



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, July 25, 2016

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 Code Compliance at 801 Stell Avenue

Seek Advice of City Attorney Regarding Modification to the Lease and Operating Agreement with DSE Hockey Centers, L.P.

Seek Advice of City Attorney Regarding Modification to the Development Agreement with DSE Hockey Centers, L.P.

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

Consider Possible Purchase/Lease/Exchange of Certain Properties for Future Development/Use

**C. Personnel Matters Pursuant to Section 551.074**

**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**

Project #15-02 - Business Prospect Briefing

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. **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.*

9. **COUNCIL ANNOUNCEMENTS**

10. **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**

[16-1936](#) Presentation of Monthly Financial Report for the Period Ending June 30, 2016

**Sponsors:** Peter Phillis

**Attachments:** [June 2016 Financials](#)

11. **TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

12. **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**

- [16-1950](#) Resolution - A Resolution for Authorization of Funding in an Amount not to exceed \$500,000.00 and Approval of an Engineering Contract with Kimley-Horn and Associates, Inc. for Design of E. Broad Street as a 6-Lane Divided Roadway from US Hwy 287 to Cannon Drive (MEDC Fund)  
**Sponsors:** Joe Smolinski and Steve Freeman  
**Attachments:** [Resolution](#)
- [16-1951](#) Resolution - A Resolution Authorizing Additional Funding to the Contract with Kimley-Horn and Associates, Inc. not to Exceed \$42,500.00 for a Change in Scope of Design Services for the US Hwy 287 Ramps and U-turn Project (Street Bond Fund)  
**Sponsors:** Joe Smolinski and Steve Freeman  
**Attachments:** [Resolution](#)
- [16-1954](#) Resolution - A Resolution Authorizing the Purchase of Properties Located at 620 S. Parkridge Drive, 622 S. Parkridge Drive, 624 S. Parkridge Drive, 1203 Palm Street, 1205 Palm Street, 1401 Palm Street, and 1403 Palm Street in the Amount of \$70,000 by the Mansfield Park Facilities Development Corporation (MPFDC)  
**Sponsors:** Shelly Lanners and Matt Young  
**Attachments:** [Resolution](#)
- [16-1956](#) Review and Consideration of Consent to Assignment of Development Agreement on the Backyard Project on S. Main Street  
**Sponsors:** Joe Smolinski and Felix Wong  
**Attachments:** [Backyard Assignment Letter 7-12-16](#)
- [16-1957](#) Resolution - A Resolution Authorizing the Issuance of a Purchase Order to Shade Structures, Inc. (USASHADE) in the Amount of \$67,825 for the Purchase and Installation of Ten (10) New Fabric Shade Structures for the Football Area Bleachers at Clayton Chandler Park by the Mansfield Park Facilities Development Corporation (MPFDC). (BUY BOARD #423-13)  
**Sponsors:** Shelly Lanners and Matt Young  
**Attachments:** [Resolution](#)
- [16-1937](#) Minutes - Approval of the July 11, 2016 Regular City Council Meeting Minutes  
**Sponsors:** Shelly Lanners and Jeanne Heard  
**Attachments:** [7-11-16 DRAFT Meeting Minutes](#)

**END OF CONSENT AGENDA**

**13. OLD BUSINESS**

[16-1943](#) Ordinance - First Reading of an Ordinance for the Modification of the Mansfield Starcenter Lease and Operating Agreement Between the City of Mansfield and DSE Hockey Centers, L.P.

**Sponsors:** Shelly Lanners

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

**14. PUBLIC HEARING AND FIRST READING**

[16-1913](#) Ordinance - Public Hearing and First Reading of an Ordinance for Zoning Change from C-1 to PD for Professional Office on Approximately .33 Acres, Located at 500 S. Main Street; Eubanks Appraisals (ZC#16-004)

**Sponsors:** Joe Smolinski and Felix Wong

**Attachments:** [Maps & Supporting Info](#)

[Exhibit A](#)

[Exhibit B - Site Plan](#)

[Existing Structure](#)

[Ordinance](#)

[16-1930](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from C-2, Community Business to PD, Planned Development for Auto Parts Store on Approximately 1.2 Acres Located at 631 W Debbie Lane; Buddy Webb & Company Inc (ZC#16-007)

**Sponsors:** Joe Smolinski and Felix Wong

**Attachments:** [Exhibit A](#)

[Exhibit B - Site Plan](#)

[Letter from Applicant](#)

[Maps & Supporting Info.](#)

[Ordinance](#)

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

[16-1914](#) Ordinance - Public Hearing Continuation and Second Reading for a Specific Use Permit for Discount Store on Approximately 3.8 Acres, Located at 120 N. Walnut Creek Drive; Grossman Design Build (ZC#16-005)

**Sponsors:** Joe Smolinski and Felix Wong

**Attachments:** [Maps & Supporting Info](#)

[Ordinance](#)

[Exhibit A](#)

[Exhibit B Modified](#)

[16-1915](#) Ordinance - Public Hearing Continuation and Second Reading on an Ordinance approving a zoning change from PD, Planned Development District, C-2, Community Business District, and PR, Pre-Development District to PD for

Shopping Center, General Retail, General Service and Office Type Uses, sports facilities, and multi-family residential uses on approximately 86 acres, generally located east of Hwy 287, west of Carlin Road, north of E. Broad Street and south of McKnight Park East; Shops at Broad, LLC (ZC#16-008)

**Sponsors:** Joe Smolinski and Felix Wong

**Attachments:** [Maps & Supporting Info](#)

[Ordinance](#)

[Exhibit A](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Master Sign Plan](#)

## 16. **NEW BUSINESS**

### [16-1964](#)

Resolution - A Resolution Awarding a Bid and Authorizing the City Manager to Enter into a Contract of Sale and Exchange for Approximately 4.22 Acres of Property

**Sponsors:** Shelly Lanners

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

[Exhibits A & B](#)

### [16-1945](#)

Ordinance - First Reading of an Ordinance Authorizing the Conveyance of Approximately 4.22 Acres of City Owned Real Property

**Sponsors:** Shelly Lanners

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

[Exhibits A & B](#)

### [16-1949](#)

Resolution - A Resolution of the City of Mansfield, Texas Authorizing the use of Eminent Domain and Authorizing the City Attorney to Bring a Condemnation Action for the Purpose of Obtaining Fee Title to Lot 10, Block 5, Shannon Creek Addition, Mansfield, Tarrant County, Texas, Commonly Known as 1416 Holley Creek Lane for the Purpose of Constructing Sanitary Sewer Improvements, and for other Public Purposes Permitted by Law

**Sponsors:** Joe Smolinski and Steve Freeman

**Attachments:** [Resolution Authorizing Eminent Domain](#)

### [16-1955](#)

Ordinance - First Reading of an Ordinance Approving a Contract of Sale with Mansfield Independent School District; Authorizing the City Manager to Execute the Same and All Other Documents Necessary to Complete the Transaction; and Providing an Effective Date

**Sponsors:** Shelly Lanners and Matt Young

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

## 17. **ADJOURN**

### **CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the July 25, 2016 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 Friday, July 22, 2016 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

\_\_\_\_\_  
Jeanne Heard, 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.