



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, March 21, 2022

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 ZC#04-012

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**

3. **4:30 P.M. - WORK SESSION**

Joint Work Session with the Mansfield Chamber of Commerce Board of Directors to Discuss City
Vision and Strategic Initiatives

Discussion Regarding Proposed Project within the South Pointe Planned Development District

4. **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 Agreement with DSE Hockey Centers, LP

Seek Advice of City Attorney Regarding Economic Development Project #21-28

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 #21-26

Economic Development Project #21-37

Economic Development Project #22-10

Economic Development Project #22-11

5. 6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION

6. 7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

7. INVOCATION

8. PLEDGE OF ALLEGIANCE

9. TEXAS PLEDGE

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

10. PROCLAMATION

[22-4593](#) National Library Week

Attachments: [National Library Week 2022](#)

11. PRESENTATION

Presentation to Congressman Jake Ellzey

Presentation of the 2021 Annual Comprehensive Financial Report (ACFR) - BKD, LLP

12. 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.

13. COUNCIL ANNOUNCEMENTS

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

Community Engagement Update - Theresa Cohagen

Environmental Program Events - Howard Redfearn

B. Business Services Department Report

[22-4591](#) Presentation of the Monthly Financial Report for the Period Ending December 31, 2021

Presenters: Troy Lestina

Attachments: [Monthly Financials - December 2021](#)

[22-4592](#) Presentation of the Monthly Financial Report for the Period Ending January 31, 2022

Presenters: Troy Lestina

Attachments: [Monthly Financials - January 2022](#)

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

[22-4477](#) Resolution - A Resolution to Consider Awarding a Construction Contract to 308 Construction, LLC of Argyle, Texas in the Amount of \$578,216.30 for Construction of Basketball Courts and Additional Parking Spaces at McClendon Park West

Presenters: Matt Young

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

[22-4478](#) Resolution - A Resolution to Consider Awarding a Guaranteed Maximum Price Contract in the Amount of \$3,600,140.96 to the Construction Manager-At-Risk, The Fain Group Inc., for Construction of Gertie Barrett Park and McClendon Park West Improvements

Presenters: Matt Young

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

[22-4576](#) Resolution - A Resolution of the City of Mansfield, Texas Approving the Funding for the Removal and Replacement of Landscape Screening Surrounding Gas Well Located Near 621 Easy Drive

Presenters: Jason Moore

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

[22-4577](#) Resolution - A Resolution of the City of Mansfield, Texas Approving the Funding for the Maintenance of Irrigation and Landscaping Surrounding Gas Well Located Near 621 Easy Drive

Presenters: Jason Moore

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

[22-4586](#) Resolution - A Resolution of the City of Mansfield, Texas Authorizing the City Manager to Enter into an Interlocal Agreement with Dallas County for the Purpose of Cooperative Purchase of Goods, Products and/or Services

Presenters: Troy Lestina

Attachments: [Resolution](#)

[22-4588](#) Resolution - A Resolution Authorizing Funding in the Amount of Eight Hundred Seventy-Two Thousand Five Hundred and Fifty Dollars \$872,550.00, for the Construction of the Bud Ervin Water Treatment Plant Control System to Taknek, LLC

Presenters: Jeff Price and Alex Whiteway

Attachments: [Resolution](#)

[22-4582](#) Request for Special Event Permit: 2022 Music Alley

Presenters: Jason Alexander and Theresa Cohagen

Attachments: [Special Event Application](#)

[22-4562](#) Minutes - Approval of the February 28, 2022 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [2-28-22 DRAFT Meeting Minutes](#)

[22-4585](#) Minutes - Approval of the March 7, 2022 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [3-7-22 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

17. PUBLIC HEARING

[22-4580](#) Public Hearing - Public Hearing and Consideration of a Request for a Specific Use Permit for a Used Merchandise Store on Approximately 0.9636 Acres being Lot 2, Blk 1, Hunters Pointe Addition at 1826 Cannon Dr.; Shane Farrar on behalf of Road Less Traveled, LLC, Owner, and Uptown Cheapskate, Proposed Tenant (SUP 22-001)

Presenters: Jason Alexander

Attachments: [Maps and Supporting Information](#)

[Exhibit A - Property Description](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Elevation and Sign](#)

[Exhibit D - Landscape Plan](#)

18. PUBLIC HEARING AND FIRST READING[22-4581](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Zoning Change from SF-7.5/12 Single-Family Residential District to PD Planned Development District for Single-Family Residential uses on Approximately 2.997 Acres known as Lot 15, Mount Zion Estates, Located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC, Engineer, on behalf of Christine Panagopoulos of Trinity Habitat for Humanity, Owner/Developer (ZC 20-021)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A - Property Description](#)

[Exhibit B - Development Plan](#)

[Exhibit C - Elevations and Perspectives](#)

[Exhibit D - Landscape Plan](#)

[Maps and Supporting Information](#)

19. NEW BUSINESS[22-4589](#)

Ordinance - Consideration of an Ordinance Requesting to Abandon the Eastern Half of the Prescriptive Right-of-Way of Miller Rd. (.344 Acres) North of Heritage Parkway to MCP 360 LAND, LLC and Mansfield IRF, LLC

Presenters: Bart VanAmburgh

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibit B](#)

[Location Map - Miller Road](#)

20. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the March 21, 2022 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, March 17, 2022 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.