



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, December 11, 2023

2:00 PM

Council Chambers

REGULAR MEETING

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

2. **WORK SESSION**

Discussion Regarding Neighborhood Design Standards

Discussion Regarding Standards for Temporary Batch Plants

Discussion Regarding the December 11, 2023 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 Downtown Decorative Lighting

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

City Secretary Evaluation

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 #22-11

Economic Development Project #22-23

Economic Development Project #23-16

4. IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

5. 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.

6. COUNCIL ANNOUNCEMENTS

7. 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

Certificate of Achievement for Excellence in Financial Reporting

8. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

9. 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[23-5770](#)

Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Sections 156.03(A) and (B), "Park Land Dedication", Section 156.05(D), "Cash in Lieu of Land", and Section 156.06(A), "Park Development Fee" of Chapter 156, "Park Land Dedication and Development Fee" of Title XV "Land Usage" of the Code of Mansfield, Texas to Reference an Amended Exhibit B; Providing for the Repeal of all Ordinances in Conflict; Providing a Severability Clause; Providing for Publication as Required by Law; and Providing an Effective Date

Presenters: Matt Young

Attachments: [Ordinance](#)

[Exhibit B - Fee Schedule](#)

[23-5739](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Change Order with Halff Associates, INC. for the Design of Glen Abbey Drainage Improvements in the Amount of \$76,500; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date (Drainage Utility Fund)

Presenters: Howard Redfearn

Attachments: [Resolution](#)

[Plans](#)

[Drainage Analysis](#)

[Scope of Services](#)

[23-5771](#)

Resolution - A Resolution of the City of Mansfield, Texas, Approving an Agreement with the Tarrant County Emergency Services District No. 1 for Fire Protection and Emergency Medical Services; Authorizing the Fire Chief to Execute the Agreement and Act as the City's Representative in all Matters Relating to the Agreement; 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: Mike Ross

Attachments: [Resolution](#)

[Exhibit A - Contract](#)

[23-5773](#)

Resolution - A Resolution of the City Council of the City of Mansfield,

Texas, Approving an Advance Funding Agreement Between the City of Mansfield, TX and The Texas Department of Transportation in an Amount of \$136,384.00 for Local Government Contributions to The North Street Bridge at Walnut Creek Project for Bridge Structure and Roadway Approaches (Street Bond Fund)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Advance Funding Agreement](#)

[23-5774](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract with Teague Nall and Perkins, Inc. for the Design of Chapel Hill Drainage Improvements in an Amount not to exceed \$60,360; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date (Drainage Utility Fund)

Presenters: Howard Redfearn

Attachments: [Resolution](#)

[Map](#)

[Professional Service Contract](#)

[23-5775](#)

Resolution - A Resolution Authorizing the City Manager or Designee to Enter into a Memorandum of Understanding (MOU) with the North Central Texas Council of Governments (NCTCOG) to Outline the Roles and Responsibility of Each Partner with Respect to Development of Multi-Agency Communication, Data and Video Sharing on a Regional Intelligent Transportation Network

Presenters: David Boski

Attachments: [Resolution](#)

[Memorandum](#)

[23-5776](#)

Resolution - A Resolution Authorizing the City Manager or Designee to Enter into a Texas Department of Transportation Advance Funding Agreement (AFA) for Voluntary Local Government Contributions for Additional Aesthetics and Roadway Scope for the US 287 Frontage Roads (Union Pacific Railroad to Lone Star Road) Project for an Amount Not to Exceed \$586,084.53 (Street Bond Fund)

Presenters: David Boski

Attachments: [Resolution](#)

[Funding Agreement](#)

[Cost Breakdown](#)

[23-5777](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager or his Designee to Negotiate, Finalize, and Execute a Development Agreement with BRIDGEVIEW MULTIFAMILY LLC; 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](#)

[23-5779](#)

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 Kimley-Horn and Associates, Inc. in an Amount Not to Exceed \$1,155,000.00, and Brittain and Crawford, LLC in an Amount Not to Exceed \$71,500.00 for the Design and Survey, respectively, of East Broad Street (Fire Station to Holland Rd.) (Street Bond Fund)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[PSC - Kimley Horn](#)

[PSC - Brittain and Crawford](#)

[Concept Plan](#)

[Opinion of Probably Cost](#)

[23-5780](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Renewal No. 1 of Interlocal Agreement for Day Miar Road Widening Between the City of Mansfield, TX and Tarrant County in an Amount Not to Exceed \$5,405,608.00 for the Cooperative Funding for Day Miar Road (E. Broad St. to Seeton Rd.)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Renewal](#)

[23-5781](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Renewal No. 1 of Interlocal Agreement for Dick Price Road Extension Between the City of Mansfield, TX and Tarrant County in an Amount Not to Exceed \$1,584,500.00 for the Cooperative Funding for Dick Price Rd. Improvements (Gertie Barrett Rd. to N. Main St.)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Renewal](#)

[23-5788](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Adopting and Authorizing the Use of the Construction Manager at Risk Delivery Method for the Harvest Point Multipurpose Soccer Stadium Project; Delegating Authority to the City Manager; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; and Providing an Effective Date

Presenters: Jason Moore

Attachments: [Resolution](#)

[23-5789](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Opposing the Granting of the Texas Commission on Environmental Quality Proposed Air Quality Permit No. 172856 Authorizing the Construction of a Concrete Batch Plant Located at 5428 East Farm to Market Road 1187, Burleson, Tarrant County, Texas; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; and Providing an Effective Date

Presenters: Vanessa Ramirez

Attachments: [Resolution](#)

[23-5790](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Purchase of Replacement Radios, Associated Hardware and Accessories for the Police and Fire Departments from Motorola Solutions, Inc. in the Amount of \$1,684,551.87; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; and Providing an Effective Date

Presenters: Mike Ross and Tracy Aaron

Attachments: [Resolution](#)

[Quote](#)

[23-5749](#) Minutes - Approval of the November 13, 2023 11:30 a.m. Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [11-13-23 DRAFT Meeting Minutes](#)

[23-5750](#) Minutes - Approval of the November 13, 2023 6:00 p.m. Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [11-13-23 DRAFT Meeting Minutes](#)

[23-5751](#) Minutes - Approval of the November 21, 2023 Special City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [11-21-23 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

10. OLD BUSINESS

[23-5723](#) 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 Ryan Kyle McGinnis DBA Emerald City Production in an Amount not to Exceed \$422,230.34 for Audio Visual Equipment Rental and Production Management Services in FY24, FY25 and FY26

Presenters: Theresa Cohagen and Rosalie Gilbert

Attachments: [Resolution](#)
[Exhibit A - Contract](#)

11. PUBLIC HEARING AND FIRST AND FINAL READING

[23-5748](#) Ordinance - Public Hearing and First and Final Reading of an Ordinance Approving a Proposed Amendment to Section 155.069(F) of the Mansfield Code of Ordinances, "H, Historic Landmark Overlay District Regulations," Related to Emergency Repairs of Damage to Historic Landmarks (HLC#23-010)

Presenters: Art Wright

Attachments: [Ordinance](#)

12. PUBLIC HEARING AND FIRST READING

[23-5763](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from MH, Manufactured Home District and PR, Pre-Development District to PD, Planned Development District for Attached Single-Family Residential and Manor House Uses on Approximately 11.03 Acres Located at 2600, 2626, and 2628 N. Main Street; Phillips Equity Capital, LLC, Owner/Developer (ZC#22-018)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits A-E](#)

[23-5782](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District to PD, Planned Development District for a Single-Family Attached (Townhome) Development on Approx. 7.869 Acres, Generally Along South Mitchell Road and River Birch Drive Property Addressed at 1000 South Mitchell Road; Uriel Carrillo, Applicant (ZC#23-006)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibits](#)

[Maps and Supporting Information](#)

13. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the December 11, 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, December 7, 2023 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

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) 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.