



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, February 24, 2025

1:00 PM

Council Chambers

REGULAR MEETING

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

2. **WORK SESSION**

Discussion Regarding the February 24, 2025 Posted Agenda Items

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 Contract Negotiations

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

Contract Negotiations Related to the Acquisition of Right-of-Way for the Linear Trail

Contract Negotiations Related to the Acquisition of Right-of-Way for the Westhill Park 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 #21-04

Economic Development Project #21-10

Economic Development Project #21-33

Economic Development Project #23-08

Economic Development Project #23-11

Economic Development Project #23-13

Economic Development Project #24-11

Economic Development Project #25-01

4. 6:00 PM OR 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

[25-6441](#) Minutes - Approval of the February 10, 2025 Housing Market Growth Strategy Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Short (Chair), Newsom, and Bounds)

Presenters: Susana Marin

Attachments: [February 10, 2025 DRAFT 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

Mansfield Youth Council Update

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

[25-6436](#) Resolution - A Resolution of the City Council of The City of Mansfield, Texas, Approving a Reimbursement Agreement with the Mansfield Independent School District to Reimburse Fifty Percent of the Cost to Relocate an Eight-Inch Water Line for an Amount Not to Exceed \$88,500; Authorizing the City Manager or his Designee to Execute 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 (Utility Fund)

Presenters: Jeff Price

Attachments: [Resolution](#)

[Reimbursement Agreement](#)

[Exhibit A](#)

[25-6444](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Advance Funding Agreement Between the City of Mansfield, TX and The Texas Department of Transportation in an Amount of \$77,507 for the Design and Construction of the HSIP Citywide Traffic Signal Improvements (Backplates); 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)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Draft Advance Funding Agreement](#)

[Project Location Map](#)

[25-6445](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Advance Funding Agreement Between the City of Mansfield, TX and The Texas Department of Transportation in an Amount of \$86,900 for the Design and Construction of the HSIP Walnut Creek Drive and Broad Street Intersection Signal 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 (Street Bond Fund)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Draft Advance Funding Agreement](#)

[Location Map](#)

[25-6446](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Amendment to the Contract Between the City of Mansfield, TX and Spiars Engineering, Inc. in an Amount Not to Exceed \$109,384.15 for Design of Heritage Parkway South; 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](#)

[Location Map](#)

[25-6442](#) Minutes - Approval of the February 6, 2025 Special Joint City Council and Planning and Zoning Commission, Mansfield Economic Development Corporation, and Mansfield Park Facilities Development Corporation Meeting Minutes

Presenters: Susana Marin

Attachments: [February 6, 2025 DRAFT Minutes](#)

[25-6443](#) Minutes - Approval of the February 10, 2025 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [February 10, 2025 DRAFT Minutes](#)

END OF CONSENT AGENDA

14. OLD BUSINESS

[25-6415](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Purchase of 1.154 Acres at the Northeast Corner of Regency Parkway and Heritage Parkway, Tarrant County, Texas; 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 Providing an Effective Date (TIRZ #1)

Presenters: Matt Jones

Attachments: [Resolution](#)

15. PUBLIC HEARING AND RESOLUTION

[25-6426](#)

Resolution - Public Hearing and Consideration of a Resolution of the City Council of the City of Mansfield, Texas, Authorizing and Creating the Staybolt Public Improvement District in the City of Mansfield, Texas, in Accordance with Chapter 372 of the Texas Local Government Code; Providing for Related Matters; And Providing an Effective Date

Presenters: Matt Jones

Attachments: [Resolution](#)

[Exhibit A](#)

16. 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](#)

17. NEW BUSINESS[25-6431](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Interlocal Agreement and the Purchase of Materials Through a Cooperative Purchasing Agreement with Tarrant County in an Amount Not to Exceed \$79,862.95 for Construction of a Parking Lot and Site Work at 320 Smith Street as Part of the Rose Park Redevelopment 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 (MPFDC Fund)

Presenters: Matt Young

Attachments: [Resolution](#)
[Exhibit A](#)

[25-6432](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding a Construction Contract to Pro Reno Group, LLC in an Amount Not to Exceed \$127,969.61 for Construction of Improvements to the Tree House Overlook at Elmer W. Oliver Nature 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 (MPFDC Fund)

Presenters: Matt Young

Attachments: [Resolution](#)
[Bid Tab](#)

[25-6433](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding a Construction Contract to D. L. Meacham Construction in an Amount Not to Exceed \$418,447.70 for Construction of a New Playground and Site Improvements at McClendon Park East; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (MPFDC Fund)

Presenters: Matt Young

Attachments: [Resolution](#)
[Bid Tab](#)

[25-6434](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, of no Objection to the Application of PK Development Group, LLC to the Texas Department of Housing and Community Affairs (TDHCA) for Tax Credits for the Acquisition and Renovation of the Pecan Bend Apartments Located at 501 Kings Way Drive; 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: Vanessa Ramirez

Attachments: [Resolution](#)

[25-6440](#)

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

Texas, Approving A Professional Services Agreement Between the City of Mansfield, TX and Arcadia Staybolt Land Investments, LLC., Regarding Incurred Costs Relative to the Staybolt Public Improvement District Creation; 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](#)

[25-6447](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding Contracts for the Construction of Paving, Wastewater, and Drainage Improvements for Fort Worth Street and Live Oak Drive including Circle H Contractors, LP for Construction, Brittain and Crawford, LLC for Surveying, and Raba Kistner Associates for Material Testing, and Authorizing Funding for an Amount Not to Exceed \$3,631,303.15; 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, Utility Fund)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Location Map](#)

[Bid Tabulation](#)

18. **ADJOURN**

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the February 24, 2025 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, February 20, 2025 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

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.