



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### City Council

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Monday, September 12, 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.*

**Present** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

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

*In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 3:02 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 3:04 p.m. Mayor Evans recessed the executive session at 7:08 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 Hotel/Motel Funded Events and Agreements

Seek Advice of City Attorney Regarding Agreement with DSE Hockey Center L.P.

Seek Advice of City Attorney Regarding HR Manual

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**

Board Appointments

Discussion Regarding Part-Time Municipal Judges

**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 #21-01

Economic Development Project #21-09

Economic Development Project #21-10

Economic Development Project #21-28

Economic Development Project #21-33

Economic Development Project #22-04

Economic Development Project #22-14

Economic Development Project #22-24

**6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**

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

*Mayor Evans reconvened the meeting into regular business session at 7:17 p.m.*

**INVOCATION**

*Pastor Scott Oldenburg with Rush Creek Church gave the Invocation.*

**PLEDGE OF ALLEGIANCE**

*Council Member Bounds 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 Lewis led the Texas Pledge.*

## **PROCLAMATION**

[22-4857](#)

Quanah Parker Day Proclamation

*Mayor Evans read and presented the Quanah Parker Day proclamation to the Quanah Parker Chapter of the Daughters of the American Revolution.*

[22-4858](#)

Constitution Week Proclamation

*Mayor Evans read and presented the Constitution Week proclamation to the Quanah Parker Chapter of the Daughters of the American Revolution.*

## **STAFF COMMENTS**

### **City Manager Report or Authorized Representative**

Current/Future Agenda Items

*City Manager Joe Smolinski and Assistant City Manager Matt Jones spoke on a letter distributed to residents by Stillwater Capital which contained inaccurate statements regarding the removal of trees.*

## **PUBLIC HEARING**

[22-4885](#)

Ordinance - Public Hearing and First and Final Reading of an Ordinance to Amend Chapter 155, "Zoning" to Revise the Definition of an Accessory Dwelling in Section 155.012; to repeal Section 155.082(E)(7) in its entirety; and to Revise Regulations Related to Accessory Dwellings in Section 155.099(B)(35); (OA#22-007)

*Council Member Lewis spoke on the history of this item and stated his wish to send this item back to the Planning and Zoning Commission for further review and discussion.*

*Mayor Evans opened the public hearing at 7:39 p.m.*

*Wayne Wilshire, 1101 Pinehurst - Mr. Wilshire spoke in opposition to the item.*

*Don Lautner, 18004 Fox Hollow - Mr. Lautner spoke in opposition to the item.*

*With no one else wishing to speak, Mayor Evans closed the public hearing at 7:45 p.m.*

**A motion was made by Council Member Lewis to table and refer the item back to the Planning and Zoning Commission. Seconded by Council Member Short.**

**The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

[22-4729](#)

Ordinance - Public Hearing Continuation and First and Final Reading on an Ordinance to Amend Section 155.072(B) of the Mansfield Code of Ordinances Regarding Definitions for an Accessory Unit and Section 155.072(J)(5)(c) of the Mansfield Code of Ordinances Regarding the habitable area of an Accessory Unit (OA 22-005)

*Mayor Evans opened the public hearing at 7:46 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 7:46 p.m.*

**A motion was made by Council Member Lewis to table and refer the item back to the Planning and Zoning Commission. Seconded by Council Member Short.**

**The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

**CITIZEN COMMENTS**

*Patty Smith, 2222 Walnut Manor Drive - Ms. Smith spoke on Stillwater Capital's letter regarding tree removal.*

*Kristen Fleming-Wood, 2220 Walnut Manor Drive - Ms. Fleming-Wood spoke on Stillwater Capital's letter regarding tree removal.*

*Tom Debinski, 500 Walnut Hollow Drive - Mr. Debinski spoke on Stillwater Capital's letter regarding tree removal.*

*Jennifer Mowrer, 601 Montclair Drive - Ms. Mowere spoke on Stillwater Capital's letter regarding tree removal.*

*Jaimie Burchfield, 2224 Walnut Manor Drive - Ms. Burchfield spoke on Stillwater Capital's letter regarding tree removal.*

*Mayor Evans recognized the following non-speakers:*

*Yolanda Hilburn, 507 Montclair Drive - Opposed to Stillwater Capital Tree Removal*

*Michael Smith, 2222 Walnut Manor Drive - Opposed to Stillwater Capital Tree Removal*

**COUNCIL ANNOUNCEMENTS**

*Council Member Leyman spoke on the Freedom Fest event and thanked everyone involved.*

*Council Member Short echoed Council Member Leyman's comments and thanked the citizens for getting involved.*

*Council Member Lewis echoed the previous comments.*

*Mayor Pro Tem Tonore echoed the previous comments.*

*Council Member Bounds echoed the previous comments.*

*Council Member Broseh echoed the previous comments.*

*Mayor Evans stated we are blessed as a community to have people serving at the cemetery clean up and echoed the previous comments.*

### **SUB-COMMITTEE REPORTS**

#### **[22-4888](#)**

Minutes - Approval of the August 22, 2022 Housing Market Growth Strategy Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Lewis (Chair), Short, and Bounds)

*Council Member Lewis gave a report of the meeting.*

**A motion was made by Council Member Lewis to approve the minutes of the August 22, 2022 Housing Market Growth Strategy Sub-Committee Meeting as presented. Seconded by Council Member Short. The motion CARRIED by the following vote:**

**Aye:** 3 - Julie Short; Casey Lewis and Tamera Bounds

**Nay:** 0

**Abstain:** 0

**Non-Voting:** 4 - Larry Broseh; Mike Leyman; Todd Tonore and Michael Evans

#### **[22-4890](#)**

Minutes - Approval of the August 30, 2022 Housing Market Growth Strategy Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Lewis (Chair), Short, and Bounds)

*Council Member Lewis gave a report of the meeting.*

**A motion was made by Council Member Lewis to approve the minutes of the August 30, 2022 Housing Market Growth Strategy Sub-Committee Meeting as presented. Seconded by Council Member Short. The motion CARRIED by the following vote:**

**Aye:** 3 - Julie Short; Casey Lewis and Tamera Bounds

**Nay:** 0

**Abstain:** 0

**Non-Voting:** 4 - Larry Broseh; Mike Leyman; Todd Tonore and Michael Evans

### **STAFF COMMENTS**

**City Manager Report or Authorized Representative**

*Joe Smolinski spoke on the Mansfield cemetery clean up and other recent events.*

Mansfield Innovation Symposium Announcement - Jason Moore

*Executive Director of Economic Development Jason Moore invited the City Council to the Mansfield Innovation Symposium event on October 7, 2022.*

**Business Services Department Report**

[22-4892](#) Presentation of the Monthly Financial Report for the Period Ending July 31, 2022  
*Chief Financial Officer Troy Lestina was available for questions.*

**TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

**A motion was made by Council Member Bounds to direct the City Manager to negotiate the agreement associated with project #21-09. Seconded by Council Member Lewis. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

**CONSENT AGENDA**

[22-4863](#) Suspending the Procedural Rules of Council to Reschedule the Regular Scheduled City Council Meetings of November 28, 2022 to November 14, 2022; December 26, 2022 to December 12, 2022; and the March 13, 2023 to March 6, 2023

**A motion was made by Mayor Pro Tem Tonore to approve the suspension of the Procedural Rules of Council. Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

[22-4867](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas Calling Certain Outstanding Obligations for Redemption and Defeasance; Authorizing the Deposit of Funds with the Paying Agent/Registrar; and Resolving Other Matters Related Thereto

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

resolution:

**A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS CALLING CERTAIN OUTSTANDING OBLIGATIONS FOR REDEMPTION AND DEFEASANCE; AUTHORIZING THE DEPOSIT OF FUNDS WITH THE PAYING AGENT/REGISTRAR; AND RESOLVING OTHER MATTERS RELATED THERETO**

**(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; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3898-22

[22-4884](#)

Resolution - A Resolution Authorizing Funding for the Installation of Carpet at City Hall to Texas Custom Commercial Floors Through the Interlocal Purchasing System (BuyBoard) for an Amount of Ninety-Eight Thousand Nine Hundred Sixty-Six Dollars and Sixty-One Cents \$98,966.61(General Fund)

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

**A RESOLUTION AUTHORIZING FUNDING FOR THE INSTALLATION OF CARPET AT CITY HALL TO TEXAS CUSTOM COMMERCIAL FLOORS THROUGH THE INTERLOCAL PURCHASING SYSTEM (BUYBOARD) FOR AN AMOUNT OF NINETY-EIGHT THOUSAND NINE HUNDRED SIXTY-SIX DOLLARS AND SIXTY-ONE CENTS \$98,966.61(GENERAL FUND)**

**(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; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3899-22

[22-4887](#)

Resolution - A Resolution Awarding a Contract for the Purchase and Installation of Council Room Upgrades, Audio and Camera Equipment to Digital Resources and Authorizing Funding for an Amount Not to Exceed \$100,000 (Bond Funds)

**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  
AWARDING A CONTRACT FOR THE PURCHASE AND INSTALLATION OF  
CONFERENCE ROOM UPGRADES, AUDIO & CAMERA EQUIPMENT TO DIGITAL  
RESOURCES AND AUTHORIZING FUNDING FOR AN AMOUNT NOT TO EXCEED  
\$100,000**

**(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;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael  
Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3900-22

[22-4891](#)

Resolution - A Resolution Approving an Amendment to the Contract for  
Design Services with Garver for the US 287 Frontage Road Utility Relocations  
and 30-Inch Water Line Project for an Amount Not to Exceed \$120,000 (Utility  
Fund)

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

**A RESOLUTION APPROVING AN AMENDMENT TO THE CONTRACT FOR DESIGN  
SERVICES WITH GARVER FOR THE US 287 FRONTAGE ROAD UTILITY  
RELOCATIONS AND 30-INCH WATER LINE PROJECT FOR AN AMOUNT NOT TO  
EXCEED \$120,000.00**

**(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;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael  
Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3901-22

[22-4899](#)

Resolution - A Resolution of the City of Mansfield, Texas Consenting to a  
Sublease Allowing Bar Down Café, LLC to Operate Within the StarCenter  
Mansfield

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

**A RESOLUTION OF THE CITY OF MANSFIELD CONSENTING TO A SUBLEASE  
ALLOWING BAR DOWN CAFÉ, LLC TO OPERATE WITHIN THE MANSFIELD  
STARCENTER**



(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;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3902-22

[22-4898](#)

Resolution - A Resolution of the City of Mansfield, Texas, Authorizing the Fire Chief to Act as the City's Representative in Entering into a Lease Agreement with Flex Financial, a Division of Stryker Sales LLC to Lease Durable Medical Equipment in the Amount of \$3,237,591 Payable in Ten Annual Payments

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

**A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE FIRE CHIEF TO ACT AS THE CITY'S REPRESENTATIVE IN ENTERING INTO A LEASE AGREEMENT WITH FLEX FINANCIAL, A DIVISION OF STRYKER SALES LLC TO LEASE DURABLE MEDICAL EQUIPMENT IN THE AMOUNT OF \$3,237,591 PAYABLE IN TEN ANNUAL PAYMENTS**

(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;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3903-22

[22-4889](#)

Minutes - Approval of the August 22, 2022 Regular City Council Meeting Minutes

**A motion was made by Mayor Pro Tem Tonore to approve the minutes of the August 22, 2022 Regular City Council Meeting as presented. Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

**ITEMS TO BE REMOVED FROM THE CONSENT AGENDA**[22-4874](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving Updates Regarding Republic Services Request for Extraordinary Recycling Processing Rate Increase for the Ensuing Contract Year

*Council Member Broseh removed this item from the consent agenda. Troy Lestina spoke on the item and answered Council questions. Robyn Mota, Republic Services, answered Council questions.*

**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 UPDATES REGARDING REPUBLIC SERVICES REQUEST FOR EXTRAORDINARY RECYCLING PROCESSING RATE INCREASE FOR THE ENSUING CONTRACT YEAR**

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

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

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3904-22

[22-4878](#)

Resolution - A Resolution Authorizing the City Manager and the Police Department to Make Application, Receive, and Expend Grant Funding from the Office of the Governor of Texas through Public Safety Office Criminal Justice Division in an Amount Not to Exceed \$34,165.60

*Council Member Lewis removed this item from the consent agenda.*

**A motion was made by Council Member Lewis to approve the following resolution in an amount not to exceed \$59,665.00 for level III protection from pistol and rifle ammunition:**

**A RESOLUTION AUTHORIZING THE CITY MANAGER AND THE POLICE DEPARTMENT TO MAKE APPLICATION, RECEIVE, AND EXPEND GRANT FUNDING FROM THE OFFICE OF THE GOVERNOR OF TEXAS, PUBLIC SAFETY OFFICE CRIMINAL JUSTICE DIVISION TO PURCHASE BULLET-RESISTANT SHIELDS. THE AMOUNT OF THE AWARD WILL NOT EXCEED \$59,665.60 AND DOES NOT REQUIRE A MATCH**

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

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

**Aye:** 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3905-22

### **END OF CONSENT AGENDA**

### **OLD BUSINESS**

#### **[22-4845](#)**

Review and Consideration of a Request to Approve Minor Modifications to the South Pointe Planned Development (PD) District Standards, Office Residential (OR) District; RUBY 07 SPMTGE LLC, developer (ZC#04-012C)

*Director of Planning Jason Alexander stated that the developer requested this item be tabled.*

**A motion was made by Council Member Lewis to table this item indefinitely, until the developer is ready to come back. Seconded by Council Member Short. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

### **PUBLIC HEARING**

#### **[22-4836](#)**

Public Hearing - Public Hearing on the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023, in Accordance with the Charter of the City of Mansfield, and the Appropriation of Various Amounts Thereof

*Troy Lestina presented the highlights of the proposed FY '23 budget.*

*Mayor Evans opened the public hearing at 8:47 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:47 p.m.*

**There was no action taken.**

#### **[22-4837](#)**

Public Hearing - Public Hearing on the Tax Rate, Levying the Ad Valorem Taxes for the Fiscal Year 2023 at a Rate of \$0.6800 per One Hundred Dollars (\$100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2022, to Provide Revenues for the Payment of Current Expenditures and to Provide an Interest and Sinking Fund on all Outstanding Debts of the City, and Providing for Due and Delinquent Dates Together With Penalties and Interest

*Troy Lestina presented the item.*

*Mayor Evans opened the public hearing at 8:48 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:48 p.m.*

**There was no action taken.**

## 17. **NEW BUSINESS**

### [22-4872](#)

Ordinance - Consideration and Approval of an Ordinance Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023, in Accordance with the Charter of the City of Mansfield and Making Appropriations for Each Fund and Department

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

**AN ORDINANCE ADOPTING A BUDGET FOR THE ENSUING FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023, IN ACCORDANCE WITH THE CHARTER OF THE CITY OF MANSFIELD, APPROPRIATING THE VARIOUS AMOUNTS THEREOF, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE**

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

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

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: OR-2269-22

### [22-4873](#)

Ordinance - An Ordinance of the City of Mansfield, Texas, Levying the Ad Valorem Taxes for the Fiscal Year 2023 at a Rate of \$0.68000 Per One Hundred Dollars (\$100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2022, to Provide Revenues for the Payment of Current Expenditures and to Provide an Interest and Sinking Fund on all Outstanding Debts of the City; Providing for Due and Delinquent Dates Together with Penalties and Interest; and Declaring an Effective Date

**A motion was made by Council Member Short to approve the following ordinance and that the property tax rate be increased by the adoption of the tax rate of \$0.68000, which is effectively an 8.46% increase in the tax rate:**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, LEVYING THE AD VALOREM TAXES FOR THE FISCAL YEAR 2023 AT A RATE OF \$0.68000 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AS OF JANUARY 1, 2022, TO PROVIDE REVENUES FOR THE PAYMENT OF CURRENT**

**EXPENDITURES AND TO PROVIDE AN INTEREST AND SINKING FUND ON ALL OUTSTANDING DEBTS OF THE CITY; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; AND DECLARING 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;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: OR-2270-22

[22-4860](#)

Resolution - Approval of a Resolution of the City Council of the City of Mansfield, Texas, Approving a TIRZ Development Agreement for Reinvestment Zone Number Two, City of Mansfield, By and Between the City of Mansfield, Texas, the Board of Directors of Reinvestment Zone Number Two, City of Mansfield, and HGRC Mansfield, LP; and Providing an Effective Date

*Jason Moore presented the item and answered questions.*

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A TIRZ DEVELOPMENT AGREEMENT FOR REINVESTMENT ZONE NUMBER TWO, CITY OF MANSFIELD, BY AND BETWEEN THE CITY OF MANSFIELD, TEXAS, THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER TWO, CITY OF MANSFIELD, AND HOQUE GLOBAL; AND PROVIDING AN EFFECTIVE DATE**

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

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

**Aye:** 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3906-22

[22-4894](#)

Resolution - A Resolution Awarding a Contract to Hunden Strategic Partners for the Harvest Pointe Market Demand, Financial Feasibility, and Economic Impact Study in an Amount not to Exceed \$236,000

*Jason Moore presented the item and answered questions.*

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

**A RESOLUTION AWARDING A CONTRACT TO HUNDEN STRATEGIC PARTNERS FOR THE HARVEST POINTE MARKET DEMAND, FINANCIAL FEASIBILITY, AND ECONOMIC IMPACT STUDY IN AN AMOUNT NOT TO EXCEED TWO HUNDRED THIRTY-SIX THOUSAND DOLLARS AND NO CENTS (\$236,000.00)**

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

Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3907-22

### **RECESS INTO EXECUTIVE SESSION**

*In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 9:01 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 9:07 p.m. Mayor Evans recessed the executive session at 10:06 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 Hotel/Motel Funded Events and Agreements

Seek Advice of City Attorney Regarding Agreement with DSE Hockey Center L.P.

Seek Advice of City Attorney Regarding HR Manual

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**

Board Appointments

Discussion Regarding Part-Time Municipal Judges

**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 #21-01

Economic Development Project #21-09

Economic Development Project #21-10

Economic Development Project #21-28

Economic Development Project #21-33

Economic Development Project #22-04

Economic Development Project #22-14

Economic Development Project #22-24

**RECONVENE INTO REGULAR BUSINESS SESSION**

*Mayor Evans reconvened into regular business session at 10:07 p.m.*

**ADJOURN**

**A motion was made by Council Member Lewis to adjourn the meeting at 10:07 p.m. Seconded by Council Member Short. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

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

\_\_\_\_\_ Susana Marin, City Secretary