



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, September 9, 2019

5:00 PM

Council Chambers

REGULAR MEETING

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

A1. Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14

A2. Seek Advice of City Attorney Regarding Legislative Updates

A3. Seek Advice of City Attorney Regarding View at The Reserve

A4. Seek Advice of City Attorney Regarding Possible Amendment to the Ground Lease and Operating Agreement with STORE Master Funding VII, LLC

A5. Seek Advice of City Attorney Regarding Informational Technologies and Security Related Thereto

B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

B1. Right-of-Way Acquisition for Klein Tools Boulevard

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

D1. Staff Update and Council Discussion Regarding Request to Have Mayor Sign a Targeted Employment Area Designation Letter

3. **6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**

4. **7:00 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**

All citizens have the right to speak to the city council on any matter scheduled for discussion or consideration by the council. If an item is not scheduled for a required public hearing, under the provisions of state law, citizen comments on those matters will only be received during this portion of the city council meeting. Items scheduled for required public hearings will be open for citizen's comments at the time of the public hearing during the consideration of that individual agenda item. The citizen comment period is also an opportunity for citizens to address the council on matters that are not scheduled for discussion or consideration on the agenda. If a matter has not been scheduled as an agenda item for this meeting, the city council is not permitted to respond to the citizen's comments on that matter due to restrictions imposed by the Texas Open Meetings Act. If you wish to address the council and are uncertain when to speak, this is the portion of the meeting in which citizen comments will be taken. After the close of the citizen comments portion of the meeting, the only citizen input permitted will be that given during required public hearings as noted on the council agenda. All comments are limited to 5 minutes.

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.

9. **COUNCIL ANNOUNCEMENTS**

10. **SUB-COMMITTEE REPORTS**

[19-3273](#)

Minutes - Approval of the September 4, 2019 Sub-Committee Meeting for Hotel/Motel Occupancy Tax Allocation (vote will be only by members of the sub-committee)

Presenters: Shelly Lanners and Susana Marin

Attachments: [9-4-19 Sub-Committee DRAFT Meeting Minutes](#)

Hotel/Motel Occupancy Tax Funds Sub-Committee Update

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

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

[19-3225](#)

Ordinance -Third and Final Reading of an Ordinance Approving a Change of Zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for Single-Family Residential Uses on Approximately 0.475 Acres Being a Portion of Lot 6, Block 2 of the Original Town of Britton, Generally Located at 924 Cope St.; Ben Hartman (ZC#19-008)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibit B Revised](#)

[19-3229](#)

Ordinance - Third and Final Reading of an Ordinance Amending Chapter 38 of the Mansfield Code of Ordinances to Establish a Historic Preservation Tax Exemption Program for the City of Mansfield (HLC#19-002)

Presenters: Joe Smolinski, Lisa Sudbury and Art Wright

Attachments: [Ordinance](#)

[19-3246](#)

Resolution - A Resolution Awarding Contracts for the Construction of Turner Warnell Road Extension (Callender Road to Wayland Court) to McClendon Construction Company, Inc., to Brittain and Crawford, LLC, for Surveying and Authorizing Funding for an Amount Not to Exceed \$2,575,000.00 (Street Bond Fund and Utility Bond Fund)

Presenters: Bart VanAmburgh and Joe Smolinski

Attachments: [Resolution](#)
[Location Map](#)

[19-3268](#) Minutes - Approval of the August 20, 2019 Special City Council Meeting Minutes

Presenters: Shelly Lanners and Susana Marin

Attachments: [8-20-19 DRAFT Meeting Minutes](#)

[19-3258](#) Minutes - Approval of the August 26, 2019 Regular City Council Meeting Minutes

Presenters: Shelly Lanners and Susana Marin

Attachments: [8-26-19 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

14. PUBLIC HEARING AND FIRST READING

[19-3255](#) Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for Single-Family Residential Uses on Approximately 0.62 Acres Being a Portion of Blocks 36 and 36A of the Original Town of Mansfield, Generally Located at 506-508 Kimball Street; Ben Hartman (ZC#19-011)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibit B](#)

15. PUBLIC HEARING CONTINUATION AND SECOND READING

[19-3238](#) Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Change of Zoning from PR, Pre-Development District to PD, Planned Development for Professional Office Uses on Approximately 0.608 Acres Located at 1089 Matlock Road; Adam Rope on behalf of A. Rope Investments, LLC (ZC#19-010)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibits C-D](#)

16. NEW BUSINESS

- [19-3249](#) Ordinance - First Reading of an Ordinance Considering Approval of an Ordinance Adopting the Budget for the Fiscal Year Beginning on October 1, 2019, and Ending on September 30, 2020, and Making Appropriations for Each Fund and Department
Presenters: Clayton Chandler, Peter Phillis and Gary Cardinale
Attachments: [Ordinance](#)
- [19-3252](#) Ordinance - First Reading of an Ordinance Levying the Ad Valorem Taxes for Fiscal Year 2020 at a Rate of \$0.71000 per One Hundred Dollars (\$100) Assessed Valuation on all Taxable Property
Presenters: Clayton Chandler, Peter Phillis and Gary Cardinale
Attachments: [Ordinance](#)
- [19-3259](#) Board Appointments: Planning & Zoning Commission
Presenters: Shelly Lanners and Susana Marin
- [19-3260](#) Board Appointments: Zoning Board of Adjustment
Presenters: Shelly Lanners and Susana Marin
- [19-3261](#) Board Appointments: Mansfield Economic Development Corporation (MEDC)
Presenters: Shelly Lanners and Susana Marin
- [19-3262](#) Board Appointments: Mansfield Park Facilities Development Corporation (MPFDC)
Presenters: Shelly Lanners and Susana Marin
- [19-3263](#) Board Appointments: Library Advisory Board
Presenters: Shelly Lanners and Susana Marin
- [19-3264](#) Board Appointments: Historic Landmark Commission
Presenters: Shelly Lanners and Susana Marin
- [19-3265](#) Board Appointments: Keep Mansfield Beautiful
Presenters: Shelly Lanners and Susana Marin
- [19-3266](#) Board Appointments: Mansfield Commission for the Arts
Presenters: Shelly Lanners and Susana Marin
- [19-3267](#) Board Appointments: Construction Codes Board of Adjustment & Appeals
Presenters: Shelly Lanners and Susana Marin

17. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the September, 9, 2019 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, September, 5, 2019 prior to 5:00 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.