



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, April 26, 2021

3:00 PM

Council Chambers

REGULAR MEETING

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

https://mansfieldtexas.zoom.us/webinar/register/WN_hJ5FQAWfQ2KoLUm_GTIV7w by 3:00 p.m. on Monday, April 26, 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: 937-9147-1462

Passcode: 1234567

Citizen comments and public hearing comments may also be submitted through the city's website www.mansfieldtexas.gov or by sending an email to susana.marin@mansfieldtexas.gov. All comments must be submitted by 3:00 p.m. on Monday, April 26, 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. **WORKSESSION**

Update from City Manager on FY 2022 Budget Preparation

Discussion Regarding Ambulance Services Rate Schedule

Follow-up Discussion Regarding Capital Improvement Projects

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 Pending Litigation - Cause No. DC-C202100171

Seek Advice of City Attorney Regarding Legal Issues Relating to the Operation of the Security Alarm Ordinance

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

Seek Advice of City Attorney Regarding Possible Uses of Economic Development Incentive Programs

Seek Advice of City Attorney Regarding Issues Relating to Regulation of Signs by Municipalities

Seek Advice of City Attorney Regarding Public Information Act Requirements Relating to Social Media Usage

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

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

[21-4043](#) Historic Preservation Month

Attachments: [National Historic Preservation Month 2021](#)

[21-4044](#) National Corrections Officers and Employees Appreciation Week

Attachments: [National Correctional Officers and Employees Week 2021](#)

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**

[21-4050](#) Minutes - Approval of the April 13, 2021 Housing Market Growth Strategy Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee) (Bounds, Lewis, Short)

Presenters: Susana Marin

Attachments: [DRAFT April 13, 2021 Meeting Minutes](#)

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

Clues in The Creek Video Summary - Rebecca Sales

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

[21-4051](#) Resolution - A Resolution Authorizing Funding in an Amount Not to Exceed \$874,571.50 and Approval of Contracts, Including Survey and Design Services with Dunaway Associates, LLC, to Prepare West Walnut Creek Sanitary Sewer Interceptor and Waterline Improvements (Cotton Dr. and Billingslea Dr.) for Public Bidding and Construction (Utility Fund)

Presenters: Bart VanAmburgh

Attachments: [Resolution](#)

[Map](#)

[21-4052](#) Resolution - A Resolution of The City of Mansfield, Texas Finding That Oncor Electric Delivery Company LLC's Application for Approval to Amend its Distribution Cost Recovery Factor Pursuant to 16 Tex. Admin. Code § 25.243 to Increase Distribution Rates Within the City Should be Denied

Presenters: Jeff Price

Attachments: [Resolution](#)

[21-4049](#) Minutes - Approval of the April 12, 2021 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [DRAFT April 12, 2021 Meeting Minutes](#)

END OF CONSENT AGENDA

16. PUBLIC HEARING

[21-4045](#) Public Hearing and Consideration of a Request for a Specific Use Permit for Apartments on Approximately 12.869 Acres out of the E. Mcanear Survey, Abstract No. 1005, Tarrant County, TX, Located at the Southeast Corner of Regency Pkwy. and Nahvi Rd.; Ryan Conway of JLB Partners (Developer) on Behalf of Mike Sellers of First Baptist Church, Michael P. Collini, and John C. Arnold of Fifteen Oaks Mansfield, L.P. (Owners) (SUP#21-001)

Presenters: Matt Jones

Attachments: [Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - E](#)

17. PUBLIC HEARING AND FIRST READING[21-4046](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District to PD Planned Development District for Single-Family Residential Uses on Approximately 4 Acres out of The Ray Grevious Survey, Abstract No. 1307, Tarrant County, TX, Located at 2349 N. Holland Rd.; Jeff Linder of Bannister Engineering (Engineer) on Behalf of Mouaz Allababidi of Allababidi Foundation, LLC (Owner) (ZC#21-003)

Presenters: Matt Jones

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - E](#)

[Driveway Acceptance Letter](#)

[Letters of Acceptance from City of Arlington](#)

[Letter of Opposition](#)

[Letter of Support](#)

18. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING[21-4027](#)

Ordinance - Public Hearing Continuation and Second and Final 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[21-3991](#)

Ordinance - Approval of an Ordinance of the City of Mansfield, Texas Amending Chapter 97 "Alarm Systems" of the Code of Ordinances by Amending Alarm System Fee Schedules, Duties and Authority of the Alarm Administrator; and the Definition of False Alarm Notification

Presenters: Tracy Aaron

Attachments: [Ordinance](#)

[Alarm Ordinance Revisions](#)

[21-4048](#)

Resolution - A Resolution of the City Of Mansfield, Texas, Authorizing the City Manager to Negotiate and Execute on Behalf of the City an Agreement by and Between The City of Mansfield, Texas, and iChoosr, LLC

Presenters: Jeff Price

Attachments: [Resolution](#)

[MOU - iChoosr - Mansfield](#)

20. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the April 26, 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 22, 2021 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.