



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, February 27, 2023

1:00 PM

Council Chambers

REGULAR MEETING AMENDED AGENDA

1. **1:00 P.M. - CALL MEETING TO ORDER**

2. **WORK SESSION**

Discussion Regarding the Street Capital Improvement Program

Developer Interviews for New Public Facilities at the Lone Star 360 Development

Discussion Regarding On-Demand Microtransit

Discussion Regarding the February 27, 2023 Consent Agenda Items

3. **3:00 P.M. - POLICE DEPARTMENT HEADQUARTERS GROUNDBREAKING**

1601 Heritage Parkway

4. **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 Pending Litigation – Cause No. 348-325719-21

Seek Advice of City Attorney Regarding Pending Litigation – Cause No. 4:23-CV-00131-O

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

Discussion Regarding City Manager's Contract

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

Economic Development Project #22-18

5. 6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION

6. 7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

7. INVOCATION

8. PLEDGE OF ALLEGIANCE

9. TEXAS PLEDGE

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

10. PRESENTATION

Presentation by State Representative David Cook to the Pickled Mansfield Society

Presentation of Life Saving Award to Fire Department and Dispatch Personnel for Their Roles on an Emergency Call

Presentation of the Achievement of Excellence Award to the Mansfield Public Library

11. 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.

12. COUNCIL ANNOUNCEMENTS**13. SUB-COMMITTEE REPORTS**[23-5222](#)

Minutes - Approval of the February 9, 2023 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: [DRAFT Meeting Minutes](#)

[23-5223](#)

Minutes - Approval of the February 13, 2023 TIF Reinvestment Zone #1 Board Meeting Minutes (vote will be only by members of the sub-committee: Broseh (Chair), Bounds, Tonore, and Evans)

Presenters: Susana Marin

Attachments: [DRAFT Meeting Minutes](#)

[23-5224](#)

Minutes - Approval of the February 15, 2023 Revitalization of Historic Downtown Mansfield Meeting Minutes (vote will be only by members of the sub-committee: Tonore (Chair), Lewis, and Bounds)

Presenters: Susana Marin

Attachments: [DRAFT Meeting Minutes](#)

14. 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

Energy Updates - Jeff Price

USI Insurance Savings - Troy Lestina

B. Police Department Report

[23-5219](#) 2022 Mansfield Police Department Annual Traffic Contact Report

Presenters: Tracy Aaron

Attachments: [Report](#)

15. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

16. 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

[23-5220](#) Resolution - A Resolution to Consider Approving Change Orders #1 and #2 to the Construction Manager-at-Risk Contract with The Fain Group, Inc., in the Amount of \$92,123.12 for Additional Construction Items Related to Gertie Barrett Park and McClendon Park West Improvements

Presenters: Matt Young

Attachments: [Resolution](#)

[Change Order 1 - Gertie Barrett Park](#)

[Change Order 2 - McClendon Park West](#)

[23-5226](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager or His Designee to Execute an Energy Services Agreement and its Related Payment Plan Agreement with United Commercial Energy Partners (UCEP) for an Energy Conservation Project (Amendment to Agenda)

Presenters: Jeff Price

Attachments: [Resolution - Amendment to Agenda](#)

[23-5221](#) Minutes - Approval of the February 13, 2023 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

17. PUBLIC HEARING

- [23-5213](#) Public Hearing - Public Hearing and Consideration of a Specific Use Permit for Row Houses, in the D, Downtown District, D-2, Urban Transition Zone on approximately 0.638 Acres, Being a Tract Portion of Block 27, Original Town of Mansfield, According to the Plat Recorded in Volume 63, Page 53, City of Mansfield in Tarrant County Texas, Located at 204 S First Avenue (SUP#22-007)

Presenters: Jason Alexander and Arty Wheaton-Rodriguez

Attachments: [Maps and Supporting Information](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Development Plan](#)

18. PUBLIC HEARING AND RESOLUTION

- [23-5225](#) Resolution - A Public Hearing and Resolution Approving and Endorsing the 2023 (49th year) Community Development Block Grant Project for Elizabeth Lane

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Cost Estimate](#)

[Map](#)

19. PUBLIC HEARING AND FIRST READING

- [23-5212](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from SF-12/22, Single-Family Residential District and PD, Planned Development District to PD, Planned Development District for Single-Family Attached (Brownstones) and Multi-Family Residential Uses on Approximately 9.77 Acres out of the Henry Odell Survey, Abstract No. 1196, Tarrant County, Texas, on Property Located at 1725 E. Broad Street and 257 Carlin Road; Bridgeview Real Estate, owner/developer and Nelson Family Revocable Trust, owner (ZC#22-019)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A - Legal Description](#)

[Exhibit B - PD Planned Development District Regulations](#)

[Exhibit B1 - Development Plan](#)

[Exhibit C - Elevations](#)

[Exhibit D - Landscape](#)

[Exhibit E - Sign Plan](#)

20. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

[23-5187](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from SF-7.5/12, Single-Family Residential District and PD, Planned Development District to D, Downtown District, D-1, Sub-Urban Zone on Approximately 1.460 Acres Located at 505 W. Kimball St., 506 W. Kimball St., and 509 Alvarado St.; Benjamin Hartman, Owner

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

21. **NEW BUSINESS**

[23-5228](#)

Board Appointments: Keep Mansfield Beautiful Commission

Presenters: City Council

22. **ADJOURN**

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the February 27, 2023 Regular City Council Amended 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 24, 2023 prior to 1:00 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, City Secretary

Approved as to form:

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.