



City Council - Regular Meeting

June 8, 2026 - 3:00 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. WORK SESSION

FY '26-'27 Budget Updates

Discussion Regarding the June 8, 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, including but not limited to legal issues concerning any item listed on today's posted City Council agendas, and/or the subject matter listed below:

- i. Seek Advice of City Attorney Regarding Pending Litigation – Cause No. 2024-005630-2 (Tarrant County Court at Law No. 2)
- ii. Seek Advice of City Attorney Regarding Pending Litigation – Cause No. 348-270155-14 (348th Tarrant County District Court)
- iii. Seek Advice of City Attorney Regarding Contract Negotiations
- iv. Seek Advice of City Attorney Regarding the State and Local Historical Marker Process
- v. Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.E 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

C. Deliberation Regarding Prospective Gifts or Donations Pursuant to Section 551.073

- i. Related to Geyer Commons and Historical Downtown

D. Personnel Matters Pursuant to Section 551.074

E. 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 #22-04
- iii. Economic Development Project #26-02

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. COUNCIL COMMENTS

10. STAFF COMMENTS

A. City Manager or Authorized Representative

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

Review of the Monthly Financial Report for the Period Ending April 30, 2026

Presenters: Darcy Lupton, Director of Financial Services

Attachments:

- 1. April FY26 Financial Report

11. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

12. CONSENT AGENDA

26-2305: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager to Enter Into an Interlocal Agreement with North Central Texas Council of Governments, for the Purpose of Providing Funding Through the United States Department of Homeland Security and the Federal Emergency Management Agency; Finding that the Meeting at Which this Resolution Is Passed is Open to the Public as Provided By Law; And Providing an Effective Date

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

Attachments:

1. Resolution
2. Exhibit A

26-2306: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding Contracts for the Construction of Flume Improvements for the Shannon Creek Subdivision to Alliance Construction and Concrete Services, LLC, for Construction, to Brittain and Crawford, LLC For Surveying, and to Raba Kistner, Inc, for Material Testing, for an Amount not to Exceed \$97,196.56; 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: Howard Redfearn, Assistant Director of Public Works - Environmental Services

Attachments:

1. Resolution
2. Project Map
3. Bid Tabulations

26-2307: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding Contracts for the Construction of BRINSAP Channel Repairs to Premier Site Services, LLC, for Construction, to Brittain and Crawford, LLC For Surveying, and to Raba Kistner, Inc, for Material Testing, for an Amount not to Exceed \$293,137.19; 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: Howard Redfearn, Assistant Director of Public Works - Environmental Services

Attachments:

1. Resolution
2. Project Map
3. Bid Tabulation

26-2331: Resolution – A Resolution of the City Council of the City of Mansfield, Texas Approving Amendment #3 of a Professional Services Contract Between the City of Mansfield, Texas and Parkhill, Inc. in an Amount Not to Exceed \$84,300 for Landscape Architecture Services at the Katherine Rose Memorial 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

26-2308: Minutes - Approval of the May 26, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 5-26-26 Draft Minutes

13. PUBLIC HEARING AND FIRST READING

26-2235: Ordinance - Public Hearing and First Reading on an Ordinance Considering a Request by Winkelmann & Associates, Inc. for a Zoning Change from PD, Planned Development District to PD, Planned Development District for Commercial Uses, Being 18.604 Acres Located Within the B.F. Howard Survey, Johnson and Ellis County, Bounded by Barrington Way, S. US 287, Hadley Lane, and Approximately 150 Feet South of Ambrose Pkwy (ZC26-003)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Ordinance
2. Maps and Supporting Information
3. Exhibit A - Legal Description
4. Exhibit B - Planned Development Standards

5. Exhibit C - Site Plan Exhibits
6. Previously Approved PD, ZC14-007

26-2237: Ordinance - Public Hearing and First Reading on an Ordinance Considering a Request by Bannister Engineering, LLC for a Zoning Change from I-1, Light Industrial District to PD, Planned Development District for Commercial Uses, Being 6.441 Acres Located Within the J Robertson Survey, Abstract 1317 Tarrant County, Located Approximately 160 ft South of Heritage Parkways and West of S. US 287 (ZC26-004)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Ordinance
2. Maps and Supporting Information
3. Exhibit A - Legal Description
4. Exhibit B - Planned Development Standards
5. Exhibits C-D - Site Plan, Landscape Plan and Elevations

14. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the June 8, 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 June 2, 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.