



CITY OF MANSFIELD

1200 East. Broad St.
Mansfield, TX 76063
www.mansfield-tx.gov

Meeting Agenda City Council

Monday, August 10, 2015

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

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

Seek Advice of City Attorney Regarding Economic Development Performance Agreement, Chapter 380 Program Grant and Infrastructure Agreement with HWY 287 & Broad Street, LLC

Seek Advice of City Attorney Regarding Joint Use Agreement with Historic Mansfield Performance Park

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

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

Project #14-14 - Entertainment Prospect Briefing and Update

Project #15-11 - Cultural Arts Prospect Briefing and Update

- E. **Consider Placement or Deployment of Security Devices on Municipal Property or Facilities Pursuant to Section 551.076**

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 City Secretary.

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

B. **Business Services Department Report**

Preliminary Budget Presentation (Sponsors: Clayton Chandler and Peter Phillis)

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

[15-1404](#)

Ordinance - Third and Final Reading of an Ordinance Changing the School Zone Time for Judy K. Miller Elementary School and Changing the Speed Limit on a Section of South Holland Road

Sponsors: Steve Freeman

Attachments: [Ordinance](#)

[Exhibit A](#)

[15-1427](#)

Ordinance - Second Reading of an Ordinance Approving a Request to Abandon a Portion of a 15-foot Utility Easement on Lot 1, Block 1, Villas di Lucca Addition, by Villagio, LP

Sponsors: Steve Freeman

Attachments: [Location Map](#)

[Exhibits A & B](#)

[Quit Claim](#)

[Ordinance](#)

[15-1421](#)

Resolution - A Resolution Recognizing that the City Council of the City of Mansfield, Texas is Proposing to Adopt a Tax Rate on a Future Agenda

Sponsors: Peter Phillis

Attachments: [Resolution](#)

[15-1439](#)

Resolution - A Resolution Authorizing Funding in an Amount not to Exceed \$690,000.00 and Approval of Engineering Services with Kimley-Horn and Associates, Inc. for Program Management and Support Services for the SH 360 Design-Build Project (Street Bond Fund)

Sponsors: Steve Freeman

Attachments: [Resolution](#)

[15-1436](#)

Minutes - Approval of the July 27, 2015 Regular City Council Meeting Minutes

Sponsors: Vicki Collins

Attachments: [7-27-15 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

13. PUBLIC HEARING AND FIRST READING

[15-1429](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving Proposed Amendments of Sections 4500.B and 8600.G of

the Zoning Ordinance to Allow Applications for the SF-7.5/18 District, to Prohibit Applications for the SF-7.5/16 District, and to Revise the Minimum Interior Side Yard Setbacks for the SF-7.5/18 District (OA#15-008)

Sponsors: Felix Wong

Attachments: [Ordinance](#)

[Exhibit A](#)

[15-1440](#)

Ordinance - Public Hearing and First Reading of an Ordinance Changing the Speed Limit on South 6th Avenue from W. Broad Street to Easy Drive to 40 MPH

Sponsors: Steve Freeman

Attachments: [Exhibit A](#)

[Ordinance](#)

14. PUBLIC HEARING CONTINUATION AND SECOND READING

[15-1410](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving Proposed Amendments of Sections 2200.S, 4400.B and 7800.B of Zoning Ordinance to Establish Regulations on Solar Panel Systems (OA#14-006)

Sponsors: Felix Wong

Attachments: [Exhibit A](#)

[Ordinance.docx](#)

[15-1422](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving Proposed Amendments of Sections 1300, 4400 and 7800, Table J in the Permitted Use Table and Article 6 of Zoning Ordinance to Create a New Industrial Use Permit, Require Specific Use Permit for Industries Not Elsewhere Listed, Delete Medical Waste Product Facility and Certain Industrial Uses from the Permitted Use Table and Delete Special Conditions on Medical Waste Product Facility (OA#15-006)

Sponsors: Felix Wong

Attachments: [Ordinance](#)

[Exhibits A thru C](#)

15. NEW BUSINESS

[15-1435](#)

Resolution - A Resolution Approving an Economic Development Performance Agreement, Chapter 380 Program Grant and Infrastructure Agreement with Hwy 287 & Broad Street, LLC for a Commercial Project on Approximately 81 Acres at the NE Corner of US 287 and E Broad Street

Sponsors: City Manager and Staff

Attachments: [Resolution](#)

[15-1445](#)

Resolution - A Resolution Approving the Development Agreement Between the City, the Mansfield Park Facilities Development Corporation (MPFDC), and Mansfield Fieldhouse, LLC for the Fieldhouse, USA

Sponsors: Shelly Lanners

Attachments: [Resolution](#)

[15-1446](#)

Ordinance - First Reading of an Ordinance Approving the Sports Facility Lease and Operating Agreement Between the City and Mansfield Fieldhouse, LLC for Mansfield Fieldhouse, USA

Sponsors: Shelly Lanners

Attachments: [Ordinance](#)

[15-1444](#)

Resolution - A Resolution Awarding the Construction Manager At Risk Contract for the Fieldhouse USA and Offsite Infrastructure

Sponsors: Richard Wright and Alan Magee

Attachments: [Resolution](#)

[Letter from Alan Magee](#)

[Summary of Submittals](#)

[15-1449](#)

Ordinance - First Reading of an Ordinance Awarding a Bid for Sale and Exchange of Approximately 11.91 Acres of Real Property Within the City

Sponsors: Chris Burkett

Attachments: [Ordinance](#)

[Notice of Bid Opening](#)

[Bid by Gabriel Broad Street, LLC](#)

[15-1448](#)

Discussion and Possible Action Regarding the Code Enforcement and Public Memorials Subcommittee Recommendations by Chair Person Council Member Lindsey

Sponsors: Stephen Lindsey

16. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the August 10, 2015 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, August 7, 2015 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Vicki Collins, City Secretary

Approved as to form:

Steven A. Wood, Staff 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.