



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, October 23, 2023

1:00 PM

Council Chambers

REGULAR MEETING

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

2. **PROCLAMATION**

[23-5680](#) Proclamation - National Code Compliance Month

Attachments: [Proclamation](#)

[23-5681](#) Proclamation - Texas Municipal Courts Week

Attachments: [Proclamation](#)

3. **WORK SESSION**

Discussion Regarding the Cultural Arts Master Plan

Discussion Regarding the Mansfield 2040 Future Land Use Plan

Discussion Regarding the October 23, 2023 Consent Agenda Items

4. **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**

Discussion with City Attorney Regarding Downtown Decorative Lighting

Discussion with City Attorney Regarding ARPA Funds Allocation

Seek Advice of City Attorney Regarding Commercial Vehicle Regulations

Seek Advice of City Attorney Regarding Annexation

Seek Advice of City Attorney Regarding Zoning

Seek Advice of City Attorney Regarding Land Acquisition

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

Parking Lease Agreement

C. Personnel Matters Pursuant to Section 551.074

City Manager Evaluation

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 #22-23

5. 6:00 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. PROCLAMATION

[23-5682](#) Proclamation - Kiwanis Club of Mansfield

Attachments: [Proclamation](#)

10. RECOGNITION

Coining Ceremony

Class Four - My Mansfield Muni-Versity

11. 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.

12. COUNCIL ANNOUNCEMENTS**13. SUB-COMMITTEE REPORTS**

[23-5674](#) Minutes - Approval of the October 9, 2023 Tax Increment Reinvestment Zone #1 Sub-Committee Meeting Minutes (Broseh (Chair), Bounds, and Tonore)

Presenters: Susana Marin

Attachments: [10-9-23 DRAFT Meeting Minutes](#)

14. 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 Advisory Council Update

Veterans Day Parade and Salute

[23-5687](#) Departmental Quarterly Reports

Attachments: [Reports](#)

15. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

16. 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

[23-5679](#) Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Title IX "General Provisions" of the Code of Mansfield, Texas by Amending Section 96.20 "Limitation of Activities by Permit" of Chapter 96 "Parks and Recreation"; Providing for the Repeal of All Ordinances in Conflict; Providing a Severability Clause; Providing for Publication; And Providing an Effective Date

Presenters: Vanessa Ramirez

Attachments: [Ordinance](#)

[23-5634](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the Second Amendment to the Mansfield StarCenter Lease and Operating Agreement Between the City of Mansfield, Texas and DSE Hockey Centers, L.P. for the Installation and Maintenance of Electric Vehicle Charging Stations; 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 - Second Amendment to Lease](#)

[23-5666](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding a Construction Contract to AAA Time Saver Services of San Antonio, Texas in an Amount Not to Exceed \$499,845 for Construction of Entryway Improvements at Michael L. Skinner Sports Complex; 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 - Bid Tabulation](#)

- [23-5670](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Negotiation and Purchase of Approximately 9 Acres at the Northeast Corner of Regency Parkway and Heritage Parkway, Tarrant County, Texas and 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 Declaring an Effective Date (TIRZ #1)
- Presenters:** Matt Jones
- Attachments:** [Resolution](#)
- [23-5671](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager or his Designee to Negotiate, Finalize, and Execute a Development Agreement with Cipriani Laguna Azure, LLC; 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](#)
- [23-5672](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development Agreement Between the City of Mansfield, the Board of Directors for Tax Increment Reinvestment Zone Number One, LG Mansfield Heritage Parkway LLC, and LG Mansfield Emily Lane LLC; Authorizing the City Manager or his Designee, and Board Chair of TIRZ Number One, to Negotiate, Finalize and Execute said Agreement; and 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 #1)
- Presenters:** Matt Jones
- Attachments:** [Resolution](#)
- [23-5675](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract Between the City of Mansfield, TX and Freese and Nichols, Inc. in an Amount Not to Exceed \$180,000.00, and Brittain and Crawford, LLC. in an Amount Not to Exceed \$64,800.00 for the Design and Survey, respectively, of East Seeton Road and Bridge Hike and Bike Trail Study (Street Bond Fund)
- Presenters:** Raymond Coffman
- Attachments:** [Resolution](#)
- [Exhibit A - Contract \(F&N\)](#)
- [Exhibit B - Contract \(B&C\)](#)
- [Exhibit C - Schedule](#)
- [Exhibit D - Location Map](#)
- [23-5677](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the Award of a Construction Manager at Risk (CMAR)

Contract with Archer Western Construction, LLC., for the Bud Ervin Water Treatment Plant Phase V Expansion (Utility Fund)

Presenters: Jeff Price

Attachments: [Resolution](#)

[23-5685](#)

Resolution - A Resolution Authorizing Publication of Notice of Intention to Issue Certificates of Obligations; Approving the Preparation of a Preliminary Official Statement and a Notice of Sale; and Providing for the Effective Date Thereof

Presenters: Troy Lestina

Attachments: [Resolution](#)

[Exhibit A - Notice of Intent](#)

[23-5686](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract with Kemper Sports for a Facility Assessment and Transition Support in an Amount Not to Exceed \$102,500.00

Presenters: Vanessa Ramirez

Attachments: [Resolution](#)

[Exhibit A - Contract](#)

[23-5673](#)

Minutes - Approval of the October 9, 2023 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [10-9-23 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

17. PUBLIC HEARING

[23-5499](#)

Ordinance - Public Hearing and First and Final Reading on an Ordinance Amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.074 "T, Toll Road 360 Form-based Development District" (OA#23-002)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A - Final Draft \(Clean\)](#)

[Exhibit B - Final Draft \(Redlines\)](#)

18. PUBLIC HEARING AND FIRST READING

[23-5500](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District to the T, Toll Road 360 Form-based Development District on approx. 210 acres, being a 20.6-acre tract of land situated in the J. Lawrence

Survey, Abstract No. 616, and a 189.4-acre tract of land situated in the M. Gregg Survey, Abstract No. 385, J. Lawrence Survey, Abstract No. 616, and the H. Henderson Survey, Abstract No. 432; City of Mansfield, Ellis County, Texas, located east of State Highway 360, south of Lone Star Road, and south of Britton Road.; Arcadia, Developer (ZC#23-005)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Maps and Supporting Information](#)

[23-5667](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from SF-12/22 Single-Family Residential District, MH Manufactured Housing District, and C-2 Community Business District to PD, Planned Development District for Detached and Attached Single-Family Residential Uses on approx. 24.841 acres in the Margaret Rockerfellow Survey, Abstract. No. 1267, City of Mansfield, Tarrant County, TX on property located at 1503 N Main Street. Jacob Sumpter, MMA Inc., Applicant (ZC#23-009)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibits A - E](#)

[Exhibit F - Maps and Supporting Information](#)

[23-5669](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District to S, South Mansfield Form Based Development District on Approximately 108.16 acres in the J. Rape Survey, Abstract No. 1321, G. Milton Survey, Abstract No. 560, and G. Milton Survey, Abstract No. 385, City of Mansfield, Ellis and Tarrant Counties, Texas, Generally Located West of Heritage Parkway South at the Northeast Corner of State Highway 360 and Lone Star Road, and South of Lone Star Road on Property Addressed at 3601, 3603, and 3797 Lone Star Road, and 700 Heritage Parkway South; City of Mansfield, owner (ZC#23-021)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

19. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the October 23, 2023 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, October 20, 2023 prior to 1:00 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) 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.