



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, January 8, 2018

5:00 PM

Council Chambers

REGULAR MEETING

1. **5:00 P.M. - CALL MEETING TO ORDER**

2. **WORK SESSION TO BE HELD IN THE MULTI-PURPOSE ROOM**

Project Updates

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 Pending Litigation - Cause No. 97471

Seek Advice of City Attorney Regarding Legal Limitation on Development Fee Waivers

Seek Advice of City Attorney Regarding Infrastructure Improvements

Seek Advice of City Attorney Regarding Contractual Commitments

Seek Advice of City Attorney Regarding ZC#17-056

Seek Advice of City Attorney Regarding Development at Hwy 287 and Broad Street

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 #15-20

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

Salvation Army/Mayoral Red Kettle Challenge Trophy Presentation

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. 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 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

Snowman Run 5K Update - Ann Beck

Quarterly Reports: Mansfield Economic Development Corporation; Mansfield Park Facilities Development Corporation; Planning and Zoning; Public Works; Code Enforcement; Communications & Marketing; Library; Mansfields Convention and Visitors Bureau

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

[17-2585](#) Ordinance - Second Reading of an Ordinance Authorizing the City Manager to Execute a Contract of Sale to the Trinity Habitat for Humanity, Inc. to Construct a New Affordable Single Family House at 229 Cotton Drive

Sponsors: Joe Smolinski

Attachments: [Ordinance](#)

[Letter of Interest from Trinity Habitat](#)

[Sale Contract 229 Cotton](#)

[17-2544](#) Resolution - A Resolution Awarding H&H Concrete on Demand, Inc., Custom-Crete and Cornerstone Ontime Concrete, LLC as the Vendors for Small Batch Mix On-Site Concrete for City Wide Street and Sidewalk Repairs (Street Department Maintenance Budget - General Fund)

Sponsors: Joe Smolinski and Bart VanAmburgh

Attachments: [Resolution](#)

[Bid Tabulation](#)

[17-2595](#) Resolution - A Resolution Awarding the Purchase of Advanced Metering Infrastructure (Ami) Meters and Customer Engagement and Analytics Platform to Master Meter, Inc for an Amount Not to Exceed \$1,231,870.96

Sponsors: Joe Smolinski and Jeff Price

Attachments: [Resolution](#)

[Mansfield-Manual read replacements- 12052017](#)

[Master Meter Sole Source](#)

[17-2589](#) Minutes - Approval of the December 11, 2017 - 6:00 p.m. Regular City Council Meeting Minutes

Sponsors: Shelly Lanners and Susana Marin

Attachments: [12-11-17-6pm DRAFT Meeting Minutes](#)

[17-2590](#) Minutes - Approval of the December 11, 2017 - 7:00 p.m. Regular City Council Meeting Minutes

Sponsors: Shelly Lanners and Susana Marin

Attachments: [12-11-17-7pm DRAFT Meeting Minutes](#)

[17-2596](#) Request for Special Event Permit: 2018 Run with Heart

Sponsors: Joe Smolinski and The Applicant

Attachments: [Run with Heart SE App](#)

[Approval & Comments](#)

END OF CONSENT AGENDA

15. **OLD BUSINESS**

[17-2365](#) Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PD, Planned Development District to PD for Grocery Store, Office and Retail, on Approximately 11.01 Acres, Generally Located at 3000 E Broad Street, 1075 Feet East of Miller Road and South of E Broad Street, OSK Investments, LP (ZC#17-006)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [ORDINANCE](#)

[ZC#17-006 Request to Table Letter](#)

[ZC#17-006 Revisions](#)

[9-25-17 Request to Table](#)

[10-23-17 request to table](#)

[MAPS AND SUPPORTING](#)

[Exhibit A - Metes & Bounds](#)

[Exhibit B – Development Standards and Regulations - 20170804](#)

[Exhibits C -E - Development Plan](#)

[17-2571](#) Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from SF-7.5/12 to PD for Office, Retail, Artist Studio, and Live-Work Unit Uses and Retaining the Existing Historic Landmark Overlay District on Approximately 0.3 Acres Located at 303 E. Broad Street; Felix Wong (ZC#17-020)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits A-C](#)

[17-2592](#) Consideration of a Request to Remove from the Table Item#16-2127, Related to a Zoning Change from PR, Pre-Development to PD, Planned

Development for Single-Family Residential Use on Approximately 15.5 Acres Generally Located East of Newt Patterson Rd. and South of Sabine Tr., Peycos Ct. and Columbia Ct.; Bloomfield Homes (ZC#16-022)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Letter from applicant](#)

[Location Map](#)

16. **NEW BUSINESS**

[17-2594](#)

Consideration of a Request for a Variance to Chapter 114.13(B) of the Code of Ordinances, "Gas Well Drilling and Production" by GHA Barnett LLC, Related to Permanent Lift Compressors (GW#16-003)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [GHA Variance Request 12-22-17](#)

[Location Map](#)

17. **ADJOURN**

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the January 8, 2018 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, January 5, 2018 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, Acting 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.