



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, July 9, 2018

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 M3 Ranch Development and 380 Agreement

Seek Advice of City Attorney Regarding Procedural Processes Related to the Issuing of Financial Obligations

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. PRESENTATION

Mansfield Commission for the Arts Grant Award Recipients - The Lot Downtown, Legacy High School Theatre, and Mainstage Classic Theatre

Special Recognition

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

Staff Update Regarding Water Quality Report - Joe Smolinski and Jeff Price

Staff Update Regarding Citizen Survey Related to Trash Service Proposals

Staff Update and Invitation for Texas Firefighters Games - July 15-20, 2018 - Barry Bondurant and Theresa Cohagen

Quarterly Reports - Mansfield Economic Development Corporation, Mansfield Park Facilities Development Corporation, Planning and Zoning Commission, Public Works, Code Enforcement, Communications and Marketing, Library, Mansfield Convention and Visitors Bureau

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[18-2787](#)

Resolution - A Resolution Authorizing Funding in an Amount Not to Exceed \$778,890.00 and Approval of Contracts, Including Design Services with Freese and Nichols, Inc., and Surveying Services with Brittain & Crawford, to Prepare Holland Road Improvements (Stonebriar Trail to Garden Path Lane) for Public Bidding and Construction (Street Bond Fund)

Sponsors: Joe Smolinski and Bart VanAmburgh

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

[18-2789](#)

Resolution- A Resolution Authorizing an Engineering Services Agreement with Alan Plummer Associates Inc for Construction Administration Services Relating to the 3.5 Million Gallon Clearwell Project and for Design and Construction Administration Services for the 36"Upper-Pressure Plane Finished Water Pipeline Project for an Amount Not to Exceed \$998,502.00 (Utility Fund)

Sponsors: Joe Smolinski and Jeff Price

Attachments: [Resolution](#)

[18-2780](#)

Minutes - Approval of the June 25, 2018 Regular City Council Meeting Minutes

Sponsors: Shelly Lanners and Tracy Norr

Attachments: [6-25-18 DRAFT Meeting Minutes](#)

[18-2791](#)

Minutes - Approval of the June 27, 2018 Special City Council Meeting Minutes

Sponsors: Shelly Lanners and Tracy Norr

Attachments: [6-27-2018 Draft Meeting Minutes](#)

[18-2790](#)

Request for Special Event Permit: Texas Firefighter Games and Concert

Sponsors: Joe Smolinski and Theresa Cohagen

Attachments: [Special Event App](#)
[Tent App](#)
[The LOT Insurance](#)
[Approval & Comments](#)

END OF CONSENT AGENDA**14. OLD BUSINESS****18-2704**

Ordinance - Third and Final Reading of an Ordinance Approving a Zoning Change from SF-7.5/16, Single-Family Residential District, SF-8.4/18, Single-Family Residential District, SF-12/22, Single-Family Residential District and C-2, Community Business District, to PD, Planned Development District for Single-Family Residential, Townhouse and Commercial Uses or Some Intermediate Zoning Classification on Approximately 714.5 Acres, Generally Located East of FM 917, Approximately 1,200 Feet West of South Main Street, Approximately 350 Feet North of English Trail, West of FM 917, Being Northwest from the Intersection of FM 917 and Mesquite Drive, and East of Jessica Drive; Hanover Property Company (ZC#18-004)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and supporting information](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibits C-1 through G](#)

[M3 Ranch Bulk Standards Tables](#)

[Redlined Exhibit B for 5-14-18](#)

[Revised Exhibit C-1 for 5-14-18](#)

[Revised Exhibit C-3 for 5-14-18](#)

[Letter of Request for Postponement](#)

[Exhibit B for 3rd Reading 7-9-18](#)

[Exhibits C-1 - G for 3rd Reading 7-9-18](#)

18-2758

Ordinance - Third and Final Reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District to PD Planned Development District for Single-Family Residential Uses on Approximately 15.08 Acres Situated in the A. N. Curry Survey, Abstract No. 332 & the Henry Brandenburg Survey, Abstract No. 129, Generally Located on the West Side of Day Miar Road and the South Side of Grand Meadow Boulevard.; Noah Flabiano of Skorborg Company on behalf of Patricia A. Albright and Johnson Collins (ZC#18-014)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A - Property Description](#)

[Slack Property - Agreement to Dedicate ROW](#)

[Exhibits B - E](#)

15. PUBLIC HEARING AND FIRST READING[18-2786](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from I-1 Light Industrial District to PD Planned Development District for Office and Mini-Warehouse Uses on Approximately 4.36 Acres Situated in the Samuel C. Neill Survey, Abstract No. 1159, Generally Located at 4101 Britton Road; Steven R. Homeyer of Homeyer Engineering, Inc. on Behalf of Kevin Butler of Butler & Butler Construction, LLC (ZC#18-016)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - D](#)

16. PUBLIC HEARING CONTINUATION AND SECOND READING[18-2767](#)

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District to PD Planned Development District for Single-Family Attached Townhomes on Approximately 3.56 Acres Situated in the James Grimsley Survey, Abstract #578, Generally Located at 1802 Mansfield Webb Road; James Johnston of Black Ocean Dev Holdings, LLC (ZC#18-013)

Sponsors: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A - Property Description](#)

[Letter from North Side Church of Christ](#)

[Exhibits B - D](#)

17. NEW BUSINESS[18-2784](#)

Propose Discussion Between Mayor, Council Members and Staff Mgmt. to Determine if Existing Zoning Plans in Place are Adequate to our Transitioning City and Whether it is Prudent to Adapt New Specifications

Sponsors: Larry Broseh, Casey Lewis, Mike Leyman, Brent Newsom and Terry Moore

Attachments: [Request for Agenda Item](#)

[18-2792](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving a Chapter 380 Economic Development Agreement with M-3 Ranch Development, Inc. for Infrastructures and Improvements Within and Related to a M-3 Ranch Development; and Providing an Effective Date

Sponsors: Peter Phillis

Attachments: [Resolution](#)

[Exhibit A](#)

18. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the July 9, 2018 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 6, 2018 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Tracy Norr, 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.