



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, June 12, 2023

3:00 PM

Council Chambers

REGULAR MEETING

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

2. **RECOGNITION**

Hometown Hero

3. **PROCLAMATION**

[23-5415](#) Parks and Recreation Month

Attachments: [Proclamation](#)

4. **WORK SESSION**

Discussion Regarding an Economic Development Incentive Policy

Discussion Regarding the Fiscal Year 2024 Budget

Discussion Regarding the June 12, 2023 Consent Agenda Items

5. **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. 3-20CV2061-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**
- 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 #22-23

- 6. **6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**
- 7. **7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**
- 8. **INVOCATION**
- 9. **PLEDGE OF ALLEGIANCE**
- 10. **TEXAS PLEDGE**

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

- 11. **RECOGNITION**

Mansfield JROTC

TCMA Council of the Year Award

- 12. **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.

13. COUNCIL ANNOUNCEMENTS**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

B. Business Services Department Report

[23-5421](#) Presentation of the Monthly Financial Report for the Period Ending April 30, 2023

Presenters: Latifia Coleman

Attachments: [April 2023 Financial 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

[23-5391](#) Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Title XI "Business Regulations" of the Code of Mansfield, Texas; Creating a New Chapter 117 Establishing Regulations for the Use of Portable On Demand Storage Units; Establishing a Permit for the Placement of Such Units; Providing for the Revocation of Such Permits; Providing for Fees Related to Chapter 117; Providing for the Repeal of All Ordinances in Conflict; Providing a Severability Clause; Providing a Penalty Fine not to Exceed the Sum of Five Hundred (\$500.00) Dollars for Each Offense; Providing for Publication; and Providing an Effective Date

Presenters: Nicolette Ricciuti

Attachments: [Ordinance](#)

[23-5386](#) Resolution - A Resolution of the City of Mansfield, Texas, Selecting Neltex Development Pursuant to Texas Local Government Code Ch. 271, and Authorizing the City Manager, or his Designee, to Negotiate an Exclusive Negotiating Agreement Between the City of Mansfield, Texas, and Neltex Development for New Public Facilities at the Lone Star 360 Development;

and Providing an Effective Date

Presenters: Jason Moore

Attachments: [Resolution](#)

[23-5408](#)

Resolution - A Resolution Approving an Agreement for the Sale and Delivery of Treated Water to a Wholesale Customer - Mountain Peak Special Utility District

Presenters: Jeff Price

Attachments: [Resolution](#)

[Wholesale Water Contract](#)

[23-5413](#)

Resolution - A Resolution Authorizing the Application to the Office of the Secretary of Transportation, U.S. Department of Transportation for Safe Streets and Roads for All Grant

Presenters: David Boski

Attachments: [Resolution](#)

[23-5403](#)

Minutes - Approval of the June 5, 2023 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [6-5-23 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

17. PUBLIC HEARING

[23-5409](#)

Ordinance - A Public Hearing and First and Final Reading of an Ordinance Adopting Revised Roadway Impact Fees

Presenters: Raymond Coffman

Attachments: [Roadway Impact Fee Ordinance](#)

[Ordinance Exhibits](#)

[Calculation and Comparisons](#)

[23-5412](#)

Ordinance - A Public Hearing and First and Final Reading of an Ordinance for City-Wide Amendments to the Master Thoroughfare Plan

Presenters: David Boski

Attachments: [Ordinance](#)

[Exhibit A](#)

[2023 MTP](#)

[2023 MTP Changes Tracked](#)

[Summary of Changes](#)

18. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

[23-5380](#)

Ordinance - Public Hearing Continuation and Second and Final Reading

on an Ordinance Approving a Change of Zoning from PD, Planned Development District to S, South Mansfield Form-Based Development District on Approximately 18.59 Acres in the Milton Gregg Survey, Abstract No. 555, City of Mansfield, Tarrant County, Texas Located at 2441 Heritage Parkway; City of Mansfield, Applicant (ZC#23-011)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A - Legal Description](#)

19. NEW BUSINESS

[23-5422](#)

Discussion and Possible Action Regarding a Potential Increase to the Homestead Exemption

Presenters: Troy Lestina

20. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the June 12, 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, June 8, 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.