



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

Tuesday, November 19, 2024

8:00 AM

Council Chambers

#### SPECIAL MEETING

1. **8:00 A.M. - CALL MEETING TO ORDER**

2. **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**

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**

Deliberation of the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of Public Officer or Employee

City Attorney

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**

3. **IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

**4. INVOCATION****5. PLEDGE OF ALLEGIANCE****6. TEXAS PLEDGE**

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

**7. 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.*

**8. COUNCIL ANNOUNCEMENTS****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**

[24-6283](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Amendments to the Professional Services Contracts Between the City of Mansfield, TX and Dunaway Associates, LLC in an

Amount Not to Exceed \$575,135 for the Lone Star 360 - Public Infrastructure and Heritage Parkway Bridge Projects for Design; 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, TIRZ #4)

***Presenters:*** Raymond Coffman

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

[Exhibit A](#)

[Exhibit B](#)

[24-6299](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Rejecting All Bids Received for Construction of Phase 3B of the Walnut Creek Linear Park Trail; 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 Young

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

[Exhibit A](#)

[24-6301](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Agreement with Brittain & Crawford, LLC in an Amount Not to Exceed \$94,500 for Survey and Platting Services for Various Park Properties; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (Park Land Dedication and Development Fee Fund)

***Presenters:*** Matt Young

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

[Exhibit A](#)

[24-6304](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Agreement Between the City Of Mansfield, Texas and Intercon Environmental, Inc. for Asbestos Remediation and Demolition Services Utilizing the Interlocal Purchasing System (TIPS) Contract No. 23010402 in an Amount not to Exceed \$85,635; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (General Fund)

***Presenters:*** Matt Jones

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

**END OF CONSENT AGENDA**

**12. NEW BUSINESS**

[24-6297](#)

Resolution - A Resolution of the City Council of the City of Mansfield,

Texas, Canvassing Returns and Declaring the Results of a Local Option Election Held in the City of Mansfield, Texas November 5, 2024; 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:** Susana Marin

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

[Exhibit A](#)

**13. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the November 19, 2024 Special 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, November 15, 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.



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 24-6283

**Agenda Date:** 11/11/2024

**Version:** 1

**Status:** Consent

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:**

**Title**

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Amendments to the Professional Services Contracts Between the City of Mansfield, TX and Dunaway Associates, LLC in an Amount Not to Exceed \$575,135 for the Lone Star 360 - Public Infrastructure and Heritage Parkway Bridge Projects for Design; 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, TIRZ #4)

**Requested Action**

Consider the authorization of funding and approval of amendments to contracts.

**Recommendation**

Approval of amendments to the professional services contracts between the City of Mansfield, TX and Dunaway Associates, LLC in an amount not to exceed \$575,135 for the design of Lone Star 360 - Public Infrastructure and Heritage Parkway Bridge Projects.

**Description/History**

The original contract with Dunaway Associates, LLC for the Lone Star 360 - Public Infrastructure was approved on August 14, 2023 with Resolution 4052-23, to design paving, water and sewer for the Staybolt (Lone Star 360) project in the amount of \$1,040,221.35. The Staybolt (Lone Star 360) Public Infrastructure project is currently under construction and is anticipated to be complete by the end of 2025. Additional scope was necessary to update civil plans to reflect upgrades to the hardscape, landscape, and lighting to the overall civil infrastructure in the amount of \$249,400.

Additionally, surveys were added to the project scope to capture ALTA surveys of the Priest & Reunion tracts, the north tract, and the High 5 tract as well as the platting of the overall City of Mansfield ownership in the amount of \$70,500.

The contract with Dunaway Associates, LLC for the design of the Heritage Parkway Bridge to serve the Staybolt South Campus south of Lone Star Rd. was approved on July 22, 2024 with Resolution 4228-24 in the amount of \$435,365. The Heritage Parkway bridge is on track to start construction by March of 2025. The project added aesthetic cable stay design elements, 3D rendering, an LED lighting study, MSE wall design, and additional geotechnical investigative work in the amount of \$255,235.

The total cost of the additional scope to the professional services contracts totals \$575,135.00.

**Justification**

This additional design work was needed to accommodate the necessary revisions to civil plans to capture hardscape, landscape, and lighting updates to the Staybolt (Lone Star 360) project. Upgrades to the bridge aesthetics were also deemed necessary for the Heritage Parkway bridge project. ALTA surveys and platting of the property are also necessary for the future conveyance of property.

The Director of Engineering Services will be in attendance at the meeting to answer Council's questions regarding the proposed contract amendment, funding and contracts.

**Funding Source**

Street Bond Fund, TIRZ #4

**Prepared By**

Trace Hilton, Asst. Director of Engineering Services, 817-276-4247

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING AMENDMENTS TO THE PROFESSIONAL SERVICES CONTRACTS BETWEEN THE CITY OF MANSFIELD, TX AND DUNAWAY ASSOCIATES, LLC FOR THE LONE STAR 360 – PUBLIC INFRASTRUCTURE AND THE HERITAGE PARKWAY BRIDGE PROJECTS FOR AN AMOUNT NOT TO EXCEED \$575,135.00; 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 #4)**

**WHEREAS**, the City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

**WHEREAS**, the City Council recognizes the need to proceed forward approving amendments to the contracts for design services with Dunaway Associates, LLC for the Lone Star 360 – Public Infrastructure Project and the Heritage Parkway Bridge Project for the benefit of the citizens of the City of Mansfield; and,

**WHEREAS**, the City Staff has reviewed the proposed amendments to the contracts for design services; and,

**WHEREAS**, the City Council has received the recommendation from Staff to authorize additional funding for the amendment to the contract with Dunaway Associates, LLC for additional design services; and,

**WHEREAS**, it is necessary to authorize and secure funds from the Street Bond Fund and TIRZ #4.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:**

**SECTION 1.**

Additional funding is hereby authorized in an amount not to exceed Two Hundred Forty-Nine Thousand Four Hundred and 00/100 Dollars (\$249,400.00) and the City Manager or his designee is hereby authorized and directed to execute a contract amendment with Dunaway Associates, LLC for the Lone Star 360 – Public Infrastructure Project.

**SECTION 2.**

Additional funding is hereby authorized in an amount not to exceed Two Hundred Fifty-Five Thousand Two Hundred Thirty-Five and 00/100 Dollars (\$255,235.00) and the City Manager or his designee is hereby authorized and directed to execute a contract amendment with Dunaway Associates, LLC for the Heritage Parkway Bridge Project.

**SECTION 3.**

The City Manager or his designee is hereby authorized and directed to execute contracts with Dunaway Associates, LLC for surveying services for an amount not to exceed Seventy Thousand Five Hundred and No/100 Dollars (\$70,500.00).

**PASSED AND APPROVED THIS THE 19<sup>TH</sup> DAY OF NOVEMBER, 2024.**

\_\_\_\_\_  
**Michael Evans, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Susana Marin, City Secretary**





# AUTHORIZATION FOR CONTRACT AMENDMENT

**Date:** 10/7/2024      **Amendment No.:** 1      **Dunaway Project No.:** B009692.001

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**Project Name:** Lone Star – 360 (Staybolt Street) – Public Infrastructure Improvements

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**Attn:** Raymond Coffman, PE

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**Client:** City of Mansfield

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**Address:** 1200 E. Broad Street, Mansfield, TX 76063

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Services covered by this authorization shall be performed in accordance with the related Professional Services Contract executed August 24<sup>th</sup>, 2023.

ORIGINAL CONTRACT AMOUNT:	\$990,687.00	Lump Sum Services
CONTRACT AMENDMENT #1 AMOUNT:	\$249,400.00	Lump Sum Services
<b>TOTAL REVISED CONTRACT AMOUNT:</b>	<b>\$1,240,087.00</b>	<b>Lump Sum Services</b>

Client hereby requests and authorizes Dunaway Associates LLC (Dunaway) to perform the following additional services as related to Public Infrastructure Improvement plans currently under development:

**DETAILED SCOPE OF WORK**

1. Final Plan Revisions (Civil Scope) ..... \$85,500 HNTE

Dunaway will revise final signed and sealed plans in accordance with City request to reduce lane widths along Lone Star Road as well as make modifications to Roadway 3 at US-360. Pedestrian ramps will be added to Stadium Drive East and West and new hardscape elements will be added at these intersections. Roadway 3 will be adjusted to reflect changes per stadium site design.

Revised Plan Elements:

- Typical Sections
- Erosion Control
- Roadway
- Storm
- Water
- Sewer
- Grading & Final Surface Model
- Cross Sections
- TxDOT Permit Plans

Scope includes necessary coordination with various developers at the site to incorporate changes to the plans to date. Fee anticipates minor revision will be required as construction progresses (Two (2) additional minor plan revisions assumed).

2. Final Plan Revisions (Hardscape and Landscape) ..... \$45,500 HNTE

Dunaway will revise final signed and sealed plans in accordance to request to reduce lane widths along Lone Star Road and add additional landscaping along Staybolt Street. Hardscape elements have been added to intersections at Stadium Drive East and West. Landscape design will be revised per latest direction from the City (Casey Lewis).

Revised Plan Elements:

- Hardscape Plans
- Landscape Plans

3. Final Plan Revisions (Illumination & Electrical) ..... \$78,400 HNTE

Dunaway will revise final signed and sealed plans to update illumination plans per roadway revisions noted above as expand scope of illumination to provide electrical outlets at tree well locations and at street light poles. Streetlights will be nominally spaced at 50' intervals. Street light luminosity will be evaluated per updated pole and luminaire selection as provided by RSM Design.

Revised Plan Elements:

- Illumination Plans and Charts

4. Construction Administration ..... \$40,000 HNTE

Based on current rate of expenditures for construction phase services to date, it is anticipated that current limit for Construction Administration will be exceeded before scope of construction is complete. This addended limit extends current level of coordination through life of project.

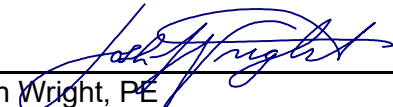
**Deliverables**

- 1 Revision Plans – Deliverables will be in three (3) revisions packages:  
REV 1 – Roadway and Utility Updates  
REV 2 – Hardscape and Landscape Updates  
REV 3 – Illumination Updates

If the proposed scope of this amendment meets with your approval, please sign below and return one copy to our office as our notice to proceed.

Respectfully submitted,

**DUNAWAY ASSOCIATES LLC**  
a Texas limited liability company

  
\_\_\_\_\_  
Josh Wright, PE  
Sr. Discipline Lead | Associate Principal

**Agreed & Accepted**  
**CITY OF MANSFIELD, TX**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



# AUTHORIZATION FOR CONTRACT AMENDMENT

**Date:** 10/7/2024      **Amendment No.:** 1      **Dunaway Project No.:** B009692.005

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**Project Name:** Heritage Parkway South Bridge

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**Attn:** Raymond Coffman, PE

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**Client:** City of Mansfield

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**Address:** 1200 E. Broad Street, Mansfield, TX 76063

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Services covered by this authorization shall be performed in accordance with the related Professional Services Contract executed July XX<sup>th</sup>, 2024.

ORIGINAL CONTRACT AMOUNT:	\$435,365.00	Lump Sum Services
CONTRACT AMENDMENT #1 AMOUNT:	\$255,235.00	Lump Sum Services
<b>TOTAL REVISED CONTRACT AMOUNT:</b>	<b>\$690,600.00</b>	<b>Lump Sum Services</b>

Client hereby requests and authorizes Dunaway Associates LLC (Dunaway) to perform the following additional services as related to Public Infrastructure Improvement plans currently under development:

**DETAILED SCOPE OF WORK**

1. Additional Bridge Design Scope ..... \$133,640 HNTE  
 Dunaway has been directed to develop an aesthetically enhanced bridge with cable stay elements and MSE retaining walls. This scope requires additional structural design and plan production beyond the original scope of services. Plan deliverables (100% PS&E) and target completion date will remain the same (February 2025).
  
2. 3D Renderings of Bridge ..... \$45,720 HNTE  
 Scope includes fully rendered 3D model of proposed bridge structure. It is anticipated that model will be used to visually conceptualize the bridge as well as aid in the selection of finish colors and textures for the bridge structure. Up to two texture and color options will be rendered and provided for review and feedback. 3D model will be provided to lighting consultant to aid in rendering lighting schematic and design plans for the bridge.
  
3. LED Lighting Study ..... \$57,875 HNTE  
 Dunaway will coordinate the preparation of a lighting study to be developed by Maldonado-Burkett who developed the Waco Bridge over the Brazos River lighting schematic. This initial scope of services will cover a detailed lighting study with exhibits and cost estimates in order to develop a final scope of work based on the City's ultimate budgets and desires.

4. Geotechnical ..... \$7,500 HNTE

Geotechnical report will be amended for additional requested elements related to the proposed MSE wall.

5. Erosion Protection Plans – Noah Street..... \$10,500 HNTE

Dunaway shall prepare final level designs to fully identify, develop, and communicate to City staff through the defined deliverables, the engineering design solution for the proposed scour hole protection improvements at the existing culvert crossing at Noah Street. Dunaway will develop the final design of the erosion protection improvements as follows:

- Cover and index of sheets including project limits, and area location map.
- General notes with a summary of quantities.
- Plan view sheet showing existing roadway dimensions, existing ROW, adjacent property information, existing drainage structures, city owned and franchise utilities (if applicable), limits of proposed scour hole protection layout with beginning and ending stationing.
- Detail sheet with plan and profile of proposed scour hole protection improvements with dimensions and standard specifications.
- Applicable gabion mattress and erosion control detail sheets.
- Preliminary coordination with USACE for permitting requirements.
- Opinion of Probable Construction Cost.

**ASSUMPTIONS**

- One (1) meeting with City staff will be attended to discuss the final design and review comments.
- One (1) OPCC will be prepared and delivered for the final design.

**Deliverables**

- Bridge project deliverables per original PSC remain in force
- Separate PDF plans will be submitted for Noah Street erosion control
- Photo realistic 3D rendering of bridge will be provided (multiple views) – PDF

If the proposed scope of this amendment meets with your approval, please sign below and return one copy to our office as our notice to proceed.

Respectfully submitted,

**DUNAWAY ASSOCIATES LLC**  
a Texas limited liability company

  
\_\_\_\_\_  
Josh Wright, PE  
Sr. Discipline Lead | Associate Principal

**Agreed & Accepted**  
**CITY OF MANSFIELD, TX**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 24-6299

**Agenda Date:** 11/18/2024

**Version:** 1

**Status:** Consent

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:**

**Title**

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Rejecting All Bids Received for Construction of Phase 3B of the Walnut Creek Linear Park Trail; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

**Requested Action**

Discuss and Consider Resolution

**Recommendation**

Approve Resolution

**Description/History**

The 2020 Parks, Recreation, Open Space and Trails Master Plan included a spine trail phasing and prioritization plan. Trail segment "M" represents phase 3 of the Walnut Creek Linear Park system from James McKnight Park East to Elmer W. Oliver Nature Park. For planning and implementation purposes, this 2.25-mile segment was broken into two phases. Phase 3A extended the trail system from James McKnight Park East to Carlin Road as it winds through the Shops at Broad development and was completed in 2022. Phase 3B will begin at Carlin Road and run along Cannon Drive and Matlock Road into Elmer W. Oliver Nature Park.

Kimley Horn and Associates Inc., was retained to formulate the conceptual trail plan, analyze the street adjacency on Cannon Drive and Matlock Road and then develop the construction documents for advertisement and bidding for phase 3B trail development. Following site survey work and base data collection, construction and bidding documents were completed earlier this year.

On October 31, 2024, six bids were received and publicly opened (bid tab is attached). After careful evaluation of all bid proposals received, staff determined that the issuance of addendum #2 led to confusion for the bidders as to the intent of the scope of work and instructions for how to submit the associated bid price. Therefore, staff is recommending that all bids are rejected and the project be re-advertised for bid. If this resolution is approved, the project will be re-advertised in late-November, with a proposed bid opening date in December.

**Justification**

Due to the confusion with the issuance of addendum #2, re-bidding the project will allow the bid

specifications and instructions to bidders to be clarified.

**Funding Source**

N/A

**Prepared By**

Matt Young, Executive Director of Community Services

[Matt.Young@mansfieldtexas.gov](mailto:Matt.Young@mansfieldtexas.gov)

817-728-3397

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, REJECTING ALL BIDS RECEIVED FOR CONSTRUCTION OF PHASE 3B OF THE WALNUT CREEK LINEAR PARK TRAIL; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE**

**WHEREAS**, the City of Mansfield (the “City”) is a municipal corporation and political subdivision of the State of Texas authorized to finance its activities by issuing obligations; and,

**WHEREAS**, the City Council and Mansfield Park Facilities Development Corporation (MPFDC) approved the Parks, Recreation, Open Space & Trails Master Plan in 2020; and,

**WHEREAS**, the City Council and MPFDC determined that constructing Phase 3B improvements of the Walnut Creek Linear Park will fulfill the need as indicated in the Master Plan for a park of this type; and,

**WHEREAS**, the City of Mansfield has publicly advertised and requested competitive bids for Phase 3B of the Walnut Creek Linear Park Trail in October 2024; and,

**WHEREAS**, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and,

**WHEREAS**, after evaluation of the bid proposals received, it is the recommendation of staff and the determination of City Council that they be rejected and the project re-bid.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:**

**SECTION 1.**

That the findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

**SECTION 2.**

That the City Manager, or his designee, is authorized to execute any documents necessary and take such actions as are necessary to implement this Resolution.

**SECTION 3.**

That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.



**SECTION 4.**

That this Resolution shall be effective from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
MANSFIELD THIS 19<sup>TH</sup> DAY OF NOVEMBER, 2024.**

\_\_\_\_\_  
**Michael Evans, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Susana Marin, City Secretary**



## BID OPENING FORM

**Owner:** City of Mansfield

**Bid No.:** 2024-23-01-09

**Project:** 2024-23-01-09 Walnut Creek Linear Park Trail 3B Improvements

**Date:** 10/31/24 @ 2:00 p.m.

Name of Bidder	Bid Type	Bid Bond Attached	Bid Amount	Comments
Humphrey & Morton Construction Company		<input checked="" type="checkbox"/> Yes	\$2,211,005.10*	Received 10/31/24 at 12:37 p.m. by KS
P.O. Box 8057		<input type="checkbox"/> No		
Fort Worth, TX 76124				
A&C Construction, Inc.		<input checked="" type="checkbox"/> Yes	\$2,991,000.00	Received 10/31/24 at 1:13 p.m. by KB
1400 Irving Blvd. Ste. 201		<input type="checkbox"/> No		
Irving, TX 75061				
Ed Bell Construction Company		<input checked="" type="checkbox"/> Yes	\$4,879,325.00	Received 10/31/24 at 1:26 p.m. by KB
P.O. Box 540787		<input type="checkbox"/> No		
Dallas, TX 75354				
Klutz Construction		<input checked="" type="checkbox"/> Yes	\$3,730,000.00	Received 10/31/24 at 1:28 p.m. by KB
P.O. Box 185		<input type="checkbox"/> No		
Kennedale, TX 76060				
IBCTX		<input checked="" type="checkbox"/> Yes	\$7,660,090.00	Received 10/31/24 at 1:39 p.m. by KB
507 Main Street Suite B		<input type="checkbox"/> No		
Lake Dallas, TX 75065				
Ken-do Contracting LP		<input checked="" type="checkbox"/> Yes	\$3,633,132.00	Received 10/31/24 at 1:51 p.m. by KB
3653 Greathouse Rd		<input type="checkbox"/> No		
Waxahachie, TX 75167				



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 24-6301

**Agenda Date:** 11/18/2024

**Version:** 1

**Status:** Consent

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:**

**Title**

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Agreement with Brittain & Crawford, LLC in an Amount Not to Exceed \$94,500 for Survey and Platting Services for Various Park Properties; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (Park Land Dedication and Development Fee Fund)

**Requested Action**

Discuss and Consider Resolution

**Recommendation**

Approve Resolution

**Description/History**

The Park Land Dedication and Development Fee Chapter of the City of Mansfield’s Code of Ordinances was adopted in 2003 to provide adequate recreational areas and amenities in the form of neighborhood parks as a function of subdivision development in the city and to make the park land dedication and park development fee requirements an integral part of the review and approval of residential developments.

Many of the city’s parks were purchased from property owners with multiple parcels, and the city never conducted an updated boundary survey or re-platted these parcels into one parcel per park. As a result, many park boundary lines are not accurate and cause confusion on our park inventories. The attached professional services proposal from Brittain & Crawford, LLC will provide survey and platting services for the seven parks and facilities listed below in a first phase to address all outstanding parks needing to be re-platted.

**Park/Facility**

- Julian Field Park
- FieldhouseUSA Mansfield
- James McKnight Park East
- McClendon Park East
- McClendon Park West
- Mansfield National Golf Club
- Michael L. Skinner Sports Complex

Funding for this contract is available in the park land dedication and development fee fund.

**Justification**

The approval of this Professional Services Agreement will provide accurate boundary surveys and park acreage for each of the parks/facilities. These surveys will become an integral component in the overall planning and implementation of the current and future Parks, Recreation, Open Space and Trails Master Plans.

**Funding Source**

Park Land Dedication and Development Fee Fund

**Prepared By**

Matt Young, Executive Director of Community Services

[Matt.Young@mansfieldtexas.gov](mailto:Matt.Young@mansfieldtexas.gov)

817-728-3397

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH BRITTAIN & CRAWFORD, LLC, IN AN AMOUNT NOT TO EXCEED \$94,500 FOR SURVEY AND PLATTING SERVICES AT VARIOUS PARK PROPERTIES; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ANY DOCUMENTS NECESSARY TO IMPLEMENT THIS RESOLUTION; FINDING THAT THE MEETING IN WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE**

**WHEREAS**, the City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

**WHEREAS**, the City currently has numerous parks and facilities needing an updated boundary survey and plat; and,

**WHEREAS**, City staff has reviewed and considered a proposal from Brittain & Crawford, LLC to perform said services at various park properties; and,

**WHEREAS**, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and,

**WHEREAS**, the City Council deems the adoption of this resolution to be in the best interest of public health, safety and welfare; and,

**WHEREAS**, funding for this contract is available from park land dedication and development fees.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:**

**SECTION 1.**

That the findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

**SECTION 2.**

That a professional services agreement with Brittain & Crawford, LLC in an amount not to exceed Ninety Four Thousand Five Hundred dollars (\$94,500) for survey and platting services for various park properties is hereby approved.

**SECTION 3.**

That the City Manager, or his designee, is authorized to execute any documents necessary and take such actions as are necessary to implement this Resolution.

**SECTION 4.**

That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

**SECTION 5.**

That this Resolution shall be effective from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
MANSFIELD THIS 19<sup>TH</sup> DAY OF NOVEMBER 2024.**

\_\_\_\_\_  
**Michael Evans, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Susana Marin, City Secretary**

**BRITAIN & CRAWFORD, LLC**  
LAND SURVEYING & TOPOGRAPHIC MAPPING

EXHIBIT A

Celebrating 50 years of providing quality professional land surveys

October 24, 2024

City of Mansfield  
Parks and Recreation  
1164 Matlock Rd.  
Mansfield, Texas 76063  
(817) 728.3394  
[James.fish@mansfieldtexas.gov](mailto:James.fish@mansfieldtexas.gov)

Attention: Mr. James Fish, PLA, ASLA  
Parks Planning Manager

Re: **24-25 PARKS RE-PLAT**  
Mansfield, Texas

Dear Mr. Fish,

Pursuant to your request and our review of the project requirements, we hereby submit our proposal to provide survey services. Our understanding of the desired scope of services is as follows:

Survey and prepare a final plat of the above referenced tracts of land and circulate through the City of Mansfield platting process. The foregoing will be accomplished for a lump sum fee as follows:

Julian Field	\$ 7,000.00
Fieldhouse	\$ 7,000.00
James McKnight Park East	\$13,000.00
McClendon Park East	\$13,000.00
McClendon Park West	\$ 8,000.00
Mansfield National Golf Club	\$24,500.00
Michael L. Skinner Sports Complex	\$22,000.00
<b>Total Brittain &amp; Crawford Fee</b>	<b>\$94,500.00</b>

Our fee for platting does not include any application fees, escrow fees or engineering studies required by the City of Mansfield.

We sincerely appreciate being considered for this project and look forward to working with you again.

Respectfully Submitted,



James L. Brittain, R.P.L.S.

**Firm Certification #10019000**  
Complaints or Questions should be addressed to the Texas Board of Professional Engineers & Land Surveyors: 1917 S. Interstate 35, Austin, Texas 78741, (512) 440-7723, <http://pels.texas.gov>

Cc: Mr. Matt Young  
[matt.young@mansfieldtexas.gov](mailto:matt.young@mansfieldtexas.gov)

Cc: Mr. Brian Coatney  
[brian.coatney@mansfieldtexas.gov](mailto:brian.coatney@mansfieldtexas.gov)



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 24-6304

**Agenda Date:** 11/19/2024

**Version:** 1

**Status:** Consent

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:**

**Title**

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Agreement Between the City Of Mansfield, Texas and Intercon Environmental, Inc. for Asbestos Remediation and Demolition Services Utilizing the Interlocal Purchasing System (TIPS) Contract No. 23010402 in an Amount not to Exceed \$85,635; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (General Fund)

**Requested Action**

Approve a Resolution for agreement with Intercon Environmental, Inc. for asbestos remediation and demolition services.

**Recommendation**

Approve Resolution

**Description/History**

In 2024 the City acquired the properties at 115, 117, 119 Depot Street and 213, 219 Smith Street for the purpose of economic development within Historic Downtown Mansfield. To properly secure the site and prepare it for re-development the existing structures, foundations, and materials need removed.

**Justification**

Budgeted General Fund project for FY2025.

**Funding Source**

General Fund

**Prepared By**

Matt Jones, Assistant City Manager



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN AGREEMENT BETWEEN THE CITY OF MANSFIELD, TX AND INTERCON ENVIRONMENTAL, INC. FOR ASBESTOS REMEDIATION AND DEMOLITION SERVICES UTILIZING THE INTERLOCAL PURCHASING SYSTEM (TIPS) CONTRACT NO. 23010402 IN AN AMOUNT NOT TO EXCEED \$85,635; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (GENERAL FUND)**

**WHEREAS**, The City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

**WHEREAS**, the City is a member of TIPS, a national purchasing cooperative that offers access to competitively procured purchasing contracts; and,

**WHEREAS**, the City Council, via Resolution RE-4090-23, authorized the purchase of approximately 3 acres located at 115 Depot Street, 217 Smith Street, and 219 Smith Street for future development and public purposes; and,

**WHEREAS**, Intercon Environmental, Inc. is a vendor of TIPS and a Mansfield based business qualified to perform asbestos remediation and demolition services; and,

**WHEREAS**, the City desires to clear the properties previously purchased by the City for future redevelopment in Historic Downtown Mansfield; and,

**WHEREAS**, through the utilization of TIPS Contract No. 23010402, the City has met all required competitive bidding requirements; and,

**WHEREAS**, funding for this agreement is available from the General Fund.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:**

**SECTION 1.**

That the findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

**SECTION 2.**

That an agreement with Intercon Environmental, Inc. for asbestos remediation and demolition services in an amount not to exceed Eighty-Five Thousand Six Hundred Thirty Four and 67/100 dollars (\$85,634.67) utilizing TIPS Contract No. 23010402 is hereby approved.

**SECTION 3.**

That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

**SECTION 4.**

That this Resolution shall be effective from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
MANSFIELD THIS 19TH DAY OF NOVEMBER, 2024.**

\_\_\_\_\_  
**Michael Evans, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Susana Marin, City Secretary**



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 24-6297

**Agenda Date:** 11/19/2024

**Version:** 1

**Status:** New Business

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:**

**Title**

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Canvassing Returns and Declaring the Results of a Local Option Election Held in the City of Mansfield, Texas November 5, 2024; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

**Requested Action**

City Council action approving the resolution canvassing the returns of the local option election is requested.

**Recommendation**

Staff recommends approval of the resolution.

**Description/History**

A local option election was held on November 5, 2024 for the purpose of submitting to the resident qualified electors of the City Proposition A. Unofficial results were provided after the polls closed; however, election results cannot be canvassed until provisional and overseas ballots are evaluated and counted. Final election results are expected to be received no later than the evening of Monday, November 18, 2024. The final tabulation will be presented at the Council meeting.

**NOTE: Official results will be provided during the meeting on Tuesday, November 19, 2024 prior to this agenda item being discussed. The Council will be provided with a revised resolution prior to the canvass Tuesday morning. The resolution to be approved will show the official tabulation.**

**Justification**

Pursuant to Sections 67.002 and 67.003 of the Election Code, the City Council must canvass the election returns no later than November 19, 2024.

**Funding Source**

N/A

**Prepared By**

Susana Marin, TRMC, City Secretary  
817-276-4203

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, CANVASSING RETURNS AND DECLARING THE RESULTS OF A LOCAL OPTION ELECTION HELD IN THE CITY OF MANSFIELD, TEXAS NOVEMBER 5, 2024; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE**

**WHEREAS**, on August 12, 2024, the City Council of the City of Mansfield, Texas, (the “City Council”), duly authorized a local option election to be held within the City on November 5, 2024 for the purpose of submitting to the resident qualified electors of the City the propositions hereinafter set forth; and,

**WHEREAS**, the City Council has investigated all matters pertaining to the Election, including the ordinance calling the Election, giving notice, appointing officers, holding and making returns of the Election; the election officers who held the Election have duly made the returns of the results thereof; and said returns have been duly delivered to the City Council for official canvassing of the returns thereof; and,

**WHEREAS**, upon the consideration of the returns of the Election, it is hereby found and determined that the same was held in accordance with the authorizing proceedings and was in all respects legally held after due notice had been given, and the returns duly and legally made, and other instruments, showed the following results:

**PROPOSITION A**

The legal sale of all alcoholic beverages for off-premise consumption only.

	<u>Number of Votes Received</u>	<u>Percentage of Votes Received</u>
For	22,545	65.33%
Against	11,967	34.67%

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS THAT:**

**SECTION 1.**

All of the recitals contained in the preamble of this Resolution are found to be true and are adopted as findings of fact by the City Council and as part of its judgement.

**SECTION 2.**

It is found and determined that the results of the Election as canvassed and tabulated in the preamble hereof reflect the expressed desires of the electors. A tabulation of the results for each election precinct within the City of Mansfield, Texas, for said election is attached as Exhibit “A” and made a part hereof.

**SECTION 3.**

The official returns shall be delivered to the City Secretary, who is hereby directed to enter into the election register the tabulations of the votes cast for the proposition to preserve such tabulations as required by law.

**SECTION 4.**

The City Secretary is hereby ordered to place a copy of this resolution in the records of the City, as soon as practicable thereafter. The City Secretary is hereby ordered to certify the results to the Secretary of State and the Texas Alcoholic Beverage Commission within three days of the results being declared.

**SECTION 5.**

This resolution shall be effective immediately upon its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 19<sup>TH</sup> DAY OF NOVEMBER 2024.**

\_\_\_\_\_  
**Michael Evans, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Susana Marin, City Secretary**

**UNOFFICIAL TABULATION**  
**CITY OF MANSFIELD**  
**SPECIAL ELECTION**  
**November 5, 2024**

Proposition A														
"The legal sale of all alcoholic beverages for off-premise consumption only."														
VOTING OPTIONS	Tarrant County				Johnson County				Ellis County				TOTAL	
	Absentee	Early Voting	Election Day	Subtotal	Absentee	Early Voting	Election Day	Subtotal	Absentee	Early Voting	Election Day	Subtotal	VOTES	%
For	686	15,552	3341	<b>19579</b>	73	2089	514	<b>2676</b>	5	217	68	<b>290</b>	<b>22,545</b>	<b>65.33%</b>
Against	396	8,212	1718	<b>10326</b>	43	1148	309	<b>1500</b>	3	108	30	<b>141</b>	<b>11,967</b>	<b>34.67%</b>
<b>TOTAL</b>	<b>1082</b>	<b>23764</b>	<b>5059</b>	<b>29905</b>	<b>116</b>	<b>3237</b>	<b>823</b>	<b>4176</b>	<b>8</b>	<b>325</b>	<b>98</b>	<b>431</b>	<b>34,512</b>	

Please Note: This is an Unofficial Tabulation of the Election results.




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Susana Marin, TRMC  
City Secretary  
City of Mansfield, Texas