



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, October 24, 2016

5:00 PM

Council Chambers

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 the Pond Branch Design/Construction Contract

Seek Advice of City Attorney Regarding Zoning Case ZC#16-001

Seek Advice of City Attorney Regarding Zoning Case ZC#16-010

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

Discussion Regarding Possible Purchase of the Farr Best Theater

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

[16-2078](#) Arbor Day and Tree City USA Recognition

Attachments: [Arbor Day 2016](#)

[16-2079](#) Municipal Court Week

Attachments: [Municipal Court Week 2016](#)

9. PRESENTATIONS

Scenic City Certification Program - Presentation of Distinguished Gold Award to City Council;
Presented by City Manager Clayton Chandler

National Association of Government Web Professionals 2016 Sponsor Award to Glenn McLelland,
Web Master, Information Technology Department; Presented by City Manager Clayton Chandler

3CMA Savvy Awards - Presentation to City Council; Presented by City Manager Clayton Chandler

Award of Excellence for Graphic Design to Rick Sales (3rd Nationally)

Award of Excellence for Graphic Design - Mansfield 125 Logo to Rick Sales (3rd Nationally)

Award of Excellence for Graphic Design - History of Mansfield, Texas Coloring & Activity Book to Rick
Sales (3rd Nationally)

Award of Excellence for Special Events - Mansfield 125 (3rd Nationally)

Silver Circle Award for Aerial Map by Economic Development to Scott Welmaker, Rick Sales

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

[16-2073](#)

Resolution – A Resolution Awarding a Construction Contract for Antler Dr. Paving, Drainage and Sewer Improvements to McClendon Construction Co., Inc.; and Authorizing and Directing the City Manager to Execute Contract Documents; and Authorizing Funding for an Amount Not to Exceed \$1,629,364.19 (MEDC and Utility Bond Fund)

Sponsors: Joe Smolinski and Bart VanAmburgh

Attachments: [RES award Antler Dr](#)
[Antler-Extension-BidTabs](#)

[16-2074](#)

Resolution - A Resolution Approving Award of a Construction Contract Between Mansfield Park Facilities Development Corporation to Morales Construction Services, Inc. in the Amount of \$266,300 for the Construction of a Restroom Building at the Michael L. Skinner Sports Complex

Sponsors: Shelly Lanners and Matt Young

Attachments: [Bid Tab Sports Complex Restroom](#)
[RES Sports Complex Restroom](#)

[16-2075](#)

Resolution - A Resolution Authorizing a Contract with Trinity River Authority for Industrial Sampling and Analytical Services

Sponsors: Joe Smolinski and Jeff Price

Attachments: [Resolution](#)
[TRA Contract for Technical Service](#)

[16-2080](#) Resolution - Approve Resolution to Award a Contract for a Construction Manager at Risk to Pete Durant and Associates for the Construction of the Mansfield StarCenter Project for a Guaranteed Maximum Price in the Amount of \$13,129,749.00

Sponsors: Joe Smolinski and Richard Wright

Attachments: [Resolution](#)

[16-2082](#) Resolution - A Resolution Relating to the City's Notice of Intention to Issue City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation

Sponsors: Peter Phillis

Attachments: [Resolution](#)

[16-2085](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas Authorizing Payment to Crutchfield Coring and Concrete Cutting, Inc. for an Amount not to Exceed \$232,387.10; and Providing an Effective Date

Sponsors: Joe Smolinski and Bart VanAmburgh

Attachments: [Resolution](#)

[16-2086](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas Authorizing Payment to Reynolds Asphalt and Construction Company for an Amount not to Exceed \$383,332.18; and Providing an Effective Date

Sponsors: Joe Smolinski and Bart VanAmburgh

Attachments: [Resolution](#)

[16-2081](#) Approval of Discover Historic Mansfield's Reimbursement Request of Hotel/Motel 2015-2016 Funds

Sponsors: Bill Lane

[16-2064](#) Minutes - Approval of the October 10, 2016 Regular City Council Meeting Minutes

Sponsors: Shelly Lanners and Jeanne Heard

Attachments: [10-10-16 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

15. OLD BUSINESS

[16-1999](#) Ordinance - Second Reading of an Ordinance Authorizing the Execution of a Gas Lease Agreement Between the City of Mansfield and GHA Barnett, LLC for City-Owned Property Located at 707 Pleasant Ridge Court

Sponsors: Shelly Lanners

Attachments: [Ordinance](#)
[Location Map](#)

[16-2046](#) Consideration of a Request to Withdraw the Application for Zoning Change from PR to SF-7.5/18, SF-9.6/20 and SF-12/22 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: [Request to Withdraw Zoning Change](#)

16. PUBLIC HEARING CONTINUATION AND SECOND READING

[16-2048](#) Ordinance - Public Hearing Continuation and Second 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](#)

[16088 Wendy's Mansfield - 16.10.18](#)

17. NEW BUSINESS

[16-1998](#) Resolution - A Resolution Authorizing the Contract of Sale for the Farr Best Theater and Authorizing the Supplemental Disbursement of Hotel Occupancy Tax Funds to the Mansfield Convention and Visitors Bureau to Purchase the Historic Farr Best Theatre and Make Aesthetic and Operational Improvements

Sponsors: Shelly Lanners and Theresa Cohagen

Attachments: [Resolution](#)

18. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the October 24, 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, October 21, 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.