



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, August 26, 2019

4:00 PM

Council Chambers

REGULAR MEETING

1. **4:00 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

A1. Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14

A2. Seek Advice of City Attorney Regarding Recent Legislative Enactment Relating to Public Meetings of the Governing Body

A3. Seek Advice of the City Attorney Regarding the Assignment of a Development Agreement Between the City of Mansfield and BBCP Acquisitions, LLC

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

C1. Board Interviews

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

D1. Economic Development Project #19-02

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

Skorburg Company Proposed Development

Update on Graphical Information System and Website Development Page

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**

[19-3240](#) Troy Dorsey Week

Attachments: [Troy Dorsey Week](#)

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. **SUB-COMMITTEE REPORTS**

Hotel/Motel Occupancy Tax Funds Sub-Committee Update

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

B. Business Services Department Report

[19-3243](#) Presentation of Monthly Financial Report for the Period Ending June 30, 2019

Presenters: Peter Phillis and Bryan Rebel

Attachments: [June 2019 Financials](#)

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

[19-3211](#) Ordinance - Third and Final Reading of an Ordinance of the City of Mansfield, Texas, Revising Chapter 90 "Animal Control", of the Code of Ordinances (OR-1787-10) of the City of Mansfield, Texas Providing that this Ordinance Shall be Cumulative of all Ordinances; Providing a Severability Clause; Providing for a Penalty; and Providing for an Effective Date

Presenters: Clayton Chandler and Tracy Aaron

Attachments: [Ordinance](#)

[19-3229](#) Ordinance - Second Reading of an Ordinance Amending Chapter 38 of the Mansfield Code of Ordinances to Establish a Historic Preservation Tax Exemption Program for the City of Mansfield (HLC#19-002)

Presenters: Joe Smolinski, Lisa Sudbury and Art Wright

Attachments: [Ordinance](#)

[19-3239](#) Resolution - A Resolution Awarding a Contract for the Construction of 24" Water Line Improvements (Easy Drive & Hanks Drive) to Whitewater Construction, Inc., and Authorizing Funding for an Amount Not to Exceed \$730,000.00 (Utility Bond Fund)

Presenters: Joe Smolinski and Bart VanAmburgh

Attachments: [Resolution](#)

[Bid Tab](#)

[Street Layout B-2 16063-Layout1](#)

[19-3241](#) Resolution - Authorization of Funding in an Amount Not to Exceed

\$600,000.00 and Approval of Contracts, Including Design Services with Freese and Nichols, Inc. and Surveying Services with Brittain & Crawford, LLC, to Prepare Aerial Sanitary Sewer Repairs 2019 for Public Bidding and Construction (Utility Bond Fund)

Presenters: Joe Smolinski and Bart VanAmburgh

Attachments: [Resolution](#)

[Combined Exhibit OPCC](#)

[19-3242](#)

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 Bryan Rebel

Attachments: [Resolution](#)

[Investment Policy](#)

[Certificate of Investor](#)

[List of Investment Advisors](#)

[19-3235](#)

Request for Special Event Permit: St. Jude Annual Church Festival

Presenters: Joe Smolinski and The Applicant

Attachments: [St Jude Application and Documents](#)

[19-3236](#)

Minutes - Approval of the August 5, 2019 Special City Council Meeting Minutes

Presenters: Shelly Lanners and Susana Marin

Attachments: [8-5-19 DRAFT Meeting Minutes](#)

[19-3237](#)

Minutes - Approval of the August 12, 2019 Regular City Council Meeting Minutes

Presenters: Shelly Lanners and Susana Marin

Attachments: [8-12-19 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

16. OLD BUSINESS

[19-3193](#)

Ordinance -Third and Final Reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District and C-2 Community Business District to PD Planned Development District for Single-Family Residential, Multi-Family Residential, Senior Living, and C-2 Community Business Uses on Approximately 76.734 Acres out of the S. S. Callender Survey, Abstract No. 359, Tarrant County, TX, Generally Located on the East Sides of FM 157 and House Road, the North Side of Mouser Way, and West of Towne Crossing and Cedar Point; Tim Coltart of Realty Capital

Management, LLC on Behalf of Glenn Day, et al and Sowell Property Partners - Mansfield, LP (ZC#19-005)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Exhibit A](#)

[Maps and Supporting Information](#)

[Exhibit B](#)

[Letters of Support](#)

[Letter to City Council on 8-12-19](#)

[Comments Response 8-19-19](#)

[Changes to PD 8-19-19](#)

17. **PUBLIC HEARING**

[19-3220](#) Public Hearing - Second Public Hearing on the Tax Rate, Levying the Ad Valorem Taxes for the Fiscal Year 2020 at a Rate of \$0.7100 per One Hundred Dollars (\$100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2019, to Provide Revenues for the Payment of Current Expenditures and to Provide an Interest and Sinking Fund on all Outstanding Debts of the City, and Providing for Due and Delinquent Dates Together With Penalties and Interest

Presenters: Clayton Chandler, Peter Phillis, Gary Cardinale and Jennifer Goldthwaite

[19-3221](#) Public Hearing - Second Public Hearing on the Budget for the Fiscal Year Beginning October 1, 2019 and Ending September 30, 2020, in Accordance with the Charter of the City of Mansfield, and the Appropriation of Various Amounts Thereof

Presenters: Clayton Chandler, Peter Phillis, Gary Cardinale and Jennifer Goldthwaite

[19-3222](#) Public Hearing - Second Public Hearing on Hotel/Motel Tax for the Fiscal Year Beginning October 1, 2019 and Ending September 30, 2020

Presenters: Clayton Chandler, Peter Phillis, Gary Cardinale and Jennifer Goldthwaite

18. **PUBLIC HEARING AND FIRST READING**

[19-3238](#) Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from PR, Pre-Development District to PD, Planned Development for Professional Office Uses on Approximately 0.608 Acres Located at 1089 Matlock Road; Adam Rope on behalf of A. Rope Investments, LLC (ZC#19-010)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibit B-D](#)**19. PUBLIC HEARING CONTINUATION AND SECOND READING**[19-3225](#)

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Change of Zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for Single-Family Residential Uses on Approximately 0.475 Acres Being a Portion of Lot 6, Block 2 of the Original Town of Britton, Generally Located at 924 Cope St.; Ben Hartman (ZC#19-008)

Presenters: Joe Smolinski and Lisa Sudbury

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibit B Revised](#)

20. ADJOURN**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the August 26, 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, August 22, 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.