



City Council - Regular Meeting

September 14, 2026 - 2:00 PM

Final Agenda

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. WORK SESSION

Discussion Regarding On-Site Hypochlorite Generation (OSHG) Equipment and Building Modifications

Discussion Regarding the September 14, 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 90th Legislative Session Process and Priorities

ii. 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

ii. Land Acquisition Project #25-01

C. Personnel Matters Pursuant to Section 551.074

i. City Manager Quarterly Update

D. Deliberations Regarding Security Devices or Security Audits Pursuant to Section 551.076

i. Deliberations to Discuss the Deployment or Specific Occasions for the Implementation of Security Personnel or Devices

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 #22-12
- iii. Economic Development Project #26-10

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 July 31, 2026

Presenters: Darcy Lupton, Director of Financial Services

Attachments:

- 1. July FY26 Council Report

Visit Mansfield Update

Presenters: Tim Roberts, Tourism Manager

Attachments: None

11. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

12. APPROVAL OF SUB-COMMITTEE MINUTES

26-2688: Minutes - Approval of the August 24, 2026 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting Minutes (vote will only be taken by members of the sub-committee: Bounds (Chair), Evans, and Tonore)

Presenters: Susana Marin, City Secretary

Attachments:

13. CONSENT AGENDA

26-2704: Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas, Providing a New Schedule of Fees; Incorporating the Recitals into the Body of the Ordinance; Providing a Severability Clause; Providing for the Repeal of All Ordinances in Conflict; Providing a Savings Clause; Providing for Publication; And Providing an Effective Date

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

Attachments:

1. Ordinance
2. Exhibit A

26-2667: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Adopting the City of Mansfield, Texas Investment Policy; Investment Pools; Qualified Broker Deals and Investment Advisors for Engaging in Investment Transactions; 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: Darcy Lupton, Director of Financial Services

Attachments:

1. Resolution
2. Exhibit A

26-2668: 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 Neighborhood Management, Inc. in an Amount Not to Exceed \$32,488.00 for a Management and Improvement Services Agreement for the South Pointe Public Improvement District ("PID"); 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: Darcy Lupton, Director of Financial Services

Attachments:

1. Resolution
2. Exhibit A
3. 2027 -2031 Budget
4. Itemized Costs

26-2702: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Approving Professional Services Contracts with Egis USA, Inc. for Design Services and Brittain and Crawford, LLC for Surveying Services, and Approving Funding in an Amount not to Exceed \$545,300.00 for the Walnut Creek Drive Water Line Rehabilitation; 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. Exhibit A
3. Exhibit B

26-2706: Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas, Approving a Request to Abandon a Portion of Utility Easement located at 333 Carlin Road, Mansfield, Tarrant County, Texas to Jace and Amanda Stukey

Presenters: Raymond Coffman, Director of Engineering Services

Attachments:

1. Ordinance
2. Exhibit A - Legal Description
3. Quit Claim Deed
4. Location Map

26-2707: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Approving the Capital Improvements Advisory Committee Bylaws; 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. Exhibit A

26-2698: Resolution – A Resolution of the City Council of the City of Mansfield, Texas Authorizing the City Manager, or his Designee, to Enter into an Interlocal Agreement with Tarrant County, Texas, for the Purpose of Providing Funding through the Tarrant County 2021 Transportation Bond Program in the Amount of \$201,930.04; 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. Interlocal Agreement
3. Engineer's Opinion of Probable Cost
4. Map

26-2713: Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas, Approving a Negotiated Settlement Between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division Regarding the Company's 2026 Rate Review Mechanism Filing; Declaring Existing Rates to be Unreasonable; Adopting Tariffs that Reflect Rate Adjustments Consistent with the Negotiated Settlement; Finding the Rates to be set by the Attached Settlement Tariffs to be Just and Reasonable and in the Public Interest; Approving an Attachment Establishing a Benchmark for Pensions and Retiree Medical Benefits; Requiring the Company to Reimburse ACSC's Reasonable Ratemaking Expenses; Determining that this Ordinance was Passed in Accordance with the Requirements of the Texas Open Meetings Act; Adopting a Savings Clause; Declaring an Effective Date; and Requiring Delivery of this Ordinance to the Company and the ACSC's Legal Counsel

Presenters: Adam Stark, Deputy Director of Public Works

Attachments:

1. Ordinance
2. Tariffs
3. Pension Benchmark
4. Average Bill

26-2655: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Funding for Furniture, Fixtures, and Equipment Related to the Mansfield City Hall Project in an Amount Not to Exceed \$3,846,567.36; Authorizing the City Manager or their Designee to Execute Contracts with Furniture Marketing Group, GL Seaman, and Tangram; 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. Purchasing Agreement
3. Terms and Conditions

26-2703: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Professional Services Contracts Between the City of Mansfield, Texas and Westra Consultants, LLC for Design Services and Brittain & Crawford, LLC for Surveying Services, and Approving Funding in an Amount Not to Exceed \$474,000.00 for the Design of the Willowstone Pond & Downstream Drainage Improvements; 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. Exhibit A
3. Exhibit B

26-2684: Minutes - Approval of the August 24, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 8-24-26 Draft Minutes

14. OLD BUSINESS

26-2659: Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas, Considering a Request by Blazing Hospitality, LLC for a Variance to the Minimum Distance Requirements for the Sale of Alcoholic Beverages for On-Premise Consumption on Approximately 2.927 Acres Located at 2041 and 2081 E. Broad Street and Described as Lots 1 and 3, Block 1, Hunters Pointe Broad Street Addition

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Ordinance
2. Exhibit A - Legal Description
3. Supporting Map Exhibits
4. Applicant's Variance Request Letter
5. Approved PD Zoning
6. Approved Preliminary Plat
7. Mansfield ISD Input

15. PUBLIC HEARING AND FIRST READING

26-2605: Ordinance - Public Hearing and First Reading on an Ordinance Considering a Request by The John R. McAdams Company, Inc. for a Zoning Change from PD, Planned Development District to PD, Planned Development District for single-family attached Townhome uses, being 11.71 Acres located within the Samuel C. Neill Survey, Tarrant County, at 500 Seeton Road (ZC26-001)

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 - Plans
6. Previously Approved PD, ZC06-031
7. Applicant Narrative
8. Public Input

26-2606: Ordinance - Public Hearing and First Reading on an Ordinance Considering a Request by Trez Shops at Broad, LP for a Zoning Change from PD, Planned Development District and C-2 Community Business District to PD, Planned Development District for Commercial uses and Package Store, being 15.8 acres located within the Henry Odele Survey, Tarrant County, at 1741 and 1755 E Broad Street and 101 Carlin Road (ZC26-002)

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 - Plans
6. Previously Approved PD, ZC#16-008

16. PUBLIC HEARING AND FIRST AND FINAL READING

26-2714: Ordinance - Public Hearing and First and Final Reading on an Ordinance of the City Council of the City of Mansfield, Texas, Amending Chapter 71, of the Traffic Code of Ordinances, City of Mansfield, Texas, by Adding Section 71.05 (Speed Limits in Work Zone Areas), Pursuant to Section 545.356 of the Texas Transportation Code Concerning the Authority to Alter Speed Limits in Work Zone

Areas Being an Ordinance Altering the Prima Facie Speed Limits Established for Vehicles Under the Provisions of Section 545.356 of the Texas Transportation Code, Regulating Speed Limits on Highways and Roadways, Upon the Basis of an Engineering and Traffic Investigation within the Corporate Limits of the City of Mansfield as set out in the Ordinance; 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: James Rogge, Assistant Director of Public Works - Streets & Traffic

Attachments:

1. Ordinance

17. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

26-2671: Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance of the City of Mansfield, Texas, Adopting a Budget for the Ensuing Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027, in Accordance with the Charter of the City of Mansfield and Making Appropriations for the Various Funds in the Various Amounts Thereof; Instructing the City Manager, or Designee, to File the Budget with the City Secretary and Post on the City Website; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Providing a Savings Clause; and Providing for an Effective Date

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

Attachments:

1. Ordinance

26-2672: Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance of the City of Mansfield, Texas, Levying the Ad Valorem Taxes for the Tax Year 2026 (Fiscal Year 2026-2027) at a Rate of \$0.639000 per One Hundred Dollars (\$100) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2026, to Provide Revenues for the Payment of Current Expenditures and to Provide an Interest and Sinking Fund on all Outstanding Debts of the City; Providing for Due and Delinquent Dates Together With Penalties and Interest; Providing a Savings Clause; and Declaring an Effective Date

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

Attachments:

1. Ordinance

18. NEW BUSINESS

26-2669: Ordinance – An Ordinance of the City Council of the City of Mansfield, Texas, Approving the Fiscal Year 2026/2027 Services and Assessment Plan in the Amount of \$1,108,320 for the South Pointe Public Improvement District ("PID") (South Pointe PID Fund)

Presenters: Darcy Lupton, Director of Financial Services

Attachments:

1. Ordinance
2. Exhibit A

26-2709: Ordinance - An Ordinance of the City of Mansfield, Texas, Ratifying February 24, 1997, as the Date of the City's First Appointment of its Municipal Court Judges for the Mansfield Court of Record; Repealing and Replacing Ordinance No. OR-2261-22; Clarifying and Restating the Term for Judges of the Mansfield Municipal Court of Record; Authorizing the City Manager, or his Designee, as Directed by Council, to Negotiate, Finalize, and Execute a Gap Contract for Professional Services Outlining Services for Judge Cass Callaway (Presiding Judge), Terri Wilson (Associate Judge), and Dominic Bauman (Associate Judge) until February 24, 2027, Covering the Additional Months of Service Created by Adopting this Restated Judicial Term Calculation; Providing that this Ordinance shall be Cumulative of all Ordinances; Providing a Severability Clause; and Providing an Effective Date

Presenters: Victor Flores, City Attorney

Attachments:

1. Ordinance
2. Agreement

26-2685: Board Appointments: Mansfield Park Facilities Development Corporation

Presenters: Susana Marin, City Secretary

Attachments: None

26-2686: Board Appointments: Mansfield Economic Development Corporation

Presenters: Susana Marin, City Secretary

Attachments: None

26-2687: Board Appointments: Planning and Zoning Commission

Presenters: Susana Marin, City Secretary

Attachments: None

26-2689: Board Appointments: Zoning Board of Adjustment

Presenters: Susana Marin, City Secretary

Attachments: None

26-2690: Board Appointments: Historic Landmark Commission

Presenters: Susana Marin, City Secretary

Attachments: None

26-2691: Board Appointments: Historic Preservation Advisory Board

Presenters: Susana Marin, City Secretary

Attachments: None

26-2692: Board Appointments: Library Advisory Board

Presenters: Susana Marin, City Secretary

Attachments: None

26-2693: Board Appointments: Keep Mansfield Beautiful Commission

Presenters: Susana Marin, City Secretary

Attachments: None

26-2694: Board Appointments: Construction Codes Board of Adjustments and Appeals

Presenters: Susana Marin, City Secretary

Attachments: None

26-2695: Board Appointments: Public Art Advisory Committee

Presenters: Susana Marin, City Secretary

Attachments: None

26-2696: Board Appointments: Animal Shelter Advisory Committee

Presenters: Susana Marin, City Secretary

Attachments: None

19. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the September 14, 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 September 8, 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.

Taxpayer Impact Statement:

NOTE: The Fiscal Year 2027 Budget may be discussed at this meeting. The Fiscal Year 2027 Proposed Budget is available at: <https://www.mansfieldtexas.gov/283/Budget-Financial-Reports>. The following table compares the taxes imposed on the median residence homestead by City of Mansfield last year to the taxes proposed to be imposed on the median residence homestead by City of Mansfield this year.

Fiscal Year (Tax Year)	Median Taxable Homestead	Tax Rate per \$100 of Value	Estimated Property Tax Bill
FY 2025- 2026 (2025)	\$331,879	Adopted 2025 Tax Rate: \$0.639000	\$2,120.71
FY 2026- 2027 (2026)	\$296,999	2026 No-New-Revenue Tax Rate: \$0.603794	\$1,793.26
FY 2026- 2027 (2026)	\$296,999	Proposed 2026 Tax Rate based on the Proposed Budget for FY 2026- 2027: \$0.639000	\$1,897.82