



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, January 13, 2020

5:00 PM

Council Chambers

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

A1. Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14

A2. Seek Advice of City Attorney Regarding Project # 16-08

A3. Seek Advice of City Attorney Regarding Legal Requirements Regarding a Special Election to fill a Council Vacancy

A4. Current Litigation Update

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

C. Personnel Matters Pursuant to Section 551.074

C1. Board Appointments
* P&Z Commission
* TIRZ #1
* TIRZ #2

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

D1. Economic Development Project #19-02

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. **PRESENTATIONS**

Presentation of the Salvation Army Red Kettle Mayoral Challenge Trophy

Presentation to Mansfield Garden Club

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 Assistant City Secretary's seating place. Please present the card to the Assistant City Secretary prior to the start of the meeting.

10. **COUNCIL ANNOUNCEMENTS**

11. **SUB-COMMITTEE REPORTS**

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

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

- [20-3400](#) Resolution - A Resolution Authorizing an Amendment and Providing Additional Funds for the Clearwell No. 4 and Lower Pressure Plane High Service Pump Station Project with Felix Construction
Presenters: Joe Smolinski and Alex Whiteway
Attachments: [Resolution](#)
- [20-3403](#) Resolution - A Resolution of the City of Mansfield Adopting the Tarrant County Hazard Mitigation Action Plan, January 2020
Presenters: Clayton Chandler, Greg Cutler and Mike Ross
Attachments: [Resolution](#)
[Mansfield 2020 HazMAP](#)
- [20-3409](#) Resolution - A Resolution Awarding a Contract for Construction of Carlin Road Culvert Improvements to Barclays Premier Utility Services, LLC. and Authorizing Funding for an Amount Not to Exceed \$162,225.15 (Drainage Utility Fund)
Presenters: Joe Smolinski, Bart VanAmburgh and Howard Redfearn
Attachments: [Resolution](#)
[Bid Tab](#)
[Map](#)
- [20-3410](#) Resolution - Authorization of Funding in an Amount Not to Exceed \$132,530.00 and Approval of Contract for Design Services with Jerry Parche Consulting Engineers to Prepare Price Road Improvements (South Main Street to East Dallas Street) for Public Bidding and Construction (Street Bond Fund)
Presenters: Joe Smolinski and Bart VanAmburgh
Attachments: [Resolution](#)
[Map-Price Rd.](#)
- [19-3392](#) Minutes - Approval of the December 9, 2019 6:00 p.m. Regular City Council Meeting Minutes

Presenters: Shelly Lanners and Susana Marin

Attachments: [12-9-19 6 p.m. DRAFT Meeting Minutes](#)

[19-3393](#)

Minutes - Approval of the December 9, 2019 7:00 p.m. Regular City Council Meeting Minutes

Presenters: Shelly Lanners and Susana Marin

Attachments: [12-9-19 7 p.m. DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

15. PUBLIC HEARING

[20-3401](#)

Public Hearing and Consideration of a Request for a Specific Use Permit for Multi-Family Dwelling Units on Approximately 13.0164 Acres out of the William Howard Survey, Abstract No. 690 and the Richard Bratton Survey, Abstract No. 114, Tarrant County, Texas, located on the West Side of SH 360, a Quarter-mile South of Conifer Street; John R. Allums of Capstar Real Estate Advisors, on behalf of Kyle Sweeney of C.D. Sweeney, et.al. (ZC#19-009)

Presenters: Joe Smolinski, Matt Jones and Andrew Bogda

Attachments: [Exhibit A](#)

[Exhibits B - E](#)

[Maps and Supporting Information](#)

[Approval of Access Points from TXDOT](#)

[Approval by EagleRidge to Reconfigure Gas Well Access](#)

16. PUBLIC HEARING AND FIRST READING

[20-3399](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Historic Landmark Overlay District Classification for the Patterson-Rydell House located at 202 W. Oak Street; Art Wright, City Historic Preservation Officer, on behalf of Faye Rydell, Property Owner (ZC#19-021)

Presenters: Joe Smolinski, Matt Jones and Art Wright

Attachments: [Ordinance with Exhibit A](#)

[Maps and Supporting Information](#)

[Patterson-Rydell House Photograph](#)

[Property Information Sheet](#)

[20-3402](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for Single-Family Residential Uses on Approximately 0.528 Acres Known as Lot 1, Block 1, Bastian Addition, located at 607 W. Kimball Street; Hayden Dalley of Mansfield Custom Homes (ZC#19-018)

Presenters: Joe Smolinski, Matt Jones and Andrew Bogda

Attachments: [Ordinance](#)
[Exhibit A](#)
[Exhibit B](#)
[Maps and Supporting Information](#)
[Applicant's Survey and Photographs](#)

17. PUBLIC HEARING CONTINUATION AND SECOND READING

[19-3343](#) Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Change of Zoning from PD Planned Development District to PD Planned Development District for Single-Family Residential Uses on Approximately 30.001 Acres Out of the S. Mitchell Survey, Abstract No. 1024, Tarrant County, TX, and Abstract No. 593, Johnson County, TX, Located at 890 & 932 S. Mitchell Rd.; John Arnold of Skorburg Company on Behalf of Bobby F. & Mary A. Havens (ZC#19-012)

Presenters: Joe Smolinski, Matt Jones and Andrew Bogda

Attachments: [Ordinance](#)
[Exhibit A](#)
[Exhibits B - D](#)
[Maps and Supporting Information](#)
[Roadway Alignment Study](#)
[Request to Table to 11-25-19](#)
[Request to Table to 1-13-20](#)
[Comment Response Letter 1-6-20](#)

18. NEW BUSINESS

[19-3394](#) Review and Consideration of a Request to Approve a Minor Modification of the Development Plan for Vistas at Walnut Ridge located at 3311 E. Broad Street; Brad Lehman of MJ Thomas Engineering, LLC on behalf of Sonal Desai of Matlock Crossing, LIC (ZC#16-024A)

Presenters: Joe Smolinski, Matt Jones and Lisa Sudbury

Attachments: [Maps and Supporting Information](#)
[Exhibits A - D ZC#16-024A](#)
[Previously approved PD](#)

[20-3404](#) Ordinance - An Ordinance of the City of Mansfield, Texas, Authorizing the Issuance and Sale of City of Mansfield, Texas, General Obligation Refunding Bonds, Series 2020; Levying a Tax in Payment Thereof; Prescribing the Form of Said Bonds; Approving Execution and Delivery of an Escrow Agreement and a Bond Purchase Agreement; Approving the Official Statement and an Engagement Letter; and Enacting Other Provisions Relating to the Subject

Presenters: Clayton Chandler, Peter Phillis, Boyd London and Nick Bulaich

Attachments: [Ordinance](#)
[Preliminary Official Statement](#)

[20-3405](#) Ordinance - Ordinance Authorizing the Issuance and Sale of City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation, Series 2020; Awarding the Sale Thereof; Levying a Tax in Payment Thereof; Prescribing the Form of Said Certificates; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement and a Bond Counsel Engagement Letter; Approving the Official Statement; and Enacting Other Provisions Relating Thereto

Presenters: Clayton Chandler, Peter Phillis, Boyd London and Nick Bulaich

Attachments: [Ordinance](#)
[Preliminary Official Statement](#)

[20-3412](#) Ordinance - First Reading of an Ordinance of the City Council of the City of Mansfield, Texas, Designating a Certain Area as a Tax Abatement Reinvestment Zone For Commercial-Industrial Tax Abatement Within the City of Mansfield, Texas; Establishing the Boundaries Thereof and Other Matters Related Thereto; Providing a Severability Clause; and Providing for an Immediate Effective Date

Presenters: Clayton Chandler and Richard Nevins

Attachments: [Ordinance](#)

[20-3406](#) Discussion and Possible Action Regarding a Special Election to Fill a Vacancy

Presenters: City Council

[20-3407](#) Board Appointment: Appoint Chairman and Members of the Board of Directors of the Tax Increment Reinvestment Zone Number One (The Reserve)

Presenters: City Council

[20-3408](#) Board Appointment: Appoint Chairman and Members of the Board of Directors of the Tax Increment Reinvestment Zone Number Two (Historic Mansfield)

Presenters: City Council

[20-3417](#) Board Appointments: Planning & Zoning Commission

Presenters: City Council

19. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the January 13, 2020 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, January 9, 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

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.