



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, October 9, 2023

3:00 PM

Council Chambers

REGULAR MEETING

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

2. **PRESENTATION**

President's Volunteer Service Award - HIM Center and Mansfield Mission Center

3. **PROCLAMATION**

[23-5655](#)

Proclamation - National Community Planning Month 2023

Attachments: [Proclamation](#)

4. **WORK SESSION**

Discussion Regarding the October 9, 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. **(i) Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071 (1)**

Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda

A. **(ii) Consultation with Attorney on a Matter in Which the Duty of the Attorney to the Governmental Body Under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with this Chapter (Open Meetings Act) Pursuant to Section 551.071 (2)**

Seek Advice of City Attorney Regarding the American Rescue Plan

Seek Advice of City Attorney Regarding Debt Issuance

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

City Manager Evaluation

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 #15-02

Economic Development Project #21-26

Economic Development Project #22-23

6. 6:00 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

Vehicle Parking Regulations

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**[23-5630](#)**

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the Award of a Construction Manager at Risk (CMAR) Contract to Steele & Freeman for the Expansion of the Service Center and Animal Shelter Project; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (Utility Fund)

Presenters: Matt Jones

Attachments: [Resolution](#)

[23-5639](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Negotiation, Execution and Purchase of Approximately 3 Acres Generally Located at the Intersection of Smith Street and Depot Street, More Specifically Known as 115 Depot Street, 217 Smith Street, and 219 Smith Street, and Authorizing the Execution of any Document Necessary to Implement this Resolution; And Declaring an Effective Date

Presenters: Matt Jones

Attachments: [Resolution](#)

[Exhibit A - Map](#)

[23-5641](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract Between The City of Mansfield, TX and Birkhoff, Hendricks and Carter, LLP, in an Amount

Not to Exceed \$100,000.00 for Development Review Services (General Fund)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Exhibit A - Contract](#)

[23-5642](#)

Resolution - A Resolution Awarding H&H Concrete on Demand, Inc., Cornerstone Ontime Concrete, LLC, and Custom-Crete as the Vendors for Small Batch Mix On-Site Concrete for Miscellaneous City-Wide Street and Sidewalk Repairs (Street Operations Department Maintenance Budget - General Fund)

Presenters: David Boski

Attachments: [Resolution](#)

[Exhibit A - Bid Tabulation](#)

[23-5646](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Chapter 380 Agreement and Contract of Sale Between the City of Mansfield, Texas, and HMO Real Estate 40, LLC; Finding that the Meeting at which this Resolution is Passed is open to the Public as Required by Law; Authorizing the City Manager or his Designee, to Execute Said Agreements; and Declaring an Effective Date (General Fund)

Presenters: Jason Moore

Attachments: [Resolution](#)

[Exhibit A - 380 Agreement](#)

[Exhibit B - Contract of Sale](#)

[23-5647](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving a Client Services Agreement with Credit Systems International, Inc. for the Collection of Emergency Medical Services and Utility Delinquent Accounts; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Presenters: Troy Lestina

Attachments: [Resolution](#)

[Exhibit A - Client Services Agreement](#)

[23-5625](#)

Minutes - Approval of the September 25, 2023 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [9-25-23 DRAFT Meeting Minutes](#)

[23-5636](#)

Minutes - Approval of the September 29, 2023 Special City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [9-29-23 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA**15. OLD BUSINESS**[22-4885](#)

Ordinance - Discussion and Possible Action Regarding Changes to the Accessory Dwelling Unit Ordinance Amending 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](#)

[Ordinance \(Redlined\)](#)

[23-5611](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding a Construction Contract to Home Run Construction LLC of Italy, Texas in an Amount Not to Exceed \$1,519,130.02 for Construction of a New Parking Lot and Drive at Katherine Rose Memorial Park; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (ARPA, General Obligation Bonds, MPFDC Fund)

Presenters: Matt Young

Attachments: [Resolution](#)

[Exhibit A - Bid Tabulation](#)

16. PUBLIC HEARING AND FIRST AND FINAL READING[23-5606](#)

Ordinance - Public Hearing and First and Final Reading of an Ordinance Approving Amendments of Chapter 155 of the Mansfield Code of Ordinances Amending the Regulations in Section 155.082(E)(6) Related to Accessory Buildings or Structures and Section 155.099(B)(5), "Residential Accessory Buildings" (OA#23-010)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Ordinance \(Redlined\)](#)

17. NEW BUSINESS[23-5632](#)

Ordinance - First and Final Reading of an Ordinance Approving Amendments of the Subdivision Control Ordinance Amending the Regulations in Section 2.04(D), "Final Plat", Section 2.06(A)(2) and (B), "Replats", Section 3.09, "Methods of Approval", and Section 10, Subsection N, "Screening" (OA#23-009)

Presenters: Art Wright

Attachments: [Ordinance](#)

[Exhibit A](#)

[Ordinance \(Redlined\)](#)

[23-5577](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Reinstatement and First Amendment to Contract of Sale and an Amendment to the TIRZ Development Agreement Between the City of Mansfield, Texas, The Mansfield Economic Development Corporation, The Board of Directors of Reinvestment Zone Number Two, City of Mansfield, and HGRC Mansfield, LP; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; Authorizing the City Manager or his Designee, The MEDC Board President, and Chairman of TIRZ #2 Board, to Execute Said Agreement; And Declaring an Effective Date (General Fund/MEDC/TIRZ #2)

Presenters: Jason Moore

Attachments: [Resolution](#)

[Exhibit A - PSA First Amendment](#)

[Exhibit B - TIRZ First Amendment](#)

[23-5643](#) Resolution - A Resolution of the City Council 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 Two, City of Mansfield, and Nack Development, LLC; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; Authorizing the City Manager or his Designee, The MEDC Board President, and Chairman of TIRZ #2 Board, to Execute Said Agreement; And Declaring an Effective Date (General Fund/MEDC/TIRZ #2)

Presenters: Jason Moore

Attachments: [Resolution](#)

[Exhibit A - Economic Development Agreement](#)

[23-5644](#) Resolution - A Resolution of the City Council 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 Two, City of Mansfield, and Oakhollow Group, Ltd.; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; Authorizing the City Manager or his Designee, The MEDC Board President, and Chairman of TIRZ #2 Board, to Execute Said Agreement; And Declaring an Effective Date (General Fund/MEDC/TIRZ #2)

Presenters: Jason Moore

Attachments: [Resolution](#)

[Exhibit A - Economic Development Agreement](#)

[23-5624](#) Discussion and Possible Action on a Resolution Regarding the

Nomination of Candidates to Serve on the Board of Directors for the Tarrant Appraisal District, Johnson County Appraisal District and Ellis County Appraisal District for the Calendar Years 2024 and 2025

Presenters: Troy Lestina

Attachments: [Resolution](#)

[TAD Nomination & Appointment to Board of Directors](#)

[Johnson CAD Board of Directors Election 2024-2025](#)

[Letter with Voting Entitlements for 2024](#)

18. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the October 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 Friday, October 6, 2023 prior to 3:00 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, City Secretary

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.