



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, April 24, 2023

12:30 PM

Council Chambers

REGULAR MEETING

1. **12:30 P.M. - CALL MEETING TO ORDER**

2. **WORK SESSION**

Discussion Regarding Updates to the Thoroughfare Plan, Roadway Impact Fees, and Roadway Capital Plan

Discussion Regarding the April 24, 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 Contract Negotiations

Seek Advice of City Attorney Regarding a Potential Land Sale

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 Manager's Quarterly Update

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 #21-13

Economic Development Project #21-33

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. PROCLAMATION

[23-5277](#) Dr. Darien W Bradford

Attachments: [Proclamation](#)

[23-5315](#) National Library Week 2023

Attachments: [Proclamation](#)

[23-5314](#) Historic Preservation Month

Attachments: [Proclamation](#)

10. RECOGNITION

President's Volunteer Service Award - City Council

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. 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.

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

Texas Travel Awards Results - Tim Roberts

B. Communications and Outreach Department Report

[23-5303](#) Departmental Quarterly Reports

Attachments: [Quarter 2 FY 2023 Departmental Reports](#)

C. Financial Services Department Report

[23-5322](#) Presentation of the 1st Quarter FY 23 Financial Report

Presenters: Troy Lestina

Attachments: [FY23 1st Quarter Financial Report](#)

14. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

15. 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

[23-5301](#) Resolution - A Resolution Authorizing the Purchase of Property Located at 660 W. Broad Street for the Walnut Creek Linear Park Trail System

Presenters: Matt Young

Attachments: [Resolution](#)

- [23-5302](#) Resolution - A Resolution to Consider Executing a Consultant Agreement with Parkhill, Inc. in the amount of \$711,563 for Professional Services Related to the Design for Improvements at Katherine Rose Memorial Park and Hardy Allmon Soccer Complex

Presenters: Matt Young

Attachments: [Resolution](#)

[Exhibit A - Consultant Agreement](#)

- [23-5309](#) Minutes - Approval of the April 10, 2023 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [4-10-23 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

16. PUBLIC HEARING

- [23-5305](#) Public Hearing - A Public Hearing Regarding Certain Type "B" Projects that the Mansfield Economic Development Corporation, A Type "A" Economic Development Corporation, Proposes to Undertake in the City of Mansfield

Presenters: Jason Moore

17. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

- [23-5270](#) Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from C-2, Community Business District to S, South Mansfield Form Based Development District on Approximately 12.899 Acres in the Joseph Lawrence Survey, Abstract No. 616, City of Mansfield, Ellis County, Texas on Property Located at 3400 Harmon Road; M.R. Development, Developer (ZC#23-004)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A](#)

[Maps and Supporting Information](#)

18. NEW BUSINESS

- [23-5313](#) Ordinance - First and Final Reading on an Ordinance Approving a Development Agreement with M.R. Development Corporation and Carleton Development, LTD, Regarding the Development of Approximately 12.899 Acres out of the Joseph Lawrence Survey, Abstract No. 616, Described as Tract 3 in a Deed to Sunbelt Land Investments/360 LTD Recorded in Volume 2746, Page 1136, Deed Records of Ellis County, Texas; Approving a Concept Plan and Phasing

Plan; Providing that this Ordinance Shall Be Cumulative of All Ordinances; Providing a Savings Clause; Providing for a Penalty Clause; Providing a Severability Clause; and Providing an Effective Date

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Development Agreement](#)

[23-5304](#)

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 Hoffman Cabinets, Inc. and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

Presenters: Jason Moore

Attachments: [Resolution](#)

[Economic Development and Performance Agreement](#)

[23-5316](#)

Discussion and Possible Action Regarding an Appointment to the Planning and Zoning Commission

Presenters: City Council

19. **ADJOURN**

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the April 24, 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, April 20, 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.