



City Council - Regular Meeting

July 13, 2026 - 1:30 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. 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. Personnel Matters Pursuant to Section 551.074

i. City Manager Quarterly Report

3. 3:00 P.M. - WORK SESSION

FY '26-'27 Budget Updates

Continued Discussion Regarding the Proposed Class Surcharge Program and Inspection Fees

Discussion Regarding the July 13, 2026 Consent Agenda Items

4. 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 Public Private Partnerships

iv. Seek Advice of City Attorney Regarding Hotel Occupancy Tax

v. Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 4.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
- C. Personnel Matters Pursuant to Section 551.074
 - i. Municipal Court Judge Contract Discussion
- 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 #22-04
 - iii. Economic Development Project #22-24
 - iv. Economic Development Project #22-27
 - v. Economic Development Project #25-08

5. 6:00 P.M. OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

6. INVOCATION

7. PLEDGE OF ALLEGIANCE

8. TEXAS PLEDGE

9. CITIZEN COMMENTS

Citizens wishing to address the Council on 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. All comments are limited to five (5) minutes.

In order to be recognized during Citizen Comments, please complete a comment card located at the entrance of the Council Chambers. 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

Review of the Monthly Financial Report for the Period Ending May 31, 2026

Presenters: Darcy Lupton, Director of Financial Services

Attachments:

- 1. May FY26 Council Report

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

13. CONSENT AGENDA

26-2356: Ordinance - An Ordinance of The City of Mansfield, Texas, Amending Chapter 158, "Standards, Registration, and Inspection Requirements For Multi-Family Dwelling Complexes," of Title XV, "Land Usage," of the Code of Mansfield, Texas, By Revising Section 158.011 "Registration Required For Multi-Family Dwelling Complexes and Lodging Establishments", 158.012 "License Fees Required For Multi-Family Dwelling Complexes and Lodging Establishments", and Section 158.013 "Inspection By Regulatory Compliance Department"; Adding Section 158.013A "Non-Compliance Status and Administrative Enforcement"; Providing That This Ordinance Shall Be Cumulative of All Ordinances; Providing a Severability Clause; Providing a Penalty For Violation; Providing a Savings Clause; Providing For Publication As Required By Law; and Providing an Effective Date

Presenters: Nicolette Ricciuti, Director of Regulatory Compliance

Attachments:

1. Ordinance
2. Redline

26-2357: Ordinance - An Ordinance of The City Of Mansfield, Texas, Amending Section 94.02 "Definitions", Section 94.03 "Regulations, Permits, And Preoperational Inspections", Section 94.10 "Physical Facilities", Section 94.17 "Mobile Food Vendors", and Repealing and Replacing Section 94.18 "Types of Mobile Food Vendors," of Chapter 94, "Food Establishment Regulations," of Title IX "General Regulations" of the Code of Mansfield, Texas; Revising Compliance Standards For Mobile Food Units; Providing That This Ordinance Shall Be Cumulative of All Ordinances; Providing a Severability Clause; Providing a Penalty For Violations Hereof; Providing For Publication In The Official Newspaper; And Providing an Effective Date

Presenters: Nicolette Ricciuti, Director of Regulatory Compliance

Attachments:

1. Ordinance
2. Redline

26-2358: Ordinance - An Ordinance of The City of Mansfield, Texas, Amending Section 92.47 "Pool/Spa/Interactive Water Feature Closures and Records", of Subsection "Public Swimming Pool/Spa, of Chapter 92, "Health and Sanitation," of Title IX "General Regulations" of he Code of Mansfield, Texas; Revising Compliance Standards For Swimming Pools; Providing That This Ordinance Shall Be Cumulative of All Ordinances; Providing a Severability Clause; Providing a Penalty For Violations Hereof; Providing For Publication In The Official Newspaper; And Providing an Effective Date

Presenters: Nicolette Ricciuti, Director of Regulatory Compliance

Attachments:

1. Ordinance
2. Redline

26-2444: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing Funding for an Amount not to Exceed \$189,963.00 for the 51st Year Community Development Block Grant; Recommending Tarrant County Award a Construction Contract to 3D Paving & Contracting LLC for Sidewalk Improvements for Alvarado Street, 2nd Ave, & 3rd Ave in the Amount of \$173,463.00; 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 51st Year Community Development Block Grant)

Presenters: Raymond Coffman, Director of Engineering Services

Attachments:

1. Resolution
2. Recommendation Letter
3. Bid Tabulation
4. Map

26-2455: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City of Mansfield to Submit the Mitchell Road Elevated Storage Tank and the 30-inch Water Line Along Lone Star Road Utility Improvement Projects for Consideration of Financial Assistance From the Texas Water Development Board in the Estimated Amount of \$21,000,000; Finding That the Meeting at Which

This Resolution Is Passed Is Open to the Public as Required by Law; and Declaring an Effective Date

Presenters: Raymond Coffman, Director of Engineering Services

Attachments:

1. Resolution
2. Project Exhibit

26-2451: Minutes - Approval of the June 22, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 6-22-26 Draft Minutes

26-2452: Minutes - Approval of the June 29, 2026 Special City Council Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 6-29-26 Draft Minutes

14. OLD BUSINESS

26-2383: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Funding for the Mansfield Fire Logistics Building Project in an Amount Not to Exceed \$245,000.00 for Pre-Construction Services; Approving a Design-Build Contract with Crossland Construction Company; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (Building Construction Fund)

Presenters: Kristen Petree, Capital Projects Manager

Attachments:

1. Resolution
2. Design-Build Agreement
3. Preconstruction Phase Fee Proposal
4. Conceptual Design for City Council

15. NEW BUSINESS

26-2430: Ordinance - An Ordinance of the City Council of the City of Mansfield, Authorizing the Issuance and Sale of City of Mansfield, Texas General Obligation Bonds, Series 2026 in an Aggregate Principal Amount not to Exceed \$2,625,000; Levying a Tax in Payment Thereof; Prescribing the Form of Said Bonds; Authorizing the Execution and Delivery of a Bond Purchase Agreement, a Paying Agent/Registrar Agreement, and a Bond Counsel Engagement Letter; Approving the Official Statement; And Enacting Other Provisions Relating Thereto

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

Attachments:

1. Ordinance

26-2431: Ordinance - An Ordinance of the City Council of the City of Mansfield, Authorizing the Issuance and Sale of City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation, Series 2026, in an Aggregate Principal Amount not to Exceed \$12,000,000; Levying a Tax in Payment Thereof; Prescribing the Form of Said Certificates; Authorizing the Execution and Delivery of a Purchase Agreement, a Paying Agent/Registrar Agreement, and a Bond Counsel Engagement Letter; Approving the Official Statement; And Enacting Other Provisions Relating Thereto

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

Attachments:

1. Ordinance

26-2432: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Resolution Adopted by the Board of Directors of the Mansfield Park Facilities Development Corporation Authorizing the Issuance of Mansfield Park Facilities Development Corporation Sales Tax Revenue Bonds, New Series 2026, Approving the Issuance of the Bonds and the Plan of Financing Authorized Thereby and the Financing Documents

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

Attachments:

1. Resolution

26-2477: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a TIRZ Development Agreement for Reinvestment Zone Number Two, City of Mansfield, By and Between the City of Mansfield, Texas, the Board of Directors of Reinvestment Zone Number Two, City of Mansfield, and Smith & Elm Mansfield LLC, a Texas Limited Liability Company; Authorizing the City Manager, or His Designee, to Negotiate, Finalize and Enter Into a TIRZ Development Agreement on Behalf of the City of Mansfield, Texas; 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. Agreement
3. Exhibit C

16. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the July 13, 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 July 7, 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.