



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, August 22, 2022

3:00 PM

Council Chambers

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#### REGULAR MEETING

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

2. **WORK SESSION**

Discussion Regarding a Stillwater Development in The Reserve

Discussion Regarding Future City Council Meeting Dates

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 Political Vending at City Events

Seek Advice of the City Attorney Regarding the Shops at Broad

Seek Advice of City Attorney Regarding Specific Use Permits for Gas Well Drilling and Production

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 #21-01

Economic Development Project #21-10

Economic Development Project #21-28

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. **RECOGNITION**

Recognition of Methodist Mansfield's Award Winning Downtown Mural Program

10. **PROCLAMATION**

[22-4849](#) National Payroll Week

**Attachments:** [Payroll Week 2022 Proclamation](#)

[22-4850](#) Mansfield Reads! 2022

**Attachments:** [Mansfield Reads! 2022 Proclamation](#)

11. **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.*

**12. COUNCIL ANNOUNCEMENTS**

**13. SUB-COMMITTEE REPORTS**

[22-4846](#) Minutes - Approval of the August 8, 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:** [8-8-22 DRAFT Meeting Minutes](#)

[22-4847](#) Minutes - Approval of the August 9, 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:** [8-9-22 DRAFT Housing Market Meeting Minutes](#)

[Future Land Use Plan Update Memo](#)

**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

**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**

[22-4838](#) Resolution - A Resolution Awarding a Contract for the Purchase of 1800

Feet of 16-Inch C-900 DR18 Water Pipe for the Extension of the S Main St Water Line to Fortiline Waterworks for an Amount not to Exceed \$158,533.72 (Utility Fund)

**Presenters:** Alex Whiteway

**Attachments:** [Resolution](#)

[22-4848](#)

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](#)

[2022 List of Investment Advisors](#)

[Certificate of Investor](#)

[22-4851](#)

Resolution - A Resolution Authorizing a Change Order to the Contract with LandTec Engineers, LLC for Construction Materials Testing for the Public Safety Burn Tower Foundation and Skills Pad Project for an Amount Not to Exceed \$42,000.00

**Presenters:** Wade McLaurin

**Attachments:** [Resolution](#)

[22-4852](#)

Resolution - A Resolution Awarding the Contract for the Purchase and Replacement of a Pathological Waste Incinerator to Therm-Tec, Inc. and FC Industries, Inc. for an Amount Not to Exceed \$83,104.35

**Presenters:** Nicolette Ricciuti

**Attachments:** [Resolution](#)

[22-4844](#)

Request for Special Event Permit: Freedom Fest Mansfield

**Presenters:** Jason Alexander

**Attachments:** [Freedom Fest Special Event Permit](#)

[22-4834](#)

Minutes - Approval of the August 8, 2022 Regular City Council Meeting Minutes

**Presenters:** Susana Marin

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

### **END OF CONSENT AGENDA**

## **17. OLD BUSINESS**

[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; Authorizing the City Manager or His Designee to Execute the Development Agreement; and Providing an Effective Date

**Presenters:** Matt Jones

**Attachments:** [Resolution](#)

[Development Agreement](#)

## 18. **PUBLIC HEARING**

[22-4836](#) Public Hearing - Public Hearing on the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023, in Accordance with the Charter of the City of Mansfield, and the Appropriation of Various Amounts Thereof

**Presenters:** Troy Lestina

[22-4837](#) Public Hearing - Public Hearing on the Tax Rate, Levying the Ad Valorem Taxes for the Fiscal Year 2023 at a Rate of \$0.6800 per One Hundred Dollars (\$100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2022, to Provide Revenues for the Payment of Current Expenditures and to Provide an Interest and Sinking Fund on all Outstanding Debts of the City, and Providing for Due and Delinquent Dates Together With Penalties and Interest

**Presenters:** Troy Lestina

[22-4839](#) Public Hearing - Public Hearing and Consideration of a Request for a Specific Use Permit (SUP) for Gas Well Drilling and Production on Approximately 5.58 Acres Located at 500 Mouser Way; GHA Barnett, LLC, Gas Well Operator, 498 Mouser Way LLC, Surface Owner, and MMA, Inc., Engineer/Planner (SUP#22-003)

**Presenters:** Jason Alexander

**Attachments:** [Maps and Supporting Information](#)

[Exhibit A](#)

[Site Plan](#)

[Drill Site and Operation Site Details](#)

## 19. **NEW BUSINESS**

[22-4853](#) Discussion and Possible Action Regarding Street Crossings, Roadways, Traffic Calming, and Solutions Near Mansfield ISD Schools

**Presenters:** Mike Leyman, Michael Evans, Todd Tonore, Casey Lewis, Julie Short and Larry Broseh

[22-4842](#) Discussion and Possible Action Regarding FY 22/23 Hotel/Motel Tax Fund Allocation Recommendation

**Presenters:** Julie Short, Michael Evans and Casey Lewis

[22-4843](#) Discussion and Possible Action Regarding the Setup of the Annual Audit Committee

**Presenters:** Troy Lestina

**Attachments:** [Audit Committee Policy](#)

[22-4845](#)

Review and Consideration of a Request to Approve Minor Modifications to the South Pointe Planned Development (PD) District Standards, Office Residential (OR) District; RUBY 07 SPMTGE LLC, developer (ZC#04-012C)

**Presenters:** Jason Alexander

**Attachments:** [Location Map](#)

[Site Plan](#)

[Prospective Townhome Renderings](#)

[Addendum to PD Standards](#)

[22-4854](#)

Resolution - A Resolution Establishing a Policy for Political Vending at City Events

**Presenters:** Drew Larkin

**Attachments:** [Resolution](#)

## 20. ADJOURN

### CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the August 22, 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, August 18, 2022 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

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Susana Marin, City Secretary

Approved as to form:

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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 CELL PHONES WHILE THE CITY COUNCIL MEETING IS IN SESSION.