



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, August 23, 2021

4:30 PM

Council Chambers

REGULAR MEETING AMENDED AGENDA

1. **4:30 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

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 the American Rescue Plan

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

Board Appointments

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 #21-26

Economic Development Project #21-28

3. **6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**
4. **7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**
5. **INVOCATION**
6. **PLEDGE OF ALLEGIANCE**
7. **TEXAS PLEDGE**

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

8. **RECOGNITION**

Recognition of 2021 Parks and Recreation Brand Reps

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. **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

COVID-19 Update

B. Business Services Department Report

[21-4237](#) Presentation of the Monthly Financial Report for the Period Ending July 31, 2021

Presenters: Troy Lestina and Bryan Rebel

Attachments: [Monthly Financials](#)

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**13. 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

[21-4236](#) Resolution - A Resolution Authorizing an Agreement with NanoStone Water, Inc., for Vendor Services and Appropriating Funds Related to the Membrane Pilot Study

Presenters: Jeff Price

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

[21-4239](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas Calling Certain Outstanding Obligations for Redemption and Defeasance; Authorizing the Deposit of Funds with the Paying Agent/Registrar; and Resolving Other Matters Related Thereto

Presenters: Troy Lestina

Attachments: [Resolution](#)

[21-4234](#) Minutes - Approval of the August 9, 2021 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [8-9-21 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA**14. PUBLIC HEARING**

[21-4231](#) Public Hearing - Public Hearing and Consideration of a Request for a Specific Use Permit for a Center for Substance Abuse Patients on Approximately 3.69 Acres Known as Lot 4R3-2, Block 1 of Mansfield Hospital, Located at 1776 N US 287; Pat Norris of Norris Development, Inc. (Project Manager) and Doug Weiss of Gallus Medical

(Developer/Business Operator) on Behalf of Robert Milligan and Shontea Price of Healthcare Trust of America, Inc. (owner) (SUP#21-003)

Presenters: Jason Alexander and Andrew Bogda

Attachments: [Maps and Supporting Information](#)

[Exhibit A - Property Description](#)

[Exhibit B - Site Plan & Floor Plan](#)

[Exhibit C - Building Photos](#)

[Exhibit D - Landscape Plan](#)

[Exhibit E - Additional Notes on Business Operations - Revised](#)

[21-4238](#)

Public Hearing - Public Hearing on the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022, in Accordance with the Charter of the City of Mansfield, and the Appropriation of Various Amounts Thereof

Presenters: Troy Lestina

[21-4241](#)

Public Hearing - Public Hearing on the Tax Rate, Levying the Ad Valorem Taxes for the Fiscal Year 2022 at a Rate of \$0.6900 per One Hundred Dollars (\$100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2021, to Provide Revenues for the Payment of Current Expenditures and to Provide an Interest and Sinking Fund on all Outstanding Debts of the City, and Providing for Due and Delinquent Dates Together With Penalties and Interest

Presenters: Troy Lestina

15. PUBLIC HEARING AND FIRST READING

[21-4230](#)

Ordinance - Public Hearing and First Reading of an Ordinance to Consider a Proposed Amendment of Sections 155.012, 155.054(B), Table F, Line 17 and 24, and 155.099 (B) (39) of the Mansfield Code of Ordinances Regarding Non-Traditional Smoking Related Businesses and Tobacco Products Store

Presenters: Jason Alexander and Arty Wheaton-Rodriguez

Attachments: [Ordinance](#)

[Exhibit A Tobacco Products Store Table F](#)

[Exhibit B Staff and P&Z Recommended Amendment to Draft Ordinance](#)

16. NEW BUSINESS

[21-4240](#)

Discussion and Possible Action Considering the Approval of a Community Activation Grant Application made by Dirty Job Brewing (Addendum to Agenda)

Presenters: Nicolette Allen

Attachments: [Application](#)

[Supplemental Information](#)

17. ADJOURN**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the August 23, 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, August 19, 2021 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code. This amended agenda was posted on Friday, August 20, 2021 prior to 6:00 p.m.

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.