



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, September 26, 2016

5:00 PM

Council Chambers

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#### REGULAR MEETING

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

2. **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 Public Improvement Districts

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

Seek Advice of City Attorney Regarding TCEQ Notification #47053

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

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**

3. **6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**

4. **7:00 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. PROCLAMATION**

[16-2050](#) National Fire Prevention Week

Attachments: [Fire Prevention Week 2016](#)

[16-2051](#) Mayor's Monarch Pledge Day

Attachments: [Monarch Butterfly Pledge 2106](#)

**9. PRESENTATION**

Presentation of 3CMA Savvy Awards to Communications & Marketing Department

**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. 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.*

**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

**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**

[16-1978](#)

Ordinance - Third and Final 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](#)

[16-2024](#)

Ordinance - Second Reading of an Ordinance Amending Chapter 95, "Library," in the Code of Ordinances of the City of Mansfield, Texas

**Sponsors:** Shelly Lanners and Steve Standefer

**Attachments:** [Ordinance](#)

[Proposed Changes to Library Code](#)

[16-2032](#)

Resolution - A Resolution Establishing the Fiscal Year 2016-2017 State Asset Forfeiture Budget for the Mansfield Police Department for Funds Received from the Sale of Assets Seized and Cash Seized in Certain Law Enforcement Activities in which the Department has Participated Solely or Assisted State Law Enforcement Agencies and which a Budget is now Required by Chapter 59 of the Texas Code of Criminal Procedure to be Adopted by the Governing Body of the Police Department

**Sponsors:** Clayton Chandler and Tracy Aaron

**Attachments:** [Resolution](#)

[Budget](#)

[16-2033](#)

Resolution - A Resolution Establishing the Fiscal Year 2016-2017 State Asset Forfeiture Budget for the Tri-County Auto Burglary and Theft Prevention Task Force, a Grant Funded Entity, for Funds Received from the Sale of Assets Seized and Cash Seized in Certain Law Enforcement Activities in which the Task Force has Participated Solely or Assisted State Law Enforcement Agencies and which a Budget is now Required by Chapter 59 of the Texas Code of Criminal Procedure to be Adopted by the Governing Body of the Grant Managing Agency (City of Mansfield) and the Board of Governors of the Tri-County Auto Burglary and Theft Prevention Task Force

**Sponsors:** Clayton Chandler and Tracy Aaron

**Attachments:** [Resolution](#)

[Budget](#)

- [16-2034](#) Resolution - A Resolution Authorizing an Amended and Restated Interlocal Cooperation Agreement for Detention Services between the City of Fort Worth, Texas and the City of Mansfield, Texas  
**Sponsors:** Clayton Chandler and Tracy Aaron  
**Attachments:** [Resolution](#)  
[Interlocal Cooperation Agreement for Detention Services](#)
- [16-2044](#) Resolution - A Resolution Approving an Amendment to the Contract for Design Services with Jerry Parche Consulting Engineers for the Mouser Way Improvement Project for an Amount not to Exceed \$27,570.00 (Street Bond Fund)  
**Sponsors:** Joe Smolinski and Bart VanAmburgh  
**Attachments:** [Resolution](#)
- [16-2057](#) Resolution - A Resolution Amending the Construction Manager at Risk Agreement Between Pete Durant & Associates, Inc. and the City of Mansfield and Awarding a Contract Regarding the Rough Grading and Utilities for Mansfield StarCenter and Shops at Broad Project  
**Sponsors:** Joe Smolinski and Richard Wright  
**Attachments:** [Resolution](#)
- [16-2045](#) Minutes - Approval of the September 12, 2016 Regular City Council Meeting Minutes  
**Sponsors:** Shelly Lanners and Jeanne Heard  
**Attachments:** [9-12-16 DRAFT Meeting Minutes](#)

**END OF CONSENT AGENDA**

**15. PUBLIC HEARING AND FIRST READING**

- [16-2046](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development to SF-7.5/18, SF-9.6/20 and SF-12/22, Single-Family Residential Districts on Approximately 187.85 Acres Generally Located West of Gertie Barrett Road and the End of Cancun Drive, North of Country Meadow Drive and Chimney Hill Circle; Alluvium Development (ZC#16-001)  
**Sponsors:** Joe Smolinski and Felix Wong  
**Attachments:** [Maps & Supporting Info.](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Ordinance](#)
- [16-2048](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Specific Use Permit for Eating Place with Drive-Through Service on Approximately 1.1 Acres, Generally Located at the Southwest Corner of E. Broad Street and N. Holland Road; Muy

Hamburger, LLC. (ZC#16-011)

**Sponsors:** Joe Smolinski and Felix Wong

**Attachments:** [Maps & Supporting Info.](#)

[Ordinance](#)

[SUP Exhibits A-F](#)

**16. PUBLIC HEARING CONTINUATION AND SECOND READING**

[16-1932](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance of the City Council of the City of Mansfield, Texas, Designating a Certain Area as a Tax Abatement Reinvestment Zone for Commercial-Industrial Tax Abatement, to be Known as Reinvestment Zone No. 42; Establishing the Boundaries Thereof and Other Matters Related Thereto; Providing a Severability Clause; Providing a Cumulative Clause; and Providing for an Effective Date

**Sponsors:** Clayton Chandler and Scott Welmaker

**Attachments:** [Ordinance](#)

[16-2008](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Request to Amend The Reserve Planned Development District by Extending the South Pointe Expansion Subdistrict of The Reserve PD to Include Approximately 61.7 Acres Generally Located Between S. Matlock Road and SH 360 and South of Harmon Road; Jabez Development LP (ZC#16-010)

**Sponsors:** Joe Smolinski and Felix Wong

**Attachments:** [Ordinance](#)

[Maps & Supporting Information](#)

[Exhibit A - Boundary and Subdistrict Map](#)

[Exhibit B - South Pointe Expansion Subdistrict Regulations](#)

[Letter Requesting Tabling](#)

**17. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the September 26, 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 Friday, September 23, 2016 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

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Jeanne Heard, City Secretary

Approved as to form:

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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.