



City Council - Regular Meeting

March 9, 2026 - 3:00 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. WORK SESSION

Presentation of the Standards of Cover and Community Risk Assessment by the Center for Public Safety Management

Discussion Regarding Speed Limit and School Zone Changes on Cannon Dr.

Discussion Regarding the March 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 Possible Expansion of the Downtown Neighborhood Empowerment Zone

ii. 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 Project #25-06

iii. Land Acquisition Project #26-01

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

i. Economic Development Project #21-33

ii. Economic Development Project #23-13

iii. Economic Development Project #24-11

iv. Economic Development Project #25-07

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. 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.

9. PROCLAMATION

Proclamation - Theatre in Our Schools Month 2026

10. COUNCIL COMMENTS

11. STAFF COMMENTS

A. City Manager or Authorized Representative

i. Current/Future Agenda Items

ii. City Manager Updates

iii. Departmental Updates

Geyer Commons Update

Community Engagement Spring Events Update

Presentation of the 2025 Annual Traffic Contact Report

Presenters: Tracy Aaron, Police Chief

Attachments:

1. 2025 Mansfield Annual Traffic Contact Report

Presentation of the Fiscal Year 2025 Annual Comprehensive Financial Report

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

13. CONSENT AGENDA

26-1950: Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas, Accepting

Certification of Unopposed Candidates for the Offices of Council Member, Place Six (6) and Council Member, Place Seven (7); Declaring the May 2, 2026, General Election is Canceled and the Unopposed Candidates Elected to Office

Presenters: Susana Marin, City Secretary

Attachments:

1. Ordinance
2. Certification of Unopposed Candidates
3. Order of Cancellation

26-1948: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing Funding for an Amount not to Exceed \$261,868.20 for the 50th Year Community Development Block Grant; Recommending Tarrant County Award a Construction Contract to JR West Texas Concrete, LLC for Sidewalk Improvements for W. Kimball Street, 2nd Avenue, and First Avenue in the Amount of \$223,062.00; 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 and 50th Year Community Development Block Grant)

Presenters: Raymond Coffman, Director of Engineering Services

Attachments:

1. Resolution
2. Recommendation Letter and Bid Tab
3. Map

26-1966: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Cost Reimbursement Agreement for Water Improvements Between the City of Mansfield, Texas, and NIOS Mansfield, LLC in an Amount Not to Exceed \$293,930.00; 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 Fund)

Presenters: Raymond Coffman, Director of Engineering Services

Attachments:

1. Resolution
2. Development Agreement
3. Exhibit A - Aerial
4. Exhibit B - Site Plan
5. Exhibit C - Cost Estimate

26-1949: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the Purchase of a Roll-Off Mount Grapple Loader from Doggett Freightliner of South Texas, LLC in and amount not to Exceed \$436,953; 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 (Drainage Utility Fund)

Presenters: Jeff Price, Executive Director of Public Works

Attachments:

1. Resolution
2. Exhibit A
3. Exhibit B

26-1973: Resolution – A Resolution Awarding a Construction Contract for 2026 Asphalt and Concrete Crack and Joint Sealing with Curtco Inc.; Authorizing the City Manager or Designee to Execute Contract Documents; Authorizing Funding for an Amount Not to Exceed \$350,000; 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 Operations Department Maintenance Budget – General Fund)

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

Attachments:

1. Resolution
2. Exhibit A

26-1998: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Approving a

Construction Contract with Pavecon, Ltd. in an Amount Not to Exceed \$135,590.80 for Construction and Improvements to the Sidewalk on E. Broad Street near 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 (TIRZ #1)

Presenters: Matt Young, Executive Director of Community Services

Attachments:

1. Resolution
2. Exhibit A

26-2000: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Purchase of 205 W. Broad St.; 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

Presenters: Casey Lewis, Executive Project Manager

Attachments:

1. Resolution
2. Contract

25-1951: Adoption of Amendments to the Planning and Zoning Commission Rules of Procedure

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. 2026 Planning and Zoning Commission Rules of Procedure

26-1972: Minutes - Approval of the February 23, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 2-23-26 Draft Minutes

14. PUBLIC HEARING

25-1725: Public Hearing on a Request Submitted by 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). *The applicant has requested a continuance of the Public Hearing to the March 23, 2026, scheduled City Council meeting.*

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Maps and Supporting Information

26-1953: Public Hearing and Consideration of a Request from Stillwater Capital LLC, for a Specific Use Permit for Apartments in the Reserve PD Workplace Sub-District on 10.034 acres located at 240 N. Mitchell Road, also known as 2212 Domain Drive, or more generally located near the southwest corner of East Broad Street and Reserve Way (SUP 25-006)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Legal Description
3. Exhibit B - Site Plan
4. Exhibit C - Building Elevations
5. Exhibit D - Landscape Plans

15. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the March 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 March 3, 2026 prior to 5:00 p.m., in compliance with Chapter 551, Texas

Government Code.

Susana Marin

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.