and Sale of City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation, Series 2022A, in the Aggregate Principal Amount of Not to exceed \$52,000,000; Levying a Tax in Payment Thereof; Prescribing the Form of Said Certificates; Approving Execution and Delivery of a Bond Purchase Agreement, a Paying Agent/Registrar Agreement and a Bond Counsel Engagement Letter; Approving the Official Statement; and Enacting Other Provisions Relating Thereto

*Council Member Lewis removed this item from the consent agenda. Chief Financial Officer Troy Lestina spoke on the item, answered questions, and introduced Nick Bulaich with Hilltop Securities. Mr. Bulaich gave a brief presentation.*

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

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE ISSUANCE AND SALE OF CITY OF MANSFIELD, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2022A, IN THE AGGREGATE PRINCIPAL AMOUNT OF \$49,200,000.00; LEVYING A TAX IN PAYMENT THEREOF; PRESCRIBING THE FORM OF SAID CERTIFICATES; APPROVING EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT, A PAYING AGENT/REGISTRAR AGREEMENT AND A BOND COUNSEL ENGAGEMENT LETTER; APPROVING THE OFFICIAL STATEMENT; AND ENACTING OTHER PROVISIONS RELATING THERETO**

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

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

**Aye:** 6 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Mike Leyman

**Abstain:** 0

Enactment No: OR-2278-22

[22-5054](#)

Ordinance - An Ordinance Authorizing the Issuance and Sale of City of Mansfield, Texas General Obligation Refunding and Improvement Bonds, Series 2022, in the Aggregate Principal Amount of Approximately \$13,440,000; Levying a Tax in Payment Thereof; Prescribing the Form of Said Bonds; Authorizing the Execution and Delivery of a Bond Purchase Agreement, A Paying Agent/Registrar Agreement, an Escrow Agreement and a Bond Counsel Engagement Letter; Approving the Official Statement; and Enacting Other Provisions Relating Thereto

*Council Member Lewis removed this item from the consent agenda. Nick Bulaich spoke on the item.*

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

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE ISSUANCE AND SALE OF CITY OF MANSFIELD, TEXAS GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BONDS, SERIES 2022 IN THE AGGREGATE PRINCIPAL AMOUNT OF \$13,365,000.00; LEVYING A TAX IN PAYMENT THEREOF; PRESCRIBING THE FORM OF SAID BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT, A PAYING AGENT/REGISTRAR AGREEMENT, AN ESCROW AGREEMENT AND A BOND COUNSEL ENGAGEMENT LETTER; APPROVING THE OFFICIAL STATEMENT; AND ENACTING OTHER PROVISIONS RELATING THERETO**

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

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

**Aye:** 6 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Mike Leyman

**Abstain:** 0

Enactment No: OR-2279-22

**END OF CONSENT AGENDA**

**PUBLIC HEARING AND FIRST READING**

[22-5030](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from I-1, Light Industrial District to S, South Mansfield Form-based Development District on Approximately 27.091 Acres in the William C. Price Survey, Abstract No. 1240, Tarrant County, TX, Being Lot 2R2 and Lot 3, Block 47, Hillcrest Addition, Located at 203 S. Wisteria St. and 1304 E. Broad St.; Foedus Triad LLC, Owner and BV LANDCO LLC, Developer (ZC#22-016)

*Jason Alexander presented the item and answered questions.*

*Mayor Evans opened the public hearing at 7:36 p.m. With no one wishing to speak, Mayor Evans continued the public hearing at 7:36 p.m.*

**A motion was made by Council Member Lewis 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 HERINAFTER DESCRIBED PROPERTIES TO A S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT; 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 Short. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Mike Leyman

**Abstain:** 0

[22-5042](#)

Ordinance - Public Hearing and Continued First Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to PD, Planned Development District with Limited I-1, Light Industrial Uses on Approximately 9.94 Acres out of the William Lynn Survey, Abstract Number 984, Tarrant County, Texas, located at 2351, 2361, 2371, 2381 and 2391 N. US 287; City of Mansfield, Applicant

*Jason Alexander presented the item and answered questions. City Attorney Drew Larkin advised the Council.*

*Mayor Evans opened the public hearing at 7:55 p.m. With no one wishing to speak, Mayor Evans continued the public hearing at 7:55 p.m.*

**A motion was made by Council Member Lewis to table the following ordinance**

to the December 12, 2022 City Council meeting:

**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 PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR LIMITED I-1, LIGHT INDUSTRIAL 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 Bounds. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Mike Leyman

**Abstain:** 0

[22-5045](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development District to PD, Planned Development District for single-family residential uses on approximately 4.997 acres out of the Ray Grievous Survey, Abstract No. 1307, Tarrant County, TX, located at 2005 N Holland, Chandler Development, Developer (ZC#21-022)

*Jason Alexander presented the item and answered questions.*

*Mayor Evans opened the public hearing at 8:02 p.m.*

*William Livings, 2017 N Holland Road - Mr. Livings spoke in opposition to the item.*

*Jeremy Dressler, 3103 Ridge Trace Circle - Mr. Dressler spoke in opposition to the item.*

*With no one else wishing to speak, Mayor Evans continued the public hearing at 8:11 p.m.*

**A motion was made by Council Member Short 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 PROPERTIES TO A PD, PLANNED DEVELOPMENT FOR SINGLE-FAMILY RESIDENTIAL; 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 Lewis. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Mike Leyman

**Abstain:** 0

Enactment No: OR-2286-22

**ADJOURN**

**A motion was made by Council Member Lewis to adjourn the meeting at 8:18 p.m. Seconded by Council Member Short. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Mike Leyman

**Abstain:** 0

\_\_\_\_\_  
ATTEST: Michael Evans, Mayor

\_\_\_\_\_  
Keera Seiger, Assistant City Secretary