



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, September 14, 2020

4:00 PM

Council Chambers

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#### REGULAR MEETING AMENDED AGENDA

**THIS MEETING WILL BE HELD BY VIDEO CONFERENCING. To participate, please register at [https://mansfieldtexas.zoom.us/webinar/register/WN\\_mn1cYBUgSwm-FOSQITKMaw](https://mansfieldtexas.zoom.us/webinar/register/WN_mn1cYBUgSwm-FOSQITKMaw) by 7:00 p.m. on Monday, September 14, 2020 or join by telephone at 1-888-788-0099 (Toll Free). If joining by phone, please provide the Webinar ID number and password below:**

**Webinar ID: 966-0661-9969**

**Passcode: 1234567**

**Citizen comments and public hearing comments may also be submitted through the city's website [www.mansfieldtexas.gov](http://www.mansfieldtexas.gov) or by sending an email to [susana.marin@mansfieldtexas.gov](mailto:susana.marin@mansfieldtexas.gov). All comments must be submitted by 5:00 p.m. Monday, September 14, 2020. Comments received will be read into the record by the Mayor or the City Secretary.**

**1. 4:00 P.M. - CALL MEETING TO ORDER**

**2. WORK SESSION**

Discussion Regarding the Mosquito Control Policy

**3. 5:00 P.M. 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 Legal Issues Related to Insurance Programs and Claims

Seek Advice of City Attorney Regarding Claim Notices

Seek Advice of City Attorney Regarding Mansfield Economic Development Corporation and City of Mansfield Agreements with RMA Holdings, Inc.

- 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**
- 4. 6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**
- 5. 7:00 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. 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 Assistant City Secretary's seating place. Please present the card to the Assistant City Secretary prior to the start of the meeting.*

**10. COUNCIL ANNOUNCEMENTS**

**11. SUB-COMMITTEE REPORTS**

- [20-3746](#) Discussion and Possible Action Regarding the Allocation Recommendations for FY 20/21 Hotel/Motel Tax Funds by the Hotel/Motel Tax Policy and Use Sub-Committee

**Presenters:** Julie Short, Brent Newsom and Casey Lewis

**12. 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

**13. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION****14. 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**

- [20-3725](#) Resolution - A Resolution Authorizing an Engineering Services Agreement with Plummer Associates Inc to Conduct a Plant Capacity, Membrane Filter Capacity, and Membrane Filter Pilot Study

**Presenters:** Joe Smolinski and Jeff Price

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

- [20-3735](#) 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

**Presenters:** Peter Phillis and Bryan Rebel

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

[Investment Policy](#)

[Certificate of Investor](#)

[List of Investment Advisors](#)

- [20-3740](#) Resolution - A Resolution Authorizing the Professional Financial Audit Services Contract

***Presenters:*** Peter Phillis and Bryan Rebel

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

[Audit Decision Matrix](#)

[20-3736](#) Minutes - Approval of the August 17, 2020 Special City Council Meeting Minutes

***Presenters:*** Shelly Lanners and Susana Marin

***Attachments:*** [8-17-20 DRAFT Meeting Minutes](#)

[20-3737](#) Minutes - Approval of the August 24, 2020 Regular City Council Meeting Minutes

***Presenters:*** Shelly Lanners and Susana Marin

***Attachments:*** [8-24-20 DRAFT Meeting Minutes](#)

[20-3738](#) Minutes - Approval of the August 31, 2020 Special City Council Meeting Minutes

***Presenters:*** Shelly Lanners and Susana Marin

***Attachments:*** [8-31-20 DRAFT Meeting Minutes](#)

### **END OF CONSENT AGENDA**

## **15. OLD BUSINESS**

[20-3680](#) Ordinance - Third and Final Reading of an Ordinance Amending Ordinance Chapter 30, "Personnel" of the Code of Mansfield, Texas by Amending the Code of Ethics and Conduct for City Elected Officials and Board and Committee Members

***Presenters:*** Allen Taylor

***Attachments:*** [Proposed Ordinance](#)

[Current Ordinance](#)

[Ethics Ordinance Revisions](#)

[20-3674](#) Resolution - A Resolution Adopting a New Mansfield Mosquito Surveillance & Control Policy

***Presenters:*** Joe Smolinski and Bart VanAmburgh

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

[Mosquito Policy 2013](#)

[Mosquito Policy 2020 - Final Draft](#)

[Mosquito Surveillance Comparison](#)

[Mosquito Policy 2013-2020 Redlined](#)

[20-3729](#) Ordinance - Second Reading of an Ordinance Considering Approval of an Ordinance Adopting the Budget for the Fiscal Year Beginning on October 1, 2020, and Ending on September 30, 2021, and Making Appropriations for Each Fund and Department

**Presenters:** Joe Smolinski, Peter Phillis and Gary Cardinale

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

[20-3732](#) Ordinance - Second Reading of an Ordinance Levying the Ad Valorem Taxes for Fiscal Year 2021 at a Rate of \$0.69000 per One Hundred Dollars (\$100) Assessed Valuation on all Taxable Property

**Presenters:** Joe Smolinski, Peter Phillis and Gary Cardinale

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

[20-3751](#) Discussion and Possible Action Regarding Options Related to Tattoo Parlor Zoning, Specific Use Permits, and Commercial Leases (Addendum to Agenda)

**Presenters:** Joe Smolinski and Matt Jones

## 16. **PUBLIC HEARING CONTINUATION AND SECOND READING**

[20-3704](#) Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Change of Zoning from C-1, Neighborhood Business District to SF-7.5/18, Single-Family Residential District on Approximately 1.46 Acres Located at 1557 Speers Drive; Cristina Salinas, owner/developer (ZC#20-010)

**Presenters:** Joe Smolinski, Matt Jones and Shirley Emerson

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

[Maps and Supporting Information](#)

[Exhibit A](#)

[20-3692](#) Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Extending the School Zone on East Debbie Lane that Serves Asa Low Intermediate School and Brooks Wester Middle School

**Presenters:** Joe Smolinski and Bart VanAmburgh

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

[Debbie Lane School Zone Change](#)

[20-3696](#) Ordinance - Public Hearing Continuation and Second Reading to Consider a Historic Landmark Overlay District Classification for the 1924 High School and the 1940 Rock Gym at 605 E. Broad Street; Art Wright, City Historic Preservation Officer, on behalf of the Mansfield Independent School District, owner (ZC#20-011)

**Presenters:** Joe Smolinski, Matt Jones and Art Wright

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

[Maps and Supporting Information](#)

[Photographs of Buildings](#)

## 17. **NEW BUSINESS**

[20-3693](#) Resolution - A Resolution of the City of Mansfield, Texas Approving an

Economic Development Agreement Between the Mansfield Economic Development Corporation, and Goodman Food Products Texas, Inc.; Authorizing the MEDC President to Execute Said Agreement; and Providing an Effective Date

***Presenters:*** Richard Nevins and Peter Phillis

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

[DLF Expansion Agreement](#)

[20-3714](#)

Resolution - A Resolution Approving a Purchase and Sale Contract Between the Mansfield Economic Development Corporation, and Seefried Industrial Properties, Inc. for the Sale of Approximately 53.045 Acres of MEDC Land Located South of Easy Drive

***Presenters:*** Richard Nevins and Peter Phillis

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

[Purchase and Sale Agreement](#)

[Exhibit](#)

[20-3741](#)

Board Appointments: Historic Landmark Commission

***Presenters:*** City Council

[20-3742](#)

Board Appointments: Library Advisory Board

***Presenters:*** City Council

[20-3745](#)

Board Appointments: Construction Codes Board of Adjustment & Appeals

***Presenters:*** City Council

[20-3748](#)

Discussion and Possible Action Regarding the Approval of a Parklet Application Located at 117 North Main Street

***Presenters:*** Joe Smolinski and Matt Jones

***Attachments:*** [Parklet 117 Binder](#)

[20-3749](#)

Ordinance - An Ordinance of the City of Mansfield, Texas Approving and Authorizing a First Amendment to Ordinance No. 2162-20 Authorizing the City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation, Series 2020 and Resolving Other Matters Relating Thereto

***Presenters:*** Joe Smolinski and Peter Phillis

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

**18. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the September 14, 2020 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 11, 2020 prior to 4:00 p.m., in compliance with Chapter 551, Texas Government Code.

\_\_\_\_\_  
Susana Marin, 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.