



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, September 27, 2021

3:30 PM

Council Chambers

REGULAR MEETING

3:30 P.M. - CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 3:30 p.m.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 552, Mayor Evans recessed the meeting into executive session at 3:32 p.m. Mayor Evans called the executive session to order in the Office of Strategic Initiatives and Performance Management Conference Room at 3:45 p.m. Mayor Evans adjourned the executive session at 6:56 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. DC-20-16161

Seek Advice of City Attorney Regarding the Texas Term Sheet

Seek Advice of City Attorney Regarding the Holland Road Construction Contract

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 #21-24

Economic Development Project #21-31

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 7:05 p.m.

INVOCATION

Pastor Greg Buckles of Mansfield Bible 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"

Mayor Pro Tem Tonore led the Texas Pledge.

PROCLAMATION

[21-4319](#)

Mansfield Reads!

Mayor Evans read and presented the Mansfield Reads! Proclamation to Library staff and the Friends of the Mansfield Library.

PRESENTATION

PVSA Presentation - City Council

Director of Communications and Outreach Bernadette McCranie and Volunteer Coordinator Priscilla Sanchez presented the City Council with the President's Volunteer Service Award.

CITIZEN COMMENTS

Beth Light, 1518 Inverness Road - Ms. Light thanked the Mayor and City Council for their hard work.

COUNCIL ANNOUNCEMENTS

Council Member Leyman had no announcements.

Council Member Short wished her husband Stoney Short a Happy Birthday.

Council Member Lewis wished Mr. Short a Happy Birthday.

Mayor Pro Tem Tonore had no announcements.

Council Member Bounds was absent.

Council Member Broseh had no announcements.

Mayor Evans had no announcements.

SUB-COMMITTEE REPORTS

21-4310

Minutes - Approval of the September 14, 2021 Public Memorials Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Leyman (Chair), Evans, and Broseh)

A motion was made by Council Member Leyman to approve the minutes of the September 14, 2021 Public Memorials Sub-Committee Meeting as presented. Seconded by Council Member Broseh. The motion CARRIED by the following vote:

Aye: 3 - Larry Broseh;Mike Leyman and Michael Evans

Nay: 0

Absent: 1 - Tamera Bounds

Abstain: 0

Non-Voting: 3 - Julie Short;Casey Lewis and Todd Tonore

21-4320

Minutes - Approval of the September 20, 2021 TIF Reinvestment Zone Number Two Board of Directors Meeting Minutes (vote will be only by the members of the sub-committee: Short (Chair), Lewis, Bounds, Evans)

A motion was made by Council Member Short to approve the minutes of the September 20, 2021 TIF Reinvestment Zone Number Two Board Meeting as presented. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

Aye: 3 - Julie Short;Casey Lewis and Michael Evans

Nay: 0

Absent: 1 - Tamera Bounds

Abstain: 0

Non-Voting: 3 - Larry Broseh;Mike Leyman and Todd Tonore

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Deputy City Manager Shelly Lanners provided a brief update on the Bond Election Steering Committee.

Audit Committee Discussion - Troy Lestina

Chief Financial Officer Troy Lestina recommended an Audit Committee be formed, consisting of the Mayor, Mayor Pro Tem, and a rotating Council Member.

Mansfield Rental Registration Ordinance Update - Jason Alexander

Director of Planning Jason Alexander provided an update regarding the rental registration ordinance, which is planned to be brought to Council on October 11th.

National Night Out - Tracy Aaron

Police Chief Tracy Aaron provided an update on National Night Out, which will take place on October 5th. He invited the public and Council to take part in the event and attend the parties being held.

Business Services Department Report[21-4313](#)

Presentation of the Monthly Financial Report for the Period Ending August 31, 2021

Troy Lestina was available for questions.

CONSENT AGENDA[21-4174](#)

Resolution - A Resolution to Consider Amendment Number Five to the Water Park Ground Lease and Operating Agreement Between STORE Master Funding VIII, LLC, and the City of Mansfield to Allow for the Sale of Certain Alcoholic Beverages on the Premises

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

A RESOLUTION APPROVING AMENDMENT NUMBER FIVE TO THE WATER PARK GROUND LEASE AND OPERATING AGREEMENT BETWEEN STORE MASTER FUNDING VIII, LLC AND THE CITY OF MANSFIELD TO ALLOW FOR THE SALE OF CERTAIN ALCOHOLIC BEVERAGES ON THE PREMISES OF THE HAWAIIAN FALLS WATER PARK

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

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

Aye: 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore and Michael Evans

Nay: 0

Absent: 1 - Tamera Bounds

Abstain: 0

Enactment No: RE-3779-21

[21-4302](#)

Resolution - A Resolution Awarding Twelve-Month Renewable Contracts to the Lowest and Best Bids for the Individual Supply of Eight Different Water Treatment Chemicals for the Bud Ervin Water Treatment Plant.

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

A RESOLUTION AWARDING TWELVE-MONTH RENEWABLE CONTRACTS TO THE LOWEST AND BEST BID FOR THE INDIVIDUAL SUPPLY OF EIGHT DIFFERENT WATER TREATMENT CHEMICALS FOR THE BUD ERVIN WATER TREATMENT PLANT

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

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

Aye: 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore and Michael Evans

Nay: 0

Absent: 1 - Tamera Bounds

Abstain: 0

Enactment No: RE-3780-21

[21-4303](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving A Negotiated Settlement Between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division Regarding the Company's 2021 Rate Review Mechanism Filing

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 NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2021 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING

AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL

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

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

Aye: 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore and Michael Evans

Nay: 0

Absent: 1 - Tamera Bounds

Abstain: 0

Enactment No: RE-3781-21

[21-4314](#)

Resolution - A Resolution to Consider Awarding a Construction Contract to Cole Construction, Inc. in the Amount of \$269,467.16 for Landscaping and Irrigation of Medians on Turner Warnell Road between Cooper Street and Callender Road

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

A RESOLUTION TO CONSIDER AWARDING A CONSTRUCTION CONTRACT TO COLE CONSTRUCTION, INC. IN THE AMOUNT OF \$269,467.16 FOR LANDSCAPING AND IRRIGATION OF MEDIANS ON TURNER WARNELL ROAD BETWEEN COOPER STREET AND CALLENDER ROAD

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

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

Aye: 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore and Michael Evans

Nay: 0

Absent: 1 - Tamera Bounds

Abstain: 0

Enactment No: RE-3782-21

[21-4315](#)

Resolution - A Resolution Approving an Amendment to the Contract for Design Services with Teague Nall and Perkins, Inc. for the FM 157 and South Parkridge Sanitary Sewer Improvements for an amount not to Exceed \$24,000.00 (Utility Fund)

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

A RESOLUTION APPROVING AN AMENDMENT TO THE CONTRACT FOR DESIGN SERVICES WITH TEAGUE NALL AND PERKINS, INC. FOR THE FM 157 AND SOUTH PARKRIDGE SANITARY SEWER IMPROVEMENTS FOR AN AMOUNT NOT TO EXCEED \$24,000.00

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

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

Aye: 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore and Michael Evans

Nay: 0

Absent: 1 - Tamera Bounds

Abstain: 0

Enactment No: RE-3783-21

[21-4316](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Adopting the City of Mansfield, Texas Investment Policy; Approving Investment Pools; and Approving Qualified Broker Dealers and Investment Advisors for Engaging in Investment Transactions for the City

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 ADOPTING THE CITY'S INVESTMENT POLICY; APPROVING TRAINING FOR THE CITY'S INVESTMENT OFFICER; APPROVING INVESTMENT POOLS; AND APPROVING QUALIFIED BROKER DEALERS FOR ENGAGING IN INVESTMENT TRANSACTIONS OF THE CITY

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

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

Aye: 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore and Michael Evans

Nay: 0

Absent: 1 - Tamera Bounds

Abstain: 0

Enactment No: RE-3784-21

[21-4318](#)

Resolution - A Resolution Awarding a Contract for Janitorial Services at Mansfield City Hall, Mansfield Library, and Chris W. Burkett Service Center and Authorizing Funding for an Amount Not to Exceed \$69,180.00 (General

Fund)

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

A RESOLUTION OF THE CITY OF MANSFIELD AWARDED AN ANNUAL CONTRACT FOR THE JANITORIAL SERVICES OF CITY OWNED BUILDINGS AND AUTHORIZATION OF FUNDING FOR AN AMOUNT NOT TO EXCEED \$69,180.00 (GENERAL FUND)

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

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

Aye: 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore and Michael Evans

Nay: 0

Absent: 1 - Tamera Bounds

Abstain: 0

Enactment No: RE-3785-21

[21-4321](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Adopting and Authorizing the Use of the Competitive Sealed Proposal Delivery Method for the Public Safety Burn Tower Foundation and Skills Pad Project; Delegating Authority to the City Manager, and Providing 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, ADOPTING AND AUTHORIZING THE USE OF THE COMPETITIVE SEALED PROPOSAL DELIVERY METHOD FOR PUBLIC SAFETY BURN TOWER FOUNDATION AND SKILLS PAD PROJECT; DELEGATING AUTHORITY TO THE CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE

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

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

Aye: 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore and Michael Evans

Nay: 0

Absent: 1 - Tamera Bounds

Abstain: 0

Enactment No: RE-3786-21

[21-4326](#)

Resolution - A Resolution of the City of Mansfield, Texas, Authorizing the City Manager to Adopt an Amendment to the Charity Care Program, Providing Ambulance Services to Our Community Without Regards to a Patient's or Guarantor's Ability to Pay for the Service

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY MANAGER TO ADOPT AN AMENDMENT TO THE CHARITY CARE PROGRAM, PROVIDING AMBULANCE SERVICES TO OUR COMMUNITY WITHOUT REGARDS TO A PATIENT'S OR GUARANTOR'S ABILITY TO PAY FOR THESE SERVICES

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

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

Aye: 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore and Michael Evans

Nay: 0

Absent: 1 - Tamera Bounds

Abstain: 0

Enactment No: RE-3787-21

[21-4311](#)

Minutes - Approval of the September 13, 2021 Regular City Council Meeting Minutes

A motion was made by Council Member Short to approve the minutes of the September 13, 2021 Regular City Council Meeting as presented. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore and Michael Evans

Nay: 0

Absent: 1 - Tamera Bounds

Abstain: 0

END OF CONSENT AGENDA

PUBLIC HEARING

[21-4307](#)

Public Hearing - Public Hearing on a Request for an Industrial Use Permit for a Rubber Compounding Facility on Approximately 7.8605 Acres on Lot 2, Block 1, Broseh Industrial Park, City of Mansfield, Tarrant and Johnson Counties, Texas, Located at 800 S. 6th Avenue; Next Gen Compounding, applicant and Broseh Industrial Properties, LLC, owner (IUP#21-001)

Jason Alexander presented the item.

Mayor Evans opened the public hearing at 7:34 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 7:34 p.m.

A motion was made by Council Member Short to approve the request for an Industrial Use Permit. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

Aye: 5 - Julie Short; Mike Leyman; Casey Lewis; Todd Tonore and Michael Evans

Nay: 0

Absent: 1 - Tamera Bounds

Abstain: 1 - Larry Broseh

[21-4308](#)

Public Hearing - Public Hearing and Consideration of a Request for a Specific Use Permit for a Gasoline Service Station on Approximately 1.168 Acres Known as Lot 1, Block 1 of Bridges Addition and Lot 1, Block 1 of English Park Addition, Located at 1901 & 1911 FM 157; Cody Moore of CEI Engineering, Inc. (engineer) and Devan Pharis of Estacado Interests, LLC (Developer) on Behalf of Khawaja Haque of Hawk's Pantry Inc. and Anis G. & Nadia Khalil (Owners) (SUP#21-005)

Jason Alexander presented the item and answered Council questions. The consultant for Murphy USA answered Council questions.

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 approve the request for a Specific Use Permit with the conditions that a central feature or community space in the form of patio seating area or plaza with benches be provided on the north side of the convenience store, to be approved by the Director of Planning as required by Chapter 155.092 (M) of the Code of Ordinances. Seconded by Council Member Broseh. The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore and Michael Evans

Nay: 0

Absent: 1 - Tamera Bounds

Abstain: 0

[21-4306](#)

Public Hearing - Public Hearing on an Annexation of City of Mansfield Property, Being Approximately 58.628 Acres Situated in the M.D. Dickey Survey, Abstract No. 195, Johnson County, Texas, generally located approximately 270 feet north of Jessica Drive and approximately 1,210 feet south of Retta Road; City of Mansfield, owner (ZC#21-016)

Jason Alexander presented the item.

*Mayor Evans opened the public hearing at 7:49 p.m. With no one wishing to speak,
Mayor Evans closed the public hearing at 7:49 p.m.*

PUBLIC HEARING AND FIRST READING

21-4294

Ordinance - Public Hearing and First Reading of an Ordinance to Consider a Zoning Change from Various Districts to D, Downtown District and Amending the Mansfield Code of Ordinances by Amending Special Purpose District Regulations and Creating a New Section 155.071 "Form-Based Code Districts" and Section 155.072 "D, Downtown District". The Amendments Necessary also Including Amending Certain Sections Necessary to Enable the D, Downtown District and Repealing C-4 Downtown District and All References Related Thereto

Assistant City Manager Matt Jones presented the background of this item. Jason Alexander presented the item and answered Council questions.

*Mayor Evans opened the public hearing at 8:09 p.m. With no one wishing to speak,
Mayor Evans continued the public hearing through second reading at 8:09 p.m.*

A motion was made by Council Member Lewis to approve the first reading of the following ordinance with the condition of adding in the language that driveways for single family residences only shall be limited to 12 feet in width for the first 30 feet of lot depth:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD, "ZONING", AS HERETOFORE AMENDED, BY AMENDING SPECIAL PURPOSE DISTRICT REGULATIONS AND CREATING A NEW SECTION 155.071 "FORM-BASED CODE DISTRICTS" AND SECTION 155.072 "D, DOWNTOWN DISTRICT" REGULATIONS AND THUS ADOPT BY REFERENCE A FORM-BASED CODE, CONTAINING ITS OWN USE CHART, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO "D", DOWNTOWN DISTRICT AND TO ADD SEPARATE ZONES WITHIN THE DISTRICT; AMENDING CERTAIN SECTIONS NECESSARY TO ENABLE THE D DOWNTOWN DISTRICT; REPEALING C-4 DOWNTOWN DISTRICT AND ALL REFERENCES RELATED THERETO; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

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

Aye: 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore and Michael Evans

Nay: 0

Absent: 1 - Tamera Bounds

Abstain: 0

[21-4309](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District to PD Planned Development District for Single-Family Residential Uses on Approximately 55.899 Acres out of the A. Bedford Survey, Abstract No. 60, Johnson County, TX, located at 2695 Howell Dr.; Sam Satterwhite of Engineering Concepts & Design, L.P. (engineer) and Terrance Jobe of Alluvium Development (developer) on behalf of William Troy and Brenda Sells Revocable Trust (owner) (ZC#21-010)

Jason Alexander presented the item and answered Council questions. Applicant Terrance Jobe answered questions.

Mayor Evans opened the public hearing at 8:42 p.m. With no one wishing to speak, Mayor Evans continued the public hearing through second reading at 8:42 p.m.

A motion was made by Council Member Lewis to approve the first reading of the following ordinance as discussed:

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 SINGLE-FAMILY RESIDENTIAL 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 Broseh. The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore and Michael Evans

Nay: 0

Absent: 1 - Tamera Bounds

Abstain: 0

PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

[21-4233](#)

Ordinance - Public Hearing Continuation and Second and Final Reading of an Ordinance Approving a Change of Zoning From PD Planned Development District to PD Planned Development District for Eating Place with Drive-through Service Uses on Approximately 0.71 Acres Known as Lot 2, Block 1 of Broad Street Marketplace, Located at 3121 E Broad St.; Hailey Vaughn of Plaza Street Partners, LLC (Developer), on Behalf of Fernando De Leon of LG Broad Cannon, LLC (owner)

Jason Alexander presented the item and answered Council questions.

Mayor Evans continued the public hearing at 8:46 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:46 p.m.

A motion was made by Council Member Broseh to approve the second and final reading of the following ordinance:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 155 OF THE CODE OF ORDINANCES, "ZONING," 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 EATING PLACE WITH DRIVE-THROUGH SERVICE 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

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

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

Aye: 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore and Michael Evans

Nay: 0

Absent: 1 - Tamera Bounds

Abstain: 0

Enactment No: OR-2220-21

NEW BUSINESS

[21-4317](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Adopting and Approving the Texas Term Sheet

Troy Lestina presented the item.

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 ADOPTING AND APPROVING THE TEXAS TERM SHEET

(Resolution 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; Mike Leyman; Casey Lewis; Todd Tonore and Michael Evans

Nay: 0

Absent: 1 - Tamera Bounds

Abstain: 0

Enactment No: RE-3788-21

[21-4322](#)

Resolution - A Resolution Authorizing a Development Agreement with Meehan Properties for Public Improvements to Property Within Reinvestment Zone Number Two

Matt Jones presented the item and 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 A DEVELOPMENT AGREEMENT BETWEEN THE CITY, THE BOARD OF DIRECTORS OF THE TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, AND MEEHAN PROPERTIES AND PROVIDING AN EFFECTIVE DATE

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

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

Aye: 5 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore and Michael Evans

Nay: 1 - Mike Leyman

Absent: 1 - Tamera Bounds

Abstain: 0

Enactment No: RE-3789-21

[21-4330](#)

Resolution - A Resolution Authorizing a Development Agreement with JLB Partners, LLC for Public Improvements to Property Within Reinvestment Zone Number One

Matt Jones presented the item and answered Council questions.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY, THE BOARD OF DIRECTORS OF THE TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, AND JLB PARTNERS, LLC. 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: 5 - Larry Broseh; Julie Short; Mike Leyman; Todd Tonore and Michael Evans

Nay: 1 - Casey Lewis

Absent: 1 - Tamera Bounds

Abstain: 0

Enactment No: RE-3790-21

[21-4327](#)

Discussion and Possible Action Regarding the Nomination of Candidates to Serve on the Board of Directors for the Tarrant County Appraisal District, Johnson County Appraisal District and Ellis County Appraisal District for Calendar Years 2022 and 2023

Troy presented the item. No action was taken.

ADJOURN

A motion was made by Council Member Lewis to adjourn the meeting at 9:02 p.m. Seconded by Council Member Short. The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore and Michael Evans

Nay: 0

Absent: 1 - Tamera Bounds

Abstain: 0

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary