



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, January 27, 2020

4:00 PM

Council Chambers

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

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

Staff Presentation and Demonstration of Development Projects Web Page

Presentation by Kimley Horn Regarding Mid Block Crossings

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

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

A2. Seek Advice of City Attorney Regarding Matters Related to Human Resource Management

A3. Seek Advice of City Attorney Regarding Construction Contract for Fire Station No. 5

A4. Seek Advice of City Attorney Regarding Contract with BelWave Communications

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 Appointments: Planning and Zoning Commission

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

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. **PRESENTATION**

Presentation to the Zoning Board of Adjustment

Presentation to the Construction Codes Board of Adjustment & Appeals

Staff Presentation and Demonstration of Development Projects Web Page

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. 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.

11. **COUNCIL ANNOUNCEMENTS**

12. **SUB-COMMITTEE REPORTS**

Housing Market Growth Strategy Sub-Committee Meeting 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

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

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

[20-3430](#)

Ordinance - First Reading of an Ordinance Approving a Lease of the North Main Street Water Tower to BelWave Communications; Authorizing the City Manager to Execute the Same and all Other Documents Necessary to Complete the Transaction; and Providing an Effective Date

Presenters: Joe Smolinski and Jeff Price

Attachments: [Ordinance](#)

[20-3431](#)

Ordinance - First Reading of an Ordinance Approving the Lease of the East Broad Water Tower to Belwave Communications; Authorizing the City Manager to Execute the Same and all Other Documents Necessary to Complete the Transaction; and Providing an Effective Date

Presenters: Joe Smolinski and Jeff Price

Attachments: [Ordinance](#)

[19-3397](#)

Resolution - A Resolution to Approve Awarding a Construction Contract to O'Haver Contractors of San Antonio, Texas in the Amount of \$5,150,000 for Site Development and Construction of the Fire Station Number 5 Facility

Presenters: Shelly Lanners and Wade McLaurin

Attachments: [Resolution](#)

[20-3413](#)

Resolution - A Resolution Authorizing the City Manager and the Police Department to Make Application, Receive, and Expend Grant Funding from the Criminal Justice Division (CJD) of the Governor's office of the State of Texas to Upgrade the In-Car Video Equipment of the Following

Police Divisions: Patrol, Traffic, Support Services, Commercial Vehicle Enforcement, and Community Resource

Presenters: Clayton Chandler and Tracy Aaron

Attachments: [Resolution](#)

[20-3416](#)

Resolution - A Resolution to Consider Awarding an Annual Contract to Yellowstone Landscape in the Amount of \$72,257.20 for Grounds Maintenance of Developed and Undeveloped Park Sites, City Properties and Municipal Sites

Presenters: Shelly Lanners and Matt Young

Attachments: [Resolution](#)

[Bid Tab](#)

[20-3418](#)

Resolution - A Resolution Adopting Voting Equipment for a Joint Election with the Tarrant County Election Department

Presenters: Shelly Lanners and Susana Marin

Attachments: [Resolution](#)

[20-3428](#)

Resolution - A Resolution of the City of Mansfield, Texas, Calling for a General Election to be Held on May 2, 2020; Ratifying that a Special Election was Ordered by the City Council on January 13, 2020 to be Held on May 2, 2020; Establishing Procedures for the General and Special Elections; Designating Polling Places; Establishing Election Precincts within the City; Appointing an Election Judge and an Alternate Judge; Establishing Other Procedures for Conduct of the Election; Approving the Method of Voting; Establishing a Date for Runoff Election, if Necessary; and Providing an Effective Date

Presenters: Shelly Lanners and Susana Marin

Attachments: [Resolution](#)

[Resolution - Spanish](#)

[20-3432](#)

Resolution - A Resolution Authorizing a Service Agreement with BelWave Communications for Provision of Wireless Internet Service to the City, and; Authorizing the City Manager to Execute an Agreement with Belwave Communications on Behalf of the City

Presenters: Peter Phillis and Todd Williams

Attachments: [Resolution](#)

[20-3422](#)

Minutes - Approval of the January 13, 2020 Regular City Council Meeting Minutes

Presenters: Shelly Lanners and Susana Marin

Attachments: [1-13-20 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

16. OLD BUSINESS[19-3343](#)

Ordinance - Third and Final Reading of an Ordinance Approving a Change of Zoning from PD Planned Development District to PD Planned Development District for Single-Family Residential Uses on Approximately 30.001 Acres Out of the S. Mitchell Survey, Abstract No. 1024, Tarrant County, TX, and Abstract No. 593, Johnson County, TX, Located at 890 & 932 S. Mitchell Rd.; John Arnold of Skorburg Company on Behalf of Bobby F. & Mary A. Havens (ZC#19-012)

Presenters: Joe Smolinski, Matt Jones and Andrew Bogda

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibits B - D](#)

[Maps and Supporting Information](#)

[Roadway Alignment Study](#)

[Request to Table to 11-25-19](#)

[Request to Table to 1-13-20](#)

[Comment Response Letter 1-6-20](#)

[19-3394](#)

Review and Consideration of a Request to Approve a Minor Modification of the Development Plan for Vistas at Walnut Ridge located at 3311 E. Broad Street; Brad Lehman of MJ Thomas Engineering, LLC on behalf of Sonal Desai of Matlock Crossing, LIC (ZC#16-024A) (Tabled from January 13, 2020)

Presenters: Joe Smolinski, Matt Jones and Lisa Sudbury

Attachments: [Maps and Supporting Information](#)

[Exhibits A - D ZC#16-024A](#)

[Previously approved PD](#)

[20-3412](#)

Ordinance - Second Reading of an Ordinance of the City Council of the City of Mansfield, Texas, Designating a Certain Area as a Tax Abatement Reinvestment Zone For Commercial-Industrial Tax Abatement Within the City of Mansfield, Texas; Establishing the Boundaries Thereof and Other Matters Related Thereto; Providing a Severability Clause; and Providing for an Immediate Effective Date

Presenters: Clayton Chandler and Richard Nevins

Attachments: [Ordinance](#)

17. PUBLIC HEARING AND FIRST READING[20-3420](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Zoning Change from C-2, Community Business District to PD, Planned Development for C-2 Uses with a Freestanding Electronic Message Board on Approximately 2.38 Acres Located at 781 W. Debbie Lane; Casteel &

Associates, Inc. on Behalf of Marline Two LLC, Owner (ZC#19-022)

Presenters: Joe Smolinski, Matt Jones and Shirley Emerson

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibit B-C](#)

[Maps and Supporting Information](#)

[Request to Table](#)

[20-3421](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from PD Planned Development District to PD Planned Development District for Single-Family Residential Uses on Approximately 9.612 Acres out of the William Howard Survey, Abstract No. 690, Tarrant County, TX, Located on the East Side of Miller Road, Approximately 480 feet South of Cannon Drive; John Arnold of Skoburg Company on behalf of Paul A. & Paula Sutton, Marilyn G. Richardson, and Christopher Puempel (ZC#19-020)

Presenters: Joe Smolinski, Matt Jones and Andrew Bogda

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibits B - D](#)

[Maps and Supporting Information](#)

[Previously Approved Development Plan](#)

[20-3423](#)

Ordinance - Public Hearing and First Reading of an Ordinance Setting Forth the Standards of Care for the Recreation Department's Kids Zone Program for the City of Mansfield; Providing for the Operational Standards of the Administration for the Program; Providing for the Inspecting, Monitoring, and Enforcement of the Standards of Care; Providing for the Staffing Levels, Training and Responsibilities for Those Working in the Program; Providing for Facility Standards; Providing for a Cumulative Clause; Providing for a Severability Clause; Providing for an Effective Date

Presenters: Shelly Lanners and Andy Binz

Attachments: [Ordinance](#)

[Standards of Care](#)

18. PUBLIC HEARING CONTINUATION AND SECOND READING

[20-3399](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Historic Landmark Overlay District Classification for the Patterson-Rydell House located at 202 W. Oak Street; Art Wright, City Historic Preservation Officer, on behalf of Faye Rydell, Property Owner (ZC#19-021)

Presenters: Joe Smolinski, Matt Jones and Art Wright

Attachments: [Ordinance with Exhibit A](#)

[Maps and Supporting Information](#)

[Patterson-Rydell House Photograph](#)

[Property Information Sheet](#)

- [20-3402](#) 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 0.528 Acres Known as Lot 1, Block 1, Bastian Addition, located at 607 W. Kimball Street; Hayden Dalley of Mansfield Custom Homes (ZC#19-018)

Presenters: Joe Smolinski, Matt Jones and Andrew Bogda

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibit B](#)

[Maps and Supporting Information](#)

[Applicant's Survey and Photographs](#)

19. **NEW BUSINESS**

- [20-3424](#) Discussion and Possible Action Regarding The Reserve Development Plan

Presenters: Terry Moore, Mike Leyman and Larry Broseh

- [20-3425](#) Discussion and Possible Action Regarding the Creation of an Incentive Program for Building Owners and Temporary Financial Assistance for Tenants of Small Retail and "Foot Traffic" Businesses Seeking to Relocate into Historic Downtown

Presenters: Casey Lewis, Brent Newsom and David Cook

- [20-3427](#) Board Appointments: Historic Landmark Commission

Presenters: City Council

- [20-3433](#) Request for Special Event Permit: Mansfield Pickle Parade & Palooza

Presenters: Joe Smolinski and The Applicant

Attachments: [2020 Mansfield Pickle Parade](#)

20. **ADJOURN**

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the JANUARY 27, 2020 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, JANUARY 23, 2020 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.