



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, September 27, 2021

3:30 PM

Council Chambers

REGULAR MEETING

1. 3:30 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 Texas Term Sheet

Seek Advice of City Attorney Regarding the Holland Road Construction Contract

**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 #21-24

Economic Development Project #21-31

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. **PROCLAMATION**

[21-4319](#) Mansfield Reads!

Attachments: [Mansfield Reads!](#)

9. **PRESENTATION**

PVSA Presentation - City Council

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

11. **COUNCIL ANNOUNCEMENTS**

12. **SUB-COMMITTEE REPORTS**

[21-4310](#) Minutes - Approval of the September 14, 2021 Public Memorials Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Leyman (Chair), Evans, and Broseh)

Presenters: Susana Marin

Attachments: [9-14-21 DRAFT Meeting Minutes](#)

- [21-4320](#) Minutes - Approval of the September 20, 2021 TIF Reinvestment Zone Number Two Board of Directors Meeting Minutes (vote will be only by the members of the sub-committee: Short (Chair), Lewis, Bounds, Evans)

Presenters: Susana Marin

Attachments: [9-20-21 DRAFT 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

Audit Committee Discussion - Troy Lestina

Mansfield Rental Registration Ordinance Update - Jason Alexander

National Night Out - Tracy Aaron

B. Business Services Department Report

- [21-4313](#) Presentation of the Monthly Financial Report for the Period Ending August 31, 2021

Presenters: Troy Lestina and Bryan Rebel

Attachments: [August Monthly Financial Report](#)

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

- [21-4174](#) Resolution - A Resolution to Consider Amendment Number Five to the Water Park Ground Lease and Operating Agreement Between STORE Master Funding VIII, LLC, and the City of Mansfield to Allow for the Sale of Certain Alcoholic Beverages on the Premises

Presenters: Shelly Lanners

Attachments: [Resolution](#)

[Exhibit A](#)

[21-4302](#) Resolution - A Proposed Resolution Awarding Twelve-Month Renewable Contracts to the Lowest and Best Bids for the Individual Supply of Eight Different Water Treatment Chemicals for the Bud Ervin Water Treatment Plant

Presenters: Jeff Price

Attachments: [Resolution](#)
[Bid Tabulation](#)

[21-4303](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving A Negotiated Settlement Between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division Regarding the Company's 2021 Rate Review Mechanism Filing

Presenters: Jeff Price

Attachments: [Resolution](#)
[Attachments 1-3](#)
[Exhibits A-C](#)

[21-4314](#) Resolution - A Resolution to Consider Awarding a Construction Contract to Cole Construction, Inc. in the Amount of \$269,467.16 for Landscaping and Irrigation of Medians on Turner Warnell Road between Cooper Street and Callender Road

Presenters: Matt Young

Attachments: [Resolution](#)
[Bid Tabulation](#)

[21-4315](#) Resolution - A Resolution Approving an Amendment to the Contract for Design Services with Teague Nall and Perkins, Inc. for the FM 157 and South Parkridge Sanitary Sewer Improvements for an amount not to Exceed \$24,000.00 (Utility Fund)

Presenters: Bart VanAmburgh

Attachments: [Resolution](#)

[21-4316](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas Adopting the City of Mansfield, Texas Investment Policy; Approving Investment Pools; and Approving Qualified Broker Dealers and Investment Advisors for Engaging in Investment Transactions for the City

Presenters: Troy Lestina and Bryan Rebel

Attachments: [Resolution](#)
[Investment Policy](#)
[2021 List of Investment Advisors](#)
[Certificate of Investor](#)

[21-4318](#) Resolution - A Resolution Awarding a Contract for Janitorial Services at Mansfield City Hall, Mansfield Library, and Chris W. Burkett Service Center

and Authorizing Funding for an Amount Not to Exceed \$69,180.00
(General Fund)

Presenters: Wade McLaurin

Attachments: [Resolution](#)

[Bid Tabulation](#)

[21-4321](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Adopting and Authorizing the Use of the Competitive Sealed Proposal Delivery Method for the Public Safety Burn Tower Foundation and Skills Pad Project; Delegating Authority to the City Manager, and Providing an Effective Date

Presenters: Wade McLaurin

Attachments: [Resolution](#)

[21-4326](#)

Resolution - A Resolution of the City of Mansfield, Texas, Authorizing the City Manager to Adopt an Amendment to the Charity Care Program, Providing Ambulance Services to Our Community Without Regards to a Patient's or Guarantor's Ability to Pay for the Service

Presenters: Mike Ross

Attachments: [Resolution](#)

[Charity Care Policy](#)

[21-4311](#)

Minutes - Approval of the September 13, 2021 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [9-13-21 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

16. PUBLIC HEARING

[21-4307](#)

Public Hearing - Public Hearing on a Request for an Industrial Use Permit for a Rubber Compounding Facility on Approximately 7.8605 Acres on Lot 2, Block 1, Broseh Industrial Park, City of Mansfield, Tarrant and Johnson Counties, Texas, Located at 800 S. 6th Avenue; Next Gen Compounding, applicant and Broseh Industrial Properties, LLC, owner (IUP#21-001)

Presenters: Jason Alexander

Attachments: [Maps and Supporting Information](#)

[Exhibits A - E](#)

[21-4308](#)

Public Hearing - Public Hearing and Consideration of a Request for a Specific Use Permit for a Gasoline Service Station on Approximately 1.168 Acres Known as Lot 1, Block 1 of Bridges Addition and Lot 1, Block 1 of English Park Addition, Located at 1901 & 1911 FM 157; Cody Moore of CEI Engineering, Inc. (engineer) and Devan Pharis of Estacado Interests, LLC (Developer) on Behalf of Khawaja Haque of Hawk's Pantry

Inc. and Anis G. & Nadia Khalil (Owners) (SUP#21-005)

Presenters: Jason Alexander and Andrew Bogda

Attachments: [Maps and Supporting Information](#)

[Exhibit A - Property Description](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Building Elevations](#)

[Exhibit D - Landscape Plan](#)

[Exhibit E - Sign Plan](#)

[21-4306](#)

Public Hearing - Public Hearing on an Annexation of City of Mansfield Property, Being Approximately 58.628 Acres Situated in the M.D. Dickey Survey, Abstract No. 195, Johnson County, Texas, generally located approximately 270 feet north of Jessica Drive and approximately 1,210 feet south of Retta Road; City of Mansfield, owner (ZC#21-016)

Presenters: Jason Alexander

Attachments: [Property Description](#)

17. PUBLIC HEARING AND FIRST READING

[21-4294](#)

Ordinance - Public Hearing and First Reading of an Ordinance to Consider a Zoning Change from Various Districts to D, Downtown District and Amending the Mansfield Code of Ordinances by Amending Special Purpose District Regulations and Creating a New Section 155.071 "Form-Based Code Districts" and Section 155.072 "D, Downtown District". The Amendments Necessary also Including Amending Certain Sections Necessary to Enable the D, Downtown District and Repealing C-4 Downtown District and All References Related Thereto

Presenters: Jason Alexander and Arty Wheaton-Rodriguez

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Exhibit D](#)

[Exhibit E](#)

[Map, Existing Zoning](#)

[21-4309](#)

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 55.899 Acres out of the A. Bedford Survey, Abstract No. 60, Johnson County, TX, located at 2695 Howell Dr.; Sam Satterwhite of Engineering Concepts & Design, L.P. (engineer) and Terrance Jobe of Alluvium Development (developer) on behalf of William Troy and Brenda Sells Revocable Trust (owner) (ZC#21-010)

Presenters: Jason Alexander and Andrew Bogda

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A - Property Description](#)

[Exhibit B - Development Standards](#)

[Exhibit C - Development Plan](#)

[Exhibit D - Open Space, Trail, and Screening Plan](#)

[Exhibit E - Enhanced Entryway Plan](#)

[Exhibit F - Building Elevations](#)

18. **PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING**

[21-4233](#)

Ordinance - Public Hearing Continuation and Second and Final Reading of an Ordinance Approving a Change of Zoning From PD Planned Development District to PD Planned Development District for Eating Place with Drive-through Service Uses on Approximately 0.71 Acres Known as Lot 2, Block 1 of Broad Street Marketplace, Located at 3121 E Broad St.; Hailey Vaughn of Plaza Street Partners, LLC (Developer), on Behalf of Fernando De Leon of LG Broad Cannon, LLC (owner)

Presenters: Jason Alexander and Andrew Bogda

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A - Property Description](#)

[Exhibit B - Development Plan](#)

[Exhibit C - Floor Plan, Elevations, and Perspectives](#)

[Exhibit D - Landscape Plan](#)

[Exhibit E - Sign Plan](#)

19. **NEW BUSINESS**

[21-4317](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Adopting and Approving the Texas Term Sheet

Presenters: Troy Lestina and Bryan Rebel

Attachments: [Resolution](#)

[Settlement Allocation Term Sheet](#)

[21-4322](#)

Resolution - A Resolution Authorizing a Development Agreement with Meehan Properties for Public Improvements to Property Within Reinvestment Zone Number Two

Presenters: Matt Jones

Attachments: [Resolution](#)

[Meehan Properties TIRZ #1 Agreement](#)

[21-4330](#)

Resolution - A Resolution Authorizing a Development Agreement with JLB Partners, LLC for Public Improvements to Property Within Reinvestment Zone Number One

Presenters: Matt Jones

Attachments: [Resolution](#)

[JLB Partners Draft TIRZ #1 Agreement](#)

[Exhibit A SUP Site Plan](#)

[Exhibit B Property Description](#)

[Exhibit C TIRZ Site Plan](#)

[Exhibit D TIRZ Request Letter](#)

[21-4327](#)

Discussion and Possible Action Regarding the Nomination of Candidates to Serve on the Board of Directors for the Tarrant County Appraisal District, Johnson County Appraisal District and Ellis County Appraisal District for Calendar Years 2022 and 2023

Presenters: Troy Lestina

Attachments: [Tarrant County Appraisal District](#)

[Johnson County Appraisal District](#)

[Ellis County Appraisal District](#)

20. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the September 27, 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, September 23, 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.