



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, March 25, 2024

12:00 PM

Council Chambers

REGULAR MEETING

1. **12:00 P.M. - CALL MEETING TO ORDER**

2. **WORK SESSION**

Discussion Regarding Downtown Streetscape Alternatives

FY '25 Special Events Update

Discussion Regarding the March 25, 2024 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. **Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071**

Seek Advice of City Attorney Regarding ETJ Release

Seek Advice of City Attorney Regarding Exemptions

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 #15-02

Economic Development Project #21-26

Economic Development Project #21-33

Economic Development Project #22-12

Economic Development Project #24-01

Economic Development Project #24-03

4. 6:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

5. INVOCATION

6. PLEDGE OF ALLEGIANCE

7. TEXAS PLEDGE

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

8. RECOGNITION

Parks and Recreation Department CAPRA Accreditation and TRAPS Gold Medal Award Recognition

9. 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.

10. COUNCIL ANNOUNCEMENTS

11. SUB-COMMITTEE REPORTS

[24-5890](#)

Minutes - Approval of the February 26, 2024 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: [2-26-24 Draft Minutes](#)

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

Transit Update - Matt Jones

Economic Development Updates - Rachel Bagley

B. Business Services Department Report

[24-5934](#)

Presentation of the Monthly Financial Report for the Period Ending January 31, 2024

Presenters: Bryan Rebel

Attachments: [January Monthly Financials](#)

C. Police Department Report

[24-5902](#)

2023 Mansfield Police Department Annual Traffic Contact Report

Presenters: Tracy Aaron

Attachments: [Report](#)

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[24-5927](#)

Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Title III "Administration" of the Code of Mansfield, Texas By Amending Section 31.01 "Definitions"; Amending Section 31.04 (A) and (B)(14) "Designation Of Records Management Officer; Duties"; Repealing and Reserving 31.05 "Establishment Of Records Management Committee; Duties"; Amending 31.06 "Development Of Records Management Plan"; Amending 31.10(B) and (C) "Implementation Of Records Control Schedules; Destruction Of Records Under Schedule"; Providing for the Repeal of All Ordinances in Conflict; Providing a Severability Clause; Providing for Publication; And Providing an Effective Date

Presenters: Erica Berry

Attachments: [Ordinance](#)

[Ch. 31 - Redlined](#)

[24-5904](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract Between the City of Mansfield, Texas and Kimley-Horn and Associates, Inc. in an Amount Not to Exceed \$610,000 for Landscape Architecture Services and Hydrologic Analysis for Improvements at Julian Feild 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 (Tax Increment Reinvestment Zone #1, Drainage Utility Fund)

Presenters: James Fish

Attachments: [Resolution](#)

[Professional Services Contract](#)

[24-5911](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Rejecting All Bids Received for Grounds Maintenance of Medians, Rights-of-Way and Municipal Sites; 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: Brian Coatney

Attachments: [Resolution](#)

[Bid Tab](#)

[24-5912](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding an Annual Contract to Yellow Landscape in the Amount of \$111,113.85 for Grounds Maintenance of City Properties and Sites; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (General Fund, MPFDC 1/2 Cent Sales Tax)

Presenters: Brian Coatney

Attachments: [Resolution](#)

[Bid Tab](#)

[24-5913](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding an Annual Contract to Lawn Patrol Service, Inc. in the Amount of \$71,900.00 for Grounds Maintenance of Athletic Complexes and Sites; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (MPFDC 1/2 Cent Sales Tax)

Presenters: Brian Coatney

Attachments: [Resolution](#)

[Bid Tab](#)

[24-5914](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding an Annual Contract to Yellow Landscape in the Amount of \$104,393.40 for Grounds Maintenance of Parks and Trails; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (General Fund, MPFDC 1/2 Cent Sales Tax)

Presenters: Brian Coatney

Attachments: [Resolution](#)

[Bid Tab](#)

[24-5915](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding an Annual Contract to Yellow Landscape in the Amount of \$75,331.15 for Grounds Maintenance of Parks; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (General Fund, MPFDC 1/2 Cent Sales Tax)

Presenters: Brian Coatney

Attachments: [Resolution](#)

[Bid Tab](#)

[24-5917](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Supporting the Adoption of the 2023 National Electrical Code ("NEC") with local amendments; 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: Jason Alexander

Attachments: [Resolution](#)

[Exhibit A](#)

[24-5928](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Rejecting All Bids Received For Right Of Way Litter Collection For Year 2024; 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: Howard Redfearn

Attachments: [Resolution](#)

[Bid Tab](#)[24-5938](#)

Resolution - A Resolution Authorizing the City Manager or his Designee to Publish a Request for Proposals for Vertical Development on the Sites Adjacent to the Location of the New City Hall Facility, Located on Approximately 9 Acres at the Northeast Corner of Regency Parkway and Heritage Parkway, Also Known as "The Reserve"

Presenters: Matt Jones

Attachments: [Resolution](#)

[24-5941](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager or his Designee to Negotiate, Finalize, and Execute a Professional Services Contract between the City of Mansfield, Texas, and Peak Program Value, LLC, in an Amount not to Exceed \$692,460.00 for Project Control Services for City Facilities; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date (Certificates of Obligation)

Presenters: Matt Jones

Attachments: [Resolution](#)

[24-5942](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing a Professional Services Agreement Between the City of Mansfield, Texas, and Quorum Architecture, in an Amount Not to Exceed \$1,401,500.00 for Services Related to Phase 2 Design of the Animal Shelter and Service Center Expansion Project; Finding that the Meeting at which this Resolution is Approved is Open to the Public as Required by Law, and Declaring an Effective Date (2023 and 2024 Certificates of Obligation)

Presenters: Matt Jones

Attachments: [Resolution](#)

[Exhibit A](#)

[24-5882](#)

Minutes - Approval of the February 26, 2024 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [2-26-24 Draft Minutes](#)

[24-5918](#)

Minutes - Approval of the March 4, 2024 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [3-4-24 Draft Minutes](#)

END OF CONSENT AGENDA

15. OLD BUSINESS

- [23-5819](#) Discussion and Possible Action on an Ordinance of the City of Mansfield, Texas Amending Chapter 158, "Standards, Registration, and Inspection Requirements for Multi-Family Dwelling Complexes," of Title XV, "Land Usage," of the Code of Mansfield, to Update Definitions, Procedures, and Requirements Throughout; Providing that this Ordinance Shall be Cumulative of All Ordinances; Providing a Severability Clause; Providing a Penalty for Violation; Providing a Savings Clause; Providing for Publication as Required by Law; and Providing an Effective Date

Presenters: Nicolette Ricciuti

Attachments: [Ordinance](#)

[Redline](#)

16. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

- [24-5851](#) Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District to PD, Planned Development District for a Mixed Lot Single-Family Residential Development on 32.352 Acres out of the James McDonald Survey, Abstract No. 997, Tarrant County, TX, located at 1970 N Main; Kinney Family Living Trust, owner, Arcadia Realty Corp., Developer (ZC#23-018)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits A-C](#)

[Exhibit D](#)

- [24-5879](#) Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from SF-12/22 Single-Family Residential District to PD, Planned Development District for Attached Single-Family Residential (Rowhouse) Uses on Approximately 2.794 Acres out of the Henry McGehee Survey, Abstract No. 989, Tarrant County, TX, located at 1225 E Debbie Ln. 5E Real Estate, Developer (ZC#23-026)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits A-D](#)

17. NEW BUSINESS

- [24-5940](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager or Designee to Negotiate, Finalize and Execute a Chapter 380 Agreement and Contract of Sale Between

the City of Mansfield, Texas, and HMO Real Estate 40, LLC for the Property Located at 100 S Main, Mansfield, Texas; 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](#)

[24-5933](#)

Resolution - A Resolution Awarding Contracts for the Construction of Gertie Barrett Road Paving Improvements Including Reliable Paving, Inc. for Construction, Brittain and Crawford, LLC for Surveying, and Raba Kistner, Inc. for Material Testing and Authorizing Funding for an Amount Not to Exceed \$1,737,122.33 (Street Bond Fund, Utility Fund)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Exhibit](#)

[Bid Tabulation](#)

[24-5932](#)

Resolution - A Resolution of the City of Mansfield, Texas Approving an Agreement with Cap House Mansfield, LLC Pursuant to an Economic Development Program Established under Chapter 380 of the Texas Local Government Code to Promote Economic Development and Stimulate Business and Commercial Activity in the City

Presenters: Rachel Bagley

Attachments: [Resolution](#)

[Agreement](#)

[Exhibit B](#)

[Exhibit B-1](#)

[24-5930](#)

Consideration of a Downtown Activation Grant Application from Open Range Properties LLC for a Mural on 208 E Broad St

Presenters: Rachel Bagley

Attachments: [Application](#)

[Mural](#)

[24-5935](#)

Discussion and Possible Action Regarding Animal Control Ordinance and/or Zoning Control Ordinance as it relates to Pet Ducks within City Limits

Presenters: Casey Lewis, Todd Tonore, Tamera Bounds, Brent Newsom, Larry Broseh and Julie Short

18. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the March 25, 2024 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, March 22, 2024 prior to 12:00 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.