



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, March 4, 2024

3:00 PM

Council Chambers

REGULAR MEETING

1. **3:00 P.M. - CALL MEETING TO ORDER**

2. **PROCLAMATION**

[24-5898](#) Proclamation - North Texas Community Cleanup Challenge 2024

Attachments: [Proclamation](#)

3. **WORK SESSION**

Discussion Regarding the March 4, 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 Roadway Impact Fees

Seek Advice of City Attorney Regarding Multi Family Dwelling Ordinance Amendments

Seek Advice of City Attorney Regarding the Use of City Owned Property

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 #21-26

Economic Development Project #21-33

Economic Development Project #22-24

- 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

Geyer Commons Update

Historic Preservation Month Events

[24-5892](#) Presentation of the Monthly Financial Report for the Period Ending December 31, 2023

Presenters: Bryan Rebel

Attachments: [December 2023 - Monthly Financials](#)

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

[24-5885](#) Resolution - A Resolution of the City of Mansfield, Texas, Authorization of the City Manager or Designee to Enter an Interlocal Agreement with Tarrant County for the Asphalt Street Reconstruction of Spring Brook Drive for a Cost Not to Exceed \$155,000.00 (2024 Street Bond Fund)

Presenters: David Boski

Attachments: [Resolution](#)

[Tarrant County Spring Brook Drive Rebuild 2024](#)

[Location Map](#)

[Estimate](#)

[Interlocal Agreement](#)

[24-5891](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Agreement Between the City of Mansfield and Dunaway Associates, L.L.C., for Landscape Architectural and Design Services in an Amount not to Exceed \$347,750; Expressing the Intent to Finance Expenditures to be Incurred for Architectural and Design Services with Dunaway Associates, L.L.C., for Geyer Commons;

Authorizing the City Manager or his Designee to Execute any Documents Necessary to Implement this Resolution; 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 Young

Attachments: [Resolution](#)
[Professional Services Contract](#)

END OF CONSENT AGENDA

14. PUBLIC HEARING

[24-5888](#) A Public Hearing on the Advisability of the Improvements and Creation of the City of Mansfield Public Improvement District No. 2 Containing Approximately 34.5 Acres in the City of Mansfield South of Ravenwood Court

Presenters: Matt Jones

15. PUBLIC HEARING AND FIRST READING

[24-5889](#) Ordinance - Public Hearing and First Reading on a Change of Zoning from C-2, Community Business District to PD, Planned Development for Commercial uses and Car Wash on approximately 3.382 acres in the Henry McGehee Survey Abstract No.998, City of Mansfield, Tarrant Co, TX, located at 585 E Debbie Ln. (ZC#23-025)

Presenters: Jason Alexander

Attachments: [Ordinance](#)
[Maps and Supporting Information](#)
[Exhibit A - E](#)
[Letter Requesting to Table](#)

16. NEW BUSINESS

[24-5887](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract Between the City of Mansfield, TX and Halff Associates, Inc. in an Amount Not to Exceed \$495,000.00 for the Schematic Design of the US 287 Southbound Entrance Ramp at Walnut Creek Drive (Street Bond Fund)

Presenters: Raymond Coffman

Attachments: [Resolution](#)
[Project Exhibit](#)
[Traffic Analysis Exhibit](#)
[High Level OPCC](#)
[Professional Services Contract](#)

[Contract Exhibits](#)[24-5896](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a First Amendment to the Economic Development Agreement between the City of Mansfield, Texas, the Mansfield Economic Development Corporation, the Board of Directors of Reinvestment Zone Number One in the City of Mansfield, Texas, and Admiral Legacy, LLC; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; Authorizing the City Manager or his Designee, The MEDC Board President, and Chairman of TIRZ #1 Board, to Execute Said Agreement; And Declaring an Effective Date (TIRZ #1)

Presenters: Jason Moore

Attachments: [Resolution](#)

[Exhibit A - First Amendment](#)

[24-5897](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development Agreement between the City of Mansfield, Texas, the Mansfield Economic Development Corporation, the Board of Directors of Reinvestment Zone Number One in the City of Mansfield, Texas, and Lonejack, LLC; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; Authorizing the City Manager or his Designee, The MEDC Board President, and Chairman of TIRZ #1 Board, to Execute Said Agreement; And Declaring an Effective Date (General Fund, MEDC, TIRZ #1)

Presenters: Jason Moore

Attachments: [Resolution](#)

[Exhibit A - Sellmark ED Agreement](#)

17. ADJOURN**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the March 4, 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, February 29, 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.