



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, June 10, 2024

2:00 PM

Council Chambers

REGULAR MEETING

1. **2:00 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. 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 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

Board Appointments

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 #15-02

Economic Development Project #21-33

Economic Development Project #22-27

Economic Development Project #23-15

Economic Development Project #24-01

3. WORK SESSION

Discussion Regarding Roadway Capital Improvement Projects

Discussion Regarding Land Use Regulations Pertaining to Retail Sales of Alcoholic Beverages for Off-Premise Consumption

Discussion Regarding the Fiscal Year 2025 Budget

Discussion Regarding the June 10, 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.

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. RECOGNITION

Recognition of Re-Elected and Newly Elected Council Members by Representative David Cook

Employee Recognition

10. 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.

11. COUNCIL ANNOUNCEMENTS

12. 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

100 Hours of Play Challenge

B. Business Services Department Report

[24-6027](#) Monthly Financial Report for the Period Ending April 30, 2024

Presenters: Bryan Rebel

Attachments: [April 2024 Monthly Financials](#)

13. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

14. 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

[24-6035](#) Resolution - A Resolution of the City of Mansfield, Texas Appointing the Presiding Judge of the Mansfield Municipal Court of Record NO. 1: Approving a Contract Appointing the Presiding Judge of the Mansfield Municipal Court of Record NO. 1; Finding that the Meeting as which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Presenters: Troy Lestina

Attachments: [Resolution](#)
[Exhibit A](#)

[24-6036](#) Resolution - A Resolution to Consider Awarding an Annual Contract to Green World Care in the Amount of \$337,740.37 for Grounds Maintenance of Medians and Rights-of-Way

Presenters: Brian Coatney

Attachments: [Resolution](#)
[Bid Tab](#)

[24-6040](#) Resolution - A Resolution Authorizing a Change Order and Providing Additional Funds for Day Miar Road Improvements (East Broad St. to 700 ft South of Seeton Rd.) with McMahan Contracting in the amount of \$395,466.33 (Street Bond Fund)

Presenters: Raymond Coffman

Attachments: [Resolution](#)
[Proposal](#)

[24-6044](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the City Manager or His Designee to Negotiate, Finalize, and Execute a Professional Services Contract with Stantec Consulting Services, Inc. in an Amount Not to Exceed \$1,681,947 for Design and Engineering Services Related to the Downtown Main Street 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 (Issuance of Bonds)

Presenters: Matt Jones

Attachments: [Resolution](#)
[Exhibit A](#)

[24-6020](#) Minutes - Approval of the May 13, 2024 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [5-13-24 DRAFT Meeting Minutes](#)

[24-6028](#) Minutes - Approval of the May 20, 2024 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [5-20-24 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

15. PUBLIC HEARING AND FIRST READING

[24-6003](#) Ordinance - Public Hearing Continuation and First Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development

District to PD, Planned Development District for Mixed Uses on Approximately 134.8 Acres of Land Situated in the J. Lawrence Survey, Abstract No. 616, the M. Gregg Survey, Abstract No. 385, J. Lawrence Survey, Abstract No. 616, and the H. Henderson Survey, Abstract No. 432; City of Mansfield, Ellis County, Texas, Located Approximately 1500 Feet East of State Highway 360, South of Lone Star Road, and South of Britton Road (ZC#24-009)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Draft PD, Planned Development District Standards and Diagrams](#)

16. **NEW BUSINESS**

[24-6042](#)

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 Harvest Point Public Infrastructure 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 (TIRZ #4)

Presenters: Jason Moore

Attachments: [Resolution](#)

[CMAR Agreement](#)

[General Conditions](#)

[Exhibit B](#)

[Exhibit E](#)

17. **ADJOURN**

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the June 10, 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, June 6, 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.

