



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, October 28, 2024

2:30 PM

Council Chambers

REGULAR MEETING

1. **2:30 P.M. - CALL MEETING TO ORDER**

2. **WORK SESSION**

Discussion Regarding Chapter 90 Animal Control Ordinance

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. 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 Pending Litigation Cause No. 348-270155-14

Seek Advice of City Attorney Regarding Pending Litigation Cause No. 4:23-cv-00131-O

Seek Advice of City Attorney Regarding Special Event Funding

Seek Advice of City Attorney Regarding Hotel Occupancy Tax Funding

Seek Advice of City Attorney Regarding Contract Negotiations Related to Health Insurance

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 #21-04

Economic Development Project #21-23

Economic Development Project #21-33

Economic Development Project #22-04

Economic Development Project #23-14

4. 6:00 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. PROCLAMATION

[24-6263](#) National Chiropractic Health Month

Attachments: [Proclamation](#)

9. RECOGNITION

Class #5 My Mansfield Muni-Versity

Mansfield Independent School District

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

Veterans Memorial Update

Special Event Update

B. Communications & Outreach Department Report

[24-6239](#) Departmental Quarterly Reports

Attachments: [Mansfield Quarterly Q4](#)

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

[24-6225](#) Ordinance - An Ordinance Of The City Of Mansfield, Texas, Amending Section 117.05 "Permit Fee" Of Chapter 117 "Portable On Demand Storage Units" Of Title XI "Business Regulations" Of The Code Of Mansfield; Providing That This Ordinance Shall Be Cumulative Of All Ordinances; Providing A Severability Clause; Providing A Penalty For Violations Hereof; Providing A Savings Clause; Providing For Publication In The Official Newspaper; And Providing An Effective Date

Presenters: Nicolette Ricciuti

Attachments: [Ordinance](#)

[Redline Ordinance](#)

[24-6226](#)

Ordinance - An Ordinance Of The City Of Mansfield, Texas, Amending Chapter 94, "Food Establishment Regulations," Of Title IX "General Regulations" Of The Code Of Mansfield, Texas, By Revising Section 94.03 "Regulations, Permits, And Preoperational Inspections", Section 94.04 "Inspections And Posting Of Scores", And 94.16 "Fee Schedule"; Providing That This Ordinance Shall Be Cumulative Of All Ordinances; Providing A Severability Clause; Providing A Penalty For Violations Hereof; Providing For Publication In The Official Newspaper; And Providing An Effective Date

Presenters: Nicolette Ricciuti

Attachments: [Ordinance](#)

[Redline Ordinance](#)

[24-6227](#)

Ordinance - An Ordinance Of The City Of Mansfield, Texas, Amending Section 92.43 "Permit Required", Section 92.44 "Review Of Plans And Requirements", Section 92.45 "Inspections", And Section 92.49 "Public Pool/Spa Manager Certification" Of Subsection "Public Swimming Pool/Spa" Of Chapter 92 "Health And Sanitation" Of Title IX "General Regulations," Of The Code Of Mansfield, Texas; Revising Compliance Standards For Pools/Spas And Interactive Water Features; Providing That This Ordinance Shall Be Cumulative Of All Ordinances; Providing A Severability Clause; Providing A Penalty For Violations Hereof; Providing A Savings Clause; Providing For Publication In The Official Newspaper; And Providing An Effective Date

Presenters: Nicolette Ricciuti

Attachments: [Ordinance](#)

[Redline Ordinance](#)

[24-6228](#)

Ordinance - An Ordinance Of The City Of Mansfield, Texas, Amending Sections 110.28 And 110.33 Of Subchapter Entitled "Child Care Facilities" Of Chapter 110, "General Provisions," Of Title XI "Business Regulations" Of The Code Of Mansfield, Texas, Adopting The Fee Schedule By Reference; Providing That This Ordinance Shall Be Cumulative Of All Ordinances; Providing A Severability Clause; Providing A Penalty For Violations Hereof; Providing For Publication In The Official Newspaper; And Providing An Effective Date

Presenters: Nicolette Ricciuti

Attachments: [Ordinance](#)

[Redline Ordinance](#)

[24-6229](#)

Ordinance - An Ordinance Of The City Of Mansfield, Texas, Amending Chapter 158, "Standards, Registration, And Inspection Requirements For Multi-Family Dwelling Complexes," Of Title XV, "Land Usage," Of

The Code Of Mansfield, Texas, By Revising Section 158.012 "License Fees Required For Multi-Family Dwelling Complexes And Lodging Establishments" And Section 158.014 "Probationary Status, Suspension And Revocation Of Registration"; Providing That This Ordinance Shall Be Cumulative Of All Ordinances; Providing A Severability Clause; Providing A Penalty For Violation; Providing A Savings Clause; Providing For Publication As Required By Law; And Providing An Effective Date

Presenters: Nicolette Ricciuti

Attachments: [Ordinance](#)

[Redline Ordinance](#)

[24-6266](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding a Construction Contract to Millis Development & Construction - Dallas LLC in an Amount Not to Exceed \$5,609,824 for Construction of Phase 1A Improvements at Geyer Commons; 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](#)

[Exhibit A](#)

[24-6267](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving a Contract with Fifth Asset, Inc., dba DebtBook for Three Years in an Amount Not to Exceed \$69,750.00 to Provide Debt, Lease, Subscription Based Information Technology Arrangements, and Public Private Partnerships Management Software and Implementation Services; 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: Bryan Rebel

Attachments: [Resolution](#)

[Exhibit A](#)

[24-6268](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the Master Development Agreement (MDA) for the Reserve between the City of Mansfield, the Board of Directors of Tax Reinvestment Zone Number One, and Stillwater Capital, LLC; Authorizing the City Manager or His Designee, and the Chairman of the Board of Directors of Tax Increment Reinvestment Zone Number One to Execute the Agreement; 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 #1)

Presenters: Jason Moore

Attachments: [Resolution](#)

[Exhibit A](#)

- [24-6264](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Second 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 (MEDC)

Presenters: Jason Moore

Attachments: [Resolution](#)

[Exhibit A](#)

- [24-6262](#) Minutes - Approval of the October 14, 2024 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [10-14-24 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

15. OLD BUSINESS

- [24-6117](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Granting Support and Consent to Creation of Somerset Village Municipal Management District of Ellis County and the Inclusion of Approximately 70.897 Acres of Land into the District; 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: Jason Moore

Attachments: [Resolution](#)

[Exhibits A - B](#)

16. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

- [24-6235](#) Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning From C2, Commercial Business District and SF-7.5/12, Single-Family District to D, Downtown District, D-3, Urban Center Zone on Approx. 1.489 Acres, Situated at Lot 3R, Block 20, City of Mansfield, Tarrant County, TX Generally Located South of E. Broad Street, and Approx. 175 Feet Southeast of the Intersection of N. Walnut Creek and E. Broad Street and Addressed as 702 E Broad Street; City of Mansfield, Applicant (ZC#24-011)

Presenters: Arty Wheaton-Rodriguez

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Land Use Designation Map](#)**17. NEW BUSINESS**[24-6265](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager to Negotiate, Finalize and Execute a Master Development Agreement (The "MDA") and Related Ground Leases, and any necessary conveyance documents (Collectively, The "Agreements") for the Qualified Convention Center and Hotel Project between the City of Mansfield, a Texas home-rule municipal corporation, the Board of Directors of Reinvestment Zone Number Four in the City of Mansfield, Texas, and TerraViva Global, LLC, a Texas limited liability company and/or assigns; Upon its Finalization, Authorizing the City Manager or His Designee, and Chairman of the Board of Directors of Reinvestment Zone Number Four (The "Board") to Execute the Agreement; 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: Jason Moore

Attachments: [Resolution](#)

[Exhibit A](#)

[Exhibit B](#)

18. ADJOURN**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the October 28, 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, October 24, 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) 276-4207 at least three (3) business days in advance. Reasonable accommodation will be made to assist your needs.