



# CITY OF MANSFIELD

Economic Development  
301 South Main Street,  
Suite 100  
Mansfield, TX 76063  
www.mansfield-texas.com

## Meeting Minutes - Final Mansfield Economic Development Corporation

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Tuesday, May 1, 2012

6:00 PM

City Hall - Council Chambers

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### 1. CALL MEETING TO ORDER

*The meeting was called to order by Jerry Heftler at 6:03 p.m.*

**Absent** 2 - Heather Harris and Giovanna Phillips

**Present** 5 - Jerry Heftler; Brian Fuller; Tom Blanton; Larry Klos and Robert Putman

### 2. PUBLIC COMMENTS

*There were no comments.*

### 3. APPROVAL OF MINUTES

[12-0144](#)

Approval of the April 3, 2012 Regular Meeting Minutes

**A motion was made by Larry Klos to approve the regular meeting minutes of April 3, 2012. Seconded by Brian Fuller. The motion CARRIED by the following vote:**

**Aye:** 5 - Jerry Heftler; Brian Fuller; Tom Blanton; Larry Klos and Robert Putman

**Nay:** 0

**Absent:** 2 - Heather Harris and Giovanna Phillips

**Abstain:** 0

### 4. FINANCIALS

[12-0135](#)

Presentation of MEDC Financial Report for Period Ending 03-31-12

*No comments.*

### 5. RECESS INTO EXECUTIVE SESSION

*The meeting recessed into executive session at 6:04 p.m.*

### A. ADVICE FROM ITS ATTORNEY

1. Pending or contemplated litigation or a settlement offer including:

2. A matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the chapter.

B. REAL ESTATE DELIBERATION

C. PERSONNEL MATTERS

D. SECURITY DEVICES

E. ECONOMIC DEVELOPMENT

1. Staff Update and Board Discussion on Project 11-12 (Scott Welmaker)

2. Staff Update and Board Discussion on Project 12-02 (Richard Nevins)

3. Staff Update and Board Discussion on Project 12-03 (Scott Welmaker)

4. Staff Update and Board Discussion on Project 12-04 (Scott Welmaker)

F. CRITICAL INFRASTRUCTURE

6. RECONVENE INTO REGULAR SESSION

*The meeting reconvened into regular session at 7:19 p.m. Robert Putman left the meeting during Executive Session.*

**Absent** 3 - Heather Harris; Giovanna Phillips and Robert Putman

**Present** 4 - Jerry Heftler; Brian Fuller; Tom Blanton and Larry Klos

7. TAKE ACTION PURSUANT TO EXECUTIVE SESSION

**Brian Fuller made the motion to provide additional assistance for infrastructure to Project 11-12 in an amount not to exceed \$11,126.50. Motion seconded by Tom Blanton.**

**Motion Carries 3 – 1 Larry Klos voted Nay**

**Brian Fuller made the motion to direct staff to continue negotiations for the virtual building (Project 12-03) as discussed in Executive Session. Motion seconded by Larry Klos.**

**Motion Carries 4 – 0**

Tom Blanton made the motion to reduce the amount of assistance for Project 12-04 to an amount not to exceed \$148,325 for infrastructure as discussed in Executive Session. Motion seconded by Larry Klos.

Motion Carries 4 – 0

Brian Fuller made the motion to approve assistance in an amount not to exceed \$17,000 in for Project 12-02.

Motion failed for lack of a second.

## 8. NEW BUSINESS

### 12-0136

Staff Update, Board Discussion and Possible Action Regarding FY 2012-2013 Proposed Budget.

*Staff presented the MEDC FY 12-13 Proposed Budget for review by the Board. Jerry Heftler asked about the status of open positions. Scott Welmaker advised that the City Manager has not authorized filling any positions and that staff's intent is to only fill one of the positions. Jerry Heftler asked staff to inquire about the possibility of reallocating personnel funds for the unfilled position back to the general fund.*

**A motion was made by Larry Klos to approve the MEDC FY 12-13 Budget as presented. Seconded by Brian Fuller. The motion CARRIED by the following vote:**

**Aye:** 4 - Jerry Heftler; Brian Fuller; Tom Blanton and Larry Klos

**Nay:** 0

**Absent:** 3 - Heather Harris; Giovanna Phillips and Robert Putman

**Abstain:** 0

### 12-0137

Staff Update, Board Discussion and Possible Action Regarding Temporary Access License / Frac Pond Water Use Agreement by Legend Natural Gas

*Richard Nevins presented the request from Legend Natural Gas for a Temporary Access License to extract frac water from the frac pond on the MEDC Heritage Parkway property. Tom Blanton asked if the agreement provided sufficient insurance coverage. Staff explained that the agreement had been negotiated by Bryn Meredith, who has handled all of the gas lease negotiations for MEDC and the City and deferred to his expertise to insure the corporation was adequately protected.*

**A motion was made by Larry Klos to approve the use of the frac pond per the terms stated in the contract. Seconded by Tom Blanton. The motion CARRIED by the following vote:**

**Aye:** 4 - Jerry Heftler; Brian Fuller; Tom Blanton and Larry Klos

**Nay:** 0

**Absent:** 3 - Heather Harris; Giovanna Phillips and Robert Putman

**Abstain:** 0

9. **BOARD MEMBER COMMENTS**

*There were no comments.*

10. **STAFF COMMENTS**

[12-0143](#) Business Retention Monthly Report

*There were no comments or questions regarding the monthly Business Retention Report.*

11. **ADJOURNMENT**

**A motion was made by Larry Klos to adjourn the meeting at 7:40 p.m.  
Seconded by Brian Fuller. The motion CARRIED by the following vote:**

**Aye:** 4 - Jerry Heftler; Brian Fuller; Tom Blanton and Larry Klos

**Nay:** 0

**Absent:** 3 - Heather Harris; Giovanna Phillips and Robert Putman

**Abstain:** 0

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Attest: Jerry Heftler, President