



# CITY OF MANSFIELD

1200 East. Broad St.  
Mansfield, TX 76063  
www.mansfield-tx.gov

## Meeting Agenda City Council

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Monday, April 13, 2015

5:00 PM

Council Chambers

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### 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**

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

Seek Advice of City Attorney Regarding TCEQ's Grant of Application #40272

Seek Advice of City Attorney Regarding Oak Reserve

Seek Advice of City Attorney Regarding the Ground Lease Agreement with Mansfield Family Entertainment

Seek Advice of City Attorney Regarding Legal Ramifications of Current Legislative Issues Relating to House Bill 40

**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 Negotiations of the Industrial Development Corporation of an Offer of a Financial or Other Incentives to a Business Prospect Pursuant to Section 551.087**

Project Update #14-14 - Entertainment Business Prospect

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. **PROCLAMATION**

[15-1274](#) National Library Week

*Attachments:* [National Library Week 2015](#)

[15-1275](#) National Library Worker's Day

*Attachments:* [National Library Workers 2015](#)

[15-1280](#) Public Safety Telecommunications Week

*Attachments:* [Public Safety Telecommunications Week 2015](#)

9. **PRESENTATION**

TML - Achievement of Excellence in Libraries Award

10. **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. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Please refrain from "personal criticisms."*

*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 City Secretary.*

11. **COUNCIL ANNOUNCEMENTS**

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

Bike Rodeo Update; Angie Henley and Daniel Sherwin

Quarterly Reports - Mansfield Economic Development Corporation, Mansfield Park Facilities Development Corporation, Planning and Zoning Commission, Public Works, Legal, Code Enforcement, Development Services, Communications and Marketing

**B. Business Services Department Report**

[15-1279](#) Presentation of the Monthly Financial Report for the Period Ending February 28, 2015

**Sponsors:** Peter Phillis

**Attachments:** [February 2015 Financials](#)

**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**

[15-1247](#) Ordinance - Third and Final Reading of an Ordinance Amending Section 2.02 of the Subdivision Control Ordinance to Require a Note on Plats for Single-Family Residential Development Regarding the Proximity of Gas Well Drill Sites (OA#15-002)

**Sponsors:** Felix Wong

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

[15-1267](#) Resolution - A Resolution Authorizing the Execution of a Contract with the Tarrant County Elections Administrator to Perform Election Services for the May 9, 2015 General Election; and Providing an Effective Date

**Sponsors:** Vicki Collins

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

[Joint Election Agreement](#)

[Polling Locations](#)

[Early Voting Schedule](#)

[15-1268](#) Resolution - A Resolution of the City of Mansfield, Texas, Calling for a General Election to be held Jointly with the Mansfield Independent School District on May 9, 2015; Designating Polling Places; Establishing Election Precincts within the City; Appointing an Election Judge and an

Alternate Judge; Establishing Other Procedures for Conduct of the Election; Establishing a Date for Canvassing Returns; Establishing a Date for Runoff Election, if Necessary; and Providing an Effective Date

**Sponsors:** Vicki Collins

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

[Agreement with MISD](#)

[15-1284](#)

Resolution - Authorization of Funding in an Amount not to exceed \$260,000.00 and Approval of Contracts, Including Design Services with Jerry Parche Consulting Engineers, to Prepare the Mouser Way Improvements Project for Construction (Street Bond Fund)

**Sponsors:** Steve Freeman

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

[15-1269](#)

Request for Special Event Permit: Cancer Society Relay for Life

**Sponsors:** The Applicant

**Attachments:** [Cancer Soc Relay for Life](#)

[Insurance Policy for Relay for Life](#)

[15-1271](#)

Minutes - Approval of the March 16, 2015 Regular City Council Meeting Minutes

**Sponsors:** Vicki Collins

**Attachments:** [3-16-15 DRAFT Meeting Minutes](#)

[15-1272](#)

Minutes - Approval of the March 23, 2015 Regular City Council Meeting Minutes

**Sponsors:** Vicki Collins

**Attachments:** [3-23-15 DRAFT Meeting Minutes](#)

### **END OF CONSENT AGENDA**

## **15. OLD BUSINESS**

[15-1216](#)

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR & SF-12/22 to PD for Multi-Family, Single-Family, Townhouse, Park and Limited Commercial Uses on Approximately 31.1 Acres, Generally Located East of North Street, South of Newt Patterson Road and West of N. Main Street; Realty Capital Management, LLC (ZC#14-013)

**Sponsors:** Felix Wong

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

[Maps & Supporting Information](#)

[Exhibit A](#)

[Exhibit B](#)

[15-1248](#) Ordinance - First Reading on an Ordinance Approving a Zoning Change from PR to PD for Assisted Living and Associated Uses on Approximately 3.28 Acres, Generally Located Southwest of the Intersection of Callender Road and Oak Shadow Court; Arthur Girouard (ZC#14-011)

**Sponsors:** Felix Wong

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

[Exhibit A](#)

[Maps & Supporting Info.](#)

[ZC#14-011 Calendar Rd. Assisted Living](#)

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

[15-1251](#) Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Amending Section 7960.B.11 of the Zoning Ordinance Regarding the Time Limits and Extension of Time Limits for Gas Well Drilling and Production (OA#15-003)

**Sponsors:** Felix Wong

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

## 17. **NEW BUSINESS**

[15-1276](#) Ordinance - First Reading of an Ordinance to Consider Lease and Joint-Use Operating Agreement Between the City of Mansfield and the Historic Mansfield Performance Park, a Non-Profit Organization

**Sponsors:** Shelly Lanners

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

[Lease and Joint-Use Agreement](#)

[15-1281](#) Reconsideration of Second Reading on an Ordinance Approving a Zoning Change from PR, C-2 and C-3 to SF-7.5/16 on Approximately 35.5 Acres, Generally Located East of South Main, West of Willow Bend Court and Approximately 1,100 Feet South of Star Grass Drive; First Southwest Properties Management (ZC#14-014)

**Sponsors:** Larry Broseh, Cory Hoffman and Brent Newsom

[15-1286](#) Review and Consideration of the Terms of Development Agreement for Proposed Improvements Related to a Development known as Main Street Lofts within the Boundary of Tax Increment Reinvestment Zone No. 2, Generally Located West of N Main Street and South of Newt Patterson Road

**Sponsors:** Felix Wong

**Attachments:** [Summary of TIRZ Funding Request](#)

[Development Agreement Framework 4-13-15](#)

**18. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the April 13, 2015 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 the Thursday, April 9, 2015 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

\_\_\_\_\_  
Vicki Collins, City Secretary

Approved as to form:

\_\_\_\_\_  
Steven A. Wood, Staff 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.