



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, August 13, 2018

4:00 PM

Council Chambers

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#### REGULAR MEETING

1. **4:00 P.M. - CALL MEETING TO ORDER**

2. **WORK SESSION TO BE HELD IN THE MULTI-PURPOSE ROOM**

Way Finding Masterplan

Dog Park Update

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. **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 The Lofts Agreement

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**

Board Appointments

Annual Review of the City Manager

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**

Discussion Regarding Project #17-21 - Existing Business Expansion

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. **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 Assistant City Secretary prior to the start of the meeting.*

10. **COUNCIL ANNOUNCEMENTS**

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

B. **Business Services Department Report**

[18-2811](#) Presentation of the Monthly Financial Report for the Period Ending June 30, 2018

**Presenters:** Peter Phillis

**Attachments:** [June 2018 Financials](#)

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**

- [18-2817](#) Resolution - A Proposed Resolution Awarding a One Year Renewable Contract to the Lowest and Best Bid for the Supply of Liquid Sodium Hydroxide (Caustic Soda), for an Amount not to Exceed \$725.00 / Dry Ton (Utility Fund FY-2018, FY-2019 Operating Budget)  
**Presenters:** Joe Smolinski and Jeff Price  
**Attachments:** [Resolution](#)  
[2018 Chemical Bids](#)
- [18-2818](#) Resolution - A Proposed Resolution Awarding a One Year Renewable Contract to the Lowest and Best Bid for the Supply of One Ton Chlorine Cylinders, for an Amount not to Exceed \$770.00 / Wet Ton (Utility Fund FY-2018, FY-2019 Operating Budget)  
**Presenters:** Joe Smolinski and Jeff Price  
**Attachments:** [Resolution](#)  
[2018 Chemical Bids](#)
- [18-2819](#) Resolution - A Proposed Resolution Awarding a One Year Renewable Contract to the Lowest and Best Bid for the Supply of Fluoride, for an Amount not to Exceed \$355.00 / Wet Ton (Utility Fund FY-2018, FY-2019 Operating Budget)  
**Presenters:** Joe Smolinski and Jeff Price  
**Attachments:** [Resolution](#)  
[2018 Chemical Bids](#)
- [18-2820](#) Resolution - A Proposed Resolution Awarding a One Year Renewable Contract to the Lowest and Best Bid for the Supply of Liquid Ammonium Sulfate (LAS), for an Amount not to Exceed \$190.00 / Wet Ton (Utility Fund FY-2018, FY-2019 Operating Budget)  
**Presenters:** Joe Smolinski and Jeff Price  
**Attachments:** [Resolution](#)  
[2018 Chemical Bids](#)
- [18-2821](#) Resolution - A Proposed Resolution Awarding a One Year Renewable Contract to the Lowest and Best Bid for the Supply of Poly-Aluminum Chloride (PACL), for an Amount not to Exceed \$394.00 / Wet Ton (Utility Fund FY-2018, FY-2019 Operating Budget)

**Presenters:** Joe Smolinski and Jeff Price

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

[2018 Chemical Bids](#)

[18-2822](#)

Resolution - A Proposed Resolution Awarding a One Year Renewable Contract to the Lowest and Best Bid for the Supply of Sodium Chloride (Salt), for an Amount Not to Exceed \$214.95 / Dry Ton (Utility Fund FY-2017, FY-2018 Operating Budget)

**Presenters:** Joe Smolinski and Jeff Price

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

[2018 Chemical Bids](#)

[18-2809](#)

Minutes - Approval of the July 23, 2018 (8:00 a.m.) Special City Council Meeting Minutes

**Presenters:** Shelly Lanners and Tracy Norr

**Attachments:** [7-23-18 DRAFT Meeting Minutes - Special Mtg](#)

[18-2810](#)

Minutes - Approval of the July 23, 2018 Regular City Council Meeting Minutes

**Presenters:** Shelly Lanners and Tracy Norr

**Attachments:** [7-23-18 DRAFT Meeting Minutes](#)

[18-2808](#)

Request for special event permit: Mansfield HS Band Parade

**Presenters:** Joe Smolinski and The Applicant

**Attachments:** [Mansfield HS Band Parade](#)

[Approval & Comments](#)

[18-2824](#)

Request for Special Event Permit: Music Alley

**Presenters:** Joe Smolinski and Theresa Cohagen

**Attachments:** [Music Alley SE App](#)

[Approval and Comments](#)

### **END OF CONSENT AGENDA**

## **14. OLD BUSINESS**

[18-2786](#)

Ordinance -Third and Final Reading of an Ordinance Approving a Change of Zoning from I-1 Light Industrial District to PD Planned Development District for Office and Mini-Warehouse Uses on Approximately 4.36 Acres Situated in the Samuel C. Neill Survey, Abstract No. 1159, Generally Located at 4101 Britton Road; Steven R. Homeyer of Homeyer Engineering, Inc. on Behalf of Kevin Butler of Butler & Butler Construction, LLC (ZC#18-016)

**Presenters:** Joe Smolinski and Lisa Sudbury

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

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - D](#)

[Butler Development Renderings 7-31-18](#)

## 15. **PUBLIC HEARING**

[18-2813](#) Public Hearing - First Public Hearing on the Tax Rate, Levying the Ad Valorem Taxes for the Fiscal Year 2019 at a Rate of \$0.7100 per One Hundred Dollars (\$100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2018, to Provide Revenues for the Payment of Current Expenditures and to Provide an Interest and Sinking Fund on all Outstanding Debts of the City, and Providing for Due and Delinquent Dates Together With Penalties and Interest

***Presenters:*** Peter Phillis and Gary Cardinale

[18-2814](#) Public Hearing - First Public Hearing on the Budget for the Fiscal Year Beginning October 1, 2018 and Ending September 30, 2019, in Accordance with the Charter of the City of Mansfield, and the Appropriation of Various Amounts Thereof

***Presenters:*** Peter Phillis and Gary Cardinale

[18-2815](#) Public Hearing - First Public Hearing on the Use of Hotel/Motel Tax for the Fiscal Year Beginning October 1, 2018 and Ending September 30, 2019

***Presenters:*** Peter Phillis and Gary Cardinale

## 16. **PUBLIC HEARING AND RESOLUTION**

[18-2816](#) Public Hearing and Resolution - Public Hearing and Resolution of the City of Mansfield, Texas Authorizing the City Manager of the City of Mansfield, Texas to Prepare an Ordinance for Solid Waste and Recycling Services.

***Presenters:*** Peter Phillis and Howard Redfearn

***Attachments:*** [Sanitation Resolution 2018-2019](#)

[Republic Proposal Letter.pdf](#)

[Powerpoint Presentation](#)

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

[18-2743](#) Ordinance - Public Hearing and Continuation of First Reading of an Ordinance to Consider a Change of Zoning from PR Pre-Development District and C-2 Community Business District to PD Planned Development District for Single-Family Residential Uses on Approximately 52.1225 Acres Situated in the Esquire Hendricks Survey, Abstract #659 & the William H. Herrall Survey, Abstract #724 and Approximately 10.4597 Acres Situated in the Esquire Hendricks Survey, Abstract #659, Altogether

Totaling Approximately 62.7195 Acres Generally Located on the West Side of Callender Road, North of the MISD Center for the Performing Arts, and Southeast of the Woodland Estates subdivision; Charles F. Dibrell III of Terra Associates on Behalf of Dolce Vita Development Group, LLC (developer) and ACCP, LP, Michael Balloun, and Urban Contractors (owners) (ZC#17-022)

**Presenters:** Joe Smolinski and Lisa Sudbury

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

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - D](#)

[Aerial Exhibit](#)

[Request to Table - 08.03.18](#)

[18-2823](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from C-2 Community Business District to PD Planned Development District for Auto Parts or Accessory Sales (Indoor) Uses on Approximately 0.982 Acres Located at 1597 FM157; David Tipton of CEI Engineering Associates Inc. on Behalf of Carolyn Thaemert of AutoZone, Inc. (ZC#18-017)

**Presenters:** Joe Smolinski and Lisa Sudbury

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

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - D](#)

**18. PUBLIC HEARING CONTINUATION AND SECOND READING**

[18-2788](#)

Public Hearing and 2nd Reading of an Ordinance Amending the Code of Ordinances for Designated Truck/Commercial Delivery Routes by Removing a Section of Main Street from the Truck Route, Adding W. Debbie Lane and FM 157 as Truck Routes and Adding Mouser Way, a Portion of S. Main Street, Industrial Boulevard and S. 2nd Avenue as Commercial Delivery Routes.

**Presenters:** Joe Smolinski and Bart VanAmburgh

**Attachments:** [2018 Truck Route Ordinance.doc](#)

[Truck Route map.pdf](#)

**19. NEW BUSINESS**

[18-2794](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development and Performance Agreement by and Between the Mansfield Economic Development Corporation ("MEDC") and R&P Chappell Family, L.P. and Authorizing its

Execution by the President of the MEDC; and Providing an Effective Date

**Presenters:** Clayton Chandler and Richard Nevins

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

[Basic Components EDA](#)

[18-2825](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development and Performance Agreement by and Between the Mansfield Economic Development Corporation ("MEDC") and Lonejack, LLC and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

**Presenters:** Clayton Chandler and Richard Nevins

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

[Lonejack Performance Agreement](#)

**20. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the August 13, 2018 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 9, 2018 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

\_\_\_\_\_  
Tracy Norr, 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.