



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, August 26, 2024

2:00 PM

Council Chambers

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#### REGULAR MEETING

1. **2:00 P.M. - CALL MEETING TO ORDER**

2. **WORK SESSION**

Discussion Regarding the August 26, 2024 Consent Agenda Items

3. **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. Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071**

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

Seek Advice of City Attorney Regarding Legislative Priorities

Seek Advice of City Attorney Regarding Zoning Provisions for Retail Sales of Alcohol

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

**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**

Board Appointments

**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 #21-23

Economic Development Project #21-33

Economic Development Project #22-12

Economic Development Project #23-14

Economic Development Project #23-15

Economic Development Project #24-08

**4. 6:00 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**

*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.*

**9. COUNCIL ANNOUNCEMENTS**

**10. APPROVAL OF SUB-COMMITTEE MINUTES**

[24-6145](#) Minutes - Approval of the August 12, 2024 Housing Market Growth Strategy Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Short (Chair), Newsom, and Bounds)

***Presenters:*** Susana Marin

***Attachments:*** [8-12-24 DRAFT Meeting Minutes](#)

[24-6146](#) Minutes - Approval of the August 12, 2024 Local Transportation Issues Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Tonore (Chair), Bounds, and Fresquez)

***Presenters:*** Susana Marin

***Attachments:*** [8-12-24 DRAFT Meeting Minutes](#)

**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

Trinity Metro Rideshare Update

Fiscal Year 2025 Budget Presentation

**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**

[24-6153](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Amendment to the Professional Services Contract with Peak Program Value, LLC Not to Exceed \$485,093.00 for the Program Control Services for the Construction Phase of the Expansion of the Service Center and Animal Shelter Project; 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 Jones

**Attachments:** [Resolution](#)  
[Amendment #01](#)

[24-6159](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving an Agreement with NEMA 3 Electric, Inc. for the Retrofit of Existing Public Buildings with Energy Efficient Lighting within the Municipal Limits of the City of Mansfield, Texas Utilizing the Texas Buyboard Purchasing Cooperative for an Amount Not to Exceed One Hundred Eleven Thousand and Six Hundred and Thirty-Four dollars (\$111,634.00); Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (General Fund)

**Presenters:** Andy Hale

**Attachments:** [Resolution](#)  
[Agreement with NEMA 3 Electric, Inc.](#)

[24-6143](#) Minutes - Approval of the August 12, 2024 Regular City Council Meeting Minutes

**Presenters:** Susana Marin

**Attachments:** [8-12-24 DRAFT Meeting Minutes](#)

### **END OF CONSENT AGENDA**

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

[24-6155](#) Ordinance - Public Hearing and First and Final Reading on an Ordinance Amending Title XV of the Mansfield, Texas Code of Ordinances, Entitled "Land Usage", Section 155.012 by Adding a Definition of Memory Care Facility and Subsection 155.054(B) to Revise Permitted Use Table E to Establish Memory Care Facility as a Permitted Use in the C-2, C-3, and PD Districts; Providing for the Repeal of all Ordinances in Conflict; Providing for a Severability Clause; Providing a Penalty of Fine Not to Exceed the Sum of Two Thousand Dollars (\$2,000.00) for Each Offense; and Providing for an Effective Date (OA#24-008)

**Presenters:** Arty Wheaton-Rodriguez

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

[24-6156](#) Ordinance - Public Hearing and First and Final Reading on an Ordinance Amending Title XV of the Mansfield, Texas Code of Ordinances, entitled "Land Usage", Section 155.072(B) by adding definitions of Boutique Hotel and Dooryard; Section 155.054(J)(4) Related to Principal Building Height in the D-3 and TOD zones; Section 155.072(K) Related to Standards for Boutique Hotels; Section 155.072(N) Related to Standards for Dooryards; Section 155.072, Building Function and Specific Use Table 3 to Add Boutique Hotel as a Permitted Use in the D-3 zone and TOD zone; and Section 155.072 by Adding a New Diagram No. 12 Related to Dooryards;

Providing for a Severability Clause; Providing a Penalty of Fine Not to Exceed the Sum of Two Thousand Dollars (\$2,000.00) for Each Offense; and Providing for an Effective Date (OA#24-005)

***Presenters:*** Arty Wheaton-Rodriguez

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

## 15. **PUBLIC HEARING AND FIRST READING**

[24-6158](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PD, Planned Development District to S, South Mansfield Form-Based Development District on Approximately 9.48 Acres in the W Howard Survey Abstract No. 690, City of Mansfield, Tarrant County, TX on property addressed 620 S Cannon Drive and 400 N Miller Road.; Leon Capital Group, Applicant (ZC#24-002)

***Presenters:*** Arty Wheaton-Rodriguez

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

[Maps and Supporting Information](#)

[Exhibit A](#)

## 16. **NEW BUSINESS**

[24-6111](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Amendment to the Construction Manager at Risk Contract with Steele and Freeman for the Expansion of the Service Center and Animal Shelter Project for a Guaranteed Maximum Price of \$38,296,658.00; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date (Certificates of Obligations and Utility Fund)

***Presenters:*** Matt Jones

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

[24-6154](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Amendment to the Construction Manager at Risk Contract with Moss Construction for the Harvest Point Public Infrastructure Project for a Guaranteed Maximum Price of \$35,971,518.00; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date (General Fund, TIRZ #4)

***Presenters:*** Jason Moore

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

[Revised Cost Proposal Form](#)

## 17. **ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the August 26, 2024 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, August 22, 2024 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

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Susana Marin, City Secretary

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 276-4207 at least three (3) business days in advance. Reasonable accommodation will be made to assist your needs.