



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, October 24, 2022

2:00 PM

Council Chambers

REGULAR MEETING

1. **2:00 P.M. - CALL MEETING TO ORDER**

2. **WORK SESSION**

Discussion Regarding Legislative Issues

3. **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 Pending Litigation – Cause No. 3:20-CV-2061-N-BK

Seek Advice of City Attorney Regarding Grand Prairie Boundary Adjustment

Seek Advice of City Attorney Regarding Athletic Complex Improvement Contracts

Seek Advice of City Attorney Regarding Shops at Broad Bankruptcy

Seek Advice of City Attorney Regarding the Notice of Intention to Issue Certificates of Obligation

Seek Advice of City Attorney Regarding Fire Station No. 5

Seek Advice of City Attorney Regarding ARP Funding

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

City Manager Evaluation

City Secretary Evaluation

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 #21-01

Economic Development Project #21-28

Economic Development Project #22-01

Economic Development Project #22-24

4. 6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**5. 7:00 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. PROCLAMATION

[22-4986](#) Dysautonomia Awareness Month

Attachments: [Dysautonomia Awareness Month 2022](#)

[22-5013](#) National Code Compliance Month

Attachments: [National Code Compliance Month 2022](#)

10. PRESENTATION

Salvation Army Red Kettle Mayoral Challenge Awards

11. RECOGNITION

Recognition of the Mansfield Public Library's Acceptance of a Grant for a Mobile Makerspace

12. 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.

13. COUNCIL ANNOUNCEMENTS

14. 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

Update on Stillwater Townhome Project

B. Communications Department Report

[22-5009](#) Departmental Quarterly Reports

Presenters: Bernadette McCranie

Attachments: [Quarter 4 FY 2022](#)

15. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

16. 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

- [22-4991](#) Resolution - A Resolution Authorizing the Purchase of Property Located at 508 W. Broad Street for the Walnut Creek Linear Park Trail System
Presenters: Matt Young
Attachments: [Resolution](#)
- [22-4997](#) Resolution - A Resolution to Consider Amending the Consultant Agreement with Kimley-Horn and Associates, Inc. in the amount of \$140,000 for Additional Design, Engineering and Construction Documents Related to Phase 3B of the Walnut Creek Linear Park Trail System
Presenters: Matt Young
Attachments: [Resolution](#)
[Contract Amendment Proposal](#)
- [22-4998](#) Resolution - A Resolution to Consider Executing a Consultant Agreement with Accessology Too, LLC of McKinney, Texas in the Amount of \$104,500 for Professional Services Related to the Creation of an ADA Transition Plan for Parks and Recreation Facilities
Presenters: Matt Young
Attachments: [Resolution](#)
[ADA Transition Plan Proposal](#)
- [22-4999](#) Resolution - A Resolution Authorizing Funding in an Amount Not to Exceed \$110,000.00 and Approval of Contracts, Including Design Services with Parkhill, to Prepare Cardinal Road Right Turn Lane at FM 1187 for Public Bidding and Construction (Street Bond Fund)
Presenters: Bart VanAmburgh
Attachments: [Resolution](#)
[Map](#)
- [22-5000](#) Resolution - A Resolution Amending the Bylaws of the Keep Mansfield Beautiful Commission
Presenters: Howard Redfearn
Attachments: [Resolution](#)
[KMB Bylaws- Redline](#)
- [22-5002](#) Resolution - A Resolution Authorizing a Change Order to the Contract with Blackrock Construction for the Hwy. 287 Utility Relocation Improvements and Authorizing Additional Funding for an Amount Not to Exceed \$279,440.36 (Utility Fund)

Presenters: Bart VanAmburgh

Attachments: [Resolution](#)

[Change Order](#)

[Map](#)

[22-5003](#)

Resolution - A Resolution Awarding Eleven-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

Presenters: Alex Whiteway

Attachments: [Resolution](#)

[22-5005](#)

Resolution - Authorizing Publication of Notice of Intention to Issue Certificates of Obligations; Approving the Preparation of a Preliminary Official Statement and a Notice of Sale; and Providing for the Effective Date Thereof

Presenters: Troy Lestina

Attachments: [Resolution](#)

[22-5010](#)

Resolution - A Resolution Authorizing a Contract with Trinity River Authority for Industrial Sampling and Analytical Services

Presenters: Jeff Price

Attachments: [Resolution](#)

[TRA Sampling Services](#)

[22-5011](#)

Resolution - A Resolution by the City Council of the City of Mansfield, Texas, Authorizing the City Manager to enter into an Interlocal Agreement with the City of Arlington for the Purpose of Cooperative Purchase of Goods, Products, and/or Services

Presenters: Troy Lestina

Attachments: [Resolution](#)

[Cooperative Purchasing Interlocal Agreement](#)

[22-4995](#)

Request for Special Event Permit: 2022 Veterans Day Parade and Salute

Presenters: Theresa Cohagen

Attachments: [2022 Veterans Day](#)

[22-4996](#)

Request For Special Event Permit: Mansfield Turkey Trot

Presenters: Jason Alexander

Attachments: [2022 Turkey Trot](#)

[22-5006](#)

Request For Special Event Permit: B.A. Angus Agriculture, LLC

Presenters: Jason Alexander

Attachments: [B.A. Angus Agriculture, LLC](#)

[22-5008](#) Minutes - Approval of the October 10, 2022 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [10-10-22 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

17. OLD BUSINESS

[22-4948](#) Ordinance - An Ordinance of the City of Mansfield, Texas, Authorizing the Conveyance of Approximately 46 Acres of City Owned Real Property; Authorizing the City Manager to Execute all Documents Necessary to Complete the Transaction; and Providing an Effective Date

Presenters: Matt Jones

Attachments: [Ordinance](#)

18. PUBLIC HEARING

[22-4993](#) Public Hearing - Public Hearing and Considerations for a Request for a Specific Use Permit for an Eating Place with Drive-through Service on Approximately 1.567 acres being Lot 1R, in Block 1, of Hunters Pointe Addition, an Addition in Tarrant County Texas Recorded Under Doc. No. D218247118, Located at 1831 E. Broad St; SSB Designs, Inc, Designer, and Flying Squirrel Coffee Company Proposed Tenant (SUP 22-005)

Presenters: Jason Alexander

Attachments: [Maps and Supporting Information](#)

[Exhibit A, Property Description](#)

[Exhibit B, Site Plan and Drive-Through Detail](#)

[22-4994](#) Ordinance - Public Hearing to Consider Proposed Amendments to the provisions Section 155.073 of the Mansfield Code of Ordinances Related to Block Size, to Clarify the Requirements for Underground Utilities; to Clarify the Requirements for Building Façade Lengths; to Add Architectural and Urban Design Standards to Promote Visual Variety; and to Provide Definitions Related to the Same Regarding the S, South Mansfield Form-based Development District (OA#22-008)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[22-5012](#) Ordinance - Public Hearing on an Ordinance of the City Council of the City of Mansfield, Texas, Designating a Geographic Area Within the City as a Tax Increment Reinvestment Zone Pursuant to Chapter 311 of the Texas Tax Code, to be Known as Reinvestment Zone Number Three, City of Mansfield, Texas; Describing the Boundaries of the Zone; Creating a Board of Directors for the Zone and Appointing Members of the Board; Establishing a Tax Increment Fund for the Zone; Containing Findings

Related to the Creation of the Zone; Providing a Date for the Termination of the Zone; Providing that the Zone Take Effect Immediately Upon Passage of the Ordinance; Providing a Severability Clause; And Providing an Effective Date

Presenters: Matt Jones

Attachments: [Ordinance](#)

[Preliminary Project and Finance Plan](#)

19. **PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING**

[22-4939](#)

Ordinance - Public Hearing Continuation and Second and Final Reading Ordinance Approving a Zoning Change From PR, Pre-Development District to PD Planned Development District for a Mixed Lot Single-Family Residential Development on 32.352 Acres out of the James Mcdonald Survey, Abstract No. 997, Tarrant County, TX, Located at 1970 N Main. Kinney Family Living Trust, Owner, Pulte Group, Developer (ZC#22-007)

Presenters: Jason Alexander and Arty Wheaton-Rodriguez

Attachments: [Ordinance](#)

[Maps and Supporting](#)

[Kinney Tract Exhibit A - Legal Description](#)

[Kinney Tract Exhibit B-D - Development Plan](#)

[Kinney Tract Exhibit E - Elevations](#)

[Mews Exhibit](#)

20. **NEW BUSINESS**

[22-4944](#)

Ordinance - An Ordinance Approving a Development Agreement with Chisholm Flats, LLC regarding property being described as approximately 54.391 acres out of the C Vela Survey, Abstract No. 851, Johnson County, Texas, generally located at the northeast corner of South U.S. 287 and Lone Star Road; approving a concept plan and phasing plan; providing that this ordinance shall be cumulative of all ordinances; providing a savings clause; providing for a penalty clause; providing a severability clause; and Providing an Effective Date

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A](#)

[22-4861](#)

Resolution - Consideration and Approval of a Resolution Approving a Tax Increment Reinvestment Zone Reimbursement & Chapter 380 Economic Development Agreement between the City of Mansfield, Texas, the Board of Directors of Reinvestment Zone Number One, City of Mansfield, and Chisolm Flats, LLC; Authorizing the City Manager to Execute Said Agreement; And Providing an Effective Date

Presenters: Jason Moore

Attachments: [Resolution](#)

[22-5007](#)

Consideration of a Community Activation Grant Application Made by the Mansfield Veterans Memorial Foundation

Presenters: Nicolette Ricciuti

Attachments: [Application](#)

21. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the October 24, 2022 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, October 20, 2020 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, City Secretary

Approved as to form:

City Attorney

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.