



CITY OF MANSFIELD

1200 East. Broad St.
Mansfield, TX 76063
www.mansfield-tx.gov

Meeting Agenda City Council

Monday, August 12, 2013

5:00 PM

Council Chambers

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

City Attorney Briefing Regarding Possible Development Agreement with South Pointe

City Attorney Briefing Regarding Legal Requirements for a Response to Public Information Act Requests

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

Consider Possible Purchase of Certain Properties for Future Development/Use

Property Acquisition - 651 Justice Ln.

C. Personnel Matters Pursuant to Section 551.074

D. Deliberation Regarding Negotiations of the Industrial Development Corporation of an Offer of a Financial or Other Incentives to a Business Prospect Pursuant to Section 551.087

Update on Economic Development Prospects

E. Consider Placement or Deployment of Security Devices on Municipal Property or Facilities Pursuant to Section 551.076

Security of Public Buildings

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**

13-0634 Senior Citizen Day

Attachments: Senior Citizen Day 2013

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 City Secretary.

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

2014 Preliminary Budget Presentation

B. Business Services Department Report

[13-0635](#) Presentation of Monthly Financial Report for the Period Ending June 30, 2013

Attachments: [June 30, 2013 Financials](#)

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

[13-0592](#) Ordinance - Third and Final Reading of an Ordinance Adopting School Zone on Holland Road for Judy K. Miller Elementary

Sponsors: Steve Freeman

Attachments: [Ordinance](#)

[13-0621](#) Resolution - A Resolution Recognizing that the City Council of the City of Mansfield, Texas is Proposing to Adopt a Tax Rate on a Future Agenda

Sponsors: Peter Phillis

Attachments: [Resolution](#)

[13-0627](#) Resolution - A Resolution Authorizing a Contract Amendment with Freese and Nichols, Inc. for Design and Construction Management and Inspection Services in the Amount of \$247,500.00 (Utility Fund) for the Low Branch Lift Station and 30" Force Main

Sponsors: Steve Freeman

Attachments: [Resolution](#)

[13-0636](#) Resolution - A Resolution Awarding the Construction Manager at Risk Contract for the new Mansfield Service Center, New Tactical Training Facility and the Renovation of the Mansfield Dispatch Office

Sponsors: Richard Wright

Attachments: [Letter](#)

[Resolution](#)

[13-0620](#) Minutes - Approval of the July 22, 2013 Regular City Council Meeting Minutes

Sponsors: Vicki Collins

Attachments: [7-22-13 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

14. PUBLIC HEARING AND FIRST READING

[13-0622](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from an Existing PD to a new PD for a Nursing & Rehabilitation Center on Approximately 6.6 acres, Generally Located at the Southeast Corner of Cannon Drive and North Miller Road; SCI Construction, Ltd. (ZC#13-005)

Sponsors: Felix Wong

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

[Exhibits A-D](#)

[Current PD Approved in 2007](#)

[Ordinance](#)

15. PUBLIC HEARING CONTINUATION AND SECOND READING

[13-0608](#) Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from MF-2 & PD for Multi-family Residential Use to a New PD for Multi-family Residential Use on Approximately 17.2 Acres, Generally Located East of SH 360 and Approximately 400 Feet North of Heritage Parkway South; HP Civil Engineering, LLC. (ZC#13-002)

Sponsors: Felix Wong

Attachments: [Ordinance](#)

[Maps & Supporting Info.](#)

[EX A-D 12 July 2013](#)

16. NEW BUSINESS

[13-0625](#) Review and Consideration of a Detailed Site Plan for Lot 1 of the Broad Street Medical Planned Development located at the northeast corner of East Broad Street and Matlock Road (DS#13-002)

Sponsors: Felix Wong

Attachments: [Proposed Site Plans](#)

[Proposed Bldg Exterior Elevations](#)

[Pre-approved Site Plan ZC10-005](#)

[13-0626](#) 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 Hub-Tech LTD and Authorizing its Execution by the President of the MEDC and Providing an Effective Date

Attachments: [Resolution](#)

[Dura Tech Products Economic Development Agreement 3 \(2\)](#)

17. ADJOURN**CERTIFICATION**

I, the undersigned authority do hereby certify that the above agenda was posted on the bulletin board next to the main entrance of the City Hall, 1200 East Broad Street, of the City of Mansfield, Texas, in a place convenient and readily accessible to the general public at all times and said Agenda was posted on the following date and time: Friday, August 9, 2013 by 5:00 p.m., and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Vicki Collins, City Secretary

Approved as to form:

Craig Magnuson, Attorney, City of Mansfield

1. This building is wheelchair accessible. Parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meeting. To make arrangements, call (817) 473-0211 or (TDD) 1-800-RELAY TX, 1-800-735-2989.

2. In deciding a zoning change application, the Planning and Zoning required to determine the highest and best use of the property in question. The Planning and Zoning Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every district up to the intensity set forth in the zoning change application.

This public notice was removed from the official posting location at the Mansfield City Hall on the following date and time:

By: _____
City Secretary's Office