



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, October 14, 2019

3:00 PM

Council Chambers

REGULAR MEETING

1. **3:00 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 Matters Related to Human Resource Management
- A3. Seek Advice of City Attorney Regarding Residential Strategies and The Reserve Planned District
- A4. Seek Advice of City Attorney Regarding Wholesale Water Contract - Mountain Peak Special Utility District
- A5. Seek Advice of City Attorney Regarding Possible Amendment to the Ground Lease and Operating Agreement with STORE Master Funding VII, LLC
- A6. Seek Advice of City Attorney Regarding Texas Commission on Environmental Quality Registration No. 152013

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

- D1. Economic Development Project #19-02
- D2. Economic Development Project #19-04
- D3. Economic Development Project #19-06

3. WORKSESSION TO BE HELD IN THE MULTI-PURPOSE ROOM IMMEDIATELY FOLLOWING EXECUTIVE SESSION

Presentation of City's Website Redesign

- 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. PROCLAMATION

[19-3303](#) National Arts and Humanities Month

Attachments: [Arts and Humanities Month 2019](#)

10. PRESENTATION

Historic Landmark Commission Annual Report

Mansfield Commission of the Arts Annual Report

Priscilla Sanchez - Common Ground Network Inc. Gary Wetzel Heart for the Community Award

Savvy Award for Communications and Marketing of the Mansfield Volunteer Program

Mansfield City Council - Presidential Volunteer Service Award Gold Medal

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 Assistant City Secretary's seating place. Please present the card to the Assistant City Secretary prior to the start of the meeting.

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

Quarterly Reports

- *Mansfield Economic Development Corporation
- *Mansfield Park Facilities Development Corporation
- *Planning and Zoning Commission
- *Public Works
- *Code Enforcement
- *Communications and Marketing
- *Library
- *Mansfield Convention and Visitors Bureau

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

[19-3255](#)

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 0.62 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](#)

[19-3295](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Amending the Mansfield Economic Development Corporation Articles of Incorporation to Require All Directors to Reside Within the City or a Mansfield Address and Allowing for Two Additional Board Members

Presenters: Clayton Chandler and Richard Nevins

Attachments: [Resolution](#)

[Approved MEDC Resolution - Articles of Incorporation](#)

[19-3296](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Amendment to the Mansfield Economic Development Corporation Bylaws Requiring All Directors to Reside in the City of Mansfield or at a Mansfield Address

Presenters: Richard Nevins and Clayton Chandler

Attachments: [Resolution](#)

[MEDC Resolution - ByLaws](#)

[19-3290](#)

Resolution - A Resolution to Consider Executing a Consultant Agreement with Kimley-Horn and Associates, Inc. in the amount of \$126,500 for Professional Services Related to the Design and Feasibility Options for Phase 3A and Phase 3B of the Walnut Creek Linear Park Trail System

Presenters: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[Walnut Creek Linear Park Phase 3 Design Proposal](#)

[19-3305](#)

Resolution - A Resolution Awarding a Construction Contract for Miscellaneous Concrete Roadway Rebuilds to Reliable Paving Inc., Authorizing and Directing the City Manager to Execute Contract Documents; and Authorizing Funding for an Amount Not to Exceed \$915,000.00 (Street Bond Fund)

Presenters: Bart VanAmburgh and Joe Smolinski

Attachments: [Resolution](#)

[BidTabs](#)

[Rebuild Area Map](#)

- [19-3310](#) Resolution - A Resolution to the City of Mansfield, Texas, Nominating Candidates to Serve as Nominees for an Appointment to Johnson County's Appraisal District Board for Calendar Years 2020 and 2021
Presenters: Peter Phillis
Attachments: [Johnson County Appraisal District Resolution](#)
[Johnson County Appraisal District Letter](#)
[Johnson County Board of Directors-Bios](#)
- [19-3311](#) Resolution - A Resolution of the City of Mansfield, Texas, Nominating Candidates to Serve as Board Members for Tarrant County's Appraisal District for Calendar Years 2020 and 2021
Presenters: Peter Phillis
Attachments: [Tarrant County Appraisal District Resolution](#)
[2019 TAD Board Of Directors Nomination Letter](#)
- [19-3314](#) Resolution - A Resolution of the City of Mansfield, Texas, Nominating Candidates to Serve as Board Members for Ellis County Appraisal District for Calendar Years 2020 and 2021
Presenters: Peter Phillis
Attachments: [Ellis County Appraisal District Resolution](#)
[Ellis County Appraisal District Letter](#)
[Ellis County Appraisal District Taxing Unit Voting Entitlement Letter](#)
[Ellis County Appraisal District 2018-2019 Board of Director's History](#)
[Board of Directors Guidelines & Responsibilities](#)
- [19-3318](#) Resolution - A Resolution Awarding a Contract for Construction of the 2.0 Million Gallon Industrial Elevated Storage Tank to Landmark Structures I, LP, and Authorizing Funding for an Amount Not to Exceed \$5,908,250.00 (Utility Bond Fund)
Presenters: Bart VanAmburgh and Joe Smolinski
Attachments: [Resolution](#)
[BidTab](#)
[Map](#)
- [19-3277](#) Request for Special Event Permit: Veterans Day Parade and Salute
Presenters: Joe Smolinski and The Applicant
Attachments: [Veterans Day Parade and Salute](#)
- [19-3293](#) Minutes - Approval of the September 23, 2019 Regular City Council Meeting Minutes
Presenters: Shelly Lanners and Susana Marin
Attachments: [9-23-19 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA**17. PUBLIC HEARING AND RESOLUTION**

[19-3315](#) Resolution - A Public Hearing on a Resolution Approving the Fiscal Year 2019/2020 Services and Assessment Plan for the South Pointe Public Improvement District ("PID"); Providing a Severability Clause; and Providing an Effective Date

Presenters: Peter Phillis and Gary Cardinale

Attachments: [Resolution](#)

[Budget](#)

18. PUBLIC HEARING

[19-3297](#) Ordinance - Public Hearing and Consideration of a Request for a Specific Use Permit for Apartments on Approximately 12.918 Acres out of the Elizabeth McAnear Survey, Abstract No. 1005 and the Richard Bratton Survey, Abstract No. 114, City of Mansfield, Tarrant County, Texas, located on the South Side of E. Broad Street, a Quarter-mile East of Cannon Drive; Clay Roby of Stillwater Capital, on behalf of Stephen C.H. Lockwood of Lockwood Management Corporation (ZC#19-014)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - D](#)

[Letter of Opposition](#)

19. PUBLIC HEARING AND FIRST READING

[19-3298](#) Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning From SF-7.5/12 Single-Family Residential District and OP, Office Park District to PD, Planned Development District for Medical Office Uses on Approximately 0.516 Acres Known as a Portion of Lot 1, Block 16, Original Town of Mansfield, Generally Located at 501 E. Broad Street and 104 N. Waxahachie Street; Chris Jackson of Mansfield, Texas MOB, LP (ZC#19-015)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - D](#)

20. PUBLIC HEARING CONTINUATION AND SECOND READING[19-3279](#)

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Change of Zoning from PD Planned Development District to PD Planned Development District for Age-Restricted Single-Family Residential Uses on Approximately 33.495 Acres out of the S. Mitchell Survey, City of Mansfield, Abstract No. 593, Johnson County, TX and Abstract No. 1024, Tarrant County, TX, Located at the Northeast Corner of Mitchell and Mathis Roads; John Delin of Integrity Group, LLC, on Behalf of James Cornelius of Sowell Reserve Associates, L.P. and Bill Bryant (ZC#19-006)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - G](#)

[Previously Approved Site Plan](#)

[Letter from Sowell regarding screening on River Birch](#)

[19-3286](#)

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Historic Landmark Overlay District Classification for the Property Located at 301 W. Broad Street; Art Wright, City Historic Preservation Officer on Behalf of Manuel and Elva Hernandez, Property Owners (ZC#19-013)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance with Exhibit A](#)

[Maps and Supporting Information](#)

[Gaulden-Baskin House Information Sheet](#)

[Photographs of windows](#)

[19-3287](#)

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Modifying the School Zone Limits for Lake Ridge High School on N. Day Miard Road and Changing the Speed Limits on N. Day Miard Road and East Seeton Road

Presenters: Joe Smolinski and Bart VanAmburgh

Attachments: [Ordinance](#)

[Day Miard Speed Limit Map](#)

[Lake Ridge School Zone Map](#)

[Exhibit A](#)

21. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the October 14, 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, October 10, 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.