



CITY OF MANSFIELD

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

Meeting Agenda City Council

Monday, October 26, 2009

5:00 PM

Council Chambers

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

Consideration of Possible Interlocal Agreement with Mansfield Independent School District and Forest City for Development of Shops at Broad and the Proposed Event Center

Seek the Advice of City Attorney Regarding Revised Rental Policy of Public Facilities

City Attorney Briefing on Lawsuit Cause No. 352-228421-08 Lance Ward and Hannah Ward vs. City of Mansfield

Update City Council on On-going Negotiations, Enforcement and Operation Issues Related to Oil and Gas Drilling Activities

B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

Consideration of Possible Interlocal Agreement with Mansfield Independent School District and Forest City for Development of Shops at Broad and the Proposed Event Center

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

Economic Development Project 09-03

Forest City Incentives

Consideration of Possible Interlocal Agreement with Mansfield Independent School District and Forest City for Development of Shops at Broad and the Proposed Event Center

3. WORK SESSION (IMMEDIATELY FOLLOWING EXECUTIVE SESSION)

Strategic Planning 2010/Staff Briefing/Discussion Regarding Proposed Water and Sewer Revenue Bond Issuance

4. 6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION

5. 7:00 P.M. – 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. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

10. PRESENTATION

Recognition of Former Board and Commission Members

Wrap-up of Historic Mansfield Music Festival; Tom Eastman

11. 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.

12. COUNCIL ANNOUNCEMENTS

13. 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

Hawaiian Falls Citizen Season Pass Discount

14. OLD BUSINESS

09-1656

Discussion and Possible Action on a Request to Allow Revisions to the Approved Development Plan for the Planned Development for the Dalton Best Maid Pickle Plant Located at 1101 W. Debbie Lane; Dalton Best Maid Product Inc. (ZC#96-021A)

Sponsors: Felix Wong

Attachments: [Approved Development Plan](#)

[Letter from applicant 7-22-09](#)

[Letter from applicant 10-15-09](#)

[Revisions approved by Council on 07-28-09](#)

15. PUBLIC HEARING AND FIRST READING

09-1657

Ordinance - Public Hearing and First Reading of an Ordinance Adopting Updated Land Use Assumptions, Roadway Capital Improvement Plans, and Revised Roadway Impact Fees

Sponsors: Felix Wong

Attachments: [2004 vs. 2009 Comparison of fees](#)

[Written Comments from CIAC](#)

[Comparison of impact fees from other cities](#)

[MEDC Itr on Impact Fees](#)

[Exh A - Service Area](#)

[Exh B - Land Use Assumptions](#)

[Exh C - Land Use Veh Mile Equivalency Table](#)

[Exh D - Max Assessable Roadway Impact Fee](#)

[Exh E - Current Collected impact fee per service unit](#)

[Exh F - Current Collected Roadway Impact Fees per land use per serv area](#)

[Exh G - Roadway Improvement Plan](#)

[Proposed Ordinance](#)

16. 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

09-1605 Ordinance - Third and Final Reading of an Ordinance Approving a Request for the Historic Landmark Overlay District Zoning Classification for the Nugent Hart House on Approximately 0.47 Acres Located at 312 S. Waxahachie Street; St. Jude Catholic Church (ZC#09-007)

Sponsors: Felix Wong

Attachments: [Ordinance with Exhibit A](#)
[Maps and supporting information](#)

09-1652 Resolution - A Resolution Authorizing an Amendment to Schrickel, Rollins and Associates Inc. Contract not to Exceed \$23,602.00 for a Change in Scope of Design Services for the Callendar Road Improvements (Street Bond Fund and MPFDC)

Sponsors: Steve Freeman

Attachments: [Resolution](#)

09-1658 Resolution - A Resolution to Consider an Addendum to the Water Park Ground Lease with Mansfield Family Entertainment, LLC to Allow for the Construction of Additional Infrastructure at Hawaiian Falls Water Park Mansfield

Sponsors: Shelly Lanners

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

09-1660 Resolution - A Resolution to Consider the First Amendment to the Revocable Pipeline License Agreement with DFW Midstream Services, LLC at the Mansfield Sports Complex Located at 920 N. Holland Road

Sponsors: Shelly Lanners

Attachments: [Resolution](#)
[Amendment](#)
[Exhibit "A"](#)
[Exhibit "B"](#)
[Exhibit "D"](#)

09-1654 Minutes - Approval of the October 12, 2009 Regular City Council Meeting Minutes

Sponsors: Vicki Collins

Attachments: [DRAFT 10-12-09 Meeting Minutes](#)

END OF CONSENT AGENDA**17. NEW BUSINESS**

09-1653 Board Appointments: Keep Mansfield Beautiful Commission (KMBC)

Sponsors: Howard Redfearn

Attachments: [KMBC Roster](#)

09-1661

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Supporting Statewide Proposition 1 Allowing a Municipality or a County to Issue Bonds and Notes to Finance the Purchase of Buffer Areas or Open Spaces Adjacent to Military Installation Areas

Sponsors: Chris Burkett

Attachments: [Proposed Resolution](#)
[Memo from Regional Transportation Council](#)

18. ADJOURN

AGENDA MAP

09-1655

Agenda Map of Detailed Agenda Items

Attachments: [Agenda Map](#)

CERTIFICATION

I, the undersigned authority do hereby certify that the above agenda was posted on the bulletin board next to the main entrance of the City Hall, 1200 East Broad Street, of the City of Mansfield, Texas, in a place convenient and readily accessible to the general public at all times and said Agenda was posted on the following date and time: Friday, October 23, 2009 by 5:00 p.m., and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Vicki Collins, City Secretary

Approved as to form:

Craig Magnuson, Attorney, City of Mansfield

1. This building is wheelchair accessible. Parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meeting. To make arrangements, call (817) 473-0211 or (TDD) 1-800-RELAY TX, 1-800-735-2989.

2. In deciding a zoning change application, the Planning and Zoning required to determine the highest and best use of the property in question. The Planning and Zoning Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every district up to the intensity set forth in the zoning change application.

This public notice was removed from the official posting location at the Mansfield City Hall on the following date and time:

By: _____
City Secretary's Office