



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, March 25, 2019

4:00 PM

Council Chambers

REGULAR MEETING

1. **4:00 P.M. - CALL MEETING TO ORDER**

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

CivicPlus Website Consultant

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 Development Agreement with BBCP Acquisitions

Seek Advice of City Attorney Regarding Integrated Stormwater Management

Seek Advice of City Attorney Regarding Dog Park Construction Bids

Seek Advice of City Attorney Regarding Tree Board Case #19-001

Seek Advice of City Attorney Regarding Zoning Case #17-022

Seek Advice of City Attorney Regarding the Waiver of Code Compliance Liens at 2860 Nelson-Wyatt Road

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

Update on Britton Bank

- 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**
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**

[19-3069](#) Child Abuse Prevention Month

Attachments: [Child Abuse Prevention Month 2019](#)

[19-3070](#) Mansfield Reads! Month

Attachments: [Mansfield Reads 2019](#)

10. **PRESENTATION**

Texas Recreation and Parks Society Awards - Matt Young

Comprehensive Annual Financial Report - KPMG, LLP and City Staff; Peter Phillis and Troy Lestina

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. SUB-COMMITTEE REPORTS

[19-3079](#) Consideration and Possible Action Regarding Supplemental Disbursement of the City of Mansfield Hotel/Motel Tax Funds in the Amount of \$9,000 to The LOT Downtown

Presenters: Hotel / Motel Subcommittee

Attachments: [The LOT Downtown Request](#)

14. 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

Barks and Rec Event Update - Ann Beck

2018 Code Adoption Schedule Update - Wade McLaurin

B. Business Services Department Report

[19-3078](#) Presentation of Monthly Financial Report for the Period Ending February 28, 2019

Presenters: Peter Phillis and Troy Lestina

Attachments: [February 2019 Financials](#)

15. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

16. 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

[19-3057](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Execution of a Lease Agreement with Ellis County for the ExpressVote Marking Device to be Used in the May 4, 2019 General Election

Presenters: Shelly Lanners and Susana Marin

Attachments: [Resolution](#)

[Ellis County Lease Agreement](#)

[19-3076](#)

Resolution - A Resolution Awarding a Construction Contract for East Seeton Road Maintenance at Low Branch to Advanced Transol Consultants, LLC; Authorizing and Directing the City Manager to Execute Contract Documents; and Authorizing Funding for an Amount Not to Exceed \$1,550,000.00 (Street Bond Fund)

Presenters: Joe Smolinski and Bart VanAmburgh

Attachments: [Resolution](#)

[Seeton Rd Improvements Location Map](#)

[City of Mansfield - East Seeton Road - Bid Tabulations](#)

[19-3072](#)

Resolution - A Resolution Approving a Developer Participation Contract Between the City of Mansfield and BBCP Acquisitions, LLC for Cost Participation for Roadway and Utility Improvements south of West Broad Street and Off-site to Silver Oak Addition

Presenters: Joe Smolinski and Bart VanAmburgh

Attachments: [Resolution](#)

[Developer Participation](#)

[Developer Participation Contract Silver Oak Exhibit A](#)

[Developer Participation Contract Silver Oak Exhibit C](#)

[19-3061](#)

Minutes - Approval of the February 25, 2019 Regular City Council Meeting Minutes

Presenters: Shelly Lanners and Susana Marin

Attachments: [2-25-19 DRAFT Meeting Minutes](#)

[19-3062](#)

Minutes - Approval of the March 4, 2019 Regular City Council Meeting Minutes

Presenters: Shelly Lanners and Susana Marin

Attachments: [3-4-19 DRAFT Meeting Minutes](#)

[19-3068](#)

Request for Special Event Permit:Lake Ridge Band Boosters Carnival

Presenters: Joe Smolinski and The Applicant

Attachments: [Lake Ridge Band Booster Carnival Application, Site Plan & Insurance](#)

[19-3074](#)

Request for Special Event Permit:Colors for Caring 5K

Presenters: Joe Smolinski and The Applicant

Attachments: [Colors for Caring 5K, application, site plan, insurance](#)

[19-3075](#)

Request for Special Event Permit: Mansfield High School Band Vendor Market

Presenters: Joe Smolinski and The Applicant

Attachments: [MHS Vender Market Application and Site Plan](#)

[19-3077](#)

Request for Special Event Permit: Fabulous Faith 5K

Presenters: Joe Smolinski and The Applicant

Attachments: [Fabulous Faith 5K \(App, Site Plan, Ins\)](#)

END OF CONSENT AGENDA

17. PUBLIC HEARING AND THIRD AND FINAL READING

[19-3038](#)

Ordinance - Public Hearing and Third and Final Reading of an Ordinance to Consider the Voluntary Annexation of Approximately 25.02 Acres in Johnson County, Texas and Being a Tract of Land out of the M.D. Dickey Survey, Abstract #195, Generally Located on the East Side of Lillian Road Approximately 1,500 Feet South of W. Broad Street; Micah and Bryan Adkison (ZC#18-031)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Annexation Ordinance](#)

[Location Map](#)

[Exhibit A](#)

[Exhibit B](#)

18. OLD BUSINESS

[19-3039](#)

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 and Commercial Uses on Approximately 91.7 Acres out of the M.D. Dickey Survey, Abstract #195 and T.J. Hanks Survey, Abstract #1109, Johnson County, and the M.D. Dickey Survey, Abstract #1986 and T.J. Hanks Survey, Abstract #644, Tarrant County, TX, Generally Located at the Southeast Corner of the Intersection of W. Broad Street and Lillian Road and South of the Intersection of Retta Road and W. Broad Street; BBCP Acquisitions (ZC#18-031)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B through E](#)

[Revised Exhibit B](#)

[Council 1st Public Hearing Response Letter 022519](#)

[Revised Exhibit B for 3rd Reading](#)

[19-3046](#)

Ordinance - Third and Final Reading of an Ordinance Approving a Change

of Zoning from PR Pre-Development District and PD Planned Development District to PD Planned Development District for Single-Family Residential Uses on Approximately 27.86 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; Skorburg Company on behalf of Sunset Crossing SF, Ltd. and James & Yvonne Slack (ZC#18-030)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Previously Approved PD](#)

[Exhibits B - E](#)

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

[19-3053](#)

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance of the City of Mansfield, Texas Amending the Water Conservation and Drought Contingency Sections of the Water Demand Management / Drought Contingency Plan

Presenters: Joe Smolinski and Jeff Price

Attachments: [Ordinance](#)

[Addendum A 2019 Water Conservation Plan](#)

[Addendum B 2019 Drought Contingency Plan](#)

[TCEQ Letter](#)

20. **NEW BUSINESS**

[19-3031](#)

Resolution - A Resolution of the City of Mansfield, Texas Approving an Economic Development and Performance Agreement and Contract of Sale Between the Mansfield Economic Development Corporation and Nickson Mansfield Industrial, LTD; Authorizing the MEDC President to Execute Said Agreements;and Providing an Effective Date

Presenters: Clayton Chandler and Richard Nevins

Attachments: [Resolution](#)

[EDA Sales Contract-Repurchase Agreement](#)

[Nickson McKinney Photos](#)

[Nickson Warehouse Pictures Woodlands](#)

[19-3063](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Second Amended and Restated Economic Development and Performance Agreement by and Between the Mansfield Economic Development Corporation ("MEDC") and Zah Group, Inc. and

Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

Presenters: Clayton Chandler and Richard Nevins

Attachments: [Resolution](#)

[Eco Dev. Second Amended and Restated Agrmt.](#)

[19-3064](#)

Resolution - A Resolution of the City of Mansfield, Texas, Approving an Amended and Restated 380 Economic Development Program Agreement with Zah Group, Inc.; Authorizing the City Manager to Execute Said Agreement; and Providing an Effective Date

Presenters: Clayton Chandler and Richard Nevins

Attachments: [Resolution](#)

[380 Eco. Dev. Program Amended and Restated](#)

[19-3073](#)

Resolution - A Resolution Approving a Developer Participation Contract Between the City of Mansfield and First Texas Homes, Inc. for Cost Participation for Drainage Improvements Along Day Miar Road Adjacent to the Pemberley Estates Phase 2 Addition

Presenters: Joe Smolinski and Bart VanAmburgh

Attachments: [Resolution](#)

[Developer Participation Contract PemberleyII](#)

[19-3081](#)

Discussion and Possible Action Regarding Improving the Architectural Requirement for Various Residential Zoning Classifications

Presenters: Terry Moore, David Cook and Casey Lewis

21. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the March 25, 2019 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, March 21, 2019 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, 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.