



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, May 10, 2021

3:30 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_2oRYhFkhRSqKHgavDfw0lw by 3:30 p.m. on Monday, May 10, 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: 943-5006-4983

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 3:30 p.m. on Monday, May 10, 2021. Comments received will be read into the record by the Mayor.

1. 3:30 P.M. - CALL MEETING TO ORDER

2. WORK SESSION

Update on Initial Budget Requests

Update on Preliminary Tax Rolls

Update on July Debt Issuance

Update on November Bond Election

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-20-16161

Seek Advice of City Attorney Related to Pending Litigation - Cause No. DC-C202100171

Seek Advice of City Attorney Regarding Zoning Authority of Local Governments

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

Seek Advice of City Attorney Regarding A Municipality's Authority on Issues Relating to Local Elections

- 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**

Economic Development Project #21-16

- 4. 6:00 P.M. – CLASS 1 SPRING INTERNS CEREMONY WITH CITY COUNCIL**
- 5. 7:00 PM - 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

[21-4061](#) Emergency Medical Services Week

Attachments: [Proclamation](#)

[21-4071](#) National Police Week

Attachments: [Proclamation](#)

10. RECOGNITION

Recognition of Class 1 Spring Interns

11. 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.

12. COUNCIL ANNOUNCEMENTS

13. SUB-COMMITTEE REPORTS

[21-4065](#)

Minutes - Approval of the May 4, 2021 Public Memorials Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee) (Leyman, Broseh, Evans)

Presenters: Susana Marin

Attachments: [5-4-21 DRAFT Meeting Minutes](#)

14. 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

Neighborhood Leadership Roundtable Quarterly Update

B. Business Services Department Report

[21-4068](#)

Presentation of the Monthly Financial Report for the Period Ending March 31, 2021

Presenters: Troy Lestina

Attachments: [March 2021 Financials](#)

15. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**16. 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[21-4047](#)

Resolution - A Resolution of the City of Mansfield, Texas, Approving an Economic Development Agreement Between the Mansfield Economic Development Corporation, and TMI Real Estate Ventures, LLC.; Authorizing the MEDC President To Execute Said Agreement; and Providing an Effective Date

Presenters: Richard Nevins

Attachments: [Resolution](#)

[TMI ED Agreement](#)

[TMI Sports Medicine Renderings](#)

[21-4062](#)

Resolution - A Resolution of the City of Mansfield, Texas, Approving an Economic Development Agreement Between the Mansfield Economic Development Corporation, and American Carton Company, Inc.; Authorizing the MEDC President To Execute Said Agreement; and Providing an Effective Date

Presenters: Richard Nevins

Attachments: [Resolution](#)

[ACC Performance Agreement](#)

[ACC Renderings](#)

[21-4066](#)

Resolution - A Resolution Authorizing Publication of Notice of Intention to Issue Certificates of Obligation; Approving the Preparation of a Preliminary Official Statement and a Notice of Sale; And Expressing Intent to Reimburse Expenditures to be Incurred

Presenters: Troy Lestina

Attachments: [Resolution](#)

[21-4067](#)

Resolution - A Resolution Awarding a Construction Contract for the Rebuild of Concord Drive to XIT Paving and Construction, Inc.; Authorizing and Directing the City Manager to Execute Contract Documents; and Authorizing Funding for an Amount Not to Exceed \$370,000.00 (Street Bond Fund)

Presenters: Bart VanAmburgh

Attachments: [Resolution](#)

[Bid Tabulation](#)

[Map](#)

[21-4082](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Inter-Local Agreement by and Between the City of Mansfield and the City of Burleson for Jail Services and Authorizing its Execution through its Duly Appointed and Authorized City Managers; and Providing an Effective Date

Presenters: Tracy Aaron

Attachments: [Resolution](#)

[Interlocal Agreement](#)

[21-4063](#)

Minutes - Approval of the April 26, 2021 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [4-26-21 DRAFT Meeting Minutes](#)

[21-4064](#)

Minutes - Approval of the April 29, 2021 Joint City Council and Mansfield Independent School District Board Meeting Minutes

Presenters: Susana Marin

Attachments: [4-29-21 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

17. OLD BUSINESS

[21-4045](#)

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](#)

18. PUBLIC HEARING AND FIRST READING

[21-4056](#)

Ordinance - Public Hearing and First Reading on an Ordinance Amending Section 155.099(B)(9)(b) of the Code of Ordinances, "Zoning," Related to the Setback for a Swimming Pool from a Rear Property Line (OA#21-003)

Presenters: Matt Jones

Attachments: [Ordinance](#)

[Pool Setback Comparison Table](#)

19. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING[21-4046](#)

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 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](#)

[Exhibit A](#)

[Exhibits B - E](#)

[Driveway Acceptance Letter](#)

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

[Letter of Opposition](#)

[Letter of Support](#)

[Response Letter from Applicant](#)

20. NEW BUSINESS[21-4069](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Canvassing the Returns of the General Election Held in the City of Mansfield, Texas on May 1, 2021, for the Purpose of Electing a Council Member, Place 3; Council Member, Place 4; and a Council Member, Place 5

Presenters: Susana Marin

Attachments: [Resolution](#)

[2021 Unofficial Tabulation](#)

[21-4070](#)

Discussion and Possible Action Regarding the Burial of Overhead Electric Utilities

Presenters: Matt Jones

Attachments: [Utility Line Location Map](#)

21. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the May 10, 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, May 6, 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.