



**City Council - Regular Meeting
September 28, 2026 - 1:00 PM
Final**

Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. RECOGNITION

Communications Awards

3. WORK SESSION

Discussion Regarding the Commercial Drone Delivery Ordinance

Although this Work Session shall commence at Mansfield City Hall, City Council and staff will relocate to the HEB drone operations site (1670 E. Broad Street, Mansfield, Texas) for a live demonstration. Following the demonstration, Council will return to City Hall for the remainder of the Work Session and other items listed on the September 28, 2026, City Council Agenda.

Discussion Regarding the September 28, 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 Zoning and Land Use Regulations, the November 2024 Special Election, and other Legal Matters Related to the Sale of Alcoholic Beverages within City Limits, Including Regulations for Package Stores, Clubs, Bars, Nightclubs, Restaurants, and Other Similar Commercial Uses
- ii.** Seek Advice of City Attorney Regarding the Establishment of Recommended Due-Diligence and Background-Check Standards Applicable to any Individual, Business, Developer, Investor, Corporate Entity, or Other Party Receiving, or Being Considered for, Economic Development Incentives or Other Financial or Non-Financial Assistance from the City
- iii.** 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
 - ii. Land Acquisition Project #26-06
- C. Personnel Matters Pursuant to Section 551.074
 - i. City Attorney Employment, Evaluation, and Duties
 - ii. Board Appointments
- 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 #22-24
 - iii. Economic Development Project #26-05
 - iv. Economic Development Project #26-07
- 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 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.
- 10. **COUNCIL COMMENTS**
- 11. **STAFF COMMENTS**
- A. City Manager or Authorized Representative
 - i. Current/Future Agenda Items
 - ii. City Manager Updates
 - iii. Departmental Updates

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

13. CONSENT AGENDA

26-2733: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Approving A Professional Services Contract with Kimley-Horn and Associates and Approving Funding in an Amount not to Exceed \$86,500.00 for the 48-inch Water Line Condition Assessment; 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: Luke Goralski, Assistant Director of Engineering Services - Capital Projects

Attachments:

1. Resolution
2. Exhibit A
3. Location Map

26-2746: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding Contracts for 30-inch Transmission Main Phase 2 Lone Star Road and Chambers Street including L.G. Spades Construction, LLC for Construction and Raba Kistner, Inc. for Materials Testing, and Authorizing Funding for an Amount Not to Exceed \$5,322,799.69; 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: Luke Goralski, Assistant Director of Engineering Services - Capital Projects

Attachments:

1. Resolution
2. Location Map
3. L.G. Spades Construction, LLC Contract
4. Raba Kistner, Inc. Contract
5. Bid Tab

26-2759: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Approving Amendment Two to a Professional Services Agreement with Plummer and Associates and Approving Funding in an Amount not to Exceed \$315,608.00 for the Additional Design Scope of the OSHG (On Site Hypochlorite Generation) Building and Equipment; 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: Luke Goralski, Assistant Director of Engineering Services - Capital Projects

Attachments:

1. Resolution
2. Exhibit A

26-2750: Resolution - A Resolution Authorizing the City of Mansfield, Texas, to Renew the Existing Chapter 380 Agreement with Bloomfield Homes, L.P. For the Purpose of Promoting Economic Development within 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 (General Fund)

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

Attachments:

1. Resolution
2. Chapter 380 Agreement

26-2763: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Second Amendment to the Economic Development Agreement Between the City of Mansfield, Texas, the Mansfield Economic Development Corporation, the Board of Directors of Reinvestment Zone Number Four in the City of Mansfield, Texas, and High Five Mansfield PropCo, LLC; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; Authorizing the City Manager or His Designee, the MEDC Board President, and Chairman of TIRZ #4 to Execute Said Agreement; and Declaring an Effective Date

Presenters: Casey Lewis, Executive Project Manager

Attachments:

1. Resolution
2. Second Amendment

26-2770: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Incentive and Performance Agreement Between the Mansfield Economic Development Corporation and Go ECM, Inc.; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; Authorizing the MEDC Board President to Execute Said Agreement; and Declaring an Effective Date

Presenters: Casey Lewis, Executive Project Manager

Attachments:

1. Resolution
2. Exhibit A

26-2774: A Resolution of the City of Mansfield, Texas, Approving an Economic Incentive and Developer Agreement Between the City of Mansfield, Texas and Housing Channel; Finding That the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; Authorizing the City Manager or His Designee to Execute Said Agreement; and Declaring an Effective Date

Presenters: Casey Lewis, Executive Project Manager

Attachments:

1. Resolution
2. Agreement

26-2749: Minutes - Approval of the September 14, 2026 Regular City Council Meeting Minutes

Presenters: Keera Seiger, Deputy City Secretary

Attachments:

1. 9-14-26 Draft Minutes

14. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

26-2605: Ordinance - Public Hearing Continuation and Second and Final 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 Continuation and Second and Final 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

15. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the September 28, 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 22, 2026 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

A handwritten signature in blue ink, appearing to read "K Seiger".

Keera Seiger, Deputy 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.