



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, June 27, 2022

3:00 PM

Council Chambers

REGULAR MEETING

1. 3:00 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 the Application of Vacant Building Ordinance

Seek Advice of City Attorney Regarding Agreement with Johnson County Special Utility District

Seek Advice of City Attorney Regarding the Subdivision Ordinance

Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda

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 #16-05

Economic Development Project #21-09

Economic Development Project #22-19

3. 5:30 P.M. WORK SESSION

FY23 Budget Update

Discussion Regarding South Mansfield Form-based Development District

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. PROCLAMATION

[22-4745](#) Parks and Recreation Month Proclamation

Attachments: [Parks and Recreation Month 2022 Proclamation](#)

[22-4746](#) H.I.M. Center of Mansfield Proclamation

Attachments: [H.I.M. Center Proclamation](#)

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

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

Mansfield Rocks Event Update - Theresa Cohagen

14. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

15. NEW BUSINESS

[22-4742](#)

Discussion - Discussion and Possible Action Regarding Policy Direction from Council to Address Political Activities at City Events

Presenters: Mike Leyman, Michael Evans, Todd Tonore, Casey Lewis, Julie Short and Tamera Bounds

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

[22-4743](#)

Ordinance - An Ordinance of the City of Mansfield, Texas Appointing the Judge of the Mansfield Municipal Court of Record: Approving the Contract Appointing Judge Cass Robert Callaway as Presiding Judge of the Mansfield Municipal Court of Record; Providing that this Ordinance shall be cumulative of all Ordinances; Providing a Severability Clause; and Providing an Effective Date

Presenters: Troy Lestina

Attachments: [Ordinance](#)

[Professional Services Agreement](#)

[22-4684](#)

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 BTP Properties LLC, and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

Presenters: Jason Moore

Attachments: [Resolution](#)

[CAS Economic Development Agreement](#)

[22-4735](#)

Resolution - A Resolution Awarding a Contract for the Construction of the FM 157 & South Parkridge Utility Improvements to Woody Contractors, Inc. and Authorizing Funding for an Amount Not to Exceed \$1,548,279.05 (Utility Fund)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Bid Tabulation](#)

[Map](#)

[22-4736](#)

Resolution - Authorization of the City Manager to Enter an Interlocal Agreement with the City of Arlington for Construction of a Portion of East Debbie Lane located within the Mansfield City Limits

Presenters: Bart VanAmburgh

Attachments: [Resolution](#)

[Interlocal Agreement](#)

[22-4737](#)

Resolution- Award of a Construction Contract for the Reconstruction of the Asphalt Residential Streets of Crown Drive, Chasemore Court and Danbury Drive to Reynolds Asphalt and Construction Company, Directing the City Manager to Execute Contract Documents; and Authorizing Funding for an Amount Not to Exceed \$350,000.00 (Street Bond Fund)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Location Map](#)

[22-4744](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Authorizing the Mayor to Execute an Agreement with Tracie Kenan Perkins to Provide Legal Services Relating to the Prosecution of Mansfield Municipal Court Cases

Presenters: Troy Lestina

Attachments: [Resolution](#)

[Prosecutor Services Contract](#)

[22-4747](#)

Resolution - A Resolution Approving a First Amendment to Agreement for the Sale and Delivery of Treated Water to a Wholesale Customer - Johnson County Special Utility District

Presenters: Jeff Price

Attachments: [Resolution](#)
[First Amendment Wholesale Contract](#)
[Exhibit A](#)

[22-4731](#) Minutes - Approval of the June 13, 2022 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [6-13-22 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

17. PUBLIC HEARING

[22-4716](#) Ordinance - Public Hearing Continuation and Final Reading of an Ordinance Amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.073 "S, South Mansfield Form-based Development District" (OA#22-003)

Presenters: Jason Alexander

Attachments: [Ordinance](#)
[S, South Mansfield Form-based Development District](#)

18. PUBLIC HEARING AND FIRST READING

[22-4717](#) Ordinance - Public Hearing Continuation and First Reading on an Ordinance Approving a Zoning Change from PD, Planned Development District to S, South Mansfield Form-Based Development District with T-3, Urban Edge Transect, T-4, Urban Transition Transect and T-5, Urban Center Transect Zones on Approximately 54.393 Acres out of the C Vela Survey, Abstract No. 851, Johnson County, Texas, Generally Located at the Northeast Corner of South U.S. 287 and Lone Star Road; City of Mansfield, Applicant; Chisholm Flats, LLC, Owner (ZC 28-008)

Presenters: Jason Alexander

Attachments: [Ordinance](#)
[Exhibit A](#)
[Maps and Supporting Information](#)

[22-4730](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Historic Landmark Overlay District Classification for the Front Gable Bungalow, c. 1925, Located at 205 North Street; The Wilson Revocable Trust, Owner (HLC#22-006)

Presenters: Art Wright

Attachments: [Ordinance with Exhibit A](#)
[Maps and Supporting Information](#)
[Photograph of 205 North St](#)

19. NEW BUSINESS[22-4738](#)

Consideration - Consideration of a Rough Proportionality Appeal for the Exaction Requirement of Fifty Percent of the Construction Cost of Howell Road Related to the Birdsong Addition, Phase II Development

Presenters: Raymond Coffman

Attachments: [Thoroughfare Plan-Howell Rd](#)

[Birdsong-M3 Ranch Site Plans](#)

[Letter BS2 Final Plat-Howell](#)

[4a-BS2-Howell Rd City Response](#)

[4b-BS3 TIA](#)

[4c-BS2-Howell Rd TIA](#)

20. ADJOURN**CERTIFICATION**

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