



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, January 9, 2017

5:00 PM

Council Chambers

REVISED AGENDA REGULAR MEETING

1. **5:00 P.M. - CALL MEETING TO ORDER**

2. **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. 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 the Sales Contract for the Farr Best Theatre

Seek Advice of City Attorney Regarding Zoning Case #16-001

Seek Advice of City Attorney Regarding Special Event Applications

Seek Advice of City Attorney Regarding Development on Corner of Broad Street and Cannon Drive

Seek Advice of City Attorney Regarding a Marquee Sign for the Shops at Broad at the Intersection of US HWY 287 and E. Broad Street

Seek Advice of City Attorney Regarding Proposed Development on W. Broad Street

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

Deliberate the Purchase, Exchange, Lease or Value of Easements and Real Property for the Pond Branch Linear Trail Project

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

Project #16-18 - Business Prospect Briefing

Project #17-01 - Briefing

3. 6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION

4. 7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

5. INVOCATION

6. PLEDGE OF ALLEGIANCE

7. TEXAS PLEDGE

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

8. 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. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Please refrain from "personal criticisms."

In order to be recognized during the "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow "Appearance Card" located at the entry to the City Council Chamber and present it to the Assistant City Secretary prior to the start of the meeting.

9. COUNCIL ANNOUNCEMENTS

10. 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

Winter Walk Update - Ann Beck

Quarterly Reports - Mansfield Economic Development Corporation, Mansfield Park Facilities Development Corporation, Planning and Zoning Commission, Public Works, Code Enforcement, Development Services, Communications and Marketing, Library

11. **TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

12. **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

[16-2121](#)

Ordinance - Third and Final Reading of an Ordinance Granting an Ingress-Egress and Access Easement In, Upon, and Across City Owned Property at 1004 Magnolia Street in the City of Mansfield, Tarrant County, Texas; Authorizing the City Manager to Execute the Easement Document; Providing a Severability Clause; and Providing an Effective Date

Sponsors: Shelly Lanners and Matt Young

Attachments: [Ordinance - Easement MISD Magnolia](#)

[Exhibit - Ingress-Egress and Access Easement](#)

[16-2128](#)

Resolution - A Resolution for Authorization of Funding in an Amount not to Exceed \$140,000.00 and Approval of a Contract with Dunaway Associates, L.P. for Design Services for the Magnolia Street Project (Street Bond Fund).

Sponsors: Joe Smolinski and Bart VanAmburgh

Attachments: [Resolution - Award Dunaway](#)

[16-2148](#)

Resolution - A Resolution Authorizing the City of Mansfield to Enter an Interlocal Agreement with Tarrant County for the Reconstruction of E. Kimball Street From Main Street to the Dead End and Construct a Temporary Roadway that will Connect the Public Parking Lot to E. Kimball Street for a Cost Not to Exceed \$60,000.00 (Downtown TIRZ and Street Maintenance Fund)

Sponsors: Joe Smolinski and Bart VanAmburgh

Attachments: [Resolution](#)

[Tarrant County Interlocal Agreement](#)

[16-2150](#)

Resolution - A Resolution Authorizing the City of Mansfield, Texas to Enter into a Chapter 380 Agreement with Bloomfield Homes, L.P. for the Purpose of Promoting Economic Development within the City of Mansfield, Texas; and Approving Other Matters Related Thereto

Sponsors: Peter Phillis

Attachments: [Resolution](#)
[Chapter 380 Agreement](#)

[16-2151](#) Minutes - Approval of the December 12, 2016 - 6:00 p.m. Regular City Council Meeting Minutes

Sponsors: Shelly Lanners and Jeanne Heard

Attachments: [12-12-16 6pm DRAFT Meeting Minutes](#)

[16-2152](#) Minutes - Approval of the December 12, 2016 - 7:00 p.m. Regular City Council Meeting Minutes

Sponsors: Shelly Lanners and Jeanne Heard

Attachments: [12-12-16 7pm DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

13. OLD BUSINESS

[16-2115](#) Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development to Planned Development for Office/Retail Uses on Approximately 3.95 Acres Located at 1209 N Day Mirar Road; HCC Contracting, Inc (ZC#16-013)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Ordinance](#)

[Maps & Supporting Info.](#)

[Exhibit A](#)

[Exhibits B - D](#)

14. PUBLIC HEARING

[16-2142](#) Public Hearing and Consideration of a Request for an Alternate Location for a Roof-Mounted Solar Panel System Under Section 7800.B.37.H of the Zoning Ordinance to Allow Solar Panels on the Front Roof Slope of the House Facing a Public Street at 405 Forestridge Drive; Steve Owusu-Ansah (SP#17-001)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Maps and Supporting Information](#)

[Letter from Applicant](#)

15. PUBLIC HEARING AND FIRST READING

[16-2146](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PR, Pre Development to PD, Planned Development for Office, Retail and Service Uses on Approximately 3.296 Acres Generally Located South of Mansfield-Webb Road and approximately 470 feet West of the City Limits; Mansfield-Webb, LLC (ZC#16-016)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Ordinance](#)

[Maps & Supporting Information](#)

[Exhibit A](#)

[Exhibits B-D](#)

[16-2149](#)

Ordinance - Public Hearing and First Reading of an Ordinance Changing the Speed Limit on US Highway 287 between Lone Star Road and South City Limits to a Regulatory Construction Speed of 55 MPH

Sponsors: Joe Smolinski and Bart VanAmburgh

Attachments: [Ordinance](#)

[TxDOT Request](#)

16. **PUBLIC HEARING CONTINUATION AND SECOND READING**

[16-2125](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development to I-1, Light Industrial District on Approximately 14.5 Acres Generally Located West of S. 7th Avenue and North of Hanks Drive; Mansfield Economic Development Corporation (ZC#16-021)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Ordinance](#)

[Maps & Supporting Info.](#)

[Exhibit A](#)

[16-2138](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development to PD, Planned Development for Single Family Residential Use on Approximately 15.46 Acres Generally Located About 1,300' South of the Southeast Corner of N. Matlock Road and E. Debbie Lane; Skorburg Company (ZC#16-017)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Ordinance](#)

[Exhibit A](#)

[Maps & Supporting Info.](#)

[Letters of Support](#)

[Development Plan Exhibits B- D](#)

[Email from Tommy Reilly](#)

17. **NEW BUSINESS**

[16-2131](#)

Ordinance - First Reading of an Ordinance Amending the PCS Site Lease Agreement and First Amendment to PCS Site Lease Agreement for the City-Owned Property at James McKnight Park East in the City of Mansfield, Tarrant County, Texas; Authorizing the City Manager to

Execute the Easement Document; Providing a Severability Clause; and Providing an Effective Date

Sponsors: Shelly Lanners and Matt Young

Attachments: [Ordinance](#)

[Exhibit A](#)

[16-2145](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development and Performance Agreement By And Between The Mansfield Economic Development Corporation (MEDC) and Midwest Property, LLC and Authorizing Its Execution by the President of the MEDC;and Providing an Effective Date

Attachments: [Resolution - Midwest Property, LLC](#)

[Midwest Property Eco Dev](#)

18. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the January 9, 2017 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 Friday, January 6, 2017 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Jeanne Heard, City Secretary

Approved as to form:

City Attorney

DATE OF POSTING: _____ TIME: _____ am/pm

DATE TAKEN DOWN: _____ TIME: _____ am/pm

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 ALL PAGERS, CELL PHONES & OTHER ELECTRONIC EQUIPMENT WHILE THE CITY COUNCIL MEETING IS IN SESSION.