



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, July 24, 2017

5:00 PM

Council Chambers

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#### REGULAR MEETING

**4:00 P.M. - MANSFIELD STARCENTER TOUR - 1750 E. BROAD ST. (Physical Address) -  
201 CARLIN RD. (Parking Address)**

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

**2. WORK SESSION TO BE HELD IN THE MULTI-PURPOSE ROOM**

Downtown Marketing Campaign

Code Compliance Subcommittee Follow-Up

Capital Improvement Project Follow-Up

Preliminary Budget Review

**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 Board of Adjustments and Appeals

Seek Advice of City Attorney Regarding Amendments to the DSE Development Agreement

Seek Advice of City Attorney Regarding Amendments to the DSE Lease Agreement

Seek Advice of City Attorney Regarding Amendments to the Shops at Broad Development Agreement

Seek Advice of City Attorney Regarding Amendment to the Construction Manager at Risk Contract with Durant and Associates

- 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**

Staff Update and Council Discussion Regarding Request to Have Mayor Sign a Targeted Employment Area Designation Letter

Discussion Regarding Project #15-20

- 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. PROCLAMATION**

[17-2385](#) First Baptist Church Pastor Don Miller

**Attachments:** [Don Miller Proclamation](#)

- 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****[17-2355](#)**

Ordinance - Third and Final Reading of an Ordinance approving a zoning change from PD, Planned Development District to PD, Planned Development District for Retail on approximately 5.307 acres out of the James Grimsley Survey, Abstract #578, Tarrant County, TX, generally located south of E. Debbie Lane and approximately 1,300 feet east of Matlock Road; Kimley Horn (ZC#17-007)

**Sponsors:** Joe Smolinski and Lisa Sudbury

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

[Maps & Supporting Info.](#)

[Exhibits A through E](#)

**[17-2339](#)**

Resolution - A Proposed Resolution Awarding a One Year Renewable Contract to the Lowest and Best Bid for the Supply of Liquid Ammonium Sulfate (LAS), for an Amount not to Exceed \$189.00 / Wet Ton (Utility Fund FY-2017, FY-2018 Operating Budget 025-8105-84-01)

**Sponsors:** Joe Smolinski, Jeff Price and Jimmy Moore

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

[Bid Opening Form](#)

**[17-2341](#)**

Resolution - A Proposed Resolution Awarding a One Year Renewable Contract to the Lowest and Best Bid for the Supply of Sodium Chloride (Salt), for an Amount Not to Exceed \$194.95 / Dry Ton (Utility Fund FY-2017, FY-2018 Operating Budget 025-8105-84-01)

**Sponsors:** Joe Smolinski, Jeff Price and Jimmy Moore

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

[Bid Opening Form](#)

[17-2342](#)

Resolution - A Proposed Resolution Awarding a One Year Renewable Contract to the Lowest and Best Bid for the Supply of One Ton Chlorine Cylinders, for an Amount not to Exceed \$714.00 / Wet Ton (Utility Fund FY-2017, FY-2018 Operating Budget 025-8105-84-01)

**Sponsors:** Joe Smolinski, Jeff Price and Jimmy Moore

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

[Bid Opening Form](#)

[17-2343](#)

Resolution - A Proposed Resolution Awarding a One Year Renewable Contract to the Lowest and Best Bid for the Supply of Poly-Aluminum Chloride (PACL), for an Amount not to Exceed \$324.00 / Wet Ton (Utility Fund FY-2017, FY-2018 Operating Budget 025-8105-84-01)

**Sponsors:** Joe Smolinski, Jeff Price and Jimmy Moore

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

[Bid Opening Form](#)

[17-2344](#)

Resolution - A Proposed Resolution Awarding a One Year Renewable Contract to the Lowest and Best Bid for the Supply of Liquid Sodium Hydroxide (Caustic Soda), for an Amount not to Exceed \$531.00 / Dry Ton (Utility Fund FY-2017, FY-2018 Operating Budget 025-8105-84-01)

**Sponsors:** Joe Smolinski, Jeff Price and Jimmy Moore

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

[Bid Opening Form](#)

[17-2345](#)

Resolution - A Proposed Resolution Awarding a One Year Renewable Contract to the Lowest and Best Bid for the Supply of Liquid Aluminum Sulfate (Alum), for an Amount not to Exceed \$229.00 / Dry Ton (Utility Fund FY-2017, FY-2018 Operating Budget 025-8105-84-01)

**Sponsors:** Joe Smolinski, Jeff Price and Jimmy Moore

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

[Bid Opening Form](#)

[17-2375](#)

Resolution - A Resolution of the City of Mansfield, Texas Finding that Oncor Electric Delivery Company LLC's ("Oncor" Or "Company") Application to Change Rates Within the City Should be Denied; Finding that the City's Reasonable Rate Case Expenses Shall be Reimbursed by the Company; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required By Law; Requiring Notice of this Resolution to the Company and Legal Counsel

**Sponsors:** Joe Smolinski and Jeff Price

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

[17-2380](#)

Resolution - A Resolution Authorizing Funding in an Amount not to

Exceed \$40,000.00 and Approval of Contracts, Including Design Services with Schrickel, Rollins and Associates, Inc. to Prepare Walnut Creek Dr. Right Turn Lane at Pleasant Ridge Dr. for Public Bidding and Construction (Street Bond Fund)

**Sponsors:** Joe Smolinski and Bart VanAmburgh

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

[17-2374](#) Request for Special Event Permit: Mansfield ISD Back to School Bash

**Sponsors:** Joe Smolinski and The Applicant

**Attachments:** [Mansfield ISD Back to School Bash](#)  
[Approval & Comments](#)

[17-2376](#) Minutes - Approval of the July 10, 2017 Regular City Council Meeting Minutes

**Sponsors:** Shelly Lanners and Jeanne Heard

**Attachments:** [7-10-17 DRAFT Meeting Minutes](#)

**END OF CONSENT AGENDA**

**15. OLD BUSINESS**

[17-2366](#) Consideration of a Request to Revise the Development Standards for the 404 E. Broad Street Planned Development to Add the Use of Family Viewings and Visitation for the Deceased on Property Generally Located at the Southwest Corner of E. Broad Street and Waxahachie Street; Prestige Mortuary, LLC (ZC#02-008A)

**Sponsors:** Joe Smolinski and Lisa Sudbury

**Attachments:** [Funeral Services Commission](#)

**16. PUBLIC HEARING**

[17-2369](#) Public Hearing and Consideration of a Request for an Alternate Location for a Roof-mounted Solar Panel System under Section 7800.B.37.H of the Zoning Ordinance to Allow Solar Panels on the Front Roof Slope of the House Facing a Public Street at 5005 Havenside Way; Elias Nkerbu (SP#17-002)

**Sponsors:** Joe Smolinski and Lisa Sudbury

**Attachments:** [Maps and supporting information](#)  
[Letter of Request](#)

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

[17-2354](#) Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Zoning Change from PD, Planned Development District to PD, Planned Development District for Single-Family

Residential Attached Townhomes on Approximately 16.13 Acres out of the T.J. Hanks Survey, Abstract #644, Tarrant County, TX, Generally Located East of S. Main Street and Airport Drive; Skorburg Company (ZC#17-005)

**Sponsors:** Joe Smolinski and Lisa Sudbury

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

[Exhibit A - Metes & Bounds](#)

[Maps & Supporting Info.](#)

[Exhibit B - D & DEC pages](#)

[17-2364](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to PD, Planned Development District for Eating Place with Drive-through Service and Retail on Approximately 2.063 Acres out of the Jacob Back Survey, Tarrant Co., TX, Generally Located at the Southwest Corner of Holland Road and E Broad Street Plus the Removal of a Specific Use Permit for Eating Place with Drive-through Service at Lot 2, Block 1, Jacob Back Addition Located at 3550 E Broad Street; GP Holland Xing, LLC (ZC#17-004)

**Sponsors:** Joe Smolinski and Lisa Sudbury

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

[Maps & Supporting Info.](#)

[Exhibit A](#)

[Exhibit B - D.1](#)

[17-2365](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from PD, Planned Development District to PD for Grocery Store, Office and Retail, on Approximately 11.01 Acres, Generally Located at 3000 E Broad Street, 1,075 Feet East of Miller Road and South of E. Broad Street; OSK Investments, LP (ZC#17-006)

**Sponsors:** Joe Smolinski and Lisa Sudbury

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

[Maps & Supporting Info.](#)

[Exhibit A - Metes & Bounds](#)

[Exhibit B - E](#)

**18. NEW BUSINESS**

[17-2382](#)

Consider an Amendment 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

[17-2383](#)

Consider an Amendment of the Mansfield StarCenter Sports Facility Lease and Operating Agreement between the City of Mansfield and

DSE Hockey Centers, L.P.

Sponsors: Shelly Lanners

[17-2384](#)

Consider an Amendment to the Development and 380 Agreement Between Shops at Broad, LLC, a Texas Limited Liability Company, the City of Mansfield, and the Mansfield Economic Development Corporation

Sponsors: Shelly Lanners

[17-2387](#)

Resolution - A Resolution Amending the Construction Manager at Risk Agreement Between Pete Durant & Associates, Inc. and the City of Mansfield to Accept Alternate #1 to Add Approximately 3000 sq ft to the Mansfield StarCenter Project for Community Gathering Space in the Amount Not to Exceed \$419,975.00

Sponsors: Joe Smolinski and Richard Wright

Attachments: [Resolution](#)

[17-2388](#)

Resolution - A Resolution Amending the Construction Manager at Risk Agreement Between Pete Durant & Associates, Inc. and the City of Mansfield to Accept Change Order No.1 for the Mansfield StarCenter Project in the Amount Not to Exceed \$3,228,167.00 and to Extend the Substantial Completion Date

Sponsors: Joe Smolinski and Richard Wright

Attachments: [Resolution](#)

**19. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the July 24, 2017 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, July 21, 2017 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.