



City Council - Regular Meeting

July 27, 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 July 27, 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 Contract Negotiations Related to Health Insurance
- 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 #25-21

C. Personnel Matters Pursuant to Section 551.074

- i. City Attorney Quarterly Review

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 #22-27
- iii. Economic Development Project #23-04

iv. Economic Development Project #26-03

v. Economic Development Project #26-05

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, please complete a comment card located at the entrance of the Council Chambers. Please present the card 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

Departmental Quarterly Report Q3

Presenters: Bernadette McCranie, Director of Communications and Outreach

Attachments:

1. Mansfield Quarterly Q3 2026

11. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

12. APPROVAL OF SUB-COMMITTEE MINUTES

26-2514: Minutes - Approval of the July 13, 2026 Tax Increment Reinvestment Zone #2 Board Meeting Minutes (vote will only be taken by members of the Board: Bounds (Chair), Newsom, Evans, and Simmons)

Presenters: Susana Marin, City Secretary

Attachments:

1. 7-13-26 Draft Minutes

13. CONSENT AGENDA

26-2484: 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 Shield Engineering Group, PLLC, in an Amount Not to Exceed \$443,687.20 for the Design of the Reconstruction and Drainage

Improvements of Kings Way Drive and Bishop Drive (Dallas St to Fort Worth St); 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. Exhibit A
3. Map

26-2485: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Awarding Contracts for the Construction of Hillcrest Street Reconstruction Including Potere Construction, LLC for Construction, Brittain and Crawford, LLC for Surveying, and Raba Kistner, Inc. for Material Testing and Authorizing Funding for an Amount Not to Exceed \$1,601,716.67; 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. Bid Tab
3. Recommendation Letter
4. Map

26-2487: Resolution - A Resolution of the City Council of the City of Mansfield, Texas Authorizing the Purchase of Property Located at 113 N. 4th Avenue, Mansfield, Texas, for the Walnut Creek Linear Park Trail System; 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 (GO Bonds)

Presenters: Matt Young, Executive Director of Community Services

Attachments:

1. Resolution
2. Purchase-Sale Agreement

26-2506: Minutes - Approval of the July 13, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 7-13-26 Draft Minutes

14. PUBLIC HEARING AND FIRST READING

26-2446: Ordinance - Public Hearing and First Reading on an Ordinance Approving Proposed Amendments of Chapter 155, "Zoning," of The Code Of Ordinances of the City of Mansfield, Texas, by Amending Section 155.012 to Establish Definitions Related to Commercial Drone Delivery; Amending Section 155.054(F), Table "F" and Table "O," to Allow Commercial Drone Delivery by Right or By Specific Use Permit in the C-1, C-2, C-3, I-1, I-2, and PD Districts; Amending Section 155.099 to Establish Special Conditions Governing Commercial Drone Delivery and Revise Special Conditions Governing Airports, Heliports, Helistops, And Vertiports (OA#26-002)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Ordinance
2. Public Input

15. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the July 27, 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 21, 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.