



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, January 22, 2018

5:00 PM

Council Chambers

REGULAR MEETING AMENDED AGENDA

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 Legal Limitation on Development Fee Waivers

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. **WORK SESSION TO BE HELD IN THE MULTI-PURPOSE ROOM - IMMEDIATELY
FOLLOWING EXECUTIVE SESSION**

Wayfinding Masterplan

4. **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 Development at Hwy 287 and Broad Street (Addendum to Agenda)

5. 7:00 PM OR IMMEDIATELY FOLLOWING WORK 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. PRESENTATION

State Farm Grant Presentation for Teen Age Safety Driving Education - Mansfield Police Department

10. PROCLAMATION

[18-2615](#) School Board Recognition Month

Attachments: [School Board Recognition Month 2018](#)

11. 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.

12. COUNCIL ANNOUNCEMENTS

13. 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

14. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**15. 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[17-2585](#)

Ordinance - Third and Final Reading of an Ordinance Authorizing the City Manager to Execute a Contract of Sale to the Trinity Habitat for Humanity, Inc. to Construct a New Affordable Single Family House at 229 Cotton Drive

Sponsors: Joe Smolinski

Attachments: [Ordinance](#)

[Letter of Interest from Trinity Habitat](#)

[Sale Contract 229 Cotton](#)

[18-2605](#)

Resolution - A Resolution to Consider Contract Amendment #2 to the Design Services Contract with Graham and Associates in the amount of \$45,840.50 for Additional Design, Engineering and Construction Documents Related to the North Main Street Trail

Sponsors: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[18-2604](#)

Resolution - A Resolution to Consider Approving Change Order #2 to the Construction Contract With Klütz Construction, Inc. in the Amount of \$186,458.10 for Additional Construction Items Related to Phase I of the Pond Branch Linear Park

Sponsors: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[18-2606](#)

Resolution - A Resolution to Consider Approving Change Order #3 to the Construction Contract With Klütz Construction, Inc. in the Amount of \$116,295 for Additional Retaining Walls Along Pond Branch (Drainage Fund)

Sponsors: Joe Smolinski and Bart VanAmburgh

Attachments: [Resolution](#)

[18-2607](#)

Resolution - A Resolution to Consider Awarding a Construction Contract to Muckleroy & Falls of Fort Worth, Texas in the amount of \$2,485,161 for Site Development and Construction of the Parks and Recreation

Administration Building

Sponsors: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[18-2616](#)

Resolution - A Resolution Authorizing Funding in an Amount Not to Exceed \$250,000 and Approval of Contracts, Including Engineering Services with Freese and Nichols, Inc., to Complete the Analysis of the North Street and Walnut Creek Drive Bridges Over Walnut Creek (Street Bond Fund)

Sponsors: Joe Smolinski and Bart VanAmburgh

Attachments: [Walnut Creek Bridge Analysis Map](#)

[Resolution](#)

[18-2601](#)

Minutes - Approval of the January 8, 2018 Regular City Council Meeting Minutes

Sponsors: Shelly Lanners and Susana Marin

Attachments: [1-8-18 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

16. OLD BUSINESS

[17-2571](#)

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from SF-7.5/12 to PD for Office, Retail, Artist Studio, and Live-Work Unit Uses and Retaining the Existing Historic Landmark Overlay District on Approximately 0.3 Acres Located at 303 E. Broad Street; Felix Wong (ZC#17-020)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits A-C](#)

17. PUBLIC HEARING AND FIRST READING

[17-2591](#)

Ordinance - Public Hearing and First Reading of an Ordinance Setting Forth the Standards of Care for the Recreation Department's Kids Zone Program for the City of Mansfield; Providing for the Operational Standards of the Administration for the Program; Providing for the Inspecting, Monitoring, and Enforcement of the Standards of Care; Providing for the Staffing Levels, Training and Responsibilities for Those Working in the Program; Providing for Facility Standards; Providing for a Cumulative Clause; Providing for a Severability Clause; Providing for an Effective Date

Sponsors: Shelly Lanners, Matt Young and Andy Binz

Attachments: [Ordinance](#)

[Standards of Care 2018](#)

[18-2602](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development District to PD, Planned Development District for Single-Family Residential Use on Approximately 15.598 Acres, Generally Located East of Newt Patterson Road and South of Sabine Trail, Peycos Court and Columbia Court; Bloomfield Homes (ZC#16-022)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Exhibits A - D](#)

[Maps & Supporting Info.](#)

18. **NEW BUSINESS**

[18-2609](#)

Ordinance - Ordinance Authorizing the Issuance and Sale of City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation, Series 2018; Levying a Tax in Payment Thereof; Prescribing the Form of Said Certificates; Awarding the Sale of the Certificates; Approving the Official Statement; Approving an Engagement Letter; and Enacting Other Provisions Relating Thereto

Sponsors: Peter Phillis

Attachments: [Ordinance](#)

[City Preliminary Official Statement](#)

[Paying Agent Registrar Agreement 2018 CO](#)

[18-2610](#)

Resolution - Resolution Approving a Resolution Adopted by the Board of Directors of the Mansfield Economic Development Corporation Authorizing the Issuance of Mansfield Economic Development Corporation Sales Tax Revenue Bonds, New Series 2018; Approving the Issuance of the Bonds, the Plan of Financing Authorized Thereby and the Financing Documents

Sponsors: Peter Phillis

Attachments: [Resolution](#)

[MEDC Preliminary Official Statement](#)

[18-2611](#)

Resolution - Resolution Approving a Resolution Adopted by the Board of Directors of the Mansfield Park Facilities Development Corporation Authorizing the Issuance of Mansfield Park Facilities Development Corporation Sales Tax Revenue Bonds, New Series 2018; and Mansfield Park Facilities Development Corporation New Sales Tax Revenue Bonds, Taxable New Series 2018; Approving the Issuance of the Bonds and the Plans of Financing Authorized Thereby and the Financing Documents

Sponsors: Peter Phillis

Attachments: [Resolution](#)

[MPFDC Preliminary Official Statement](#)

19. ADJOURN**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the MONTH, DAY, YEAR 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, January 19, 2018 prior to 6:30 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, Acting 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.