



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, September 12, 2022

3:00 PM

Council Chambers

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#### REGULAR MEETING

1. **3:00 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 Pending Litigation – Cause No. 3:20-CV-2061-N-BK

Seek Advice of City Attorney Regarding Hotel/Motel Funded Events and Agreements

Seek Advice of City Attorney Regarding Agreement with DSE Hockey Center L.P.

Seek Advice of City Attorney Regarding HR Manual

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

Discussion Regarding Part-Time Municipal Judges

**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 #21-01

Economic Development Project #21-09

Economic Development Project #21-10

Economic Development Project #21-28

Economic Development Project #21-33

Economic Development Project #22-04

Economic Development Project #22-14

Economic Development Project #22-24

**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. PROCLAMATION**

22-4857      Quanah Parker Day Proclamation

Attachments: [Quanah Parker Day 2022](#)

22-4858      Constitution Week Proclamation

Attachments: [Constitution Week 2022](#)

**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**

22-4888 Minutes - Approval of the August 22, 2022 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: [8-22-22 DRAFT Meeting Minutes](#)

22-4890 Minutes - Approval of the August 30, 2022 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: [8-30-22 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

Mansfield Innovation Symposium Announcement - Jason Moore

**B. Business Services Department Report**

22-4892 Presentation of the Monthly Financial Report for the Period Ending July 31, 2022

Presenters: Troy Lestina

Attachments: [Monthly Financials](#)

**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****22-4863**

Suspending the Procedural Rules of Council to Reschedule the Regular Scheduled City Council Meetings of November 28, 2022 to November 14, 2022; December 26, 2022 to December 12, 2022; and the March 13, 2023 to March 6, 2023

Presenters: Susana Marin

Attachments: [Suspension of Rules - Procedural Rules of Council](#)

**22-4867**

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Calling Certain Outstanding Obligations for Redemption and Defeasance; Authorizing the Deposit of Funds with the Paying Agent/Registrar; and Resolving Other Matters Related Thereto

Presenters: Troy Lestina

Attachments: [Resolution](#)

**22-4874**

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving Updates Regarding Republic Services Request for Extraordinary Recycling Processing Rate Increase for the Ensuing Contract Year

Presenters: Troy Lestina

Attachments: [Resolution](#)

[Percentage Increase Schedule](#)

**22-4878**

Resolution - A Resolution Authorizing the City Manager and the Police Department to Make Application, Receive, and Expend Grant Funding from the Office of the Governor of Texas through Public Safety Office Criminal Justice Division in an Amount Not to Exceed \$34,165.60

Presenters: Tracy Aaron

Attachments: [Resolution](#)

**22-4884**

Resolution - A Resolution Authorizing Funding for the Installation of Carpet at City Hall to Texas Custom Commercial Floors Through the Interlocal Purchasing System (BuyBoard) for an Amount of Ninety-Eight Thousand Nine Hundred Sixty-Six Dollars and Sixty-One Cents \$98,966.61(General Fund)

Presenters: Andy Hale

Attachments: [Resolution](#)

[22-4887](#)

Resolution - A Resolution Awarding a Contract for the Purchase and Installation of Council Room Upgrades, Audio and Camera Equipment to Digital Resources and Authorizing Funding for an Amount Not to Exceed \$100,000 (Bond Funds)

Attachments: [Resolution](#)

[Contract](#)

[22-4891](#)

Resolution - A Resolution Approving an Amendment to the Contract for Design Services with Garver for the US 287 Frontage Road Utility Relocations and 30-Inch Water Line Project for an Amount Not to Exceed \$120,000 (Utility Fund)

Presenters: Bart VanAmburgh

Attachments: [Resolution](#)

[22-4899](#)

Resolution - A Resolution of the City of Mansfield, Texas Consenting to a Sublease Allowing Bar Down Café, LLC to Operate Within the StarCenter Mansfield

Presenters: Shelly Lanners

Attachments: [Resolution](#)

[Sublease Agreement](#)

[22-4898](#)

Resolution - A Resolution of the City of Mansfield, Texas, Authorizing the Fire Chief to Act as the City's Representative in Entering into a Lease Agreement with Flex Financial, a Division of Stryker Sales LLC to Lease Durable Medical Equipment in the Amount of \$3,237,591 Payable in Ten Annual Payments

Presenters: Mike Ross

Attachments: [Resolution](#)

[Flex Financial Stryker Sales Contract](#)

[22-4889](#)

Minutes - Approval of the August 22, 2022 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [8-22-22 DRAFT Meeting Minutes](#)

**END OF CONSENT AGENDA**

**15.**

**OLD BUSINESS**

[22-4845](#)

Review and Consideration of a Request to Approve Minor Modifications to the South Pointe Planned Development (PD) District Standards, Office Residential (OR) District; RUBY 07 SPMTGE LLC, developer (ZC#04-012C)

Presenters: Jason Alexander

Attachments: [Location Map](#)  
[Site Plan](#)  
[Prospective Townhome Renderings](#)  
[Addendum to PD Standards](#)

## 16. PUBLIC HEARING

[22-4885](#) Ordinance - Public Hearing and First and Final Reading of an Ordinance to Amend Chapter 155, "Zoning" to Revise the Definition of an Accessory Dwelling in Section 155.012; to repeal Section 155.082(E)(7) in its entirety; and to Revise Regulations Related to Accessory Dwellings in Section 155.099(B)(35); (OA#22-007)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Redlined Ordinance](#)

[22-4729](#) Ordinance - Public Hearing Continuation and First and Final Reading on an Ordinance to Amend Section 155.072(B) of the Mansfield Code of Ordinances Regarding Definitions for an Accessory Unit and Section 155.072(J)(5)(c) of the Mansfield Code of Ordinances Regarding the habitable area of an Accessory Unit (OA 22-005)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Redlined Ordinance](#)

[22-4836](#) Public Hearing - Public Hearing on the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023, in Accordance with the Charter of the City of Mansfield, and the Appropriation of Various Amounts Thereof

Presenters: Troy Lestina

[22-4837](#) Public Hearing - Public Hearing on the Tax Rate, Levying the Ad Valorem Taxes for the Fiscal Year 2023 at a Rate of \$0.6800 per One Hundred Dollars (\$100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2022, 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: Troy Lestina

## 17. NEW BUSINESS

[22-4872](#) Ordinance - Consideration and Approval of an Ordinance Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023, in Accordance with the Charter of the City of Mansfield and Making Appropriations for Each Fund and Department

Presenters: Troy Lestina

Attachments: [Ordinance](#)

[Exhibit A Fee Schedules](#)

[22-4873](#)

Ordinance - An Ordinance of the City of Mansfield, Texas, Levying the Ad Valorem Taxes for the Fiscal Year 2023 at a Rate of \$0.68000 Per One Hundred Dollars (\$100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2022, to Provide Revenues for the Payment of Current Expenditures and to Provide an Interest and Sinking Fund on all Outstanding Debts of the City; Providing for Due and Delinquent Dates Together with Penalties and Interest; and Declaring an Effective Date

Presenters: Troy Lestina

Attachments: [Ordinance](#)

[22-4860](#)

Resolution - Approval of a Resolution of the City Council of the City of Mansfield, Texas, Approving a TIRZ Development Agreement for Reinvestment Zone Number Two, City of Mansfield, By and Between the City of Mansfield, Texas, the Board of Directors of Reinvestment Zone Number Two, City of Mansfield, and HGRC Mansfield, LP; and Providing an Effective Date

Presenters: Jason Moore

Attachments: [Resolution](#)

[Development Agreement](#)

[22-4894](#)

Resolution - A Resolution Awarding a Contract to Hunden Strategic Partners for the Harvest Pointe Market Demand, Financial Feasibility, and Economic Impact Study in an Amount not to Exceed \$236,000

Presenters: Jason Moore

Attachments: [Resolution](#)

18. **ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the September 12, 2022 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 8, 2022 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

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Susana Marin, City Secretary

Approved as to form:

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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.