



City Council - Regular Meeting

February 9, 2026 - 1:00 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. WORK SESSION

Discussion Regarding the February 9, 2026 Consent Agenda Items

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. Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071

- i. Seek Advice of City Attorney Regarding the Implementation of Ordinance No. OR-2413-25
- ii. Seek Advice of City Attorney Regarding the City's Parking Ordinances
- iii. Seek Advice of City Attorney Regarding Contractual Negotiations
- iv. 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

- i. Land Acquisition for Future Development
- ii. Land Acquisition #25-01
- iii. Land Acquisition #25-23

C. Personnel Matters Pursuant to Section 551.074

- i. City Manager Quarterly Update
- ii. City Attorney Quarterly Update
- iii. Board Appointments

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

- i. Economic Development Project #21-09
- ii. Economic Development Project #21-33
- iii. Economic Development Project #22-24
- iv. Economic Development Project #26-01

- 4. **6:00 P.M. OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**
- 5. **INVOCATION**
- 6. **PLEDGE OF ALLEGIANCE**
- 7. **TEXAS PLEDGE**
- 8. **RECOGNITION**

Fall 2025 Intern Class

9. **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 Citizen Comments or during a Public Hearing (applicants included), please complete a comment card located at the entrance of the Council Chambers. If you would like to speak on more than one Public Hearing item, please submit a separate card for each item. Please present the card(s) to the Deputy City Secretary by 5:50 p.m., ten minutes before the start of the 6:00 p.m. regular business session.

10. **COUNCIL COMMENTS**

11. **STAFF COMMENTS**

A. City Manager or Authorized Representative

- i. Current/Future Agenda Items
- ii. City Manager Updates
- iii. Departmental Updates

26-1816

Departmental Quarterly Reports Q1

Presenters: Bernadette McCranie, Director of Communications and Outreach

Attachments:

- 1. Mansfield Quarterly Q1 FY2026

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

13. **CONSENT AGENDA**

26-1792: Resolution - A Resolution of the City of Mansfield, Texas Calling for a General Election to be held on May 2, 2026; Designating Polling Places; Establishing Election Precincts Within the City;

Appointing an Election Judge and an Alternate Election Judge; Establishing Other Procedures for Conduct of the Election; Establishing a Date for Runoff Election, if Necessary; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: Susana Marin, City Secretary

Attachments:

1. Resolution

26-1798: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract Between the City of Mansfield, Texas and Halff Associates, Inc. in an Amount Not to Exceed \$818,077.70 for Design and Survey of the US 287 Southbound Entrance Ramp at Walnut Creek Drive; Finding that the Meeting at Which his Resolution is Passed is Open to the Public as Required By Law; And Declaring an Effective Date (Street Bond Fund)

Presenters: Raymond Coffman, Director of Engineering Services

Attachments:

1. Resolution
2. Exhibit A

26-1844: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Amendment to the Economic Development Agreement Between the City of Mansfield, Texas and Arcadia Realty Corp: Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (Utility, TIRZ #4)

Presenters: Raymond Coffman, Director of Engineering Services

Attachments:

1. Resolution
2. Exhibit A

26-1801: Resolution - A Resolution of the City of Mansfield, Texas, Approving a Contract for Concrete On Call Services to Santos Construction Utilizing the Interlocal Agreement with the City of Grand Prairie; Authorizing and Directing the City Manager or Designee to Execute Contract Documents; And Authorizing Funding for an Amount not to Exceed \$1,245,000; Finding that the Meeting at Which the Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (General Fund)

Presenters: James Rogge, Assistant Director of Public Works - Transportation

Attachments:

1. Resolution
2. Contract

26-1802: Resolution - A Resolution of the City of Mansfield, Texas, Awarding a Contract for an Asphalt Overlay of East Broad Street from Cannon Drive to Matlock Road to Texas Materials Group, Inc., Authorizing and Directing the City Manager or Designee to Execute Contract Documents; And Authorizing Funding for an Amount not to Exceed \$625,000; Finding that the Meeting at Which the Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (General Fund)

Presenters: James Rogge, Assistant Director of Public Works - Transportation

Attachments:

1. Resolution
2. Proposal
3. Sole Source Letter

26-1806: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Approving Change Order #1 to the Construction Contract with AUI Partners, LLC in an Amount Not to Exceed \$873,055 for Phase 2 Improvements at Julian Feild Park; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (MPFDC Fund)

Presenters: Matt Young, Executive Director of Community Services

Attachments:

1. Resolution

2. Exhibit A

26-1807: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Designating the Pond at Julian Feild Park as a No Fishing Zone; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: Matt Young, Executive Director of Community Services

Attachments:

1. Resolution

26-1817: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager and the Police Department to Make Application, Receive, and Expend Grant Funding from the Office of the Governor of Texas, Public Safety Office Criminal Justice Division to Purchase a Simunition Mobile Modular Shoot House and Breaching Equipment in an Amount Not to Exceed \$113,000 and Does Not Require a Match; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: Tracy Aaron, Police Chief

Attachments:

1. Resolution

26-1818: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager and the Police Department to Make Application, Receive, and Expend Grant Funding From the Office of the Governor of Texas, Authorized Under the Texas General Appropriations Act, Article I for Trusted Programs to Provide Mental Health Counseling or Mental Health Care, Renumerate Personal Costs Incurred by the Department as a Result of Providing Direct Mental Health Services to Personnel, and Provide Skills Training for Department Personnel to Provide Direct Peer Counseling Services Not to Exceed \$150,000 and Does Not Require a Match; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: Tracy Aaron, Police Chief

Attachments:

1. Resolution

26-1849: Resolution - Resolution of the City Council of the City of Mansfield, Texas Approving a Contract with Weatherproofing Technologies, Inc. in an Amount not to Exceed \$299,925 for Roof Restoration Services to the City's Library Facility; Authorizing the City Manager, or Designee, to Execute any Documents Necessary to Implement this Resolution; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date (General Fund)

Presenters: Troy Lestina, Deputy City Manager/Chief Financial Officer

Attachments:

1. Resolution
2. Attachment

26-1850: Resolution - A Resolution of the City Council of the City of Mansfield, Texas Adopting the Library Five-Year 2026-2030 Strategic Plan; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: Yolanda Botello, Director of Library and Historical Services

Attachments:

1. Resolution
2. Library Strategic Plan 2026-2030

26-1861: Ordinance - An Ordinance of the City Council of Mansfield, Texas, Repealing Ordinance No. OR-2413-25; Rescinding the Vacating and Abandonment of a Portion of Bludworth Road Right of Way; Providing for Severability and Providing an Effective Date

Presenters: Victor Flores, City Attorney

Attachments:

1. Ordinance

26-1752: Minutes - Approval of the January 12, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 1-12-26 Draft Minutes

26-1882: Minutes - Approval of the January 14-15, 2026 Strategic Visioning Workshop Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 1-14 & 1-15, 2026 Draft Minutes

14. OLD BUSINESS

25-1738: Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Title VII (Traffic Code) Chapter 72 (Stopping, Standing, and Parking), Adding Section 72.03 (Parking Recreational Vehicles on Streets and Public Right-of-Way); Providing Regulations for Recreational Vehicles; Providing That This Ordinance Shall Be Cumulative of All Ordinances; Providing for Severability; Providing a Penalty for Violations Hereof; and Providing an Effective Date

Presenters: Victor Flores, City Attorney

Attachments:

1. Ordinance

15. PUBLIC HEARING

25-1725: Public Hearing and Consideration of a Request from Triangle Engineering for a Specific Use Permit to Allow a Car Wash at 1561 E Broad Street, Located on 2.6 Acres and Situated in the Henry Odele Survey Abstract No. 1196 Tract 4 (SUP25-004)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Maps and Supporting Information

16. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

25-1514: Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Considering a Request by Open Studio Architecture PLLC, for a Zoning Change from C-2 Community Business District to PD, Planned Development District, Being 5.866 Acres Located Within T.O. Harris Survey, Abstract No. 645 and Addressed as 2445 FM 157 (ZC25-002)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Maps and Supporting Information

17. NEW BUSINESS

25-1722: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract for Design and Construction Administration for the Main and Broad Roadway Project with Stantec Consulting Services Inc., in an Amount not to Exceed \$2,209,610; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Presenters: Kristen Petree, Capital Projects Manager

Attachments:

1. Resolution
2. Professional Services Contract

26-1797: Resolution - A Resolution to the City Council of the City of Mansfield, Texas, Approving an Advanced Funding Agreement Between the City of Mansfield, Texas and the Texas Department of Transportation in the Amount of \$26,383,262.00 for the Design and Construction of South Matlock Road from Heritage Parkway to River Birch Drive; Finding That the Meeting At Which This Resolution Is Passed Is Open To the Public As Required By Law; And Declaring An Effective Date (Street Bond Fund)

Presenters: Raymond Coffman, Director of Engineering Services

Attachments:

1. Resolution

2. Agreement

26-1855: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Adopting a Safe Streets and Roads for All Active Transportation and Safety Plan; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required By Law; and Declaring an Effective Date

Presenters: Raymond Coffman, Director of Engineering Services

Attachments:

1. Resolution
2. Mansfield Active Transportation and Safety Plan Report

25-1685: Board Appointments: Mansfield Library Advisory Board

Presenters: Susana Marin, City Secretary

Attachments: None

26-1808: Request for Special Event Permit: 2026 Mansfield Pickle Parade and Palooza

Presenters: Angela Henley, Special Events Supervisor

Attachments:

1. Pickle Parade and Palooza 2026 Application

26-1809: Request for Downtown Activation Grant Funding: World's Only St Paddy's Pickle Parade & Palooza up to the Amount of \$17,472 in Actual Reimbursements and up to \$35,917 in In-Kind Staff Overtime

Presenters: Rachel Bagley, Assistant Director of Economic Development

Attachments:

1. Downtown Activation Grant Application

18. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the February 9, 2026 Regular City Council Meeting 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 February 3, 2026 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.



Susana Marin, City Secretary

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 276-4207 at least three (3) business days in advance. Reasonable accommodation will be made to assist your needs.