



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, September 24, 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 City Charter Provisions for City Council Actions and/or Activities

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

Land Acquisition for Future Development (Addendum to Agenda)

C. Personnel Matters Pursuant to Section 551.074

Board Appointments

**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

[18-2901](#) National Fire Prevention Week

Attachments: [Fire Prevention Week 2018](#)

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

Recap of Recent City Awards and Achievements

B. Business Services Department Report

[18-2898](#) Presentation of the Monthly Financial Report for the Period Ending August 31, 2018

Presenters: Peter Phillis

Attachments: [August 2018 Financials](#)

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[18-2843](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Adopting the City of Mansfield, Texas Investment Policy; Approving Training of the City's Investment Officer; Approving Investment Pools; and Providing Qualified Broker Dealers and Investment Advisors for Engaging in Investment Transactions for the City

Presenters: Peter Phillis and Troy Lestina

Attachments: [Resolution](#)

[Investment Policy](#)

[List of Investment Advisors](#)

[Certificate of Investor](#)

[Training Certificate](#)

[18-2888](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Negotiated Settlement Between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division Regarding the Company's 2018 Rate Review Mechanism Filings

Presenters: Joe Smolinski and Jeff Price

Attachments: [Resolution](#)

[Attachments 1-2](#)

[18-2902](#)

Resolution - A Resolution to Consider Amending the Mansfield Park Facilities Development Corporation's Bylaws to Provide For Appointment and Removal of Alternate Board Members, Appointment of Board Secretary, and Amend Time For Budget Approval

Presenters: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[Exhibit A - MPFDC Bylaws Amendment](#)

[18-2903](#)

Resolution - A Resolution to Consider Amending the Mansfield Park Facilities Development Corporation's Certificate of Formation to Provide For Appointment of Alternate Board Members

Presenters: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[Exhibit A - MPFDC Certificate of Formation Amendment](#)

[18-2890](#)

Minutes - Approval of the September 10, 2018 Regular City Council

Meeting Minutes

Presenters: Shelly Lanners and Tracy Norr

Attachments: [9-10-18 DRAFT Meeting Minutes](#)

[18-2891](#)

Minutes - Approval of the September 11, 2018 Special City Council Meeting Minutes

Presenters: Shelly Lanners and Tracy Norr

Attachments: [9-11-18 DRAFT Meeting Minutes](#)

[18-2892](#)

Minutes - Approval of the September 12, 2018 Special City Council Meeting Minutes

Presenters: Shelly Lanners and Tracy Norr

Attachments: [9-12-18 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

14. PUBLIC HEARING AND FIRST READING

[18-2838](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from C-2 Community Business District to PD Planned Development District for Single-Family Attached Townhomes on Approximately 0.885 Acres out of Lot 4, Block 1, Cooper Square and Approximately 7.155 Acres out of the T.O. Harris Survey, Abstract No. 645, Totalling Approximately 8.05 Acres Located at 1400-1420 Turner Warnell Road; Felix Wong on Behalf of Hector Escamilla Jr. of Escamilla Capital Corp., General Partner of Mansfield Commercial Partners, and John R. Hardee of First Momentum Enterprises, LLC (Owners) and Mark J. Fueling of Turnkey Construction and Development Group (Developer) (ZC#18-011)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - D](#)

[Letter from Escamilla Capital Corporation](#)

[Letter from First Momentum Enterprises](#)

[Letter from Willowstone Estates residents](#)

[Request to Table - 8.20.18](#)

[Request to Table - 9.11.18](#)

[18-2899](#)

Ordinance - Public Hearing and First Reading of an Ordinance Changing the Speed Limits on Regency Parkway from East Broad Street to Heritage Parkway and Mouser Way from FM 157 to the US Hwy 287 Southbound Frontage Road.

Presenters: Joe Smolinski and Bart VanAmburgh

Attachments: [Ordinance](#)
[Location Map Speed Limit Changes](#)
[Speedlimits 2018 Exhibit A](#)

15. PUBLIC HEARING CONTINUATION AND SECOND READING

[18-2861](#) Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District to OP Office Park District on Approximately 0.647 Acres out of the Joab Watson Survey, Abstract No. 1632, Located at 4451 E. Broad Street; Bob Blackwelder of HCC Contracting, Inc. on Behalf of Smart & Stella Ajayi of Harplet Marketing, LLC (ZC#18-019)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)
[Maps and Supporting Information](#)
[Exhibit A - Property Description](#)
[Proposed Site Plan](#)
[Letter from Applicant](#)
[Conceptual Elevations](#)

16. NEW BUSINESS

[18-2879](#) Ordinance - Public Hearing and First Reading of an Ordinance Granting a Permanent Access Easement In, Upon and Across City Owned Property On Lot 4, Blk 5, Original Town Of Mansfield (301 South Main Street), in the City of Mansfield, Tarrant County, Texas

Presenters: Joe Smolinski and Bart VanAmburgh

Attachments: [Ordinance](#)
[S Main Map](#)
[Exhibit A - Perm Access Easement](#)
[Driveway Exhibit - PARCEL 6](#)

[18-2897](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development and Performance Agreement by and Between the Mansfield Economic Development Corporation ("MEDC") and Hoffman Cabinets, Inc. and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

Presenters: Clayton Chandler and Richard Nevins

Attachments: [Resolution](#)
[Hoffman Performance Agreement](#)

[18-2900](#) Review and Consideration of Detailed Site Plans for Southpointe Phase 4, 5, 7, 8A and 8B on Approximately 206.54 Acres, Phase 8B Generally Located at the Southwest Corner of the Intersection of Matlock Road and

the Union Pacific Railroad and Approximately 650 Feet West of S.H. 360; and Phases 4, 5, 7 and 8A Generally Located East of U.S. 287, West of S. Matlock Road, Approximately 400 Feet South of Lone Star Road, and Approximately 1,100 Feet North of the Intersection of S. Matlock Road and S.H. 360; Ruby-07-SPMTGE, LLC (DS#18-004 through DS#18-008)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Southpointe location map](#)

[Letter of Request](#)

[SP Detailed Site Plans](#)

17. **ADJOURN**

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the September 24, 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 Thursday, September 20, 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.