



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, January 9, 2023

2:00 PM

Council Chambers

REGULAR MEETING

1. **2:00 P.M. - CALL MEETING TO ORDER**

2. **WORK SESSION**

Discussion Regarding Potential Ballot Propositions

Discussion Regarding a Proposed Townhouse Development on Toll Road 360 in South Pointe

Discussion Regarding the January 9, 2023 Consent Agenda Items

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**

Board Interviews

Appointment of City Attorney

City Manager's Quarterly Update

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 #16-05

Economic Development Project #22-23

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. PRESENTATION

Salvation Army Mayoral Red Kettle Challenge Trophy Presentation

10. PROCLAMATION

[22-5127](#)

Proclamation - Recognition of Council Member Mike Leyman

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

[22-5125](#) Minutes - Approval of the December 12, 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: Keera Seiger

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

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

[22-5116](#) Resolution - A Resolution Authorizing the Application for a Transportation Alternatives Grant to the Texas Department of Transportation for the development of an Active Transportation and Safety Plan

Presenters: Bart VanAmburgh

Attachments: [Resolution](#)

[22-5117](#) Resolution - A Resolution Authorizing Funding for an Amount Not to Exceed \$350,000.00 and Awarding a Contract for the Construction of a Community Development Block Grant - Cares Act Project for Cotton Drive Water Line Improvements (West Broad St. to Wilson Dr.) to Excel 4 Construction, LLC (Utility Fund, Community Development Block Grant

Program - Cares Act Entitlement Funds)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Map](#)

[Bid Tabulation](#)

[22-5118](#)

Resolution - A Resolution Authorizing a Change Order and Providing Additional Funds for Holland Road Phase 2 Improvements (Stonebriar Trail to Garden Path Lane) with Ed Bell Construction Company for an Amount Not to Exceed \$657,800.16 (Utility Fund)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Map](#)

[Proposed Value Engineering Options](#)

[22-5119](#)

Resolution - A Resolution Authorizing Funding for the Purchase of a 30-inch Flow Control Valve for the 30-inch Lone Star Rd Water Line to Municipal Valve & Equipment Company through the Interlocal Purchasing System (TIPS) for an Amount Not to Exceed \$208,100.00 (Utility Fund)

Presenters: Alex Whiteway

Attachments: [Resolution](#)

[22-5126](#)

Resolution - A Resolution Authorizing a Contract with Freese & Nichols, Inc. for the 2023 Water and Wastewater Master Plan and Impact Fee Update for an Amount Not to Exceed \$390,000 (Utility Fund)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[22-5122](#)

Minutes - Approval of the December 12, 2022 1:30 p.m. Regular City Council Meeting Minutes

Presenters: Keera Seiger

Attachments: [DRAFT Meeting Minutes](#)

[22-5123](#)

Minutes - Approval of the December 12, 2022 7:00 p.m. Regular City Council Meeting Minutes

Presenters: Keera Seiger

Attachments: [DRAFT Meeting Minutes](#)

[22-5124](#)

Minutes - Approval of the December 19, 2022 Special City Council Meeting Minutes

Presenters: Keera Seiger

Attachments: [DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

17. OLD BUSINESS

[22-5106](#) Resolution - A Resolution of the City of Mansfield, Texas, Approving an Economic Development Agreement Between the City of Mansfield, the Mansfield Economic Development Corporation, and Crystal Window and Door Systems; Authorizing the City Manager and MEDC President to Execute Said Agreement; and Providing an Effective Date

Presenters: Jason Moore

Attachments: [Resolution](#)

18. PUBLIC HEARING AND FIRST READING

[22-5110](#) Ordinance - Public Hearing and First and Final Reading on an Ordinance Amending Chapter 155, "Zoning" of the Mansfield Code of Ordinances to revise the Permitted Use Table in Section 155.054(B) and the Special Conditions in Section 155.099(B)(40) related to Donation Boxes (OA#23-001)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Redline](#)

19. NEW BUSINESS

[22-5077](#) Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Chapter 116.03 "Revocation of Permit," Providing that this Ordinance Shall be Cumulative of All Ordinances; Providing a Severability Clause; Providing a Penalty for Violation; Providing for the Publication as Required by Law; and Providing an Effective Date

Presenters: Nicolette Ricciuti

Attachments: [Ordinance](#)

[Redline](#)

[22-5107](#) Resolution - A Resolution of the City of Mansfield, Texas, Approving an Economic Development Agreement Between the City of Mansfield, Texas, the Mansfield Economic Development Corporation, the Board of Directors of Reinvestment Zone Number One, and Admiral Legacy, LLC; Authorizing the City Manager, MEDC President, and TIRZ #1 Board Chair, to Execute Said Agreement; and Providing an Effective Date

Presenters: Jason Moore

Attachments: [Resolution](#)

[Economic Development Agreement](#)

[Form 1295](#)

[22-5115](#) Review and Consideration of a Request to Approve Modifications to the South Pointe Planned Development (PD) District Standards, Office

Residential (OR) Sub-District; RUBY 07 SPMTGE LLC, developer
(ZC#04-012C)

Presenters: Jason Alexander

Attachments: [Addendum to PD Standards](#)

[Location Map](#)

[Site Plan](#)

[Townhome Renderings](#)

20. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the January 9, 2023 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 January 5, 2023 prior to 5:00 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.