



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, September 12, 2016

5:00 PM

Council Chambers

REGULAR AGENDA

1. **5:00 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. **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 Public Improvement Districts

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. **WORK SESSION TO BE HELD IN THE MULTI-PURPOSE ROOM IMMEDIATELY FOLLOWING EXECUTIVE SESSION**

Discussion Regarding M3 Ranch Public Improvement District

4. **6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**

5. **7:00 PM OR IMMEDIATELY FOLLOWING WORK 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

[16-2016](#) Pitt Hopkins Syndrome Awareness Day

Attachments: [Pitt Hopkins Awareness Day 2016](#)

10. PRESENTATIONS

AreWeRelated? Benefit Concert Presentation

Recognition for Retiring Keep Mansfield Beautiful Commission Board Member Ann Monroe

2016 Certificate of Achievement for Planning Excellence

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. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Please refrain from "personal criticisms."

In order to be recognized during the "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow "Appearance Card" located at the entry to the City Council Chamber and present it to the Assistant City Secretary prior to the start of the meeting.

12. COUNCIL ANNOUNCEMENTS**13. 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

14. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

15. 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**[16-1989](#)**

Resolution - A Resolution Approving a Resolution Adopted by the Board of Directors of the Mansfield Parks Facilities Development Corporation Authorizing the Issuance of Mansfield Parks Development Corporation Sales Tax Revenue Bonds, Taxable New Series 2016A; Approving the Issuance of the Bonds and the Plan of Financing Authorized Thereby and the Financing Documents

Sponsors: Peter Phillis

Attachments: [Resolution](#)

[Preliminary Official Statement](#)

[16-2020](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Adopting the City of Mansfield, Texas Investment Policy; Approving Training of the City's Investment Officer; Approving Investment Pools; and Providing Qualified Broker Dealers and Investment Advisors for Engaging in Investment Transactions for the City

Sponsors: Peter Phillis

Attachments: [Resolution](#)

[Investment Policy](#)

[2016 List of Investment Advisors](#)

[Training Certificate](#)

[16-2021](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Authorizing a Contract Between the City of Mansfield, Texas and Tarrant County and the County's Assessor/Collector for the Collection of the South Pointe Public Improvement District Assessment/Collection Services

Sponsors: Peter Phillis

Attachments: [Resolution](#)

[South Pointe PID Contract](#)

[16-2023](#)

Resolution - A Resolution Approving a Resolution Adopted by the Board of Directors of the Mansfield Economic Development Corporation Authorizing the Issuance of Mansfield Economic Development Corporation Sales Tax Revenue Bonds, New Series 2016; Approving the Issuance of the Bonds, the Plan of Financing Authorized Thereby and the Financing Documents

- Sponsors:** Peter Phillis
Attachments: [Resolution](#)
[Preliminary Official Statement](#)
- [16-2037](#) Resolution - A Resolution Awarding a Contract for Construction of a Natural Gas Line for Mansfield Fieldhouse USA Project
Sponsors: Joe Smolinski and Richard Wright
Attachments: [Resolution](#)
[Gas Line Bid Summary](#)
- [16-2019](#) Request for Special Event Permit: Mansfield Fire Rescue Safety Palooza
Sponsors: Joe Smolinski and The Applicant
Attachments: [Mansfield Fire Rescue Safety Palooza](#)
[Approvals & Comments](#)
- [16-2031](#) Request for Special Event Permit: Mansfield Police Department Fall Festival
Sponsors: Joe Smolinski and The Applicant
Attachments: [Mansfield PD Fall Festival](#)
[Approval & Comments](#)
- [16-2006](#) Minutes - Approval of the August 22, 2016 Regular City Council Meeting Minutes
Sponsors: Shelly Lanners and Jeanne Heard
Attachments: [8-22-16 DRAFT Meeting Minutes](#)
- [16-2007](#) Minutes - Approval of the August 29, 2016 Special City Council Meeting Minutes
Sponsors: Shelly Lanners and Jeanne Heard
Attachments: [8-29-16 DRAFT Meeting Minutes](#)
- [16-2041](#) Minutes - Approval of the September 6, 2016 Special City Council Meeting Minutes
Sponsors: Shelly Lanners and Jeanne Heard
Attachments: [9-6-16 DRAFT Meeting Minutes](#)
- [16-2042](#) Minutes - Approval of the September 7, 2016 Special City Council Meeting Minutes
Sponsors: Shelly Lanners and Jeanne Heard
Attachments: [9-7-16 DRAFT Meeting Minutes](#)
- [16-2043](#) Minutes - Approval of the September 8, 2016 Special City Council Meeting Minutes
Sponsors: Shelly Lanners and Jeanne Heard
Attachments: [9-8-16 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA**16. PUBLIC HEARING AND FIRST READING**

[16-1932](#) Ordinance - Public Hearing and First Reading on an Ordinance of the City Council of the City of Mansfield, Texas, Designating a Certain Area as a Tax Abatement Reinvestment Zone for Commercial-Industrial Tax Abatement, to be Known as Reinvestment Zone No. 42; Establishing the Boundaries Thereof and Other Matters Related Thereto; Providing a Severability Clause; Providing a Cumulative Clause; and Providing for an Effective Date

Sponsors: Clayton Chandler and Scott Welmaker

Attachments: [Ordinance](#)

[16-2008](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Request to Amend The Reserve Planned Development District by Extending the South Pointe Expansion Subdistrict of The Reserve PD to Include Approximately 61.7 Acres Generally Located Between S. Matlock Road and SH 360 and South of Harmon Road; Jabez Development LP (ZC#16-010)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Ordinance](#)

[Maps & Supporting Information](#)

[Exhibit A - Boundary and Subdistrict Map](#)

[Exhibit B - South Pointe Expansion Subdistrict Regulations](#)

17. PUBLIC HEARING CONTINUATION AND SECOND READING

[16-1978](#) Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from OP, Office Park to SF-12/22, Single-Family Residential on Approximately 1.9 Acres Located at 828 S Holland Road; A Child's Growing Mind (ZC#16-009)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Maps & Supporting Info](#)

[Ordinance](#)

[Exhibit A](#)

18. NEW BUSINESS

[16-1931](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development and Performance Agreement by and Between the Mansfield Economic Development Corporation ("MEDC") and RMA Holdings L.L.C. and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

Sponsors: Clayton Chandler and Scott Welmaker

Attachments: [Resolution](#)

[RMA Holdings.eco devo.clean-003](#)

[16-1933](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development and Performance Agreement By and Between the Mansfield Economic Development Corporation ("MEDC") and Heritage Parkway Partners LLC, and Authorizing Its Execution by the President of the MEDC; and Providing an Effective Date

Sponsors: Clayton Chandler and Scott Welmaker

Attachments: [Resolution - Heritage Parkway Partners](#)

[Heritage Partners Development Agreement.9-6-16.CLEAN](#)

[16-2009](#) Board Appointments; Planning & Zoning Commission

Sponsors: Felix Wong and Jeanne Heard

[16-2010](#) Board Appointments; Zoning Board of Adjustment

Sponsors: Felix Wong and Jeanne Heard

[16-2011](#) Board Appointments; Mansfield Economic Development Corporation

Sponsors: Scott Welmaker and Jeanne Heard

[16-2012](#) Board Appointments; Mansfield Park Facilities Development Corporation

Sponsors: Matt Young and Jeanne Heard

[16-2013](#) Board Appointments; Library Advisory Board

Sponsors: Steve Standefer and Jeanne Heard

[16-2014](#) Board Appointments; Keep Mansfield Beautiful

Sponsors: Arianne Shipley and Jeanne Heard

[16-2015](#) Board Appointments; Historic Landmark Commission

Sponsors: Felix Wong and Jeanne Heard

[16-2024](#) Ordinance - First Reading of an Ordinance Amending Chapter 95, "Library," in the Code of Ordinances of the City of Mansfield Texas

Sponsors: Shelly Lanners and Steve Standefer

Attachments: [Ordinance](#)

[Proposed Changes to Library Code](#)

[16-2030](#) Consideration of a Request to Revise the Development Standards for the Ladera Mansfield Planned Development to Reduce the 25' Buffer Yards Along the West and South Property Lines of the 35.5 Acre Development Generally Located South of E. Debbie Lane and North of Sandstone Court and Primrose Trail; Integrity Group, LLC (ZC#15-005A)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Diagram in Site Plan](#)
[Developer's Letter](#)

19. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the September 12, 2016 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, September 9, 2016 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Jeanne Heard, City Secretary

Approved as to form:

City Attorney

DATE OF POSTING: _____ TIME: _____ am/pm

DATE TAKEN DOWN: _____ TIME: _____ am/pm

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 ALL PAGERS, CELL PHONES & OTHER ELECTRONIC EQUIPMENT WHILE THE CITY COUNCIL MEETING IS IN SESSION.