



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, February 13, 2017

5:00 PM

Council Chambers

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#### AMENDED AGENDA 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 Sales Contract for the Farr Best Theatre

Seek Advice of City Attorney Regarding a Marquee Sign for the Shops at Broad at the Intersection of US HWY 287 and E. Broad Street

Seek Advice of City Attorney Regarding TCEQ Permit No. 2256A

Seek Advice of City Attorney Regarding the Mansfield Starcenter Construction Contract

Seek Advice of City Attorney Regarding the Review Process for a Request for Variance to the Alcoholic Beverage Sale Regulations Enacted Under Section 109.33 of the Texas Alcoholic Beverage Code

Seek Advice of City Attorney Regarding HPC Somerset Development Corporation (Addendum to Agenda)

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

Discuss the Possible Sale or Trade to an Industrial Prospect

**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 #17-03 - Discussion

**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**

Comprehensive Annual Financial Report - KPMG, LLP and City Staff; Peter Phillis

Transportation Excellence for the 21st Century (TEX-21) Presentation on the Third Coast Initiative and Efforts to Convert US 287 to an Interstate Highway

**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

Chandler Park Update - Matt Young

**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**

[16-2131](#)

Ordinance - Third and Final Reading of an Ordinance Amending the PCS Site Lease Agreement and First Amendment to PCS Site Lease Agreement for the City-Owned Property at James McKnight Park East in the City of Mansfield, Tarrant County, Texas; Authorizing the City Manager to Execute the Easement Document; Providing a Severability Clause; and Providing an Effective Date

**Sponsors:** Shelly Lanners and Matt Young

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

[Exhibit A](#)

[16-2149](#)

Ordinance - Third and Final Reading of an Ordinance Changing the Speed Limit on US Highway 287 between Lone Star Road and South City Limits to a Regulatory Construction Speed of 55 MPH

**Sponsors:** Joe Smolinski and Bart VanAmburgh

**Attachments:** [TxDOT Request](#)

[Ordinance](#)

[17-2169](#)

Resolution - A Resolution of the City of Mansfield, Texas, Calling for a General Election to be Held on May 6, 2017; Designating Polling Places; Establishing Election Precincts Within the City; Appointing an Election Judge and Alternate Judge; Establishing Other Procedures for Conduct of the Election; Establishing a Date for Canvassing Returns; Establishing a Date for Runoff Election, if Necessary; and Providing an Effective Date

**Sponsors:** Shelly Lanners and Jeanne Heard

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

[Resolution \(Spanish\)](#)

[17-2170](#)

Resolution - A Resolution of the City of Mansfield, Texas, Approving a Joint Election Agreement Between the City of Mansfield and Mansfield Independent School District for a Joint Election to be Held May 6, 2017;

Providing for Early Voting and Election Day Procedures; and, Providing for Cancellation Due to Unopposed Candidates

**Sponsors:** Shelly Lanners and Jeanne Heard

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

[MISD Joint Election Agreement](#)

[17-2173](#)

Resolution - A Resolution Authorizing the City Manager and the Police Department to Make Application, Receive, and Expend Grant Funding from the Justice Assistance Grant (JAG) of the Governor's office of the State of Texas for a SWAT Rapid Deployment Vehicle; the Amount of the Award will not Exceed \$80,000 and Does not Require a Match

**Sponsors:** Clayton Chandler and Tracy Aaron

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

[17-2178](#)

Resolution - A Resolution Authorizing the City Manager and the Police Department to Make Application, Receive, and Expend Grant Funding from the Justice Assistance Grant (JAG) of the Governor's office of the State of Texas for a Dual Purpose Vehicle - an Incident Command/Negotiator Vehicle; the Amount of the Award will not Exceed \$80,000 and Does not Require a Match

**Sponsors:** Clayton Chandler and Tracy Aaron

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

[17-2180](#)

Resolution - A Resolution Awarding a Construction Contract for a Traffic Signal at Heritage Parkway/Matlock Road to Roadway Solutions, Inc.; Authorizing and Directing the City Manager to Execute Contract Documents; and Authorizing Funding for an Amount Not to Exceed \$295,000.00 (Street Bond Fund)

**Sponsors:** Joe Smolinski and Bart VanAmburgh

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

[Heritage-Matlock Bid Tabulations](#)

[17-2183](#)

Approval of The LOT's Reimbursement Request of Hotel/Motel 2016/2017 Funds

**Sponsors:** Hotel / Motel Subcommittee

[17-2177](#)

Minutes - Approval of the January 23, 2017 Regular City Council Meeting Minutes

**Sponsors:** Shelly Lanners and Jeanne Heard

**Attachments:** [1-23-17 DRAFT Meeting Minutes](#)

[17-2186](#)

Minutes - Approval of the January 31, 2017 Special City Council Meeting Minutes

**Sponsors:** Shelly Lanners and Jeanne Heard

**Attachments:** [1-31-17 DRAFT Meeting Minutes](#)

**END OF CONSENT AGENDA**

**14. OLD BUSINESS**[16-2146](#)

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR, Pre Development to PD, Planned Development for Office, Retail and Service Uses on Approximately 3.296 Acres Generally Located South of Mansfield-Webb Road and approximately 470 feet West of the City Limits; Mansfield-Webb, LLC (ZC#16-016)

**Sponsors:** Joe Smolinski and Felix Wong

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

[Maps & Supporting Information](#)

[Exhibit A](#)

[Exhibits B-D](#)

[Existing Vegetation](#)

[Mansfield Webb Office - PD - Aerial View](#)

**15. PUBLIC HEARING AND FIRST READING**[17-2174](#)

Ordinance - Public Hearing and First Reading of an Ordinance Setting Forth the Standards of Care for the Recreation Department's Summer Youth Program for the City of Mansfield; Providing for the Operational Standards of the Administration for the Program; Providing for the Inspecting, Monitoring, and Enforcement of the Standards of Care; Providing for the Staffing Levels, Training and Responsibilities for Those Working in the Program; Providing for Facility Standards; Providing for Cumulative Clause; Providing for a Severability Clause; Providing for an Effective Date

**Sponsors:** Shelly Lanners and Andy Binz

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

[2017 Standards of Care](#)

[17-2175](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from an Existing Planned Development and C-2, Community Business District to a New Planned Development for Retail, Restaurant and Other Commercial Uses and to Provide a Variance to the Alcoholic Beverage Sale Regulations Enacted Under Section 109.33 of the Texas Alcoholic Beverage Code, on Approximately 19.3 Acres Generally Located at the NW corner of E. Broad Street and Cannon Drive; Leon Capital Group (ZC#16-023)

**Sponsors:** Joe Smolinski and Felix Wong

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

[Variance Requests](#)

[Exhibit A](#)

[Exhibits B-S](#)

[ORDINANCE.docx](#)

[17-2176](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development District to PD for Multi-Family Residential Development on Approximately 5.57 Acres Generally Located South of W. Broad Street and Approximately 1,180 Feet East of the Intersection of W. Broad Street and Lillian Road; Carleton Residential Properties (ZC#16-026)

**Sponsors:** Joe Smolinski and Felix Wong

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

[Ordinance](#)

[Exhibits A - D](#)

## 16. **PUBLIC HEARING CONTINUATION AND SECOND READING**

[17-2160](#) Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from PR to PD for Office, Dental Lab, Day nursery and Children's Learning Facility on Approximately 1.43 Acres Generally Located East of Matlock Road and Approximately 1,181 Feet South of E. Debbie Lane; Reilly Brothers Property (ZC#16-027)

**Sponsors:** Joe Smolinski and Felix Wong

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

[Maps & Supporting Info.](#)

[Exhibit A](#)

[Exhibit B & C - Holland Family PD Standards](#)

## 17. **NEW BUSINESS**

[17-2179](#) Resolution - A Resolution Awarding a Construction Contract for West Debbie Lane from US Business Hwy 287 to FM 157 to Tiseo Paving Company; Authorizing and Directing the City Manager to Execute Contract Documents; and Authorizing Funding for an Amount Not to Exceed \$5,200,000.00 (Street Bond Fund)

**Sponsors:** Joe Smolinski and Bart VanAmburgh

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

[Debbie Lane Bid Tab](#)

[17-2190](#) Resolution - A Resolution to Support Designating State Highway 360 South Extension as the Senator Chris Harris Memorial Highway

**Sponsors:** Clayton Chandler

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

[BRIEF to Council - Senator Harris](#)

[17-2182](#) Ordinance - First Reading of an Ordinance Granting to SiEnergy, L.P. a Franchise to Furnish and Supply Gas to the General Public in the City of Mansfield, Texas, for the Transporting, Delivery, Sale, and Distribution

of Gas in, Out of, and Through Said Municipality for all Purposes; Providing for the Payment of a Fee or Charge for the Use of the Streets, Alleys, and Public Ways; Requiring Compliance with all Regulatory Ordinances of the City; and Providing for Other Provisions Related to the Subject Matter Hereof

**Sponsors:** Peter Phillis and Jeff Price

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

[17-2184](#)

Consideration and Possible Action to Suspend the Procedural Rules of Council and Reschedule the Regular City Council Meeting of March 13, 2017 to March 6, 2017

**Sponsors:** Shelly Lanners and Jeanne Heard

**Attachments:** [Procedural rules of Council](#)

[17-2187](#)

Discussion and Possible Action Regarding the Concept Plan for the Memorial Plaza

**Sponsors:** Shelly Lanners and Matt Young

**18. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the February 13, 2017 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, February 10, 2017 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.