



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, September 25, 2023

1:00 PM

Council Chambers

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#### REGULAR MEETING

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

2. **PROCLAMATION**

[23-5590](#) National Night Out 2023

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

3. **PRESENTATION**

Mayor's Challenge Award Presented by NCTCOG

4. **RECOGNITION**

North Texas Community Cleanup Challenge

5. **WORK SESSION**

Discussion Regarding the Draft Public Art Policy and Ordinance

Discussion Regarding the T, Toll Road 360 Form-Based Development District

Discussion Regarding the September 25, 2023 Consent Agenda Items

6. **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. **(i) Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071 (1)**

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

Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda

- A. **(ii) Consultation with Attorney on a Matter in Which the Duty of the Attorney to the Governmental Body Under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with this Chapter (Open Meetings Act) Pursuant to Section 551.071 (2)**
- B. **Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072**

Land Acquisition for Future Development

- 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**

Economic Development Project #21-10

Economic Development Project #21-19

Economic Development Project #21-23

Economic Development Project #23-06

Economic Development Project #23-14

- 7. **6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**
- 8. **7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**
- 9. **INVOCATION**
- 10. **PLEDGE OF ALLEGIANCE**
- 11. **TEXAS PLEDGE**

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

**12. 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.*

**13. COUNCIL ANNOUNCEMENTS****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

Veterans Job Fair Update

City Council Meeting Start Time Update

**B. Business Services Department Report**

[23-5608](#) Presentation of the Monthly Financial Report for the Period Ending August 31, 2023

**Presenters:** Latifia Coleman

**Attachments:** [August 2023 Monthly Financials](#)

**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**

[23-5576](#) 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 Westra Consultants in an Amount Not to Exceed \$53,200.00 for the Design of Matlock Road Left Turn Lanes at Country Club Drive and Cannon Drive (Street Bond Fund)

***Presenters:*** Raymond Coffman

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

[Exhibit A - Contract](#)

[Exhibit B - Location Map](#)

[Exhibit C - Location Map](#)

[23-5592](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Designating a Deputy City Attorney; Approving an Agreement with the Deputy City Attorney to Provide Legal Services Relating to the Prosecution of Mansfield Municipal Court Cases and Authorizing the Mayor to Execute any Documents Necessary to Implement this Resolution

***Presenters:*** Troy Lestina

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

[Exhibit A - Municipal Prosecutor Services Agreement](#)

[23-5600](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Authorizing a Contract Between the City of Mansfield, Texas and Neighborhood Management Inc. for the Management and Improvement Services Agreement of the South Pointe Public Improvement District

***Presenters:*** Troy Lestina and Bryan Rebel

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

[Exhibit A - South Pointe PID Mgt. Contract 2023-2024](#)

[23-5601](#)

Resolution - A Resolution Awarding Twelve-Month Renewable Contracts to the Lowest and Best Bids for the Individual Supply of Eight Different Water Treatment Chemicals for the Bud Ervin Water Treatment Plant (Utility Fund)

***Presenters:*** Alex Whiteway

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

[23-5604](#)

Resolution - A Resolution Approving a Purchase of a Kohler 1250 KW Generator Through the Interlocal Purchasing System Buyboard to Loftin Equipment Company in an Amount Not to Exceed \$610,000 for the Phase V Expansion at the Bud Ervin Water Treatment Plant (Utility Fund)

***Presenters:*** Alex Whiteway

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

[23-5605](#)

Resolution - A Resolution Approving a Twelve-Month Service Agreement with IN-Pipe Technology to Install, Maintain Equipment, and Treat Wastewater Through Microbial Dosing in the Wastewater Collection System for an Amount not to Exceed \$276,000 (Utility Fund)

***Presenters:*** Alex Whiteway

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

[23-5609](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Data Processing, Printing, and Mailing Services Agreement Between the City of Mansfield, Texas, And InfoSend, Inc.; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date (Utility Fund)

**Presenters:** Jeff Price

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

[Exhibit A - Agreement](#)

[23-5610](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Adopting Phase I of an ADA Transition Plan for Parks and Recreation Facilities; 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 - ADA Self-Evaluation and Transition Plan](#)

[23-5611](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding a Construction Contract to Home Run Construction LLC of Italy, Texas in an Amount Not to Exceed \$1,519,130.02 for Construction of a New Parking Lot and Drive at Katherine Rose Memorial Park; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (ARPA, General Obligation Bonds, MPFDC Fund)

**Presenters:** Matt Young

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

[Exhibit A - Bid Tabulation](#)

[23-5612](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract Between the City of Mansfield, Texas and Westwood Professional Services, Inc., in an Amount Not to Exceed \$61,800 for Landscape Architecture Services for McClendon Park East Playground and Nature Trail; 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 - Consultant Proposal](#)

[23-5613](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract Between the City of Mansfield, Texas and Westwood Professional Services, Inc., in an Amount Not to Exceed \$57,600 for Landscape Architecture Services for Phase II

Improvements at Mans Best Field Dog Park; 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 - Consultant Proposal](#)

[23-5615](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding a Annual Contract to Building Contractors, Inc. dba BCI Janitorial in an Amount Not to Exceed \$65,337.60 for Janitorial Services of Park Facilities; 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](#)

[23-5616](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Authorizing a Collection Fee in the Amount of Thirty Percent (30%) of Debts and Accounts Receivable Ordered Paid by the Mansfield Municipal Court and of Amounts if Cases in Which the Accused has Failed to Appear; Approving a Contingent Fee Contract for Legal Services with Linebarger Goggan Blair & Sampson, LLP; Making Certain Findings as Required by Section 2254.1036 of the Texas Government Code; 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](#)

[Exhibit A - Contract](#)

[23-5618](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving a Contract Between the City of Mansfield, Texas and Nema 3 Electric, Inc. in an Amount not to Exceed \$104,242.00 for the Installation of the North Main Bridge LED Lights; 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](#)

[Exhibit A - Contract](#)

[23-5621](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Collateral Assignment of Agreement with Chisholm Flats LLC, for the Benefit of Plainscapital Bank; Authorizing the City Manager or His Designee to Execute the Agreement; and Providing an Effective Date

***Presenters:*** Jason Moore

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

[Exhibit A - TIRZ and 380 Agreement](#)

[Exhibit B - Collateral Assignment](#)

[23-5588](#) Request for Special Event Permit: 2023 Run with Heart

***Presenters:*** Jason Alexander

***Attachments:*** [2023 Run with Heart](#)

[23-5589](#) Request for Special Event Permit: 2023 Mansfield Turkey Trot

***Presenters:*** Jason Alexander

***Attachments:*** [2023 Mansfield Turkey Trot](#)

[23-5591](#) Minutes - Approval of the September 11, 2023 Regular City Council Meeting Minutes

***Presenters:*** Susana Marin

***Attachments:*** [9-11-23 DRAFT Minutes](#)

[23-5617](#) Minutes - Approval of the September 19, 2023 Special City Council Meeting and Joint City Council and Mansfield Independent School District Board Meeting Minutes

***Presenters:*** Susana Marin

***Attachments:*** [9-19-23 DRAFT Minutes](#)

### **END OF CONSENT AGENDA**

## **17. OLD BUSINESS**

[23-5574](#) Resolution - A Resolution of The City Council of The City Of Mansfield, Texas, Approving a Parking Lot Agreement with Open Range Properties, LLC for the Public Use of Open Range Properties, LLC's Parking Lot in an Amount not to Exceed \$14,300 a Year

***Presenters:*** Vanessa Ramirez

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

[Exhibit A - Parking Lot Agreement](#)

## **18. PUBLIC HEARING AND FIRST AND FINAL READING**

[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](#)**19. PUBLIC HEARING AND FIRST READING**[23-5500](#)

Ordinance - Public Hearing and First Reading on 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](#)

[Maps and Supporting Information](#)

[Exhibit A - Legal Description](#)

**20. NEW BUSINESS**[23-5541](#)

Resolution - A Resolution of the City Council of the City Of Mansfield, Texas, Approving a Professional Services Agreement with RSM Design for the Branding and Wayfinding Design for the LinQ Innovation District, in an Amount not to Exceed \$245,500

***Presenters:*** Jason Moore

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

[Exhibit A - RSM Professional Services Agreement](#)

**21. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the September 25, 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 Thursday, September 21, 2023 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

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Susana Marin, City Secretary

Approved as to form:

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City Attorney

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.