



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, October 10, 2022

3:00 PM

Council Chambers

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#### REGULAR MEETING

1. **3:00 P.M. - CALL MEETING TO ORDER**

2. **WORK SESSION**

Master Thoroughfare Plan

Impact Fee Update

E Broad Elevated Storage Lighting Equipment

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 Pending Litigation – Cause No. 3:20-CV-2061-N-BK

Seek Advice of City Attorney Regarding the South Pointe Developer Agreement and the Need to Issue Debt for Developer Reimbursement

Seek Advice of City Attorney Regarding Grand Prairie Boundary Adjustment

Seek Advice of City Attorney Regarding a Request to Amend a Special Event Permit

Seek Advice of City Attorney Regarding Economic Development Agreement Between the City, Brain Storm Shelter, LLC, Backyard Come As You Are, LP, and TIRZ No. Two

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**

City Manager Evaluation

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 #21-01

Economic Development Project #21-28

Economic Development Project #22-01

Economic Development Project #22-24

**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**

[22-4963](#)

National Chiropractic Health Month

**Attachments:** [2022 National Chiropractic Health Month](#)

**10. PRESENTATION**

Outstanding Public Drinking Water System Award

**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**

[22-4962](#)

Minutes - Approval of the September 26, 2022 TIF Reinvestment Zone #1 Board Meeting Minutes (vote will be only by members of the sub-committee: Broseh (Chair), Leyman, Tonore, and Evans)

**Presenters:** Susana Marin

**Attachments:** [9-26-22 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

Future Land Use Plan Update - Jason Alexander

**B. Business Services Department Report**

[22-4955](#)

Presentation of the Monthly Financial Report for the Period Ending August 31, 2022

**Presenters:** Troy Lestina

**Attachments:** [August 2022 Monthly Financials](#)

**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**[22-4954](#)

Resolution - A Resolution of the City of Mansfield, Texas Finding That Oncor Electric Delivery Company Llc's ("Oncor" Or "Company") Application to Change Rates Within the City Should be Denied

**Presenters:** Jeff Price

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

[22-4960](#)

Resolution - A Resolution Authorizing a Contract for the Installation of Lighting Equipment at the East Broad Elevated Storage Tank to NEMA 3 Electric, Inc Through the Interlocal Purchasing System (BuyBoard) for an Amount of One Hundred and Nine Thousand Three Hundred and Thirty-Seven Dollars And Zero Cents (\$109,337.00) Funded From the Utility Fund

**Presenters:** Alex Whiteway

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

[22-4964](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Consenting to the Assignment of that Certain Gas Lease between the City of Mansfield and XTO Energy, Inc for the City-Owned Property located at 0.799 acres, more or less, out of the W.W. Warnell Survey, A-1612, Tarrant County, Texas, and Providing an Effective Date

**Presenters:** Troy Lestina

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

[Consent to Assign](#)

[XTO Lease](#)

[22-4965](#)

Resolution- A Resolution Awarding a Contract for the Construction of the 30-Inch Transmission Main Crossing Highway 287 and Along Lone Star Road to Blue Star Utilities, LLC and Authorizing Funding for an Amount Not to Exceed \$3,874,647.88 (Utility Fund)

**Presenters:** Bart VanAmburgh

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

[Map](#)

[Bid Tabulation](#)

[22-4967](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas Authorizing the City Manager to Enter into an Interlocal Agreement with Tarrant County, Texas for the Purpose of Providing Funding Through the Tarrant County 2021 Bond Transportation Program

**Presenters:** Troy Lestina

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

[22-4968](#) Resolution - A Resolution to Establish a Date for the Public Hearing to Consider the Proposed Amendment of Land Use Assumptions, Capital Improvements Plan for Roadway Impact Fees, and the Imposition of Updated Roadway Impact Fees

**Presenters:** Jeff Price

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

[22-4970](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Setting a Public Hearing Under Section 311.003 of the Texas Tax Code for the Creation of a Tax Increment Reinvestment Zone Containing Approximately 121.459 Acres of Land Generally Located north of Hanks Street, east of Audrey Lane, south of West Broad Street, and west of South Sixth Avenue, and Being Wholly Located within the Corporate Limits of the City of Mansfield, Texas; Authorizing the Issuance of Notice by the City Secretary of the City of Mansfield, Texas, Regarding the Public Hearing; and Directing the City of Mansfield, Texas to prepare a Preliminary Reinvestment Zone Financing Plan

**Presenters:** Matt Jones

**Attachments:** [Resolution](#)  
[Exhibit A](#)  
[Exhibit B](#)

[22-4958](#) Request for Special Event Permit: Mansfield ISD 5K and Fun Run

**Presenters:** Jason Alexander

**Attachments:** [Special Event Permit Packet](#)

[22-4959](#) Request for Special Event Permit: 2022 Mansfield Run with Heart

**Presenters:** Jason Alexander

**Attachments:** [Special Event Permit Packet](#)

[22-4971](#) Request to Amend a Special Event Permit: 2022 Mansfield Farmers Market

**Presenters:** Jason Alexander

**Attachments:** [Amended Application](#)  
[Original Application](#)

[22-4961](#) Minutes - Approval of the Minutes of the September 26, 2022 Regular City

## Council Meeting

**Presenters:** Susana Marin

**Attachments:** [9-26-22 DRAFT Meeting Minutes](#)

[22-4973](#)

Minutes - Approval of the Minutes of the September 29, 2022 Special City Council Work Session Between the City Council and Mansfield Economic Development Corporation, Mansfield Park Facilities Development Corporation, and Planning and Zoning Commission

**Presenters:** Susana Marin

**Attachments:** [9-29-22 DRAFT Meeting Minutes](#)

**END OF CONSENT AGENDA**

**17. OLD BUSINESS**

[22-4948](#)

Ordinance - An Ordinance of the City of Mansfield, Texas, Authorizing the Conveyance of Approximately 46 Acres of City Owned Real Property; Authorizing the City Manager to Execute all Documents Necessary to Complete the Transaction; and Providing an Effective Date

**Presenters:** Matt Jones

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

[22-4969](#)

Resolution - A Resolution Approving a Development Agreement Between the City of Mansfield, The Board of Directors of the Tax Increment Financing Reinvestment Zone Number One, and SW Mansfield Development, LLC; Authorizing the City Manager or His Designee to Execute the Development Agreement; and Providing an Effective Date

**Presenters:** Matt Jones

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

**18. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING**

[22-4908](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Historic Landmark Overlay District Classification for the Mansfield Cemetery, c. 1868, and the Mansfield Community Cemetery, c. 1874, Located at 750 W. Kimball Street; Mansfield Cemetery Association, Owner and Mansfield Community Cemetery Association, Owner (HLC#22-007 and HLC#22-010)

**Presenters:** Jason Alexander and Art Wright

**Attachments:** [Ordinance](#)  
[Exhibit A](#)  
[Maps and Supporting Information](#)  
[Photographs of the Mansfield Cemetery](#)  
[Photographs of the Mansfield Community Cemetery](#)

- [22-4939](#) Ordinance - Public Hearing Continuation and Second and Final Reading Ordinance Approving a Zoning Change From PR, Pre-Development District to PD Planned Development District for a Mixed Lot Single-Family Residential Development on 32.352 Acres out of the James McDonald Survey, Abstract No. 997, Tarrant County, TX, Located at 1970 N Main. Kinney Family Living Trust, Owner, Pulte Group, Developer (ZC#22-007)

**Presenters:** Jason Alexander and Arty Wheaton-Rodriguez

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

[Maps and Supporting](#)

[Kinney Tract Exhibit A - Legal Description](#)

[Kinney Tract Exhibit B-D - Development Plan](#)

[Kinney Tract Exhibit E - Elevations](#)

[Mews Exhibit](#)

- [22-4940](#) Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to D, Downtown District, D-3, Urban Center Zone on Approximately 1.690 Acres out of the W.C. Price Survey, Abstract No. 1240, Tarrant County, TX, Located at 700 E. Broad St.; City of Mansfield, Owner/Applicant (ZC#22-013)

**Presenters:** Jason Alexander

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

[Exhibit A](#)

[Maps and Supporting Information](#)

## 19. **NEW BUSINESS**

- [22-4966](#) Consideration - Consideration of Mansfield Veterans Memorial and Tribute Foundation Reimbursement Request of FY 2021-2022 Hotel/Motel Occupancy Tax Funds of an Amount up to \$14,500

**Presenters:** Troy Lestina

## 20. **ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the October 10, 2022 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](http://mansfieldtexas.gov), on Thursday, October 6, 2022 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

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Susana Marin, City Secretary

Approved as to form:

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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.