



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, September 10, 2018

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 the Disposition of City Owned Property

Seek Advice of City Attorney Regarding Matters Related to Human Resource Management

Seek Advice of City Attorney Regarding Proportionality, Credits, Offsite Infrastructure for Proposed Developments

Seek Advice of City Attorney Regarding Legality of Fee Abatements

Seek Advice of City Attorney Regarding Code Enforcement Matters Related to Residential Light Pollution

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

**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**

Discussion Regarding Project #18-04 - New Industrial Development Project

**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. PRESENTATION**

Outstanding Municipal Utility Award - Texas Municipal League

**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. 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.*

**10. COUNCIL ANNOUNCEMENTS**

**11. 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

Can I Recycle It Public Education Campaign Launch - Howard Redfearn

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

**13. 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**

[18-2823](#)

Ordinance - Third and Final Reading of an Ordinance Approving a Change of Zoning from C-2 Community Business District to PD Planned Development District for Auto Parts or Accessory Sales (Indoor) Uses on Approximately 0.982 Acres Located at 1597 FM157; David Tipton of CEI Engineering Associates Inc. on Behalf of Carolyn Thaemert of AutoZone, Inc. (ZC#18-017)

**Presenters:** Joe Smolinski and Lisa Sudbury

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

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - D](#)

[18-2862](#)

Resolution - A Resolution to Consider Executing a Distribution Pole License Agreement with Oncor Electric Delivery Company LLC Allowing the City of Mansfield and Its Contractors to Attach Fiber Optic Cable to Oncor-Owned Poles for Service to the Elmer W. Oliver Nature Park and the Parks and Recreation Administration Building

**Presenters:** Shelly Lanners and Matt Young

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

[Oncor Distribution Pole License Agreement](#)

[18-2864](#)

Resolution - A Resolution Amending the Bylaws of the Keep Mansfield Beautiful Commission

**Presenters:** Joe Smolinski and Howard Redfearn

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

[KMB Bylaws Redlined](#)

[18-2877](#)

Resolution - A Resolution Amending the Bylaws of the Mansfield Commission for the Arts

**Presenters:** Shelly Lanners and Theresa Cohagen

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

[Amended Bylaws MCA](#)

[18-2846](#) Request for Special Event Permit: Mansfield Fire Rescue Safety Palooza

***Presenters:*** Barry Bondurant and The Applicant

***Attachments:*** [Mansfield Fire Rescue Safety Palooza App](#)  
[Approval & Comments](#)

[18-2853](#) Minutes - Approval of the August 20, 2018 Special City Council Meeting Minutes

***Presenters:*** Shelly Lanners and Tracy Norr

***Attachments:*** [8-20-2018 DRAFT Meeting Minutes](#)

[18-2854](#) Minutes - Approval of the August 27, 2018 Regular City Council Meeting Minutes

***Presenters:*** Shelly Lanners and Tracy Norr

***Attachments:*** [8-27-18 DRAFT Meeting Minutes](#)

**END OF CONSENT AGENDA**

**14. PUBLIC HEARING AND FIRST READING**

[18-2837](#) Ordinance - Public Hearing and First Reading of an Ordinance of the City Council of the City of Mansfield, Texas Approving the Annual Plan of Service and Budget of the South Pointe Public Improvement District

***Presenters:*** Peter Phillis

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

[18-2861](#) Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District to OP Office Park District on Approximately 0.647 Acres out of the Joab Watson Survey, Abstract No. 1632, Located at 4451 E. Broad Street; Bob Blackwelder of HCC Contracting, Inc. on Behalf of Smart & Stella Ajayi of Harplet Marketing, LLC (ZC#18-019)

***Presenters:*** Joe Smolinski and Lisa Sudbury

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

[Maps and Supporting Information](#)

[Exhibit A - Property Description](#)

**15. NEW BUSINESS**

[18-2850](#) Board Appointments: Planning & Zoning Commission

***Presenters:*** Shelly Lanners and Tracy Norr

[18-2851](#) Board Appointments: Zoning Board of Adjustment

***Presenters:*** Shelly Lanners and Tracy Norr

[18-2852](#) Board Appointments: MEDC

- Presenters:** Shelly Lanners and Tracy Norr
- [18-2855](#) Board Appointments: Mansfield Park Facilities Development Corporation (MPFDC)
- Presenters:** Shelly Lanners and Tracy Norr
- [18-2856](#) Board Appointments: Library Advisory Board
- Presenters:** Shelly Lanners and Tracy Norr
- [18-2857](#) Board Appointments: Historic Landmark Commission
- Presenters:** Shelly Lanners and Tracy Norr
- [18-2858](#) Board Appointments: Keep Mansfield Beautiful
- Presenters:** Shelly Lanners and Tracy Norr
- [18-2859](#) Board Appointments: Mansfield Commission for the Arts
- Presenters:** Shelly Lanners and Tracy Norr
- [18-2860](#) Board Appointments: Construction Codes Board of Adjustment & Appeals
- Presenters:** Shelly Lanners and Tracy Norr
- [18-2849](#) 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 TJM Research, LLC and MCREHCO Holdings, LLC and Authorizing Its Execution by The President of The MEDC; and Providing an Effective Date
- Presenters:** Clayton Chandler and Richard Nevins
- Attachments:** [Resolution](#)  
[TJM ED Performance Agreement](#)
- [18-2863](#) 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 Mouser Electronics, Inc. and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date
- Presenters:** Clayton Chandler and Richard Nevins
- Attachments:** [Resolution](#)  
[Mouser Office Performance Agreement](#)
- [18-2865](#) Ordinance - First Reading of an Ordinance Amending Section 150.020 of the Code of Ordinance - Appointment of Member to the Construction Codes Board of Adjustments and Appeals
- Presenters:** Joe Smolinski
- Attachments:** [Ordinance](#)
- [18-2866](#) Ordinance - First Reading of an Ordinance Considering Approval of an

Ordinance Adopting the Budget for the Fiscal Year Beginning on October 1, 2018, and Ending on September 30, 2019, and Making Appropriations for Each Fund and Department

***Presenters:*** Peter Phillis

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

[18-2869](#)

Ordinance - First Reading of an Ordinance Levying the Ad Valorem Taxes for Fiscal Year 2019 at a Rate of \$0.71000 per One Hundred Dollars (\$100) Assessed Valuation on all Taxable Property

***Presenters:*** Peter Phillis

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

[18-2872](#)

Ordinance - First Reading of an Ordinance Approving an Agreement for Waste Disposal Services Between the City of Mansfield and Republic Waste Services of Texas, Ltd.; Authorizing the City Manager to Execute all Documents Necessary to Complete the Transaction; and Providing an Effective Date

***Presenters:*** Peter Phillis

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

[Contract Final](#)

[Presentation - Survey](#)

**16. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the September 10, 2018 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 6, 2018 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

\_\_\_\_\_  
Tracy Norr, 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.