



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, January 23, 2023

2:00 PM

Council Chambers

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#### REGULAR MEETING

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

Tour of the Bud Ervin Water Treatment Plant and Discussion Regarding the Phase V Expansion  
707 Pleasant Ridge Court

2. **WORK SESSION**

Discussion Regarding Advisory Committee for the Future Land Use Plan

Discussion Regarding Intersection Design Alternatives for West Broad Street at Retta Road

Discussion Regarding Potential Ballot Propositions

Discussion Regarding the January 23, 2023 Consent Agenda Items

3. **JOINT WORK SESSION WITH THE MANSFIELD PARKS FACILITIES  
DEVELOPMENT CORPORATION**

Joint Discussion with the Mansfield Parks Facilities Development Corporation Regarding a Financial Sustainability Project

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 Active Code Enforcement Cases

Seek Advice of City Attorney Regarding Charter and Bylaw Language

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**

**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 #21-19

Economic Development Project #22-14

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. 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. 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

Stormwater Annual Report - Howard Redfearn

**B. Community Engagement Department Report**

[23-5153](#) Departmental Quarterly Reports

**Attachments:** [Quarter 1 FY23](#)

**13. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

**14. 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**

[22-5090](#) Resolution - A Resolution to Consider Amending the Mansfield Park Facilities Development Corporation's Bylaws to Establish A Policy Regarding Consecutive Years of Service; the Appointment of its President; and to Amend Time for Budget Approval

**Presenters:** Matt Young

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

[Exhibit A](#)

[22-5091](#) Resolution - A Resolution to Consider Amending the Mansfield Park

Facilities Development Corporation's Certificate of Formation to Establish  
A Policy Regarding Consecutive Years of Service

***Presenters:*** Matt Young

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

[22-5094](#)

Resolution - A Resolution Amending the Bylaws for the Historic  
Preservation Advisory Board to Establish a Policy Regarding Consecutive  
Years of Service

***Presenters:*** Yolanda Botello

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

[22-5103](#)

Resolution - A Resolution Amending the Bylaws for the Mansfield Public  
Library Advisory Board to Establish a Policy Regarding Consecutive Years  
of Service

***Presenters:*** Yolanda Botello

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

[23-5144](#)

Resolution - A Resolution Appointing Mayor Michael Evans as a Cluster  
City Representative to the North Central Texas Council of Governments  
Regional Transportation Council (RTC)

***Presenters:*** David Boski

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

[23-5145](#)

Resolution - A Resolution Authorizing a Contract with Plummer and  
Associates, Inc. for the Bud Ervin Water Treatment Plant Phase V  
Expansion for an Amount Not to Exceed \$3,735,921.00 (Utility Fund)

***Presenters:*** Jeff Price and Alex Whiteway

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

[23-5146](#)

Resolution - A Resolution Determining the Construction-Manager-At-Risk  
Delivery Method as Providing the Best Value for the Construction of the  
Bud Ervin Water Treatment Plant Phase V Expansion

***Presenters:*** Jeff Price and Alex Whiteway

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

[23-5155](#)

Resolution - A Resolution Amending the Bylaws for the Mansfield  
Economic Development Corporation Board to Establish a Policy  
Regarding Consecutive Years of Service; the Appointment of its President;  
and its Purchasing Guidelines

***Presenters:*** Jason Moore

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

[Bylaws Redline](#)

[23-5156](#) Resolution - A Resolution Authorizing Funding in an Amount Not to Exceed \$444,840.00 and Approval of Contracts, Including Program Management with Vieste, to Provide Professional Services for the Harvest Point Project Development

***Presenters:*** Jason Moore

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

[Agreement](#)

[Form 1295](#)

[23-5157](#) Resolution - A Resolution of the City of Mansfield, Texas Calling for a General Election to be held on May 6, 2023; Calling for a Special Election to fill a Vacancy to be Held on May 6, 2023; Designating Polling Places; Establishing Precincts Within the City; Establishing Other Procedures for Conduct of the Election; and Providing an Effective Date

***Presenters:*** Susana Marin

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

[Resolution - Spanish](#)

[23-5159](#) Resolution - A Resolution to Amend the City of Mansfield Planning and Zoning Commission Rules of Procedure Relating to the Election of the Chair

***Presenters:*** Jason Alexander

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

[Rules of Procedure](#)

[23-5160](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Execution of a Joint Election Agreement and Contract with Johnson County Elections Administrator to Perform Election Services for the May 6, 2023 General and Special Election; and Providing an Effective Date

***Presenters:*** Susana Marin

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

[Election Contract](#)

[Exhibit A-B](#)

[Exhibit C](#)

[23-5154](#) Minutes - Approval of the January 9, 2023 Regular City Council Meeting Minutes

***Presenters:*** Susana Marin

***Attachments:*** [1-9-23 DRAFT Meeting Minutes](#)

**END OF CONSENT AGENDA**

**15. 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](#)

[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](#)

**16. PUBLIC HEARING**

[22-5110](#) Ordinance - Public Hearing Continuation 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](#)

[Draft Ordinance \(redlined\)](#)

[23-5142](#) Ordinance - Public Hearing and First and Final Reading on an Ordinance Amending Section 155.069(K)(1)(b) of the Mansfield Code of Ordinances to Adopt Design Guidelines for Commercial and Non-Residential Historic Landmarks and to Make the Guidelines Applicable to All Areas of the City of Mansfield (HLC#21-013)

**Presenters:** Jason Alexander and Art Wright

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

[Draft Design Guidelines for Historic Mansfield](#)

[22-5044](#) Continued Public Hearing and Consideration of a Request for a Specific Use Permit for Apartments in the Reserve PD Workplace Sub-District on approx. 10.034 ac being a tract of land in the Elizabeth McAnier Survey, abstract no. 1005, City of Mansfield in Tarrant County Texas, located at 240 N Mitchell (Generally located to the southwest of the East Broad Street and Reserve Way intersection) (SUP#22-004)

***Presenters:*** Jason Alexander

***Attachments:*** [Maps and Supporting Information](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Building](#)

[Exhibit D-1 - Landscape Plans](#)

[Exhibit D-2 - Landscape Plans \(Internal Streetscape\)](#)

## 17. **ADJOURN**

### **CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the January 23, 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 Thursday, January 25, 2023 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.