



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, April 25, 2022

3:00 PM

Council Chambers

REGULAR MEETING

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

2. **WORK SESSION**

Discussion Regarding South Mansfield Form Based Development District

Discussion Regarding Ordinance Revisions

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

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**

City Manager's Quarterly Update

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 #21-28

Economic Development Project #22-07

Economic Development Project #22-12

Economic Development Project #22-16

4. **6:30 P.M. – MEET AND GREET WITH MANSFIELD PURPLE HEART FAMILIES**
5. **7:00 PM OR IMMEDIATELY FOLLOWING MEET AND GREET - 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. **PROCLAMATION**

[22-4642](#) Child Abuse Prevention Month

Attachments: [Child Abuse Prevention Month 2022](#)

[22-4645](#) Purple Heart City

Attachments: [Purple Heart City](#)

[22-4646](#) Historic Preservation Month

Attachments: [Historic Preservation Month 2022](#)

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

B. Business Services Department Report

[22-4648](#) Presentation of the Monthly Financial Report for the Period Ending March 31, 2022

Presenters: Troy Lestina

Attachments: [Monthly Financials - March 2022](#)

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

[22-4635](#) Ordinance - Consideration and Approval of an Ordinance to Adopt a Proposed Modification to the Mansfield Code of Ordinances Chapter 94 "Food Establishment Regulations"

Presenters: Nicolette Ricciuti

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibit A Redline](#)

[Exhibits B-D](#)

[22-4632](#) Resolution - A Resolution Authorizing Funding for the Replacement of the Brown St. Sewer Line to NO-DIGTEC, LLC through the Interlocal Purchasing System (TIPS) for an Amount Not to Exceed Ninety-Six Thousand One Hundred and Ninety-Five Dollars (\$96,195.00)

Presenters: Jeff Price and Alex Whiteway

Attachments: [Resolution](#)

[22-4633](#) Resolution - A Resolution Ratifying the Expenditure of Funds in the Amount

of Fifty-Seven Thousand and Eight Hundred Dollars (\$57,800.00), for the Rebuilding of Pump 310 at the Bud Ervin Water Treatment Plant.

Presenters: Jeff Price and Alex Whiteway

Attachments: [Resolution](#)

[22-4641](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving a Contingent Fee Contract with Perdue, Brandon, Fielder, Collins, and Mott, LLP Pursuant to Section 6.30 of the Texas Property Tax Codem Said Contract Being for the Collection of Delinquent Government Receivables Owed to the City and to End the City's Relationship with the Current Firm

Presenters: Troy Lestina

Attachments: [Resolution](#)

[Contract](#)

[22-4647](#)

Minutes - Approval of the April 11, 2022 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [4-11-22 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

15. PUBLIC HEARING

[22-4640](#)

Public Hearing - Public Hearing Regarding the Submittal of a Request to Tarrant County for Community Development Block Grant Funding for Park Improvements at James McKnight Park West to Combat the Effects of COVID-19

Presenters: Matt Young

16. PUBLIC HEARING AND FIRST READING

[22-4613](#)

Ordinance - Public Hearing Continuation and First Reading of an Ordinance Approving a Zoning Change from C-2, Community Business District to PD, Planned Development for Attached Townhome Single-Family and Community Business Commercial on 14.156 acres of land in the Henry McGehee Survey, Abstract No. 998, generally located at the southeast intersection of Debbie Lane and North Walnut Creek Drive on property at 1700 North Walnut Creek Drive; Skoburg Company, Developer (ZC#21-023).

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Development Plan](#)

[Exhibit C - Building Elevations](#)

[Exhibit D - Updated Layout with Landscape Plan](#)

[Exhibit E - PD Conditions](#)

17. PUBLIC HEARING CONTINUATION AND SECOND READING

[22-4614](#)

Ordinance - Public Hearing Continuation and Second and Final Reading of an Ordinance Approving a Zoning Change from PR, Pre-Development District to PD, Planned Development District for a Mixed Lot Single-family Residential Development (427 homes) and Community Business Commercial on 121.459 Acres of Land in the Thomas J. Hanks Survey, Abstract No. 644, Tarrant County, TX and Abstract No. 1109, Johnson County, TX, Located at 1101 W Broad St.; Mary Ann Johnston, Owner, Terrance Jobe Alluvium Development, Developer (ZC#21-020)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A - Property Description](#)

[Exhibit B - Starlin Ranch PD Regulations](#)

[Exhibit C-E - Starlin Ranch Exhibits](#)

[Exhibit F - Commercial Elevations](#)

[Table 1 Attachments](#)

18. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the April 25, 2022 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, April 21, 2022 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.