



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, September 11, 2023

3:00 PM

Council Chambers

REGULAR MEETING

1. **3:00 P.M. - CALL MEETING TO ORDER**

2. **WORK SESSION**

Discussion Regarding the Draft Mansfield 2040 Future Land Use Plan

Discussion Regarding the Proposed Neighborhood Design Standards

Discussion Regarding the September 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. 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. 352-342443-23

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 4:23-CV-00131-O

Seek Advice of City Attorney Regarding Public/Private Partnerships

Seek Advice of City Attorney Regarding Enforcement Activities in the Downtown Area

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 #22-23

Economic Development Project #23-08

Economic Development Project #23-11

Economic Development Project #23-13

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. 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.

10. COUNCIL ANNOUNCEMENTS**11. SUB-COMMITTEE REPORTS**

[23-5562](#) Minutes - Approval of the August 28, 2023 Housing Market Growth Strategy Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Lewis (Chair), Short, and Bounds)

Presenters: Susana Marin

Attachments: [8-28-23 DRAFT Meeting Minutes](#)

[23-5563](#) Minutes - Approval of the August 28, 2023 Tax Increment Reinvestment Zone #1 Board Meeting Minutes (Broseh (Chair), Bounds, Evans, and Tonore)

Presenters: Susana Marin

Attachments: [8-28-23 DRAFT Meeting Minutes](#)

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

B. Business Services Department Report

[23-5565](#) Presentation of the Monthly Financial Report for the Period Ending July 31, 2023

Presenters: Latifia Coleman

Attachments: [Monthly Financials - July 2023](#)

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

[23-5572](#) Ordinance - An Ordinance of The City of Mansfield, Texas, Authorizing and Approving Exchanges and Conveyances of Land with Open Range Properties, LLC; Making Findings of Fact; and Providing for Related

Matters

Presenters: Vanessa Ramirez

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibit B](#)

[23-5575](#)

Ordinance - An Ordinance of The City of Mansfield, Texas Granting to Oncor Electric Delivery Company LLC, its Successors and Assigns, a Non-Exclusive Electric Power Franchise to use the Present and Future Streets, Alleys, Highways, Public Utility Easements, Public Ways and Public Property of the City Of Mansfield, Texas

Presenters: Vanessa Ramirez

Attachments: [Ordinance](#)

[23-5573](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Adopting the City of Mansfield, Texas Investment Policy; Approving Investment Pools; and Approving Qualified Broker Dealers and Investment Advisors for Engaging in Investment Transactions for the City

Presenters: Troy Lestina

Attachments: [Resolution](#)

[2023 Mansfield Investment Policy](#)

[2023 List of Investment Advisors/Brokers/Dealers/Contacts/Training Providers](#)

[23-5574](#)

Resolution - A Resolution of The City Council of The City Of Mansfield, Texas, Approving a Parking Lot Agreement with Open Range Properties, LLC for the Public Use of Open Range Properties, LLC's Parking Lot in an Amount not to Exceed \$14,300 a Year

Presenters: Vanessa Ramirez

Attachments: [Resolution](#)

[Exhibit A - Parking Lot Agreement](#)

[23-5578](#)

Resolution - A Resolution of the City of Mansfield, Texas Appointing the Associate Judges of the Mansfield Municipal Court of Record: Approving the Contract Appointing Three Associate Judges of the Mansfield Municipal Court of Record; 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: Troy Lestina

Attachments: [Resolution](#)

[Judicial Services Agreement - Judge Cram](#)

[Judicial Services Agreement - Judge Wilson](#)

[Judicial Services Agreement - Judge Bauman](#)

[23-5579](#)

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 Expansion of the Service Center and Animal Shelter 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: Matt Jones

Attachments: [Resolution](#)

[23-5583](#)

Resolution - A Resolution of The City Council of The City of Mansfield, Texas, Authorizing the Purchase of the West 15 Acres out of Philip B. George, Abstract 299, Johnson County, Texas (2624 Chambers St.) and Authorizing the Execution of Any Documents Necessary to Implement this Resolution

Presenters: Matt Jones

Attachments: [Resolution](#)

[23-5586](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Early Termination of the Maintenance and Operations Agreement with Big League Dreams Mansfield, LLC and Authorizing the Execution of any Documents Necessary to Implement this Resolution

Presenters: Vanessa Ramirez

Attachments: [Resolution](#)

[23-5587](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Purchase of Lot 1, Block 1, Singh Addition, Johnson County, Texas (1050 S. Mitchell Rd.) and Authorizing the Execution of any Documents Necessary to Implement this Resolution

Presenters: Matt Jones

Attachments: [Resolution](#)

[23-5580](#)

Request for Special Event Permit: 2023 Run for a Cure

Presenters: Jason Alexander

Attachments: [Special Event Permit Packet](#)

[23-5564](#)

Minutes - Approval of the August 28, 2023 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [8-28-23 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

15. PUBLIC HEARING AND RESOLUTION

[23-5582](#)

Resolution - Public Hearing on a Resolution Approving the Fiscal Year 2023/2024 Services and Assessment Plan for the South Pointe Public Improvement District ("PID"); Providing a Severability Clause; and

Providing an Effective Date

Presenters: Troy Lestina

Attachments: [Resolution](#)

[FY24 Assessment South Pointe](#)

16. PUBLIC HEARING AND FIRST AND FINAL READING

[23-5499](#)

Ordinance - Public Hearing and First and Final Reading on an Ordinance Amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.074 "T, Toll Road 360 Form-based Development District" (OA#23-002)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Final Draft](#)

17. PUBLIC HEARING AND FIRST READING

[23-5500](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District to the T, Toll Road 360 Form-based Development District on approx. 210 acres, being a 20.6-acre tract of land situated in the J. Lawrence Survey, Abstract No. 616, and a 189.4-acre tract of land situated in the M. Gregg Survey, Abstract No. 385, J. Lawrence Survey, Abstract No. 616, and the H. Henderson Survey, Abstract No. 432; City of Mansfield, Ellis County, Texas, located east of State Highway 360, south of Lone Star Road, and south of Britton Road.; Arcadia, Developer (ZC#23-005)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A - Legal Description](#)

18. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

[23-5547](#)

Public Hearing - Public Hearing Continuation and Second and Final Reading on the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024, in Accordance with the Charter of the City of Mansfield, and the Appropriation of Various Amounts Thereof

Presenters: Joe Smolinski

[23-5546](#)

Public Hearing - Public Hearing Continuation and Second and Final Reading on the Tax Rate, Levying the Ad Valorem Taxes for the Fiscal Year 2024 at a Rate of \$0.659293 per One Hundred Dollars (\$100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2023, 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: Joe Smolinski

19. NEW BUSINESS

[23-5570](#) Ordinance - Consideration and Approval of an Ordinance Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024, in Accordance with the Charter of the City of Mansfield, and Making Appropriations for Each Fund and Department

Presenters: Joe Smolinski

Attachments: [Ordinance](#)

[23-5571](#) Ordinance - An Ordinance of the City of Mansfield, Texas, Levying the Ad Valorem Taxes for the Fiscal Year 2024 at a Rate of \$0.659293 per One Hundred Dollars (\$100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2023, 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: Joe Smolinski

Attachments: [Ordinance](#)

[23-5585](#) Resolution - A Resolution to Approve an Economic Development and Performance Agreement between the Mansfield Economic Development Corporation and M.R. DEVELOPMENT CORPORATION, and CARLETON DEVELOPMENT, LTD; and Authorize the Board President to Execute the Agreement

Presenters: Jason Moore

Attachments: [Resolution](#)

[Performance Agreement](#)

[Site Plan](#)

[23-5553](#) Board Appointments: Mansfield Park Facilities Development Corporation

Presenters: City Council

[23-5554](#) Board Appointments: Mansfield Economic Development Corporation

Presenters: City Council

[23-5555](#) Board Appointments: Planning and Zoning Commission

Presenters: City Council

[23-5556](#) Board Appointments: Zoning Board of Adjustments

Presenters: City Council

- [23-5557](#) Board Appointments: Historic Landmark Commission
Presenters: City Council
- [23-5558](#) Board Appointments: Historic Preservation Advisory Board
Presenters: City Council
- [23-5559](#) Board Appointments: Library Advisory Board
Presenters: City Council
- [23-5560](#) Board Appointments: Keep Mansfield Beautiful Commission
Presenters: City Council
- [23-5561](#) Board Appointments: Construction Code Board of Adjustment and Appeals
Presenters: City Council

20. **ADJOURN**

CERTIFICATION

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

Susana Marin, City Secretary

Approved as to form:

City Attorney

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.