



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, December 9, 2019

6:00 PM

Council Chambers

REGULAR MEETING

1. **6:00 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 Current Litigation Update

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**

D1. Economic Development Project #19-02

D2. Economic Development Project #19-07

3. **IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

4. **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. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Council as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK UNLESS YOU ARE SPEAKING ON A SCHEDULED PUBLIC HEARING ITEM. After the close of the citizen comments portion of the meeting only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

In order to be recognized during the "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow card located at the Assistant City Secretary's seating place. Please present the card to the Assistant City Secretary prior to the start of the meeting.

5. COUNCIL ANNOUNCEMENTS

6. SUB-COMMITTEE REPORTS

[19-3385](#) Minutes - Approval of the November 25, 2019 TIF Reinvestment Zone Number One Board of Directors Meeting (vote will be only by the members of the sub-committee)

Presenters: Shelly Lanners and Susana Marin

Attachments: [11-25-2019 DRAFT Sub-Committee Minutes](#)

7. 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 Item

8. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

9. 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

[19-3350](#) Ordinance - Third Reading and Final Reading of an Ordinance Changing the Speed Limits and the School Zone on Main Street from North of Pleasant Ridge Drive to Heritage Parkway (FM 917)

Presenters: Joe Smolinski and Bart VanAmburgh

Attachments: [Ordinance](#)

[Exhibit A](#)

[Main Street Speed Limit Change Map](#)

[19-3312](#) Resolution - A Resolution to Consider Amendment Number Four to the Water Park Ground Lease and Operating Agreement Between STORE Master Funding VIII, LLC, and the City of Mansfield to Allow for Expansion of the Hawaiian Falls Water Park Mansfield

Presenters: Shelly Lanners

Attachments: [Resolution](#)

[19-3313](#) Resolution - A Resolution Determining the Competitive Sealed Proposal Method as Providing the Best Value for Construction of the Hawaiian Falls 2019/2020 Capital Improvements; and Providing an Effective Date

Presenters: Shelly Lanners

Attachments: [Resolution](#)

[19-3379](#) Resolution - A Resolution Authorizing an Interlocal Agreement Between the City of Mansfield and the North Central Texas Council of Governments for the Purpose of Making State Solid Waste Grants Funds Available to the City

Presenters: Joe Smolinski and Howard Redfearn

Attachments: [Resolution](#)

[19-3383](#) Resolution - A Resolution Awarding a Contract for Construction of the 36' Upper-Pressure Plane Finish Water Line to SJ Louis Construction of Texas, LTD, and Authorizing Funding for an Amount Not to Exceed \$2,410,000.00 (Utility Construction Fund)

Presenters: Joe Smolinski and Jeff Price

Attachments: [Resolution](#)

[Bid Tab](#)

[Recommendation of Award Letter UPP Finished Water Pipeline](#)

[19-3384](#) Resolution - A Resolution Awarding a Contract for the Construction of the S.H. 360 Lift Station Rehabilitation Project to Dake Construction, and Authorizing Funding for an Amount Not to Exceed \$919,605.00 (Utility Construction Fund)

Presenters: Joe Smolinski and Alex Whiteway

Attachments: [Resolution](#)

[Letter of Recommendation](#)

[360 Liftstation Rehabilitation Bid Tab](#)

[19-3386](#) Resolution - A Resolution Awarding Contracts for Construction of Mansfield International Business Park Drainage, Water, Sanitary Sewer and Road Improvements to Jackson Construction, LTD, to Brittain and Crawford, LLC, for Surveying and to Fugro Consultants, Inc, for Material Testing and Authorizing Funding for an Amount Not to Exceed \$7,162,417.36. (MEDC and Utility Bond Fund)

Presenters: Joe Smolinski and Bart VanAmburgh

Attachments: [Resolution](#)
[Bid Results Tabulation](#)
[Location-Map](#)

[19-3388](#) Resolution - A Resolution Authorizing a Change Order and Providing Additional Funds for South Main Street Improvements (Hunt St. to Broad St.) with McMahon Contracting, L.P.

Presenters: Joe Smolinski and Bart VanAmburgh

Attachments: [Resolution](#)
[3-Tabulation-S. Main CO](#)

[19-3377](#) Minutes - Approval of the November 25, 2019 Regular City Council Meeting Minutes

Presenters: Shelly Lanners and Susana Marin

Attachments: [11-25-19 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

10. PUBLIC HEARING CONTINUATION AND SECOND READING

[19-3369](#) Ordinance - Public Hearing Continuation and Second Reading of an Ordinance approving a Zoning Change from PR to PD, Planned Development for a Single-Family Residence with an Accessory Dwelling on approximately 1.02 acres located at 1505 Long and Winding Road; Dr. Jason and April Lowry (ZC#19-019)

Presenters: Joe Smolinski, Matt Jones and Shirley Emerson

Attachments: [Ordinance](#)
[Exhibit A](#)
[Exhibits B-D](#)
[Maps and Supporting Documents](#)
[Section 7800.B.35](#)

11. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the December 9, 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, December 5, 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.