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**City of Mustang Ridge
Council Meeting #750
February 10, 2025**

1. Council meeting #750 was called to order by Mayor Pro-Tem Casondra at 7:00 p.m.
2. Council members present were Gabriel Vallejo, Adrienne M. Deal, Cecilia Padilla-Lopez, Michelle Bergmann. Mayor David Bunn was absent.
3. Joleen Boring expressed to council her concerns on the trash on Maha Circle. Council explained the city doesn't not maintain that area but will try to find a solution with our engineers help.

Old Business:

4. Kristi Hester gave a progress report presentation from Camino Real Utility (a subsidiary of BVRT) regarding water and wastewater infrastructure construction projects.

New Business:

5. Michelle Bergmann made a motion to table the request from Nelson Ogren requesting the City's consideration in allowing local streets within the proposed development to be designed with vertical curves of less than the minimum length prescribed in the Design Guidelines Geometric Design for Local Roads and Streets. Adrienne M. Deal seconded. Motion carried. 4/0
6. Cecilia Padilla-Lopez made a motion to deny the Durango Phase 2A and 2B Final Plats. Gabriel Vallejo seconded. Motion carried. 4/0
7. Michelle Bergmann made a motion to approve the updated City Limit Map. Adrienne M. Deal seconded. Motion carried. 4/0
8. Gabriel Vallejo made a motion to approve January 2025 Regular Council Meeting Minutes #748. Cecilia Padilla-Lopez seconded. Motion carried. 4/1 Michelle Bergmann abstained.
9. Cecilia Padilla-Lopez made a motion to approve January 2025 Special Council Meeting Minutes #749. Michelle Bergmann seconded. Motion carried. 4/0
10. Cecilia Padilla-Lopez made a motion to approve the December 2024 Financial Report. Adrienne M. Deal seconded. Motion carried. 4/0
11. Adrienne M. Deal made a motion to approve the January 2025 Financial Report. Gabriel Vallejo Motion carried. 4/0
12. Michelle Bergmann made a motion to approve the November 2024 Police Report and Code Compliance Report. Cecilia Padilla-Lopez seconded. Motion carried. 4/0
13. Michelle Bergmann made a motion to approve the December 2024 Police Report and Code Compliance Report. Cecilia Padilla-Lopez seconded. Motion carried. 4/0
14. Cecilia Padilla-Lopez made a motion to approve the January 2025 Police Report and Code Compliance Report. Michelle Bergmann seconded. Motion carried. 4/0
15. Announce going into Executive (Closed Session); 7:24 pm

16. Return to Open Session; 9:33 pm

Cecilia Padilla-Lopez made a motion to that we confirm the MOU previously executed on October 21, 2024, and that we confirm the foregoing business terms for incorporation into the documents to be prepared and ultimately approved by the City and the Developer and their respective attorneys and consultants with respect to the Pura Vida Municipal Management District No. 1 (the "District"):

1. To the extent authorized by law and not in contravention of the City's current obligations under any Certificate of Obligation, a 100% property tax abatement agreement for 10 years, covering both real and personal property, subject to Chapter 312 of the Tax Code, together with a simultaneous creation of a tax increment reinvestment zone ("TIRZ") subject to Chapter 311 of the Tax Code for a period that terminates thirty (30) years after the last District bond is sold, with the tax increment base being the total taxable value of all real property taxable by the City and located in the TIRZ for the year in which the zone is designated;

2. Sales taxes payable from transactions within the District involving businesses and properties shall be shared in the following percentages: 5% to the City and 95% to the District for the first ten (10) years of the Project; commencing at execution of the Development Agreement and then a split of 25% to the City and 75% to the District for years 11 through 40 of the Project. At the 41st year of the Project, the City shall receive 100% of the sales taxes;

3. The City agrees to the imposition of a hotel occupancy tax, which shall be granted in full to the District by agreement for those taxes arising within the District for a period of 40 years. At the 41st year of the Project, the City shall receive 100% of the hotel occupancy tax;

4. The City agrees to the imposition of a mixed beverage tax, which shall be granted in full to the District by agreement for those taxes arising within the District for a period of 40 years. At the 41st year of the Project, the City shall receive 100% of the mixed beverage tax;

5. The City will contract with the District and/or an entity created by the Developer for the management, supervision and administration of the programs and activities within the boundaries of the District funded with revenue from the hotel occupancy taxes or as needed for economic development; and

6. To the extent Developer or District is able to secure an agreement concerning the sales tax allocations between the City and the Emergency Services District No. 11 ("ESD 11"), the City agrees to enter into a Sales and Use Tax Allocation Agreement with ESD11 or otherwise effectuate such reallocation, pursuant to Section 775.0754 of the Health and Safety Code, to allocate those ESD sales tax revenues, if any, to the City and pass 100% of said allocated revenues received by the City from the ESD on to the District or direct the Comptroller to do the same. And I move that the City confirm, in further writing, if needed, that it has no objection to legislation being filed with respect to creation of the District by act of the Texas Legislature or through a proceeding filed with the Texas Commission on Environmental Quality. Gabriel Vallejo seconded. Motion carried. 4/0

17. Items for Council: City office will be closed on Thursday for funeral.

18. Adjournment: Gabriel Vallejo made a motion to adjourn at 9:44 p.m. Cecilia Padilla-Lopez seconded. Motion carried 4/0.

Respectfully submitted,

