



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, August 22, 2016

5:00 PM

Council Chambers

REGULAR MEETING

1. **5:00 P.M. - CALL MEETING TO ORDER**

2. **WORKSESSION**

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. 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 Modification to the Lease and Operating Agreement with DSE Hockey Centers, L.P.

Seek Advice of City Attorney Regarding Modification to the Development Agreement with DSE Hockey Centers, L.P.

Seek Advice of City Attorney Regarding Development Agreement with Shops at Broad

Seek Advice of City Attorney Regarding Mineral Lease Agreement with Newark Core Barnett, LLC/GHA Barnett, LLC

B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

Consider Possible Purchase/Lease/Exchange of Certain Properties for Future Development/Use

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

Project #15-14 - Business Prospect Briefing

4. 6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION

5. 7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

6. INVOCATION

7. PLEDGE OF ALLEGIANCE

8. TEXAS PLEDGE

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

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. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Please refrain from "personal criticisms."

In order to be recognized during the "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow "Appearance Card" located at the entry to the City Council Chamber and present it to the Assistant City Secretary prior to the start of the meeting.

10. COUNCIL ANNOUNCEMENTS

11. 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

Follow-up on Recent Power Outages

Mansfield Wurstfest Update - Angie Henley

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**13. 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**[16-1913](#)**

Ordinance - Third and Final Reading on an Ordinance for Zoning Change from C-1 to PD for Professional Office on Approximately .33 Acres, Located at 500 S. Main Street; Eubanks Appraisals (ZC#16-004)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Maps & Supporting Info](#)

[Exhibit A](#)

[Exhibit B - Site Plan](#)

[Existing Structure](#)

[Ordinance](#)

[16-1930](#)

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from C-2, Community Business to PD, Planned Development for Auto Parts Store on Approximately 1.2 Acres Located at 631 W Debbie Lane; Buddy Webb & Company Inc (ZC#16-007)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Letter from Applicant](#)

[Maps & Supporting Info](#)

[Ordinance](#)

[Revised SUP](#)

[16-1955](#)

Ordinance - Third and Final Reading of an Ordinance Approving a Contract of Sale with Mansfield Independent School District; Authorizing the City Manager to Execute the Same and All Other Documents Necessary to Complete the Transaction; and Providing an Effective Date

Sponsors: Shelly Lanners and Matt Young

Attachments: [Ordinance](#)

[16-1953](#)

Resolution - A Resolution Authorizing the Purchase of a Portion of Property Located at 217 Sycamore Street by the Mansfield Park Facilities Corporation (MPFDC) for Right of Way for Pond Branch Linear Trail in the Amount of \$60,000

Sponsors: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[16-1961](#) Resolution - A Resolution Authorizing the Purchase of a Portion of Property Located at 115 Depot Street by the Mansfield Park Facilities Corporation for Right of Way for Pond Branch Linear Trail in the Amount of \$30,000

Sponsors: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[16-1965](#) Resolution - A Resolution Authorizing the Purchase of a Portion of Property Located at 208 E. Broad Street by the Mansfield Park Facilities Corporation for Right of Way for Pond Branch Linear Trail in the Amount of \$4,238

Sponsors: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[16-1969](#) Resolution - A Resolution of the City of Mansfield Authorizing the City Manager and the Police Department to Apply, Receive and Expend Grant Funds from State Farm Insurance Group to Implement a Teen Driver Safety Program. The Total Grant Award will not Exceed \$15,000 with no Match Required from the City.

Sponsors: Tracy Aaron

Attachments: [Resolution](#)

[16-1983](#) Resolution - A Resolution Authorizing the Purchase of a Portion of Property Located at 216 Sycamore Street by the Mansfield Park Facilities Corporation for Right of Way for Pond Branch Linear Trail in the Amount of \$33,500

Sponsors: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[16-1987](#) Resolution - A Resolution Authorizing the Acquisition of Real Property Located at 801 Stell Avenue, Also Legally Described as Hillcrest Addition - Mansfield Block 5, Lot 18, City of Mansfield, Tarrant County, Texas for the Sum of Twenty Thousand and 00/100 Dollars (\$20,000) Plus Closing Costs

Sponsors: Joe Smolinski

Attachments: [Resolution](#)

[16-1990](#) Resolution - A Resolution Authorizing a Construction Contract to Northstar Construction, LLC in the Amount of \$3,396,326.13 for the Construction of Phase II Improvements to Clayton W. Chandler Park

Sponsors: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[16-1991](#) Resolution - A Resolution to Consider Awarding an Annual Contract to Earthworks, Inc. in the Amount of \$164,770 for Mowing of Developed Parks, Undeveloped Park Sites, and Municipal Sites and Properties

Sponsors: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[16-1992](#)

Resolution - A Resolution to Consider Awarding an Annual Contract to Terracare Associates in the Amount of \$248,650 for Mowing of Medians, Rights-of-Way, and Municipal Sites and Properties

Sponsors: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[16-1996](#)

Request for Special Event Permit: Mansfield Wurstfest

Sponsors: Joe Smolinski and The Applicant

Attachments: [Wurstfest SE & Tent App](#)

[Approvals & Comments](#)

[16-1979](#)

Minutes - Approval of the August 8, 2016 Regular City Council Meeting Minutes

Sponsors: Shelly Lanners and Jeanne Heard

Attachments: [8-8-16 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

14. OLD BUSINESS

[16-1943](#)

Ordinance - Third and Final Reading of an Ordinance for the Modification of the Mansfield Starcenter Lease and Operating Agreement Between the City of Mansfield and DSE Hockey Centers, L.P.

Sponsors: Shelly Lanners and Peter Phillis

Attachments: [Ordinance](#)

[16-1945](#)

Ordinance - Third and Final Reading of an Ordinance Authorizing the Conveyance of Approximately 4.22 Acres of City Owned Real Property; Authorizing the City Manager to Execute all Documents Necessary to Complete the Transaction; and Providing an Effective Date.

Sponsors: Shelly Lanners and Peter Phillis

Attachments: [Ordinance](#)

[Exhibits A & B](#)

[16-1946](#)

Resolution - A Resolution Approving a Modification to the Development Agreement for Mansfield StarCenter Sports Facility between the City of Mansfield, the Mansfield Park Facilities Development Corporation and DSE Hockey Centers, L.P.

Sponsors: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

15. PUBLIC HEARING

[16-1985](#) Public Hearing and Consideration of a Request for Industrial Use Permit for Indoor Commercial Amusement on Approximately 2.5 Acres Located at 201 Sentry Drive; Peyco Southwest Realty, Inc. (ZC#16-012)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Maps & Supporting Info](#)

[Permitted Use Table](#)

[IUP - DBAT](#)

[16-1993](#) Public Hearing - First Public Hearing on the Tax Rate, Levying the Ad Valorem Taxes for the Fiscal Year 2017 at a Rate of \$0.7100 per One Hundred Dollars (\$100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2016, 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

Sponsors: Peter Phillis

[16-1994](#) Public Hearing - First Public Hearing on the Budget for the Fiscal Year Beginning October 1, 2016 and Ending September 30, 2017, in Accordance with the Charter of the City of Mansfield, and the Appropriation of Various Amounts Thereof

Sponsors: Peter Phillis

[16-1995](#) Public Hearing - First Public Hearing on the Use of Hotel/Motel Tax for the Fiscal Year Beginning October 1, 2016 and Ending September 30, 2017

Sponsors: Peter Phillis

16. PUBLIC HEARING AND FIRST READING

[16-1978](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from OP, Office Park to SF-12/22, Single-Family Residential on Approximately 1.9 Acres Located at 828 S Holland Road; A Child's Growing Mind (ZC#16-009)

Sponsors: Joe Smolinski and Felix Wong

Attachments: [Maps & Supporting Info](#)

[Ordinance](#)

[Exhibit A](#)

17. NEW BUSINESS

[16-1934](#) Resolution - A Resolution Authorizing a Performance Agreement by and between the Mansfield Economic Development Corporation ("MEDC") and FTI Industries, LP, and Authorizing its Execution by the President of

the MEDC; and Providing an Effective Date

Sponsors: Clayton Chandler and Scott Welmaker

Attachments: [Resolution](#)

[FTI EcoDevo FINAL](#)

[16-1988](#)

Ordinance - Authorizing the Issuance of the Sale of City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation, Taxable Series 2016A in an Aggregate Principal Amount not to Exceed \$3,500,000 in Accordance with Specified Parameters; Levying a Tax in Payment Thereof; Prescribing the Form of Said Certificates; Approving Execution and Delivery of a Purchase Agreement; Approving Official Statement; and Enacting Other Provisions Relating Thereto

Sponsors: Peter Phillis

Attachments: [Ordinance](#)

[Preliminary Official Statement](#)

[16-1989](#)

Resolution - Resolution Approving a Resolution Adopted by the Board of Directors of the Mansfield Parks Facilities Development Corporation Authorizing the Issuance of Mansfield Parks Development Corporation Sales Tax Revenue Bonds, Taxable New Series 2016A; Approving the Issuance of the Bonds and the Plan of Financing Authorized Thereby and the Financing Documents

Sponsors: Peter Phillis

Attachments: [Resolution](#)

[Preliminary Official Statement](#)

[16-1997](#)

Resolution - Authorizing the City of Mansfield, Texas and the Mansfield Economic Development Corporation to Enter into a Development Agreement with the Shops at Broad, LLC, a Texas Limited Liability Company for the Purposes of Funding Public Infrastructure to Service the Multi-Use Development

Sponsors: Peter Phillis

18. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the August 22, 2016 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 18, 2016, prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Jeanne Heard, City Secretary

Approved as to form:

City Attorney

DATE OF POSTING: _____ TIME: _____ am/pm

DATE TAKEN DOWN: _____ TIME: _____ am/pm

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 ALL PAGERS, CELL PHONES & OTHER ELECTRONIC EQUIPMENT WHILE THE CITY COUNCIL MEETING IS IN SESSION.