



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, April 8, 2024

4:00 PM

Council Chambers

REGULAR MEETING

1. **4:00 P.M. - CALL MEETING TO ORDER**

2. **RECOGNITION**

Spring 2024 Intern Class

3. **WORK SESSION**

Discussion Regarding the April 8, 2024 Consent Agenda Items

4. **RECESS INTO EXECUTIVE SESSION**

Pursuant to Section 551.071, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

A. **Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071**

Seek Advice of City Attorney Regarding HB 1750

Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda

B. **Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072**

Land Acquisition for Future Development

C. **Personnel Matters Pursuant to Section 551.074**

D. 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 #21-09

Economic Development Project #21-26

Economic Development Project #21-33

Economic Development Project #22-12

Economic Development Project #23-17

E. Deliberations Regarding Security Devices or Security Audits Pursuant to Section 551.076

Building Safety Update

5. 6:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

6. INVOCATION

7. PLEDGE OF ALLEGIANCE

8. TEXAS PLEDGE

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

9. CITIZEN COMMENTS

Citizens wishing to address the Council on non-public hearing agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Council as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK UNLESS YOU ARE SPEAKING ON A SCHEDULED PUBLIC HEARING ITEM. After the close of the citizen comments portion of the meeting only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

In order to be recognized during the "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow card located at the entrance of the Council Chambers. Please present the card to the Assistant City Secretary prior to the start of the meeting.

10. COUNCIL ANNOUNCEMENTS**11. STAFF COMMENTS**

In addition to matters specifically listed below, Staff comments may include updates on ongoing or proposed projects and address of posted agenda items.

A. City Manager Report or Authorized Representative

Current/Future Agenda Items

Public Safety Update - Chief Aaron

B. Business Services Department Report

[24-5956](#) Presentation of the Monthly Financial Report for the Period Ending February 29, 2024

Presenters: Bryan Rebel

Attachments: [February 2024](#)

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**13. CONSENT AGENDA**

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are considered to be routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Manager to implement each item in accordance with staff's recommendation.

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

[24-5959](#) Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Title XV "Land Usage" of the Code of Mansfield, Texas, to Add a New Chapter 159 "Extraterritorial Jurisdiction" to Provide a Process for Petitions for Release from the City's Extraterritorial Jurisdiction; Providing That This Ordinance is Cumulative of All Ordinances; Providing a Severability Clause; Providing for Publication; and Providing an Effective Date

Presenters: Vanessa Ramirez

Attachments: [Ordinance](#)

[24-5886](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager or his Designee to Negotiate, Finalize, and Execute a Development Agreement with Cipriani Laguna Azure, LLC; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Presenters: Matt Jones

Attachments: [Resolution](#)

[24-5945](#)

Resolution - A Resolution of the City Council of the City Of Mansfield, Texas, Supporting the Application and Acceptance of a FEMA Staffing For Adequate Fire And Emergency Response (SAFER) Grant for the Hiring of Six Fulltime Firefighters for the Mansfield Fire Department; Authorizing the City Manager, or His Designee, to Execute any Documents Necessary to Implement this Resolution; and Providing an Effective Date

Presenters: Mike Ross

Attachments: [Resolution](#)

[24-5957](#)

Resolution - A Resolution Authorizing the City Manager and Information Technology Department to Make Application, Receive and Expend Grant Funding from the Office of the Governor of Texas, and the State and Local Cybersecurity Grant Program (SLCGP) for Assessment and Evaluation Projects, Fiscal Year 2025

Presenters: Todd Williams

Attachments: [Resolution](#)

[Grant Information](#)

[24-5958](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing a Grant Application to the Texas Department of Transportation for Green Ribbon Funding for the Design and Construction of Median Improvements of the State Highway FM 1187 Corridor; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (GF - Transportation Street Bonds)

Presenters: James Fish

Attachments: [Resolution](#)

[24-5954](#)

Minutes - Approval of the March 18, 2024 Special City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [3-18-25 DRAFT Minutes](#)

[24-5944](#)

Minutes - Approval of the March 25, 2024 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [3-25-24 DRAFT Minutes](#)

END OF CONSENT AGENDA

14. PUBLIC HEARING AND FIRST AND FINAL READING[24-5949](#)

Ordinance - Public Hearing and First and Final Reading on an Ordinance Approving Proposed Amendments of Chapter 155 of the Mansfield Code of Ordinances to Amend Applicable Provisions in Section 155.073, S, South Mansfield Form-based Development District Relating to "Development Agreement" and Replacing it with the Term "Development Plan" and Clarifying other Provisions Related to the Same (OA#24-002)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Redlines](#)

15. PUBLIC HEARING AND FIRST READING[24-5948](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District and SF-12/22 Single-Family Residential District to PD, Planned Development District for Single-Family Residential with Commercial/Mixed-Use Overlay Uses on Approximately 318.38 acres Out of the M. Rockerfellow Survey, Abstract Number 1267, Tarrant County, TX, Located at 1669, 1671, 1791, and 1821 Newt Patterson Rd and 403 Williams Ct. Realty Capital, Developer (ZC#23-024)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits](#)

[Exhibit B-1, Proposed PD, Planned Development District Standards](#)

16. NEW BUSINESS[24-5953](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the Award of a Construction Manager at Risk (CMAR) Contract to Moss Construction for the Multipurpose Stadium Project; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (MEDC Fund & TIRZ #4)

Presenters: Jason Moore

Attachments: [Resolution](#)

[Proposal Summaries](#)

[CMAR Composite Score](#)

[Cost Proposal](#)

[Draft Contract Documents](#)

17. ADJOURN**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the April 8, 2024 Regular City Council Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, mansfieldtexas.gov, on Thursday, April 4, 2024 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, City Secretary

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 473-0211 at least 48 hours in advance. Reasonable accommodation will be made to assist your needs. PLEASE SILENCE CELL PHONES WHILE THE CITY COUNCIL MEETING IS IN SESSION.