



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, August 28, 2023

3:00 PM

Council Chambers

REGULAR MEETING

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

2. **PROCLAMATION**

[23-5544](#) Mansfield Reads! 2023

Attachments: [Proclamation](#)

3. **WORK SESSION**

Discussion Regarding the Innovation Corridor

Discussion Regarding the Fiscal Year 2024 Budget

Discussion Regarding the August 28, 2023 Consent Agenda Items

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 Public/Private Partnerships

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**

Municipal Court Associate Judge Selection

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 #21-10

Economic Development Project #23-10

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. SUB-COMMITTEE REPORTS[23-5527](#)

Minutes - Approval of the August 14, 2023 Hotel/Motel Occupancy Tax Funds Policy and Allocation Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Short (Chair), Evans, and Lewis)

Presenters: Susana Marin

Attachments: [8-14-23 DRAFT Meeting Minutes](#)

[23-5528](#)

Minutes - Approval of the August 14, 2023 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Bounds (Chair), Lewis, and Tonore)

Presenters: Susana Marin

Attachments: [8-14-23 DRAFT Meeting Minutes](#)

[23-5529](#)

Minutes - Approval of the August 14, 2023 Tax Increment Reinvestment Zone #4 Board Meeting Minutes

Presenters: Susana Marin

Attachments: [8-14-23 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

B. Business Services Department Report[23-5542](#)

Presentation of the Monthly Financial Report for the Period Ending June 30, 2023

Presenters: Latifia Coleman

Attachments: [June 2023 Monthly Financials](#)

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

- [23-5536](#) Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas, Approving A Negotiated Settlement Between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division Regarding the Company's 2023 Rate Review Mechanism Filing
- Presenters:*** Jeff Price
- Attachments:*** [Ordinance](#)
- [Exhibit A - Rate Schedules](#)
- [Exhibit B - Medical Benefits](#)
- [Exhibit C - Average Bill](#)
- [23-5537](#) Ordinance - An Ordinance of The City of Mansfield, Texas, Adopting a Unanimous Settlement Agreement, Setting Rates and Establishing Tariffs for the Provision of Natural Gas Service by SiEnergy, LP
- Presenters:*** Jeff Price
- Attachments:*** [Ordinance](#)
- [Exhibit A - Settlement Agreement](#)
- [Exhibit B - Rates, Tariffs, Charges, Schedules, and Service Rules](#)
- [Exhibit C - Depreciation Rates](#)
- [23-5531](#) Resolution - A Resolution Approving a Contract in the amount of \$75,000.00 between the City of Mansfield, Texas and Overland Partners to Provide Consultation Services for Architecture, Urban Design and Master Planning in Addition to Technical Support and Mapping
- Presenters:*** Matt Jones
- Attachments:*** [Resolution](#)
- [Exhibit A - Overland Wisteria Hall Proposal](#)
- [23-5532](#) Resolution - A Resolution Approving a Contract in the amount of \$218,000.00 between the City of Mansfield and Speck and Associates, LLC, for Urban Planning Consultation and Design of Main Street
- Presenters:*** Matt Jones
- Attachments:*** [Resolution](#)
- [Exhibit A - Proposal](#)
- [23-5534](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Interlocal Agreement with Fort Worth Transportation Authority dba Trinity Metro for On-Demand Rideshare Services in the Amount of \$171,064.00; Appropriating Funds for this Agreement from the American Rescue Plan Act (Arpa) Fund
- Presenters:*** Matt Jones
- Attachments:*** [Resolution](#)
- [Exhibit A - Agreement](#)
- [23-5538](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas Calling Certain Outstanding Obligations for Redemption and Defeasance

in the Par Amount of \$5,000,000; Authorizing the Deposit of Funds with the Paying Agent/Registrar; and Resolving Other Matters Related Thereto

Presenters: Troy Lestina

Attachments: [Resolution](#)

[23-5539](#)

Resolution - A Resolution Approving a Contract with Trimlight DFW in the Amount of \$109,061.88 for Downtown Lighting on the 100 Block of Main Street

Presenters: Matt Jones

Attachments: [Resolution](#)

[Exhibit A - Downtown Mansfield Lights Final Proposal](#)

[23-5540](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the Purchase of a 350 Horsepower Vertical Turbine Pump to Advanced Water Well Technologies in an Amount Not To Exceed \$70,000 for the Upper Pressure Plane Pump Station at the Bud Ervin Water Treatment Plant (Utility Fund)

Presenters: Alex Whiteway

Attachments: [Resolution](#)

[23-5543](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Professional Services Contracts with Garver, LLC and Brittain and Crawford, LLC, and Approving Funding in an Amount not to Exceed \$862,400.00 for the 30-Inch Water Transmission Main Along Lone Star Road and Chambers Street (Utility Fund)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Exhibit A - Professional Services Contract](#)

[Exhibit B - Professional Services Contract](#)

[Exhibit C - Map](#)

[23-5545](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Delegating Plat Approval Authority and Extension Approval Authority Pursuant to House Bill 3699

Presenters: Jason Alexander

Attachments: [Resolution](#)

[23-5530](#)

Minutes - Approval of the August 14, 2023 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [8-14-23 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

16. PUBLIC HEARING[23-5526](#)

Public Hearing on a Specific Use Permit for an Automotive Service on 2.19 acres being Lot 5, Block 1, Cooper Square Addition filed in Cabinet A, Slide 11684, P.R.T.C.T. located at 2840 FM 157; Great Lakes Center Mansfield Series F LLC, Owner; Foxfield LTD., Applicant (SUP#23-003)

Presenters: Jason Alexander

Attachments: [Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibit B-C](#)

17. PUBLIC HEARING AND FIRST READING[23-5546](#)

Public Hearing - First Public Hearing on the Tax Rate, Levying the Ad Valorem Taxes for the Fiscal Year 2024 at a Rate of \$0.669293 per One Hundred Dollars (\$100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2023, to Provide Revenues for the Payment of Current Expenditures and to Provide an Interest and Sinking Fund on all Outstanding Debts of the City, and Providing for Due and Delinquent Dates Together with Penalties and Interest

Presenters: Jennifer Goldthwaite

[23-5547](#)

Public Hearing - First Public Hearing on the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024, in Accordance with the Charter of the City of Mansfield, and the Appropriation of Various Amounts Thereof

Presenters: Jennifer Goldthwaite

18. NEW BUSINESS[23-5548](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Casting a Vote of No Confidence in the Chief Appraiser of the Tarrant Appraisal District

Presenters: Casey Lewis, Todd Tonore, Tamera Bounds, Larry Broseh, Julie Short and Michael Evans

Attachments: [Resolution](#)

19. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the August 28, 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, August 24, 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.