



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, December 9, 2024

2:00 PM

Council Chambers

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#### REGULAR MEETING

1. **2:00 P.M. - CALL MEETING TO ORDER**

2. **RECOGNITION**

Fall 2024 Intern Class

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 Docket Number 582-24-07157.TCEQ

Seek Advice of City Attorney Regarding the Use of American Rescue Plan Act Funds

Seek Advice of City Attorney Regarding Appraisal District Board Nominations

Seek Advice of City Attorney Regarding the Assessment of Certain Fees

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**

## 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**

Economic Development Project #15-02

Economic Development Project #21-33

4. **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. 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.*

9. **COUNCIL ANNOUNCEMENTS**

10. **SUB-COMMITTEE REPORTS**

[24-6328](#)

Minutes - Approval of the November 11, 2024 Local Transportation Issues Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Tonore (Chair), Bounds, and Fresquez)

**Presenters:** Susana Marin

**Attachments:** [DRAFT 11-11-24 Minutes](#)

[24-6329](#) Minutes - Approval of the November 11, 2024 Tax Increment Reinvestment Zone Number One Board Meeting Minutes (Broseh (Chair), Bounds, Evans, and Tonore)

**Presenters:** Susana Marin

**Attachments:** [DRAFT 11-11-24 Minutes](#)

## 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

## 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**

[24-6240](#) Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Chapter 90 "Animal Control" of Title IX "General Regulations" of the Code of Ordinances of Mansfield, Texas to Amend Sections 90.01 through 90.03 and Sections 90.05 through 90.50 in Their Entirety, and Adding Sections 90.55 through 90.68 regarding Dangerous Dog Determinations, Appeals, Hearings, and Offenses; Providing that this Ordinance Shall be Cumulative of All Ordinances; Providing a Severability Clause; Providing a Penalty for Violations Hereof Up To \$500.00 and Each Day a Violation Exists Shall Be a Separate Offense; Providing for Publication in the Official Newspaper as Required by Law; and Providing an Effective Date

**Presenters:** Nicolette Ricciuti

**Attachments:** [Ordinance](#)

[Redline](#)

[24-6241](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Adopting a Report Prepared by the City Health Officer in Accordance with the Texas Agriculture Code, Title 8, Chapter 251, Section 251.0055, "Limitations on City Governmental Requirements Applicable Within Corporate Boundaries"; Making Certain Findings as Required by

Chapter 251 of the Agriculture Code; Providing for the Incorporation of Premises; 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:*** Nicolette Ricciuti

***Attachments:*** [Resolution](#)

[Exhibit A](#)

[24-6309](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding a Construction Contract to Cole Construction, Inc. in an Amount Not to Exceed \$2,923,801.86 for Construction of Phase 1B Improvements at Katherine Rose Memorial Park; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (ARPA, MPFDC Fund)

***Presenters:*** Matt Young

***Attachments:*** [Resolution](#)

[Bid Tabulation](#)

[24-6310](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding a Construction Contract to AUI Partners, LLC in an Amount Not to Exceed \$4,245,212.36 for Construction of Julian Feild Park Improvements; 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:*** Matt Young

***Attachments:*** [Resolution](#)

[Bid Tabulation](#)

[24-6323](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract with Landtec Engineers, LLC, in an Amount Not to Exceed \$119,130.00 for Construction Materials Engineering, Testing Services, and Special Inspections for the Mansfield Fire Station 1 Project; Finding that the Meeting at which this is Approved is Open to the Public as Required by Law; and Declaring an Effective Date

***Presenters:*** Kristen Petree

***Attachments:*** [Resolution](#)

[Professional Services Contract](#)

[24-6327](#)

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 Kimley-Horn and Associates, Inc. in an Amount Not to Exceed \$686,000, for the Development of the ADA Transition Plan and the Comprehensive Safety Action Plan; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (Street Bond Fund, Safe Streets and Roads for All Federal Grant)

**Presenters:** Raymond Coffman

**Attachments:** [Resolution](#)

[24-6333](#)

A Resolution of the City Council of the City of Mansfield, Texas Approving a Subrecipient Agreement with Fort Worth Area Habitat for Humanity, Inc. DBA Trinity Habitat for Humanity in the Amount of \$250,000.00; Appropriating Funds for this Agreement from the American Rescue Plan Act (ARPA) Fund; 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 Jones

**Attachments:** [Resolution](#)

[Exhibit A](#)

[24-6318](#)

Minutes - Approval of the November 11, 2024 2:30 p.m. Regular City Council Meeting Minutes

**Presenters:** Susana Marin

**Attachments:** [DRAFT 11-11-24 Minutes](#)

[24-6319](#)

Minutes - Approval of the November 11, 2024 6:00 p.m. Regular City Council Meeting Minutes

**Presenters:** Susana Marin

**Attachments:** [DRAFT 11-11-24 Minutes](#)

[24-6320](#)

Minutes - Approval of the November 12, 2024 Special Joint City Council and Mansfield Independent School District Board Meeting Minutes

**Presenters:** Susana Marin

**Attachments:** [DRAFT 11-12-24 Minutes](#)

[24-6321](#)

Minutes - Approval of the November 19, 2024 Special City Council Meeting Minutes

**Presenters:** Susana Marin

**Attachments:** [DRAFT 11-19-24 Minutes](#)

### **END OF CONSENT AGENDA**

#### **14. PUBLIC HEARING AND FIRST READING**

[24-6330](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PD, Planned Development District to S, South Mansfield Form Based Development District on Approximately 57.95 Acres in the John Robertson Survey, Abstract No. 1317, City of Mansfield, Tarrant County, Texas, Generally Located east of U.S. Highway 287, East and West of N. Mitchell Road, and North of the Union Pacific Railroad Right-of-Way on Property Addressed at 101 S. U.S. Highway 287 and at 20 and 24 North Mitchell Road; BV Mitchell LLC and the City of Mansfield,

Applicants (ZC#24-008)

***Presenters:*** Arty Wheaton-Rodriguez

***Attachments:*** [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A - Legal Description](#)

## 15. **NEW BUSINESS**

[24-6336](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Appointing Messer Fort, PLLC to Provide Legal Services as City Attorney; Designating a City Attorney and Assistant City Attorneys; Authorizing the Execution of 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:*** City Council

***Attachments:*** [Resolution](#)

[24-6335](#)

Board Appointments: Animal Advisory Committee

***Presenters:*** City Council

## 16. **ADJOURN**

### **CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the December 9, 2024 2:00 p.m. 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, December 5, 2024 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

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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.