



CITY OF MANSFIELD

1200 East. Broad St.
Mansfield, TX 76063
www.mansfield-tx.gov

Meeting Agenda City Council

Monday, January 25, 2010

5:00 PM

Council Chambers

REGULAR MEETING

1. **5:00 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**

City Attorney Briefing Regarding Enforcement of Gas Well Regulations

City Attorney Briefing Regarding Shops at Broad Street Project Status - Legal Issues

B. **Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072**

City Attorney Briefing Regarding Shops at Broad Street Project Status - Legal Issues

C. **Personnel Matters Pursuant to Section 551.074**

D. **Deliberation Regarding Negotiations of the Industrial Development Corporation of an Offer of a Financial or Other Incentives to a Business Prospect Pursuant to Section 551.087**

Economic Development Project #09-03

Economic Development Project #09-09

City Attorney Briefing Regarding Shops at Broad Street Project Status - Legal Issues

3. **WORK SESSION (IMMEDIATELY FOLLOWING EXECUTIVE SESSION)**

US 287 Bridge Enhancements and Gateways - Clayton Chandler, City Manager and Steve Freeman, Public Works Director

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. **ACCEPT RESIGNATION OF COUNCIL MEMBER GREG KUNASEK**
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. **PRESENTATION**

Presentation to City of Mansfield and Fire Chief - Jim McAllister

[10-1743](#)

Presentation from Charlie Jordan to City of Mansfield regarding Eagle Scout Leadership Service Project

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. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Please refrain from "personal criticisms."

In order to be recognized during the "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow "Appearance Card" located at the entry to the City Council Chamber and present it to the City Secretary.

12. **COUNCIL ANNOUNCEMENTS**

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

14. **TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

15. OLD BUSINESS

[10-1736](#) Discussion and Possible Action Concerning the Enhancements of the US 287 Frontage Roads

Sponsors: Steve Freeman

16. PUBLIC HEARING AND FIRST READING

[10-1733](#) Ordinance - Public Hearing and First Reading of an Ordinance Approving a Zoning Change from PR, 2F, MF-2, C-2, I-1 and SF7.5/16 to PD for Mixed Use Development with Uses Including but not Limited to Single-Family Residential, Commercial, Industrial, Institutional, Multi-Family Residential, Professional Office and Civic on Approximately 821 Acres, Generally Located as Follows: 1) East Tract - Approximately 2,600 ft North of Bedford Street, East of F.M. 917, and Approximately 580 ft West of Concho Trail and Approximately 1,300 ft West of Flying L Lane.; 2) West Tract - West of F.M. 917, East of Jessica Drive, Approximately 2,200 ft South of Sentry Drive and Approximately 3,380 ft South of Hanks Drive; TBG Partners (ZC#09-009)

Sponsors: Felix Wong

Attachments: [Ordinance](#)

[19 January 2010](#)

[Maps & Supporting Information](#)

17. 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

[10-1728](#) Resolution - A Resolution Granting Approval to Tarrant County Housing Finance Corporation for the Use of Proceeds of its Series 2009 Single Family Mortgage Revenue Bonds to Finance Home Mortgages for Single Family Homes Located within the City

Sponsors: Chris Burkett

Attachments: [Resolution](#)

[Staff Report provided 1/11/2010](#)

[10-1729](#) Resolution - A Resolution Granting Approval to Tarrant County Housing Finance Corporation for the Use of Proceeds of its Series 2010 Single Family Mortgage Revenue Bonds to Finance Home Mortgages for Single Family Homes Located within the City

Sponsors: Chris Burkett

Attachments: [Resolution](#)

[Staff Report provided 1/11/2010](#)

- 10-1730** Resolution - A Resolution Granting Approval to Tarrant County Housing Finance Corporation for the Use of Proceeds of its Series 2011 Single Family Mortgage Revenue Bonds to Finance Home Mortgages for Single Family Homes Located within the City
- Sponsors:** Chris Burkett
- Attachments:** [Resolution](#)
[Staff Report provided 1/11/2010](#)
- 10-1735** Resolution - A Resolution to Award a Contract for the Construction of Improvements at the Broad Street/US 287 Intersection to McClendon Construction Company, Inc. and Authorization of Funding for an Amount not to Exceed \$360,571.00 (Street Bond Fund)
- Sponsors:** Steve Freeman
- Attachments:** [Resolution](#)
[US 287- Broad Location](#)
[287 Schematic](#)
[287 Broad Award](#)
[287 Broad Bid Tab](#)
- 10-1739** Resolution - A Resolution of the City of Mansfield, Texas, Authorizing Post-Construction Services and Preparation of an O&M Manual for the Water Treatment Plant with Alan Plummer and Associates for an Amount not to Exceed \$158,500.00
- Sponsors:** Bud Ervin
- Attachments:** [Resolution](#)
[Special Services](#)
- 10-1740** Resolution - Resolution Approving Certain Public Improvements Within the Tax Increment Financing Reinvestment Zoned Number One and the Expenditure of Tax Increment Funds for the Public Improvements
- Sponsors:** Felix Wong
- Attachments:** [Sign Design and Location Map](#)
[Resolution](#)
- 10-1742** Resolution - A Resolution Amending Resolution (RE-2535-09) Resolution authorizing the City Manager and the Police Department to make application and receive funding from the Criminal Justice Division (CJD) of the Governor's Office as part of the Recovery Act: Edward Byrne Memorial Justice Assistance Grant (JAG) Program for Mobile/Handheld Radio Purchases, Upgrades/Replacements totaling \$281,950.
- Sponsors:** Gary Fowler
- Attachments:** [Resolution \(Radio Grant-Amendment-Legal Recommendations\)](#)
[Resolution \(RE-2535-09\)](#)
- 10-1726** Minutes - Approval of the January 11, 2010 Regular City Council Meeting Minutes
- Sponsors:** Vicki Collins
- Attachments:** [1-11-2010 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA**18. NEW BUSINESS**

- 10-1731** Resolution - Resolution Approving a Development Agreement with The Shops at Mansfield, LLC, Authorizing the Expenditure of Tax Increment Funds for Construction of Public Improvements within the Tax Increment Financing Reinvestment Zoned Number One for a project at the Southwest corner of Highway 360 and East Broad Street
- Sponsors:** Felix Wong
- Attachments:** [Resolution](#)
[Development Agreement Draft 01-15-10](#)
[Exhibits to Development Agreement](#)
- 10-1737** Resolution - A Resolution of the City of Mansfield, Texas, Authorizing the City Manager to Enter Into an Agreement Between the City of Mansfield, Texas and the City of Grand Prairie, Texas for the Sale and Delivery of Treated Water by Wholesale Customer Contract to the City of Grand Prairie
- Sponsors:** Joe Smolinski
- Attachments:** [Resolution](#)
- 10-1738** Resolution - A Resolution of the City of Mansfield, Texas, Authorizing the City Manager to Enter Into an Agreement Between the City of Mansfield, Texas and the City of Grand Prairie, Texas for the Funding and Construction of a Treated Water Transmission Line for an Amount not to exceed \$2,137,917.00
- Sponsors:** Joe Smolinski
- Attachments:** [Resolution](#)
- 10-1744** 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 The Shops at Mansfield, L.L.C. and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date
- Sponsors:** Scott Welmaker
- Attachments:** [Resolution - Shops at Mansfield L.L.C](#)
[Economic Development Agreement Shops at Mansfield \(CEB 1-21-10 Final\)](#)
[Paving MEDC Exhibit](#)
[On-Site Public Utilities MEDC Exhibit](#)
- 10-1741** Consideration of a Request to Revise the Development Plan for Kwik Industries, Inc., a Planned Development for C-2 Uses and an Exterior Car Wash with Inspection Bay, Located at 3201 Matlock Road; Kwik Industries, Inc. (ZC#07-026A)
- Sponsors:** Felix Wong
- Attachments:** [3191 Matlock Rd- KWIK Letter of PD AMD](#)

[10-1732](#)

Board Appointment; Chair of the Board of Directors of the Tax Increment Financing Reinvestment Zone Number One

Sponsors: Felix Wong

19. **ADJOURN**

AGENDA MAP

[10-1727](#)

Agenda Map of Detailed Agenda Items

Attachments: [Agenda Map](#)

CERTIFICATION

I, the undersigned authority do hereby certify that the above agenda was posted on the bulletin board next to the main entrance of the City Hall, 1200 East Broad Street, of the City of Mansfield, Texas, in a place convenient and readily accessible to the general public at all times and said Agenda was posted on the following date and time: Thursday, January 21, 2010 by 5:00 p.m., and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Vicki Collins, City Secretary

Approved as to form:

Craig Magnuson, Attorney, City of Mansfield

1. This building is wheelchair accessible. Parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meeting. To make arrangements, call (817) 473-0211 or (TDD) 1-800-RELAY TX, 1-800-735-2989.

2. In deciding a zoning change application, the Planning and Zoning required to determine the highest and best use of the property in question. The Planning and Zoning Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every district up to the intensity set forth in the zoning change application.

This public notice was removed from the official posting location at the Mansfield City Hall on the following date and time:

By: _____
City Secretary's Office