



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

---

Monday, April 11, 2016

5:00 PM

Council Chambers

---

#### REGULAR MEETING

#### AMENDED AGENDA

1. **4:00 P.M. GROUND BREAKING FOR THE MAIN STREET LOFTS - 108 S. MAIN STREET**

2. **5:00 P.M. - CALL MEETING TO ORDER**

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 Pending Litigation - Cause No. 348-270155-14

Seek Advice of City Attorney Regarding the Implementation of Specific Use Permits in Commercial Zoning

Seek Advice of City Attorney Regarding Methods to Address BCB Project Delinquency

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**

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**

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**

[16-1802](#) National Library Week

*Attachments:* [National Library Week 2016](#)

[16-1803](#) National Library Worker's Day

*Attachments:* [National Library Workers 2016](#)

[16-1804](#) National Public Safety Telecommunications Week

*Attachments:* [Public Safety Telecommunications Week 2016](#)

[16-1805](#) Child Abuse Prevention Month

*Attachments:* [Child Abuse Prevention Month 2016](#)

10. **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.*

11. **COUNCIL ANNOUNCEMENTS**

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

Police Department Senior Services Program - Tracy Aaron and Zeno Pfau

Quarterly Reports - Mansfield Economic Development Corporation, Mansfield Park Facilities Development Corporation, Planning and Zoning Commission, Public Works, Code Enforcement, Development Services, Communications and Marketing, Library

**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****16-1743**

Ordinance - Third and Final 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 a Cumulative Clause; Providing for a Severability Clause; Providing for an Effective Date

**Sponsors:** Shelly Lanners and Andy Binz

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

[2016 Standards of Care](#)

**16-1796**

Resolution - A Resolution Awarding a Contract for Construction of the FY 2015 Community Development Block Grant Project for Lake St. Paving, Drainage and Utility improvements to McClendon Construction for an amount not to exceed \$230,210.00 (Street Bond Fund and Utility Bond Fund and 2015 Community Development Block Grant program)

**Sponsors:** Chris Burkett and Steve Freeman

**Attachments:** [Council RES Award 41st Yr CDBG](#)

[Lake Street Bid Tab Results](#)

**16-1797**

Resolution - A Resolution Awarding a Contract for the Construction of Antler Drive Water Line Extension to LKG Resources, LLC., and authorizing funding for an Amount Not to Exceed \$156,280.55 (Utility Bond Fund)

**Sponsors:** Chris Burkett and Steve Freeman

**Attachments:** [RES award antler](#)

[Antler-Water-BidTabs](#)

[16-1799](#)

Resolution - A Resolution Authorizing Funding for an Amount not to Exceed \$350,000.00 and Approval of Contracts Including Half Associates, Inc. for Engineering Design Services and TxDOT for Project Review and Administration for Improvements to Debbie Lane Between FM 157 and US Business Hwy 287 (Street Bond Fund)

**Sponsors:** Chris Burkett and Steve Freeman

**Attachments:** [RES Debbie Lane](#)

[16-1800](#)

Resolution - A Resolution to Approve a Local Project Advance Funding Agreement (LPAFA) with the Texas Department of Transportation for the Funding of the US Hwy 287 Ramps and Texas U-Turn Project in the Amount of \$4,140,725.24 (Street Bond Fund)

**Sponsors:** Chris Burkett and Steve Freeman

**Attachments:** [US 287 AFA Resolution](#)

[16-1806](#)

Resolution - A Resolution Approving a Construction Contract Between Mansfield Park Facilities Development Corporation and Nu-Way Construction for Erosion Prevention Improvements to the Pedestrian Bridge at Elmer W. Oliver Nature Park in the Amount of \$111,213.00

**Sponsors:** Shelly Lanners and James Fish

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

[Bid Tab](#)

[16-1795](#)

Minutes - Approval of the March 28, 2016 Regular City Council Meeting Minutes

**Sponsors:** Shelly Lanners and Jeanne Heard

**Attachments:** [3-28-16 DRAFT Meeting Minutes](#)

### **END OF CONSENT AGENDA**

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

[16-1759](#)

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Making Certain Findings in Connection with the South Pointe Public Improvement District; Accepting a Service and Assessment Plan for the District; Levying Special Assessments Against Property Within the District and Establishing a Lien on Such Property; Providing for a Method of Assessment and Payment of the Assessments; Providing Penalties and Interest on Delinquent Assessments

**Sponsors:** Chris Burkett and Felix Wong

**Attachments:** [Exhibit 1](#)

[Exhibit 2](#)

[Ordinance](#)

[16-1760](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from C-2 to PD, Planned Development for Restaurants on Approximately 1.2 Acres Located at 109 S Main Street; M R Development (ZC#16-003)

**Sponsors:** Chris Burkett and Felix Wong

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

[Maps & Supporting Info.](#)

[Development Plan \(Exhibits A-F\)](#)

**16. NEW BUSINESS**

[16-1798](#)

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 360 Crossroads, L.P. and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

**Sponsors:** Chris Burkett and Scott Welmaker

**Attachments:** [360 Crossroads EDA](#)

[Resolution - 360 Crossroads, LP](#)

**17. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the April 11, 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, April 8, 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.

