



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, November 8, 2021

4:00 PM

Council Chambers

REGULAR MEETING

1. **4:00 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

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 #15-02

Economic Development Project #21-31

Economic Development Project #21-33

Economic Development Project #21-35

Economic Development Project #21-37

3. **6:30 P.M. – My Mansfield Muni-Versity Class 2 Reception with City Council**

4. **7:00 PM OR IMMEDIATELY FOLLOWING RECEPTION - 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. **PRESENTATION**

Presentation of the Tarrant County 2020 Coronavirus Pandemic Historical Book to the Mansfield Public Library by Tarrant County Clerk Mary Louise Nicholson

Veterans Day Parade Trophy Presentation

9. **RECOGNITION**

Recognition of Emerging Leaders Class 1

Recognition of My Mansfield Muni-Versity Class 2

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. **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

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

[21-4382](#)

Ordinance - Consideration of an Ordinance to Amend the Mansfield, Texas Code of Ordinances: Chapter 156: Park Land Dedication and Development Fee

Presenters: Matt Young

Attachments: [Ordinance](#)

[Redlined Ordinance](#)

[21-4380](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development and Performance Agreement by and Between the Mansfield Economic Development Corporation ("MEDC") and Mouser Electronics, Inc. and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

Presenters: Richard Nevins

Attachments: [Resolution](#)

[Agreement](#)

[21-4384](#)

Resolution - A Resolution Authorizing a Contract Modification to the Bud Ervin Water Treatment Plant (BEWTP) Control System Replacement Project with Plummer Associates Inc. for Control System Upgrades of 15 Lift Stations for an Amount not to Exceed \$88,445.00 (Utility Fund)

Presenters: Jeff Price and Alex Whiteway

Attachments: [Resolution](#)

[21-4385](#)

Resolution - A Resolution to Consider Awarding the Contract for the New Public Safety Burn Tower Foundation and Skills Pad Project to Tegrity Contractors, Inc. in the amount of \$3,546,666.00

Presenters: Wade McLaurin

Attachments: [Resolution](#)

[21-4386](#) Request For Special Event Permit: Mansfield Turkey Trot

Presenters: Jason Alexander

Attachments: [2021 Mansfield Turkey Trot Application](#)

[21-4377](#) Minutes - Approval of the October 25, 2021 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [10-25-21 DRAFT Meeting Minutes](#)

[21-4378](#) Minutes - Approval of the Minutes of the October 26, 2021 Joint Work Session Meeting Between the City Council, Mansfield Economic Development Corporation, Mansfield Park Facilities Development Corporation, and Planning and Zoning Commission Minutes

Presenters: Susana Marin

Attachments: [10-26-21 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

15. PUBLIC HEARING

[21-4387](#) Public Hearing and Consideration of a Request for a Specific Use Permit for a Gasoline Service Station on Approximately 1.483 Acres Known as Lot 1, Block 2, Newport Addition, Located at 2919 N. Main St.; Cody Brooks of Bannister Engineering, LLC (engineer), Jack Romigh of Knight Group Architects (Architect), and Mark Feuling of Turnkey Construction and Development Group (Developer) on Behalf of Akram H. Chowdhury (Owner) (SUP#20-006)

Presenters: Jason Alexander and Andrew Bogda

Attachments: [Maps and Supporting Information](#)

[Exhibit A - Property Description](#)

[Exhibit B - Site Plan](#)

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

[Exhibit D - Landscape Plan](#)

[Exhibit E - Sign Plan](#)

[Letter of Opposition](#)

16. PUBLIC HEARING AND FIRST READING

[21-4381](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Historic Landmark Overlay District Classification for the 1894 Post Office Building at 130 N. Main Street; Jeff Delavega Investments LLC, owner

Presenters: Jason Alexander and Art Wright

Attachments: [Ordinance](#)

[Exhibit A](#)

[Maps and Supporting Information](#)

[Photograph of Building](#)

[21-4383](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving on a Zoning Change from PR Pre-Development District to PD, Planned Development District for Light Industrial Use on Approximately 146.48 Acre Tract of Land Situated in the William Styles Survey, Abstract No. 791; JQ Wheeler Survey, Abstract 903; and SM Kemp Survey, Abstract 492 Located in the City of Mansfield, Johnson County., TX, Generally Bounded by S 7th Ave on the East, Jessica Dr. on the East Hank St on the North and the Northern Boundary of M3 Ranch to the South. Blake Wilson, Stonelake Capital Partners (developer) on Behalf of Mansfield ISD, Ira T. Kimbrough and Andree E. Kimbrough Real Estate LLC (owner) (ZC#21-009)

Presenters: Jason Alexander and Arty Wheaton-Rodriguez

Attachments: [Ordinance](#)

[Maps and Supporting](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Development Site Plan](#)

[Exhibit C - Building Elevations](#)

[Exhibit D - Landscape Plan](#)

[Exhibit E - Sign Plan](#)

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

[21-4364](#)

Ordinance - Public Hearing and Second and Final Reading on an Ordinance Approving a Zoning Change from C-2 Community Business District to PD, Planned Development District for 2F, Two Family Residential District Plus Triplex for a Duplex and Triplex, Attached Single-Family Development on Approximately 6.56 Acre Tract of Land Situated in the Henry Mcgehee Survey, Abstract Number 998, Located in the City of Mansfield, Tarrant Co., TX, Being all of Lots 6,7,8, And 9, Matlock Center Addition and Being Part of a Called 12.974 Acre Tract in Substitute Trustee's Deed to Kingdom Work Foundation, Recorded in Instrument D214023663 Located in the City of Mansfield, Tarrant Co., TX, Generally Located at 1701 Country Club Drive and 1107-1110 Alexis Court; Brian Cotter of Cotter Associates, planner on Behalf of Louis Scoma of Kingdom Work Foundation, owner (ZC#21-015)

Presenters: Jason Alexander and Arty Wheaton-Rodriguez

Attachments: [Ordinance](#)

[Exhibit A - Property Description](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Enhanced Entry Plan](#)

[Exhibit D - Landscape Plan](#)

[Exhibit E - Residential Elevations](#)

[Maps and Supporting Information](#)

18. NEW BUSINESS

[21-4369](#) Consideration and Possible Action to Suspend the Procedural Rules of Council and Reschedule the Regular Scheduled City Council Meeting of December 27, 2021 to December 13, 2021

Presenters: Susana Marin

Attachments: [Suspension of Rules - Procedural Rules of Council](#)

[21-4389](#) Discussion and Possible Action Regarding the Cancellation of the November 22, 2021 Regular City Council Meeting and Rescheduling of the Public Hearing Continuation and Second Reading Agenda Items to the December 13, 2021 Regular City Council Meeting

Presenters: City Council

[21-4390](#) Discussion and Possible Action Regarding the Ballot for Voting of Candidates to Serve on the Board of Directors for the Tarrant Appraisal District, Johnson County Appraisal District and Ellis County Appraisal District for the Calendar Years 2022 and 2023

Presenters: Troy Lestina

Attachments: [Tarrant County](#)

[Johnson County](#)

[Ellis County](#)

19. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the November 8, 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, November 4, 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

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.