



CITY OF MANSFIELD

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

Meeting Agenda City Council

Monday, December 14, 2015

5:00 PM

Council Chambers

REGULAR MEETING

1. **5:00 P.M. CITY COUNCIL AND STAFF HOLIDAY DINNER**
2. **5:30 P.M. - CALL MEETING TO ORDER**
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. 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 Assignment of Mansfield Family Entertainment Ground Lease Agreement

Seek Advice of City Attorney Regarding Vested Rights on Existing Lots

**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

**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 #15-02 - Business Prospect Briefing and Update

Project #15-16 - Industrial Prospect Briefing and Update

Project #15-20 - Business Prospect Briefing and Update

Project #15-21 - Briefing and Update on Possible Expansion of Industrial Company

4. 6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION

5. 7:00 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. PRESENTATION

Methodist Mansfield Hospital Update - John Phillips

One Safe Place Presentation to the City of Mansfield

Hometown Holiday's Awards - Andy Binz

10. PUBLIC HEARING

Public Hearing and Presentation Regarding Proposed Mansfield StarsCenter - Jason Farris, Chief Operating Officer, Dallas Stars Hockey Club

11. 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.

12. COUNCIL ANNOUNCEMENTS

13. 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

14. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

15. 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

[15-1572](#)

Ordinance - Third and Final Reading on an Ordinance Approving Proposed Amendments of Section 4400B, Permitted Use Table of the Zoning Ordinance to Require a Specific Use Permit for Certain Uses, Delete and Add Certain Uses, Plus Amendments of Section 2200, Definitions, Section 5300, Manufactured Home District Regulations, Section 7200B, Parking Group Table, Section 7301, Supplemental Requirements for Screening of Mechanical Equipment and Service Areas, and Section 7800, Special Conditions of the Zoning Ordinance to Coincide with the Amendments of Section 4400B (OA#15-010)

Sponsors: Felix Wong

Attachments: [Ordinance Permitted Uses](#)

[Exhibit A](#)

[15-1611](#)

Resolution - A Resolution of the City of Mansfield Authorizing the City Manager and the Mansfield Police Department (MPD) to Make Application, Receive, and Expend Grant Funds from the Texas Department of Transportation FY 2017 Selective Traffic Enforcement Program (STEP) Grant Program in an Amount not to Exceed \$110,000 with a 20% In-Kind Match (\$22,000)

Sponsors: Tracy Aaron

Attachments: [Grant Resolution](#)

[15-1613](#)

Resolution - A Resolution Approving a Modification to the Contract Between Graham and Associates and the Mansfield Park Facilities Development Corporation (MPFDC) not to exceed \$155,750.00 for Additional Design, Engineering and Construction Documents for the Pond Branch Linear Park in Historic Downtown Mansfield

Sponsors: James Fish

Attachments: [Resolution](#)

[15-1629](#)

Resolution - A Resolution of the City of Mansfield, Texas, Providing for

an Agreement Between Mansfield-Johnson Amateur Radio Service and the Water Department to Install and Maintain Repeater Antennas for Reliable Amateur Radio Communications During Times of Emergency and Non-Emergency Instances

Sponsors: Barry Bondurant

Attachments: [Resolution](#)

[Agreement for Amateur Radio Assistance \(MJARS\)](#)

[15-1638](#)

Resolution - A Resolution of the City of Mansfield, Texas, Authorizing the City Manager and the Fire Department to Enter into an Interlocal Agreement with the City of Frisco for the Cooperative Purchasing of Good, Products and/or Services

Sponsors: Barry Bondurant

Attachments: [Resolution](#)

[Interlocal Agreement](#)

[15-1640](#)

Resolution - A Resolution Authorizing Funding for an Amount not to Exceed \$180,000.00 and Approval of Contracts Including Freese and Nichols, Inc. for Design Services, and Brittain and Crawford for Surveying Services for the Aerial Sanitary Sewer Repairs (4 locations) (Utility Revenue Bond Fund)

Sponsors: Steve Freeman

Attachments: [Resolution](#)

[Aerial Pictures](#)

[15-1657](#)

Resolution - A Resolution of the City of Mansfield, Texas, Providing for the Appointment of Jeanne Heard as Local Registrar of Births and Deaths for the City of Mansfield, Texas

Sponsors: Susana Marin

Attachments: [Resolution](#)

[15-1658](#)

Resolution - A Resolution Approving the Proposal to Amend the Original Agreement to Expand the McKnight Park Cell Tower Pad to Include an Additional Site Area, Equipment and Tenant as Managed by Crown Castle LLC for an Additional Monthly Compensation

Sponsors: James Fish

Attachments: [Resolution](#)

[15-1659](#)

Resolution - A Resolution to Approve a Professional Services Contract with Dunaway and Associates Not to Exceed \$301,500 for Design, Engineering and Construction Documents for the Walnut Creek Linear Park, Phase II

Sponsors: James Fish

Attachments: [Resolution](#)

[15-1662](#)

Resolution - A Resolution to Approve: (1) Assignment, Consent to

Assignment and Assumption of Waterpark Ground Lease and Operating Agreement; and (2) Ground Lease Estoppel Certificate, Consent and Amendment.

Sponsors: Shelly Lanners

Attachments: [Resolution](#)

[Assignment and Assumption of Ground Lease](#)

[Ground Lease Estoppel](#)

[15-1665](#)

Resolution - A Resolution Awarding a Professional Services Contract to la terra studio not to Exceed \$215,000 for Design Development, Engineering and Construction Documents and Bidding Services for Chandler Park, Phase II

Sponsors: James Fish

Attachments: [Resolution](#)

[15-1630](#)

Minutes - Approval of the November 23, 2015 Regular City Council Meeting Minutes

Sponsors: Susana Marin

Attachments: [11-23-15 DRAFT Meeting Minutes](#)

[15-1644](#)

Minutes - Approval of the December 2, 2015 Special City Council Meeting Minutes

Sponsors: Susana Marin

Attachments: [12-2-15 DRAFT Meeting Minutes](#)

[15-1663](#)

Request for Special Event Permit; Lifetime Fitness 5K

Sponsors: The Applicant

Attachments: [Lifetime Fitness 5K](#)

[Approvals and Comments](#)

END OF CONSENT AGENDA

16. NEW BUSINESS

[15-1661](#)

Resolution - A Resolution to Approve the Mansfield Park Facilities Development Corporation's Recommended Name for the New Neighborhood Park Located at 5112 Crestwater Drive

Sponsors: Shelly Lanners

[15-1647](#)

Resolution - A Resolution Approving Resolutions Adopted by the Board of Directors of the Mansfield Park Facilities Development Corporation Authorizing the Issuance of Mansfield Park Facilities Development Corporations Sales Tax Revenue Refunding and Improvement Bonds, New Series 2016 and Mansfield Park Facilities Development Corporation New Sales Tax Revenue Refunding and Improvement Bonds, Taxable New Series 2016; Approving the Issuance of the Bonds

and the Plans of Financing Authorized Thereby and the Financing Documents

Sponsors: Peter Phillis

Attachments: [Resolution](#)

[Exhibit Listing Issuances by Activity](#)

[Mansfield PFDC, TX Sales Tax Rev Ref & Imprvmnt Bonds, & Taxable New Srs](#)

[Prepricing Taxable MPFDC 2016](#)

[Prepricing TE MPFDC 2016](#)

[15-1648](#)

Ordinance - Ordinance Authorizing the Issuance and Sale of City of Mansfield, Texas, General Obligation Refunding and Improvement Bonds, Series 2016; 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; Approving an Engagement Letter; and Enacting Other Provisions Relating Thereto

Sponsors: Peter Phillis

Attachments: [Ordinance](#)

[Exhibit Listing Issuances by Activity](#)

[Mansfield \(City of\), TX GO Ref Improv, Ref Taxable, & Combo Tax Rev COO, S](#)

[Prepricing GO TE ref and imp 2016](#)

[15-1649](#)

Ordinance - Ordinance Authorizing the Issuance and Sale of City of Mansfield, Texas, General Obligation Refunding Bonds, Taxable Series; 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; Approving an Engagement Letter; and Enacting Other Provisions Relating Thereto

Sponsors: Peter Phillis

Attachments: [Ordinance](#)

[Exhibit Listing Issuances by Activity](#)

[Mansfield \(City of\), TX GO Ref Improv, Ref Taxable, & Combo Tax Rev COO, S](#)

[Prepricing Taxable GO ref 2016](#)

[15-1650](#)

Ordinance - Ordinance Authorizing the Issuance and Sale of City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation, Series 2016; Levying a Tax in Payment Thereof; Prescribing the Form of Said Certificates; Approving Execution and Delivery of a Purchase Agreement; Approving the Official Statement; Approving an Engagement Letter; and Enacting Other Provisions Relating Thereto

Sponsors: Peter Phillis

Attachments: [Ordinance](#)[Exhibit Listing Issuances by Activity](#)[Management Communication of Notice of Intent to issue CO 2015-2016 version](#)[Prepricing CO 2016](#)[RE-3157-15 Giving Notice of Intent to Issue CO](#)[Mansfield \(City of\), TX GO Ref Improv, Ref Taxable, & Combo Tax Rev COO, S](#)[15-1651](#)

Ordinance - Ordinance Authorizing the Issuance and Sale of City of Mansfield, Texas, Waterworks and Sewer System Revenue Refunding and Improvement Bonds, Series 2016; Providing for the Security for and Payment of Said Bonds; Prescribing the Form of Said Bonds; Approving Execution and Delivery of an Escrow Agreement and a Bond Purchase Agreement; Approving the Official Statement; Approving an Engagement Letter; and Enacting Other Provisions Relating Thereto

Sponsors: Peter Phillis**Attachments:** [Ordinance](#)[Exhibit Listing Issuances by Activity](#)[Mansfield \(City of\), TX WW&SS Rev Ref & Improvement Bonds, Srs 2016 POS](#)[Prepricing WS 2016](#)[15-1653](#)

Ordinance - First Reading of an Ordinance to Consider the Voluntary Annexation of Approximately 158 Acres in Johnson County TX, Being a Tract of Land in M D Dickey Survey, Abstract No. 195 and Thomas J Hanks Survey, Abstract No. 1109, Johnson County TX, Generally Located South of Lillian Road and Approximately 2000 ft Southwesterly of the Intersection of Lillian Road and W. Broad Street

Sponsors: Felix Wong**Attachments:** [Exhibit A](#)[Ordinance Annexation](#)[Exhibit B-Service Plan](#)[15-1652](#)

Resolution- A Resolution Approving a Development Agreement Pertaining to The Oaks Preserve, a Single-Family Residential Development on Approximately 158 Acres in Johnson County Texas, Generally Located South of Lillian Road and Approximately 2000' Southwesterly of the Intersection of Lillian Road and W. Broad Street

Sponsors: Felix Wong**Attachments:** [Exhibits C & D](#)[Development Agreement \(ETJ Annexation\)](#)[Resolution Authorizing Agreement](#)[15-1660](#)

Discussion and Possible Action Regarding Establishing a Mansfield Arts Council

Sponsors: Shelly Lanners

17. PUBLIC HEARING AND FIRST READING

[15-1624](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PR to PD, Planned Development for Limited Commercial Uses on Approximately 12 Acres Generally Located 370' North of E. Broad Street and West of Cannon Drive; Kelly Hart & Hallman, LLP (ZC#15-019)

Sponsors: Felix Wong

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibit B W P&Z Revisions](#)

[Maps & Supporting Info.](#)

[15-1625](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PR to I-1 on Approximately 4.35 Acres Located at 4101 Britton Rd; Keller Williams Realty (ZC#15-021)

Sponsors: Felix Wong

Attachments: [Ordinance](#)

[Exhibit A](#)

[Maps & Supporting Info.](#)

[15-1626](#) Ordinance - Public Hearing and First Reading on an Ordinance Assigning PD Zoning for Single-Family Residential Use to Approximately 158 acres in Johnson County Texas, Generally Located South of Lillian Road and Approximately 2,000 Feet Southwesterly of the Intersection of Lillian Road and W. Broad Street (ZC#15-022)

Sponsors: Felix Wong

Attachments: [Maps and Supporting Information](#)

[Ordinance](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibits C & D](#)

[15-1641](#) Ordinance - Public Hearing and First Reading of an Ordinance Changing the Speed Limit on the SH 360 Frontage Roads to 50 MPH

Sponsors: Steve Freeman

Attachments: [Ordinance](#)

[Ordinance Exhibit A](#)

[TxDOT Request Letter](#)

18. PUBLIC HEARING CONTINUATION AND SECOND READING

[15-1605](#) Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Revision to an Existing Planned Development to

Allow a Church, Day Care, Retail and Eating Place with Drive-through Services on Approximately 17 Acres Located at 1800 E. Debbie Lane, Masterplan Inc (ZC#15-014)

Sponsors: Felix Wong

Attachments: [Ordinance](#)

[Maps & Supporting Info.](#)

[Exhibit A](#)

[Exhibit B-G REVISED](#)

15-1606

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Specific Use Permit for a Restaurant with Drive-through Service on Approximately 1.6 Acres, Generally Located South of E. Broad Street and Approximately 250' East of SH 360; Wier & Associates, Inc. (ZC#15-017)

Sponsors: Felix Wong

Attachments: [Maps & Supporting Info.](#)

[Exhibit A](#)

[Revised Site Plan](#)

[Ordinance](#)

15-1612

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from 2F to PD for Two-Family Residential Use on Approximately 0.16 Acres Generally Located at the Northeast Corner of W Kimball Street and S 3rd Avenue, Mansfield Custom Homes (ZC#15-023)

Sponsors: Felix Wong

Attachments: [Ordinance](#)

[Maps & Supporting Info.](#)

[Exhibit A](#)

[Exhibit B - Development Plans](#)

19. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the December 14, 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, December 11, 2015 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Jeanne Heard, 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.