



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, April 12, 2021

3:00 PM

Council Chambers

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#### REGULAR MEETING AMENDED AGENDA

**THIS MEETING MAY BE ACCESSED BY VIDEO CONFERENCING. To participate, please register at**

**[https://mansfieldtexas.zoom.us/webinar/register/WN\\_ovmZgJi0Rdeg6Dc8hyl1Pw](https://mansfieldtexas.zoom.us/webinar/register/WN_ovmZgJi0Rdeg6Dc8hyl1Pw) by 3:00 p.m. on Monday, April 12, 2021 or join by telephone at 1-888-788-0099 (Toll Free). If joining by phone, please provide the Webinar ID number and password below:**

**Webinar ID: 979-5567-8497**

**Passcode: 1234567**

**Citizen comments and public hearing comments may also be submitted through the city's website [www.mansfieldtexas.gov](http://www.mansfieldtexas.gov) or by sending an email to [susana.marin@mansfieldtexas.gov](mailto:susana.marin@mansfieldtexas.gov). All comments must be submitted by 3:00 p.m. on Monday, April 12, 2021. Comments received will be read into the record by the Mayor or the City Secretary.**

**1. 3:00 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**

**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**

City Manager Mid-Year Review

- 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. RECONVENE INTO REGULAR BUSINESS SESSION**

**4. WORKSESSION**

Discussion Regarding Capital Projects

**5. 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 Texas Open Meetings Act Requirements

Seek Advice of City Attorney Regarding Preliminary Legislative Legal Update and Possible Impacts

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

Land Acquisition for Future Development

**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**

Economic Development Project #21-01

Economic Development Project #21-12

**6. 6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**

7. **7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

8. **INVOCATION**

9. **PLEDGE OF ALLEGIANCE**

10. **TEXAS PLEDGE**

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

11. **PROCLAMATION**

[21-4020](#) National Public Safety Telecommunicators Week

*Attachments:* [Proclamation](#)

[21-4021](#) Animal Care & Control Appreciation Week

*Attachments:* [Proclamation](#)

[21-4037](#) National Fair Housing Month (Addendum to Agenda)

*Attachments:* [National Fair Housing Month 2021](#)

12. **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.*

13. **COUNCIL ANNOUNCEMENTS**

14. **SUB-COMMITTEE REPORTS**

[21-4013](#) Minutes - Approval of the March 29, 2021 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee) (Bounds, Lewis, Tonore)

*Presenters:* Susana Marin

**Attachments:** [3-29-21 DRAFT Meeting Minutes](#)

[21-4014](#) Minutes - Approval of the April 1, 2021 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee) (Bounds, Lewis, Tonore)

**Presenters:** Susana Marin

**Attachments:** [4-1-21 DRAFT Meeting Minutes](#)

[21-4022](#) Minutes - Approval of the April 6, 2021 Revitalization of Historic Downtown Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee) (Bounds, Lewis, Tonore)

**Presenters:** Susana Marin

**Attachments:** [4-6-21 DRAFT Meeting Minutes](#)

## 15. **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, Neighborhood Services, Public Works, Code Compliance, Communications and Marketing, Mansfield Convention and Visitors Bureau, Cultural Arts, Library, Mansfield Historical Museum and Heritage Center, Historic Downtown Mansfield

### B. **Business Services Department Report**

[21-4016](#) Presentation of the Monthly Financial Report for the Period Ending February 28, 2021

**Presenters:** Troy Lestina

**Attachments:** [February Financials](#)

## 16. **TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

## 17. **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**

[21-4002](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Execution of a Joint Election Agreement and

Contract with the Tarrant County Elections Administrator to Perform Election Services for the May 1, 2021 General Election; and Providing and Effective Date

***Presenters:*** Susana Marin

***Attachments:*** [Resolution](#)

[Joint Election Agreement](#)

[21-4008](#)

Resolution - A Resolution Authorizing the City of Mansfield to Submit Transportation Improvement Projects for Consideration in the Tarrant County 2021 Transportation Bond Program

***Presenters:*** Bart VanAmburgh

***Attachments:*** [Resolution](#)

[Project Listing](#)

[Project Map](#)

[21-4009](#)

Resolution - A Resolution Awarding a Contract for Pavement Analysis Services to Infrastructure Management Services (IMS), Authorizing and Directing the City Manager to Execute Contract Documents; and Authorizing Funding for an Amount Not to Exceed \$75,000.00 (General Operations Fund)

***Presenters:*** Bart VanAmburgh

***Attachments:*** [Resolution](#)

[Quote](#)

[21-4011](#)

Resolution - A Resolution Authorizing the City of Mansfield, Texas to Enter into a Chapter 380 Agreement with Highland Homes - Dallas, LLC for the Purpose of Promoting Economic Development Within the City of Mansfield, Texas

***Presenters:*** Troy Lestina

***Attachments:*** [Resolution](#)

[Agreement](#)

[Ch. 380 Estimated Savings Highland Homes](#)

[21-4017](#)

Resolution - A Resolution Awarding Contracts for the Construction of Paving and Drainage Improvements for Heritage Parkway (South Main Street to Commerce Drive) to RPM xConstruction, LLC for Construction, and to Wier & Associates, Inc. for Surveying, and Authorizing Funding for an Amount Not to Exceed \$2,344,901.58 (Street Bond Fund and Drainage Fund)

***Presenters:*** Bart VanAmburgh

***Attachments:*** [Resolution](#)

[Bid Tabulation](#)

[Location Map](#)

[21-4019](#)

Resolution - A Resolution Awarding Contracts for the Construction of Price

Road and Plainview Drive Paving and Drainage Improvements (East Dallas Street to South Main Street) to Ed Bell Construction Company for Construction and to Brittain and Crawford, LLC, for Surveying, and Authorizing Funding for an Amount Not to Exceed \$1,133,897.06 (Street Bond Fund and Utility Fund)

***Presenters:*** Bart VanAmburgh

***Attachments:*** [Resolution](#)

[Bid Tabulation](#)

[Location Map](#)

[21-4024](#)

Resolution - A Resolution to Consider Executing a Consultant Agreement with Barker Rinker Seacat Architecture in the amount of \$148,432 for Professional Services Related to the Design and Feasibility Options for a Potential Future Multi-Generational Recreation Center and Library

***Presenters:*** Matt Young

***Attachments:*** [Resolution](#)

[Feasibility Study Work Plan and Schedule](#)

[21-4028](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Amending Resolution RE-3682-20 by Amending the List of Qualified Broker Dealers and Investment Advisors for Engaging in Investment Transactions for the City

***Presenters:*** Troy Lestina

***Attachments:*** [Resolution](#)

[2021 Amended List of Investment Advisors](#)

[21-4030](#)

Resolution - A Resolution Authorizing Additional Funding to Plummer Associates, Inc. (Plummer) in the Amount Not to Exceed \$75,000.00 to Cover Costs Associated with Special Services for the Clearwell #4 Project (Utility Construction Fund)

***Presenters:*** Jeff Price

***Attachments:*** [Resolution](#)

[Special Services Request](#)

[21-4007](#)

Request For Special Event Permit: Mansfield Farmers Market

***Presenters:*** Matt Jones

***Attachments:*** [Mansfield Farmers Market](#)

[21-4015](#)

Minutes - Approval of the March 22, 2021 Regular City Council Meeting Minutes

***Presenters:*** Susana Marin

***Attachments:*** [3-22-21 DRAFT Meeting Minutes](#)

[21-4023](#)

Minutes - Approval of the March 29, 2021 Special City Council Meeting Minutes

***Presenters:*** Susana Marin

***Attachments:*** [3-29-21 DRAFT Meeting Minutes](#)

### **END OF CONSENT AGENDA**

#### **18. PUBLIC HEARING AND FIRST READING**

[21-4027](#)

Public Hearing and First Reading of an Ordinance Approving a Change of Zoning From PR Pre-Development District to PD Planned Development for Retail Plant Nursery, Wholesale Plant Nursery, and Single-Family Residential Uses on Approximately 5.15 Acres Out of the Margaret Rockerfellow Survey, Abstract No. 1267, Tarrant County, TX, Located at 1573 Newt Patterson Rd.; Michael Wilson of Bannister Engineering (Landscape Architect) on Behalf of Magdaleno I. Pacheco of Leno's Plant Farm (Owner/Developer) (ZC#21-001)

***Presenters:*** Matt Jones

***Attachments:*** [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - D](#)

#### **19. NEW BUSINESS**

[21-4029](#)

Discussion and Possible Action by the City of Mansfield, Texas, Establishing an Economic Development Program for Drinking and Dining Establishment Recruitment in the Historic Mansfield Reinvestment Zone Pursuant to Chapter 380 of the Texas Local Government Code to Promote Economic Development and Stimulate Business and Commercial Activity in the City

***Presenters:*** Nicolette Allen

***Attachments:*** [DRAFT Downtown Economic Development Incentive Program](#)

[21-4018](#)

Consideration of an Ordinance Establishing the Conveyance of a Permanent Sidewalk Easement to the City of Mansfield for the Construction, Maintenance and Operation of Sidewalk Facilities

***Presenters:*** Bart VanAmburgh

***Attachments:*** [Ordinance](#)

[Exhibit A](#)

[Map](#)

#### **20. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the April 12, 2021 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, April 8, 2021 prior to 5:00 p.m., Amended Agenda was posted on Friday, April 9, 2021 prior to 6:30 p.m. in compliance with Chapter 551, Texas Government Code.

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Susana Marin, City Secretary

Approved as to form:

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City Attorney

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.