



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, December 9, 2024

6:00 PM

Council Chambers

REGULAR MEETING

1. **6:00 P.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**

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**

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. **PRESENTATION**

Police Accreditation Presentation

8. **RECOGNITION**

Staff Recognition

9. **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.

10. **COUNCIL ANNOUNCEMENTS**

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

Mouser Electronics State Incentive Update

12. **TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

13. **OLD BUSINESS**

[24-6270](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving Contracts Between the City of Mansfield, TX and McClendon Construction Company, Inc. for the Construction of the East Broad Street and Wisteria Street Traffic Signal and Intersection Improvements and Authorizing Funding for an Amount Not to Exceed \$1,249,488.90; Finding that the Meeting at which this is Approved is Open to the Public as

Required by Law; and Declaring an Effective Date (Street Bond Fund & Street Maintenance Fund)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Bid Tabulation](#)

[Kimley-Horn Letter](#)

[Opinion of Probable Construction Cost](#)

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

[24-6303](#)

Ordinance - Public Hearing and First and Final Reading on an Ordinance Approving Proposed Amendments of Title XV of the Mansfield, Texas Code of Ordinances, entitled "Land Usage", amendments of Chapter 155 of the Mansfield Code of Ordinances to the regulations in Section 155.099 to revise Subsections (B)(40)(c)(2) and (B)(40)(c)(7) related to donation boxes; providing for the repeal of all ordinances in conflict; providing for a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing for an effective date (OA#24-009)

Presenters: Arty Wheaton-Rodriguez

Attachments: [Ordinance](#)

[24-6324](#)

Ordinance - Public Hearing and First and Final Reading on an Ordinance of the City Council of the City of Mansfield, Texas, Amending the Boundaries of Tax Increment Reinvestment Zone Number Four, City of Mansfield, Texas; Approving a Final Project and Finance Plan for Tax Increment Reinvestment Zone Number Four, City of Mansfield, Texas; Making Certain Findings; Providing a Severability Clause; and Providing for an Immediate Effective Date

Presenters: Jason Moore

Attachments: [Ordinance](#)

[Exhibit A](#)

[Project Cost](#)

[24-6349](#)

Ordinance - Public Hearing and First and Final Reading on An Ordinance of the City of Mansfield, Texas Amending Chapter 153 of the Mansfield Code of Ordinances by Adopting Amendments to Roadway Impact Fees; Providing that this Ordinance is Cumulative and for the Repeal of all Ordinances in Conflict; Providing a Severability Clause; and Providing an Effective Date

Presenters: Matt Jones

Attachments: [Ordinance](#)

[Proposed Roadway Impact Fee Schedule](#)

[Exhibits D & E](#)

15. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

[24-6284](#) Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from C2, Community Business District to PD, Planned Development District for C-2, Community Business District uses including Flex-Office Use on approximately 1.998 acres out of the William Lynn Survey, Abstract No. 984, Tarrant Co., TX, located on property addressed at 2480 North U.S. Highway 287. Triple K Holding, LLC Owner/Developer and Bannister Engineering, Engineer/Surveyor (ZC#23-008)

Presenters: Arty Wheaton-Rodriguez

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits A - E](#)

[24-6331](#) Ordinance - Public Hearing Continuation and Second and Final 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](#)

16. NEW BUSINESS

[24-6315](#) Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas Authorizing the Issuance and Sale of City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation, Series 2025, in the Aggregate Principal Amount of Not to exceed \$145,000,000; Levying a Tax in Payment Thereof; Prescribing the Form of Said Certificates; Authorizing the Execution and Delivery of Bond Purchase Agreement, 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](#)

[24-6334](#) Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas Authorizing the Issuance and Sale of City of Mansfield, Texas

General Obligation Refunding Bonds, Series 2025, in the Aggregate Principal Amount of Not to exceed \$13,035,000; 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, and a Bond Counsel Engagement Letter; Approving the Official Statement; and Enacting Other Provisions Relating Thereto

Presenters: Troy Lestina

Attachments: [Ordinance](#)

[24-6307](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Resolutions Adopted by the Board of Directors of the Mansfield Economic Development Corporation Authorizing the Issuance of Mansfield Economic Development Corporation Sales Tax Revenue Bonds, Taxable New Series 2025 and Mansfield Economic Development Corporation Sales Tax Revenue Bonds, Tax-Exempt New Series 2025; Approving the Issuance of the Bonds and the Plan of Financing Authorized Thereby and the Financing Documents; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; And Providing an Effective Date

Presenters: Jason Moore

Attachments: [Resolution](#)

[24-6325](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a First Amendment to the Economic Development Agreement and Contract of Sale between the City of Mansfield, Texas, the Mansfield Economic Development Corporation, the Board of Directors of Reinvestment Zone Number One in the City of Mansfield, Texas, and Lonejack, LLC; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; Authorizing the City Manager or his Designee, The MEDC Board President, and Chairman of TIRZ #1 Board, to Execute Said Agreement; And Declaring an Effective Date

Presenters: Jason Moore

Attachments: [Resolution](#)

[Exhibit A](#)

[Exhibit B](#)

[24-6326](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Amendment to the Construction Manager at Risk (CMAR) Contract with Moss Construction for the Multipurpose Stadium Project to include a Guaranteed Maximum Price of \$88,275,000; Authorizing the City Manager, or his designee, to Execute the Amendment; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date (Type A Sales Tax)

Presenters: Jason Moore

Attachments: [Resolution](#)
[Exhibit A](#)
[Budget Control](#)
[Design Development](#)
[Project Total](#)

[24-6346](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Casting Votes for Candidates for the Tarrant Appraisal District Board of Directors for the 2025 and 2026 Terms; 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: Troy Lestina

Attachments: [Resolution](#)
[Tarrant County Letter](#)
[Vote Calculation](#)
[Official Ballot](#)
[Nominee Bios](#)

[24-6347](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Casting Votes for Candidates for the Ellis Appraisal District Board of Directors for the 2025 and 2026 Terms; 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: Troy Lestina

Attachments: [Resolution](#)
[Ellis County Letter](#)
[Candidate Information](#)
[Official Ballot](#)

[24-6348](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Casting Votes for Candidates for the Johnson Appraisal District Board of Directors for the 2025 and 2026 Terms; 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: Troy Lestina

Attachments: [Resolution](#)
[Letter and Official Ballot](#)

[24-6332](#) Ordinance - An Ordinance of the City of Mansfield, Texas, Approving a Development Plan with BV MITCHELL, a Limited Liability Corporation, Regarding the Development of Approximately 43.39 Acres Generally Located North of the Union Pacific Railroad R.O.W. between U.S. Highway 287 and Mitchell Road, on Property Addressed at 101 and 210 S. U.S. Highway 287; Approving a Concept Plan and Phasing Plan; Providing that

this Ordinance Shall Be Cumulative of All Ordinances; Providing a Savings Clause; Providing for a Penalty Clause; Providing a Severability Clause; and Providing an Effective Date

Presenters: Arty Wheaton-Rodriguez

Attachments: [Ordinance](#)

[Proposed Development Plan](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Regulating Plan, Concept Development Plan, Phasing Plan](#)

17. **ADJOURN**

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the December 9, 2024 6:00 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.

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.