



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, November 14, 2022

3:00 PM

Council Chambers

REGULAR MEETING

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

2. WORK SESSION

Discussion Regarding New Authentic Youth Civic Engagement Initiative

Consultant Interviews for the Future Land Use Plan

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. 3:20-CV-2061-N-BK

Seek Advice of City Attorney Regarding Future Land Use Plan, RFP Process, and Consultant Contract

Seek Advice of City Attorney Regarding Economic Development Agreement Between the City, Brain Storm Shelter, LLC, Backyard Come As You Are, LP, and TIRZ No. Two

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 #21-10

Economic Development Project #21-33

4. 6:30 P.M. – MY MANSFIELD MUNI-VERSITY CLASS 3 RECEPTION WITH CITY COUNCIL

5. 7:00 PM OR IMMEDIATELY FOLLOWING RECEPTION - RECONVENE INTO REGULAR BUSINESS SESSION

6. 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.

7. COUNCIL ANNOUNCEMENTS

8. SUB-COMMITTEE REPORTS

[22-5052](#) Minutes - Approval of the October 24, 2022 TIF Reinvestment Zone #1 Board Meeting Minutes (vote will be only by members of the sub-committee: Broseh (Chair), Leyman, Tonore, and Evans)

Presenters: Susana Marin

Attachments: [10-24-22 DRAFT Meeting Minutes](#)

[22-5053](#) Minutes - Approval of the October 26, 2022 Housing Market Growth Strategy Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Lewis (Chair), Short, and Bounds)

Presenters: Susana Marin

Attachments: [10-26-22 DRAFT Meeting Minutes](#)

9. 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

10. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**11. 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**[22-5050](#)**

Ordinance - An Ordinance Authorizing the Issuance and Sale of City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation, Series 2022A, in the Aggregate Principal Amount of Not to exceed \$52,000,000; Levying a Tax in Payment Thereof; Prescribing the Form of Said Certificates; Approving Execution and Delivery of a Bond Purchase Agreement, a Paying Agent/Registrar Agreement and a Bond Counsel Engagement Letter; Approving the Official Statement; and Enacting Other Provisions Relating Thereto

Presenters: Troy Lestina

Attachments: [Ordinance](#)

[22-5054](#)

Ordinance - An Ordinance Authorizing the Issuance and Sale of City of Mansfield, Texas General Obligation Refunding and Improvement Bonds, Series 2022, in the Aggregate Principal Amount of Approximately \$13,440,000; Levying a Tax in Payment Thereof; Prescribing the Form of Said Bonds; Authorizing the Execution and Delivery of a Bond Purchase Agreement, A Paying Agent/Registrar Agreement, an Escrow Agreement and a Bond Counsel Engagement Letter; Approving the Official Statement; and Enacting Other Provisions Relating Thereto

Presenters: Troy Lestina

Attachments: [Ordinance](#)

[22-5027](#)

Resolution - A Resolution Authorizing Funding for the Replacement of Two Pressure Reducing Valves at The Bud Ervin Water Treatment Plant to Municipal Valve & Equipment Company through the Interlocal Purchasing System (TIPS) for an Amount of One Hundred Seventy-One Thousand Five Hundred Five Dollars and Zero Cents \$171,505.00 (Utility Fund)

Presenters: Alex Whiteway

Attachments: [Resolution](#)

[22-5036](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Consenting to the Assignment of that Certain Gas Lease Between the City of Mansfield and Sage Natural Resources for the City-Owned Property Described as a 4.849 Acre Tract of Land Situated in the T.J. Hanks Survey, Abstract No. 644, Tarrant County, Texas, and a 14.737 Acre Tract of Land in the T.J. Hanks Survey, Abstract No. 644, Tarrant County, Texas, to SNR Financing LLC; and Providing an Effective Date

Presenters: Troy Lestina

Attachments: [Resolution](#)

[Lease #2](#)

[Sage Assignment](#)

[22-5037](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Authorizing the City Manager to Enter into an Interlocal Agreement with Tarrant County, Texas for the Purpose of Providing Funding Through the Tarrant County 2021 Bond Transportation Program for Heritage Parkway Widening

Presenters: Troy Lestina

Attachments: [Resolution](#)

[Interlocal Agreement for Heritage Parkway Widening](#)

[22-5038](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Authorizing the City Manager to Enter into an Interlocal Agreement with Tarrant County, Texas for the Purpose of Providing Funding Through the Tarrant County 2021 Bond Transportation Program for Dick Price Road Extension

Presenters: Troy Lestina

Attachments: [Resolution](#)

[Interlocal Agreement for Dick Price Road Extension](#)

[22-5039](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Consenting to the Assignment of that Certain Gas Lease between the City of Mansfield and Sage Natural Resources, Inc for the City-Owned Property Covering 3.52 Acres of Land, More or Less, in Tarrant County, Texas, to SNR Financing LLC; and Providing an Effective Date

Presenters: Troy Lestina

Attachments: [Resolution](#)

[Lease #1](#)

[Sage Assignment](#)

[22-5041](#)

Resolution - A Resolution Awarding of a Contract for the Disposal of Household Hazardous Wastes for FY23 to Clean Earth Environmental

Solutions, Inc., Directing the City Manager to Execute Contract Documents; and Authorizing Funding for an Amount no to Exceed \$50,396.34 (Drainage Utility Fund)

Presenters: Howard Redfearn

Attachments: [Resolution](#)

[22-5046](#)

Resolution - A Resolution Authorizing the City Manager to Execute Documents Regarding the Sale or Purchase of Real Property

Presenters: Matt Jones

Attachments: [Resolution](#)

[22-5047](#)

Resolution - A Resolution Authorizing Funding for an Amount Not to Exceed \$908,741.50 and Awarding a Contract for the Construction of the FY 2021 & FY 2022 Community Development Block Grant Project for Pond Street Paving, Drainage and Utility Improvements (Broad Street to Lake Street) to McClendon Construction Company, Inc. (Street Bond Fund, Utility Fund, and the 2021 & 2022 Community Development Block Grant)

Presenters: Bart VanAmburgh

Attachments: [Resolution](#)

[Bid Tabulation](#)

[Pond St. Map](#)

[22-5049](#)

Resolution - A Resolution Authorizing the Execution of a Property Access, Improvement and Maintenance Agreement for the Private Drive at 264 Garretson Lane for Public Use of Gertie Barrett Park

Presenters: Matt Young

Attachments: [Resolution](#)

[Garretson Lane Access Agreement](#)

[22-5055](#)

Resolution - A Resolution Authorizing the City Manager to Enter Into an Interlocal Agreement Among the Trinity River Authority of Texas, City of Cedar Hill, Texas, City of Grand Prairie, Texas, City of Mansfield, Texas, and City of Midlothian, Texas Regarding the Implementation of Best Management Practices Identified in the Joe Pool Lake Watershed Protection Plan

Presenters: Howard Redfearn

Attachments: [Resolution](#)

[Interlocal Agreement](#)

[22-5065](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Setting a Public Hearing Under Section 311.003 of the Texas Tax Code for the Creation of a Tax Increment Reinvestment Zone Containing Approximately 359.40 Acres of Land Generally Located North of Double Oak Avenue, East of Highway 360, South of National Parkway, and West of Lakeview Drive, and Being Wholly Located within the Corporate Limits

and Extraterritorial Jurisdiction of the City of Mansfield, Texas; Authorizing the Issuance of Notice by the City Secretary of the City of Mansfield, Texas, Regarding the Public Hearing; and Directing the City of Mansfield, Texas to prepare a Preliminary Reinvestment Zone Financing Plan

Presenters: Matt Jones

Attachments: [Resolution](#)

[Exhibit A](#)

[Exhibit B](#)

[22-5048](#)

Suspending the Procedural Rules of Council to Reschedule the Regular Scheduled City Council Meeting of March 27, 2023 to March 20, 2023

Presenters: Susana Marin

Attachments: [Suspension of Rules - Procedural Rules of Council](#)

[22-5051](#)

Minutes - Approval of the October 24, 2022 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [10-24-22 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

12. PUBLIC HEARING AND FIRST READING

[22-5030](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from I-1, Light Industrial District to S, South Mansfield Form-based Development District on Approximately 27.091 Acres in the William C. Price Survey, Abstract No. 1240, Tarrant County, TX, Being Lot 2R2 and Lot 3, Block 47, Hillcrest Addition, Located at 203 S. Wisteria St. and 1304 E. Broad St.; Foedus Triad LLC, Owner and BV LANDCO LLC, Developer (ZC#22-016)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A](#)

[Maps and Supporting Information](#)

[22-5042](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to PD, Planned Development District with Limited I-1, Light Industrial Uses on Approximately 9.94 Acres out of the William Lynn Survey, Abstract Number 984, Tarrant County, Texas, located at 2351, 2361, 2371, 2381 and 2391 N. US 287; City of Mansfield, Applicant

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibit B - PD, Planned Development District Regulations](#)

[Maps and Supporting Information](#)

[22-5045](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development District to PD, Planned Development District for single-family residential uses on approximately 4.997 acres out of the Ray Grievous Survey, Abstract No. 1307, Tarrant County, TX, located at 2005 N Holland, Chandler Development, Developer (ZC#21-022)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A - Legal Description](#)

[Exhibit B - PD Standards](#)

[Exhibits C-F - Site Plan, Landscaping, Screening, Character Elevations](#)

[Maps and Supporting Information](#)

13. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the 3:00 p.m. November 14, 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, November 10, 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

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 CELL PHONES WHILE THE CITY COUNCIL MEETING IS IN SESSION.