



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, August 8, 2022

3:00 PM

Council Chambers

REGULAR MEETING AMENDED AGENDA

1. **3:00 P.M. - CALL MEETING TO ORDER**

2. **WORK SESSION**

FY '23 Budget Work Session

3. **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. 3:20-CV-2061-N-BK

Seek Advice of City Attorney Regarding STORE Master Funding Agreement

Seek Advice of City Attorney Regarding Grand Prairie Boundary Adjustment

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 #21-09

Economic Development Project #21-27

Economic Development Project #21-33

Economic Development Project #22-04

Economic Development Project #22-12

Economic Development Project #22-14

Economic Development Project #22-19

Economic Development Project #22-23

Economic Development Project #22-24

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

[22-4804](#)

Purple Heart Recognition Day Proclamation

Attachments: [Purple Heart Recognition Day 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**[22-4820](#)

Minutes - Approval of the July 25, 2022 Hotel/Motel Occupancy Tax Funds Policy and Allocation Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Short (Chair), Evans, and Lewis)

Presenters: Susana Marin

Attachments: [7-25-22 DRAFT Meeting Minutes](#)

[22-4821](#)

Minutes - Approval of the July 25, 2022 TIF Reinvestment Zone #1 Board Meeting Minutes (vote will be only by members of the sub-committee: Broseh (Chair), Leyman, Tonore, and Evans)

Presenters: Susana Marin

Attachments: [7-25-22 DRAFT Meeting Minutes](#)

[22-4827](#)

Minutes - Approval of the July 26, 2022 Housing Market Growth Strategy Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Lewis (Chair), Short, and Bounds)

Presenters: Susana Marin

Attachments: [7-26-22 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

Water Contingency Update - Alex Whiteway

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[22-4815](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas authorizing a contract between the City of Mansfield, Texas and Tarrant County and the County's Assessor/Collector for the Collection of the South Pointe Public Improvement District Assessment/Collection Services

Presenters: Troy Lestina

Attachments: [Resolution](#)

[Agreement](#)

[22-4816](#)

Resolution - A Resolution Awarding Street Maintenance Contracts for Miscellaneous City-Wide Concrete Repairs to Ken-Do Contracting, LP and GROD Construction, LLC (Street Department Maintenance Budget - General Fund)

Presenters: Bart VanAmburgh

Attachments: [Resolution](#)

[Bid Tabulation](#)

[22-4817](#)

Resolution - A Resolution Awarding a Construction Contract for Asphalt Overlays of East Broad Street (Matlock Road to Fire Station #3) and Mansfield Webb Road to Texas Bit, Authorizing and Directing the City Manager to Execute Contract Documents; and Authorizing Funding for an Amount Not to Exceed \$450,000.00 (Street Operations Department Maintenance Budget - General Fund)

Presenters: Bart VanAmburgh

Attachments: [Resolution](#)

[Texas Bit Exclusive Process Letter](#)

[Asphalt Overlay](#)

[22-4823](#)

Resolution - A Resolution by the City Council of the City of Mansfield, Texas, Authorizing the City Manager to Enter into an Interlocal Agreement with the City of Waxahachie for the Purpose of Cooperative Purchase of Goods, Products, and/or Services

Presenters: Troy Lestina

Attachments: [Resolution](#)

[Interlocal Agreement](#)

[22-4818](#) Minutes - Approval of the August 2, 2022 Special Joint City Council and MISD Board Meeting Minutes

Presenters: Susana Marin

Attachments: [8-2-22 DRAFT Meeting Minutes](#)

[22-4819](#) Minutes - Approval of the July 25, 2022 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [7-25-22 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

16. OLD BUSINESS

[22-4825](#) Discussion - Continued Discussion and Possible Action Regarding Policy Direction from Council to Address Political Activities at City Events

Presenters: Joe Smolinski

17. NEW BUSINESS

[22-4813](#) Review and Consideration of a Detailed Site Plan at the Shops at Broad for a Restaurant (Eating Place without Drive-Through) Use on Approximately 2.12 Acres of Lot 12, Blk 1, The Shops at Broad Street at 645 N US 287; Development Engineering Consultants, LLC (engineer), and BoomerJack's, Proposed Tenant (DS#22-009)

Presenters: Jason Alexander

Attachments: [Location Map](#)

[Exhibit A - Property Description](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Building Elevations](#)

[Exhibit D - Landscape Plan](#)

[Exhibit E - Sign Plan](#)

[22-4814](#) Ordinance - Ordinance Authorizing the Issuance and Sale of City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation, Series 2022, in an Aggregate Principal Amount not to exceed \$9,915,000; Awarding the Sale Thereof; Levying a Tax in Payment Thereof; Prescribing the Form of Said Certificates; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement and a Bond Counsel Engagement Letter; Approving the Official Statement; and Enacting Other Provisions Relating Thereto

Presenters: Troy Lestina

Attachments: [Ordinance](#)

[Purchase Agreement](#)

[22-4822](#) Consideration of a Community Activation Grant Application Made by the Historic Mansfield Performance Park and Historic Mansfield Business Association

Presenters: Nicolette Ricciuti

Attachments: [Grant Application](#)

[Supplemental Questions](#)

[Marketing Plan](#)

[Event Budget](#)

[22-4824](#) Resolution - A Resolution Approving a Development Agreement Between the City of Mansfield, the Board of Directors of the Tax Increment Financing Reinvestment Zone Number One, and SW Mansfield Development, LLC; Directing and Authorizing the City Manager or His Designee to Finalize and Execute the Development Agreement and Providing an Effective Date (Addendum to Agenda)

Presenters: Matt Jones

Attachments: [Resolution](#)

18. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the August 8, 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 Friday, August 5, 2022 prior to 3:00 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.