



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, December 12, 2022

1:30 PM

Council Chambers

REGULAR MEETING

1. 1:30 P.M. - CALL MEETING TO ORDER

2. WORK SESSION

Discussion Regarding Legislative Issues

Discussion Regarding Public Art Funding and Policy

Discussion Regarding On-Demand Micro Transit

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 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

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 #22-01

Economic Development Project #22-04

Economic Development Project #22-14

Economic Development Project #22-18

Economic Development Project #22-19

Economic Development Project #22-27

4. 6:30 P.M. – RETIREMENT RECEPTION FOR DEPUTY CITY MANAGER SHELLY LANNERS

5. 7:00 PM OR IMMEDIATELY FOLLOWING RECEPTION - 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. RECOGNITION

Recognition of Municipal Court Staff

Recognition of Jesse Fernandez Front Line Leadership Award Winner

Recognition of Deputy City Manager Shelly Lanners

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. 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.

11. COUNCIL ANNOUNCEMENTS**12. SUB-COMMITTEE REPORTS**[22-5099](#)

Minutes - Approval of the November 22, 2022 Housing Market Growth Strategy Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Lewis (Chair), Short, and Bounds)

Presenters: Keera Seiger

Attachments: [11-22-22 DRAFT Meeting Minutes](#)

13. 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

Mansfield Youth Council Education Opportunities - Kristen Petree and Ellie Rodriguez

TML Region 8 Meeting Update - Joe Smolinski

Hometown Holidays Recap - Theresa Cohagen

Dash into Downtown Recap - Rachel Bagley

Santa's Scout the Route Update - Fire Chief Mike Ross

14. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**15. 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

[22-5079](#)

Ordinance - Ordinance Authorizing the Issuance and Sale of City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation, Series 2023, in an Aggregate Principal Amount not to exceed \$5,150,000; Levying a Tax in Payment Thereof; Prescribing the Form of Said Certificates; Authorizing the Execution and Delivery of a Bond Purchase Agreement, Paying Agent/Registrar Agreement and a Bond Counsel Engagement Letter; Approving the Official Statement; and Enacting Other Provisions Relating Thereto

Presenters: Troy Lestina

Attachments: [Ordinance](#)

[22-5076](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Adopting a Policy For the Establishment of a Relocation Assistance Program Related to Implementation of the City's Minimum Housing Standards, Substandard Building Ordinance and Other Programs, and Related to Amoritization; and Providing an Effective Date

Presenters: Nicolette Ricciuti

Attachments: [Resolution](#)

[Exhibit A](#)

[22-5078](#)

Resolution - A Resolution of the City of Mansfield, Texas, Authorizing the Fire Chief to Act as the City's Representative in all Matters Relating to the Mutual Aid Agreement with the Tarrant County Emergency Services District No. 1

Presenters: Mike Ross

Attachments: [Resolution](#)

[2022-2023 Tarrant County Mutual Aid Agreement](#)

[Exhibit B](#)

[22-5080](#)

Resolution – A Resolution Awarding a Contract for the Construction of the Shadow Oaks Neighborhood Drainage Improvements to Tex-Pro Construction LLC and Authorizing Funding for an Amount Not to Exceed \$208,080.40 (Drainage Utility Fund)

Presenters: Howard Redfearn

Attachments: [Resolution](#)

[Map](#)

[Bid Tab](#)

[Bid Recommendation Letter](#)

[22-5081](#) Resolution - A Resolution Authorizing Funding in an Amount Not to Exceed \$58,500 and Approval of Contract with Westra Consultants, LLC, to Conduct the Miscellaneous Drainage Analysis of Three Areas (Drainage Utility Fund)

Presenters: Howard Redfearn

Attachments: [Resolution](#)

[Five Oaks Drainage Area](#)

[The Oaks Drainage Area](#)

[Westra Drainage Analysis Services](#)

[Willowstone Pond](#)

[22-5089](#) Resolution - Authorization of Additional Funding in the Amount of \$51,965.79 Related to the Developer Participation Contract Between the City of Mansfield and Realty Capital Management, LLC for Roadway Improvements Related to the Watson Branch Development (Street Bond Fund)

Presenters: David Boski

Attachments: [Resolution](#)

[22-5092](#) Resolution - A Resolution to Consider Awarding a Construction Contract to JNA Painting & Contracting Company, Inc. of Dickinson, Texas in the Amount of \$51,700 for Athletic Field Fence Painting at the Michael L. Skinner Sports Complex

Presenters: Matt Young

Attachments: [Resolution](#)

[Bid Tabulation](#)

[22-5093](#) Resolution - A Resolution to Consider Awarding a Construction Contract to Triple-C Fence of Haslet, Texas in the Amount of \$110,000 for Fencing Realignment and Improvements at the Michael L. Skinner Sports Complex

Presenters: Matt Young

Attachments: [Resolution](#)

[Bid Tabulation](#)

[22-5096](#) Resolution - A Resolution Authorizing Funding in an Amount Not to Exceed \$325,000.00 and Approval of Contracts, Including Design Services with Parkhill, to Prepare Cannon Dr. South for Public Bidding and Construction (TIRZ #1)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Map](#)

[22-5104](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager or His Designee to Execute a Professional Services Agreement with Freese and Nichols, Inc. for the

Preparation of a Future Land Use Plan for the City of Mansfield for an Amount not to Exceed Two Hundred Seventy-Four Thousand Eight Hundred and 00/100 (\$274,800.00)

Presenters: Jason Alexander

Attachments: [Resolution](#)

[Mansfield FLUP Contract](#)

[22-5097](#)

Minutes - Approval of the November 14, 2022 3:00 p.m. Regular City Council Meeting Minutes

Presenters: Keera Seiger

Attachments: [11-14-22 DRAFT Meeting Minutes](#)

[22-5098](#)

Minutes - Approval of the November 14, 2022 7:00 p.m. Regular City Council Meeting Minutes

Presenters: Keera Seiger

Attachments: [11-14-22 DRAFT Meeting Minutes.pdf](#)

END OF CONSENT AGENDA

16. PUBLIC HEARING

[22-4885](#)

Ordinance - Public Hearing and First and Final Reading of an Ordinance to Amend Chapter 155, "Zoning" to revise the definition of an accessory dwelling in Section 155.012; to repeal Section 155.082(E)(7) in its entirety; and to revise regulations related to accessory dwellings in Section 155.099(B)(35); (OA#22-007)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[22-4729](#)

Ordinance - Public Hearing Continuation and First and Final Reading on an Ordinance to Amend Section 155.072(B) of the Mansfield Code of Ordinances Regarding Definitions for an Accessory Unit and Section 155.072(J)(5)(c) of the Mansfield Code of Ordinances Regarding the Habitable Area of an Accessory Unit (OA 22-005)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[22-5105](#)

Ordinance - Public Hearing on an Ordinance of the City Council of the City of Mansfield, Texas, Designating a Certain Area as a Tax Abatement Reinvestment Zone For Commercial-Industrial Tax Abatement Within the City of Mansfield, Texas; Establishing the Boundaries Thereof and Other Matters Related Thereto; Providing a Severability Clause; and Providing for an Immediate Effective Date

Presenters: Jason Moore

Attachments: [Ordinance](#)

[Exhibit A](#)

17. PUBLIC HEARING AND FIRST READING[22-5042](#)

Ordinance - Public Hearing and Continued First Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to PD, Planned Development District with Limited I-1, Light Industrial Uses on Approximately 9.94 Acres out of the William Lynn Survey, Abstract Number 984, Tarrant County, Texas, located at 2351, 2361, 2371, 2381 and 2391 N. US 287; City of Mansfield, Applicant

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A](#)

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

[Maps and Supporting Information](#)

18. ADJOURN**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the December 12, 2022 1:30 p.m. 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 Thursday, December 8, 2022 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Keera Seiger, Assistant 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.