



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, July 12, 2021

2:30 PM

Council Chambers

REGULAR MEETING

1. **2:30 P.M. - CALL MEETING TO ORDER**

2. **WORKSESSION**

Discussion Regarding Capital Improvement and Equipment Replacement

Discussion Regarding Park Land Dedication and Development Fee Ordinance

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 Regarding Design Services Contract with Brown, Reynolds, Watford Architects

Seek Advice of City Attorney Regarding Legal Requirements for Maintenance of Confidential Information

Seek Advice of City Attorney Regarding City Council Authority to Address a Complaint Regarding Conduct of Elected Officials

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

City Manager Quarterly 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

Economic Development Project #15-02

Economic Development Project #17-22

Economic Development Project #21-09

Economic Development Project #21-10

Economic Development Project #21-23

Economic Development Project #21-24

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. 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 entrance of

the Council Chambers. Please present the card to the Assistant City Secretary prior to the start of the meeting.

10. COUNCIL ANNOUNCEMENTS

11. SUB-COMMITTEE REPORTS

[21-4165](#) Minutes - Approval of the July 7, 2021 Revitalization of Historic Downtown Mansfield Meeting Minutes (vote will be only by members of the sub-committee: Lewis, Tonore, and Bounds)

Presenters: Susana Marin

Attachments: [7-7-21 DRAFT Meeting Minutes](#)

12. 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

TCEQ Recognition of Mansfield Public Water Supply - Jeff Price

13. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

14. 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

[21-4156](#) Resolution - A Resolution to Consider a Proposed Amendment to the Consultant Agreement with Pacheco Koch in the amount of \$56,100 for Additional Services Related to Design Development, Construction Documents and Construction Administration Services for the McClendon Park Improvements Project

Presenters: Matt Young

Attachments: [Resolution](#)

[Professional Services Contract Amendment](#)

[21-4157](#) Resolution - A Resolution to Consider Executing a Consultant Agreement with Dunaway Associates, L.P. in the amount of \$179,925 for Design Development, Construction Documents and Construction Administration

Services for Gertie Barrett Park

Presenters: Matt Young

Attachments: [Resolution](#)

[Professional Services Proposal](#)

[21-4158](#)

Resolution - A Resolution Determining the Construction Manager-At-Risk Delivery Method as Providing the Best Value for Construction of the McClendon Park Improvements

Presenters: Matt Young

Attachments: [Resolution](#)

[21-4159](#)

Resolution - A Resolution Determining the Construction Manager-At-Risk Delivery Method as Providing the Best Value for Construction of Gertie Barrett Park

Presenters: Matt Young

Attachments: [Resolution](#)

[21-4169](#)

Resolution - A Resolution Authorizing the City to Enter Into an Advance Funding Agreement with the Texas Department of Transportation for Local Government Contributions to the Lone Star Road Bridges at US Highway 287 Project for Decorative Iron Safety Railings and Authorizing Funding in the Amount of \$150,000.00 (Street Bond Fund)

Presenters: Bart VanAmburgh

Attachments: [Resolution](#)

[Agreement](#)

[21-4163](#)

Minutes - Approval of the June 28, 2021 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [6-28-21 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

15. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

[21-4140](#)

Ordinance - Public Hearing Continuation and Second and Final Reading of an Ordinance Approving on a Zoning Change from SF-7.5/16 and SF-12/22 Single-Family Residential Districts to PD Planned Development District for Single-Family Residential Uses on Approximately 47.72 Acres out of the Arthur Gibson Survey, Abstract No. 302; Johnson County, Texas, Generally Located Approximately 1,650 Feet East of FM 917 and Approximately 2,700 Feet North of Bedford Road by Ben Luedtke on Behalf of M3 Ranch Development, Inc., Developer and M3 Ranch Land Investment, Owner (ZC#21-005)

Presenters: Jason Alexander and Art Wright

Attachments: [Ordinance](#)
[Maps and Supporting Information](#)
[Exhibits A through G](#)

16. NEW BUSINESS

[21-4160](#) Ordinance - An Ordinance Authorizing the Issuance and Sale of City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation, Series 2021, in an Aggregate Principal Amount not to exceed \$9,500,000; Awarding the Sale Thereof; Levying a Tax in Payment Thereof; Prescribing the Form of Said Certificates; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement and a Bond Counsel Engagement Letter; Approving the Official Statement; and Enacting Other Provisions Relating Thereto

Presenters: Troy Lestina and Bryan Rebel
Attachments: [Ordinance](#)
[Preliminary Official Statement](#)

17. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the July 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, July 8, 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.