



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Agenda

City Council

Monday, August 12, 2024

2:00 PM

Council Chambers

REGULAR MEETING

1. **2:00 P.M. - CALL MEETING TO ORDER**

2. **RECOGNITION**

Summer 2024 Intern Recognition

3. **WORK SESSION**

Discussion Regarding the Local Option Petition

Discussion Regarding the Fiscal Year 2025 Budget

Discussion Regarding the August 12, 2024 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

Seek Advice of City Attorney Regarding Zoning Provisions for Retail Sales of Alcohol

Seek Advice of City Attorney Regarding the Implementation and Collection of Certain Fees

Seek Advice of City Attorney Regarding the Use of American Rescue Plan Funds

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

Land Acquisition for Future Development

C. Personnel Matters Pursuant to Section 551.074

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

Economic Development Project #21-01

Economic Development Project #21-33

Economic Development Project #23-14

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

6. INVOCATION

7. PLEDGE OF ALLEGIANCE

8. TEXAS PLEDGE

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

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 the "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow card located at the entrance of the Council Chambers. Please present the card to the Assistant City Secretary prior to the start of the meeting.

10. COUNCIL ANNOUNCEMENTS

11. APPROVAL OF SUB-COMMITTEE MINUTES

[24-6102](#) Minutes - Approval of the July 8, 2024 Tax Increment Reinvestment Zone Number One Board Meeting Minutes (Broseh (Chair), Bounds, Evans, and Tonore)

Presenters: Susana Marin

Attachments: [7-8-24 DRAFT Meeting Minutes](#)

[24-6120](#) Minutes - Approval of the July 22, 2024 Local Transportation Issues Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Tonore (Chair), Bounds, and Fresquez)

Presenters: Susana Marin

Attachments: [7-22-24 DRAFT Meeting Minutes](#)

12. STAFF COMMENTS

In addition to matters specifically listed below, Staff comments may include updates on ongoing or proposed projects and address of posted agenda items.

A. City Manager Report or Authorized Representative

Current/Future Agenda Items

B. Business Services Department Report

[24-6129](#) Presentation of the Monthly Financial Report for the Period Ending June 30, 2024

Presenters: Bryan Rebel

Attachments: [June Monthly Financials](#)

13. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**14. CONSENT AGENDA**

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are considered to be routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Manager to implement each item in accordance with staff's recommendation.

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

[24-6128](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Nominating Mouser Electronics, Inc. as an Enterprise Zone Project Under the Texas Enterprise Zone Act; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; and Providing an Effective Date

Presenters: Jason Moore

Attachments: [Resolution](#)

[Previous Ordinance](#)

[24-6132](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Construction Contracts Between the City of Mansfield, Texas and Gra-Tex Utilities, Inc. and Raba Kistner, inc. in an Amount Not to Exceed \$5,399,960.00 for the Construction of the Britton Holland Interceptor Sanitary Sewer; Finding That the Meeting at Which This Resolution is Passed Open to the Public as Required by Law; and is Declaring an Effective Date (Utility Fund)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Bid Tab](#)

[Exhibit](#)

[24-6133](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Establishing a Date for Public Hearing to Consider the Amendment of Land Use Assumptions, Impact Fee Capital Improvements Plan for Water and Wastewater Infrastructure, and the Imposition of Revised Water and Wastewater Impact Fees, and for Providing for an Effective Date

Presenters: Jeff Price

Attachments: [Resolution](#)

[24-6139](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Stating and Accepting the Results of a Local Option Petition for an Election to be Held to Consider Legalization of the Legal Sale of All Alcoholic Beverages for Off-Premise Consumption Only; 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: Susana Marin

Attachments: [Resolution](#)

[24-6140](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Ordering a Special Election to be Held on November 5, 2024 for the Purpose of Submitting to the Qualified Voters of the City of Mansfield the Following Measure; Legalizing the Legal Sale of all Alcoholic Beverages for Off-Premise Consumption Only; Appointing Early Voting Clerk and Designating Main Early Voting Polling Place; Establishing the Time, Manner and Procedures for that Election; 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: Susana Marin

Attachments: [Resolution](#)

[24-6119](#)

Minutes - Approval of the July 22, 2024 Regular City Council Meeting

Minutes

Presenters: Susana Marin

Attachments: [7-22-24 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA**15. PUBLIC HEARING**

[24-6131](#)

Public Hearing and Consideration of a Specific Use Permit for a Quick Service Restaurant with a Drive-Through Service on approximately 1.821 acres being Lot 2, Block 1, Lightbridge Addition, Tarrant Co., TX, located approximately at the Northeast Corner of N US 287 and E Debbie Ln.; First Hartford Realty Corp, Owner/Developer; Bohler Engineering, Engineer/Surveyor (SUP#24-002)

Presenters: Jason Alexander

Attachments: [Maps and Supporting Information](#)

[Exhibit A - E](#)

16. PUBLIC HEARING AND FIRST READING

[24-6087](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PD, Planned Development District to S, South Mansfield Form Based Development District on Approximately 57.95 Acres in the John Robertson Survey, Abstract No. 1317, City of Mansfield, Tarrant County, Texas, Generally Located east of U.S. Highway 287, East and West of N. Mitchell Road, and North of the Union Pacific Railroad Right-of-Way on Property Addressed at 101 S. U.S. Highway 287 and at 20 and 24 North Mitchell Road; BV Mitchell LLC and the City of Mansfield, Applicants (ZC#24-008)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

17. NEW BUSINESS

[24-6115](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving a Construction Manager at Risk (CMAR) Contract between the City of Mansfield and CORE Construction for Construction Manager at Risk Services Related to the New City Hall Project (the "Project"); Approving Preconstruction Services in an Amount Not to Exceed \$45,000.00 Related to the Project; Authorizing the City Manager, or Designee, to Negotiate, Finalize, and Execute the Contract; 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: Matt Jones

Attachments: [Resolution](#)

[24-6127](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development Agreement between the Mansfield Economic Development Corporation, and Talley's LLC; Authorizing the MEDC President to Execute Said Agreement; 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: Jason Moore

Attachments: [Resolution](#)

[Economic Development Agreement](#)

[Attachment 1 to the Agreement](#)

18. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the August 12, 2024 Regular City Council 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 Thursday, August 8, 2024 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.



CITY OF MANSFIELD

1200 E. Broad St.
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STAFF REPORT

File Number: 24-6102

Agenda Date: 8/12/2024

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Title

Minutes - Approval of the July 8, 2024 Tax Increment Reinvestment Zone Number One Board Meeting Minutes (Broseh (Chair), Bounds, Evans, and Tonore)

Requested Action

Action to be taken by the Council to approve the minutes.

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the July 8, 2024 Tax Increment Reinvestment Zone Number One Board Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

Susana Marin, TRMC, City Secretary
817-276-4203



CITY OF MANSFIELD

1200 E. Broad St.
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mansfieldtexas.gov

Meeting Minutes - Draft

Tax Increment Reinvestment Zone Number One Board

Monday, July 8, 2024

1:30 PM

City Hall

CALL TO ORDER

Chair Broseh called the meeting to order at 1:30 p.m.

Staff present: City Manager Joe Smolinski, Deputy City Manager Troy Lestina, Assistant City Manager Vanessa Ramirez, Assistant City Manager Matt Jones, Executive Director of Economic Development Jason Moore, Assistant City Secretary Keera Seiger

Absent 1 - Alisa Simmons

Present 5 - Alberto Mares; Larry Broseh; Michael Evans; Todd Tonore and Tamera Bounds

CITIZEN COMMENTS

There were no citizen comments.

RECESS INTO EXECUTIVE SESSION

The Board did not recess into executive session.

RECONVENE INTO REGULAR BUSINESS SESSION

NEW BUSINESS

Discussion and Possible Consideration for a First Amendment to the TIRZ Reimbursement Agreement for the Hilton Garden Inn Project

Executive Director of Economic Development Jason Moore presented the item and provided background information on the project. He spoke on the proposed first amendment which included provisions for reducing developer fees and deferring payment until time of Certificate of Occupancy. Jason explained that the future TIRZ revenue generated from the Hilton Garden Inn will pay the difference in the fees, and answered questions.

A motion was made by Board Member Evans to approve the First Amendment to the TIRZ Reimbursement Agreement for the Hilton Garden Inn Project. Seconded by Board Member Bounds. The motion CARRIED by the following vote:

Aye: 5 - Alberto Mares; Broseh; Michael Evans; Todd Tonore and Tamera Bounds

Nay: 0

Absent: 1 - Alisa Simmons

Abstain: 0

ADJOURNMENT

Chair Broseh adjourned the meeting at 1:40 p.m.

ATTEST: Larry Broseh, Chair

Susana Marin, City Secretary



CITY OF MANSFIELD

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STAFF REPORT

File Number: 24-6120

Agenda Date: 8/12/2024

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the July 22, 2024 Local Transportation Issues Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Tonore (Chair), Bounds, and Fresquez)

Requested Action

Action to be taken by the Council to approve the minutes.

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the July 22, 2024 Local Transportation Issues Sub-Committee Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

Susana Marin, TRMC, City Secretary
817-276-4203



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Minutes - Draft

City Council - Local Transportation Issues Sub-Committee

Monday, July 22, 2024

12:30 PM

City Hall

CALL TO ORDER

Chair Tonore called the meeting to order at 12:30 p.m.

Staff present: City Manager Joe Smolinski, Deputy City Manager Troy Lestina, Assistant City Manager Matt Jones, Executive Director of Public Works Jeff Price, Director of Engineering Services Raymond Coffman, Transportation and Mobility Engineer James Rogge, Management Analyst Kristen Petree, Assistant City Secretary Keera Seiger

Absent 1 - Tamera Bounds

Present 2 - Todd Tonore and Juan Fresquez

CITIZEN COMMENTS

There were no citizen comments.

RECESS INTO EXECUTIVE SESSION

The sub-committee did not recess into executive session.

RECONVENE INTO REGULAR BUSINESS WORKSESSION

NEW BUSINESS

Discussion and Possible Recommendation for the Fiscal Year 2024/2025 Street Capital Improvement Program

Assistant City Manager Matt Jones introduced the item and spoke on the condition of Brown Street and the improvements needed. As Brown Street is adjacent to the Geyer Commons project, the sub-committee directed staff to look into incorporating the improvements into the project. Next, Director of Engineering Services Raymond Coffman spoke on the 5-Year Roadway Capital Improvement Plan.

Main Street Project Update

Matt Jones presented options for the entryways to the downtown area. There was discussion regarding how many monuments or arches there should be, locations, the construction design, and type.

ADJOURNMENT

Chair Tonore adjourned the meeting at 12:49 p.m.

ATTEST: _____ Todd Tonore, Chair

Susana Marin, City Secretary



CITY OF MANSFIELD

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STAFF REPORT

File Number: 24-6129

Agenda Date: 8/12/2024

Version: 1

Status: To Be Presented

In Control: City Council

File Type: Consideration Item

Agenda Number:

Title

Presentation of the Monthly Financial Report for the Period Ending June 30, 2024

Requested Action

Attached is the Monthly Financial Report for the period ending June 30, 2024 for Council's review.

Recommendation

Review the Financial Statement for the period ending June 30, 2024.

Description/History

Monthly Financial Report

Justification

To advise the Council of the city's financial condition.

Funding Source

N/A

Prepared By

Bryan Rebel, Assistant Director of Finance
817-276-4296



FINANCIAL REPORT

Ending June 30, 2024

City of Mansfield, Texas

Financial Report Issued by:
The City of Mansfield - Business Services Department



mansfieldtexas.gov

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Please see the appendix for unaudited financial statements and detailed sales tax information

HIGHLIGHTS

Financial Highlights

The City of Mansfield, Texas is in solid financial condition as of June 2024, or 75% of the budget year with revenues within or exceeding expectations in the major funds and expenditures within or lower than budgeted expectations. On February 26th, 2024, the City presented to the City Council its audited financial statements for the fiscal year ending September 30, 2023, in accordance with national guidelines.

Capital Highlights

The following major projects are active with the table below displaying current year (CY) and life-to-date (LTD) expenditures.

Project Name	Expenditures CY (millions)	Expenditures LTD (millions)
Police Headquarters	\$17.77 CY	\$31.34 LTD
Equipment Replacement	\$4.71 CY	-

Debt Summary (year-to-date issuance)

FY2024	Purpose	GO	CO	Tax & Revenue COs	Total Issued (millions)
Series 2024	Public infrastructure and facilities design, development, and construction	-	\$58.56	-	\$58.56
Series 2024* (GO Refunding Bonds)	Refund previously issued debt	\$11.29	-	-	\$11.29
Series 2024	Waterworks and Sewer Revenue Bond: construction of public infrastructure	-	-	\$44.96	\$44.96
Total Debt Issued		\$11.29	\$58.56	\$44.96	\$114.81

General Obligation Bonds (GO), Certificates of Obligation Bonds (CO)

* The total economic gain resulting from the refunding = \$1,096,734

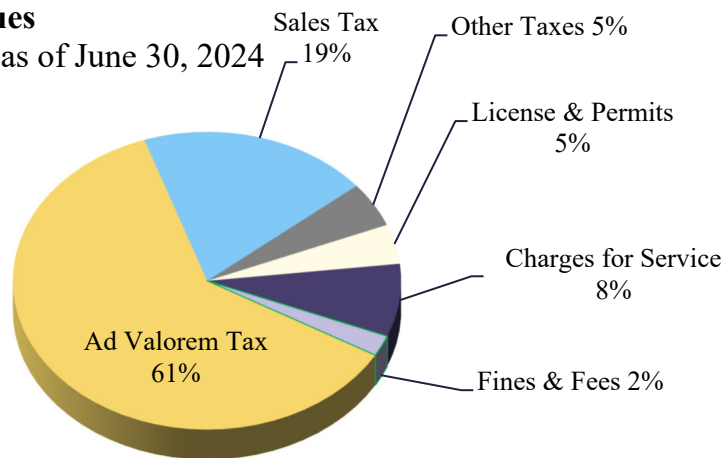
GENERAL FUND FINANCIAL SUMMARY

Overall, the operating revenues exceeded operating expenses by \$14,509,532 at the end of the reporting period. With operating revenues totaling \$77,531,585 or 86.24% of the budget and operating expenses totaling \$63,022,053 or 72.32% of the budget.

General Fund Charts (revenues & expenditures)

General Fund Revenues

Allocation of Receipts as of June 30, 2024



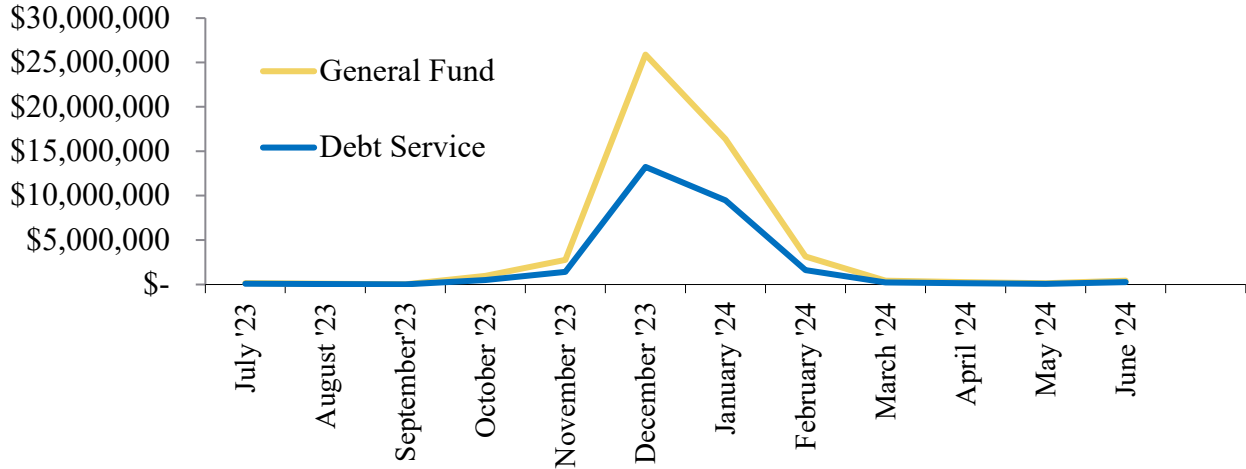
Major Revenues

Property Tax Collections

Most of the City's property tax is collected in the first four or six months of the fiscal year as property tax bills are generally due within the first four months of the City's fiscal year. Ad Valorem Tax Collections is comprised of two parts with the operations (M&O) portion recorded in the General Fund and the interest & sinking (I&S) portion recorded in the Debt Service Fund. The M&O portion of property tax collections as recorded in the General Fund through June 30, 2024, total \$46,651,830. Last year's collections were \$42,651,224 for the same period, an increase of 9.38% over the prior year.

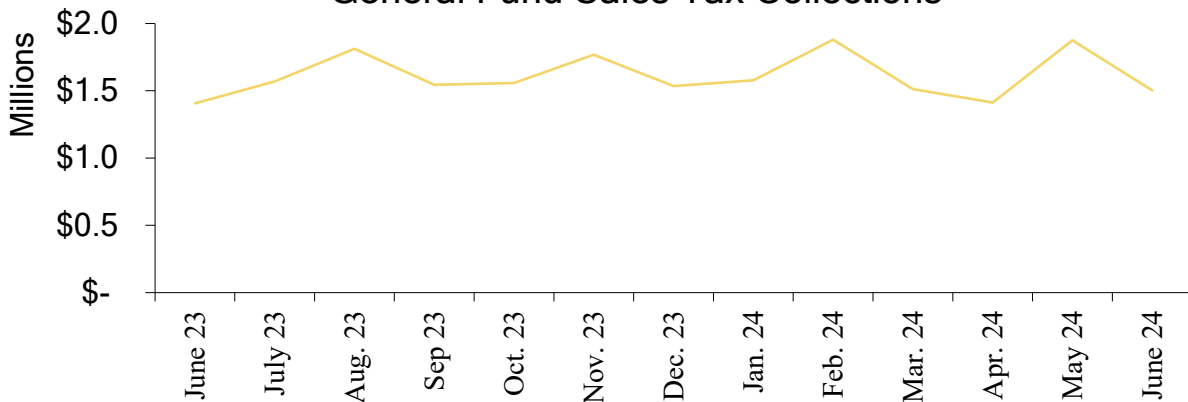
The I&S portion as recorded in the Debt Service Fund collected through June 30, 2024, totaled \$24,951,314. Property tax collections by month are depicted on the subsequent chart.

Ad Valorem Tax Collections by Month



Sales tax is reported on a cash basis with a two-month lag in collections from the actual purchase date. Citywide sales tax is 2¢ for every dollar of sales tax assessed. The General Fund receives 1¢ of sales taxes collected and the City’s Type 4A and Type 4B corporations each receive ½ ¢ of collections. In June 2024, the General Fund portion of sales tax collected totaled \$1,502,828 which is \$96,253 or 6.84% more than the same period last year. On an annual basis, sales tax collections are up by 0.26% or \$37,675 as compared to last year. For additional information on sales taxes, please see the full sales tax discussions and charts on page 14 of this report and in appendix A30-A33.

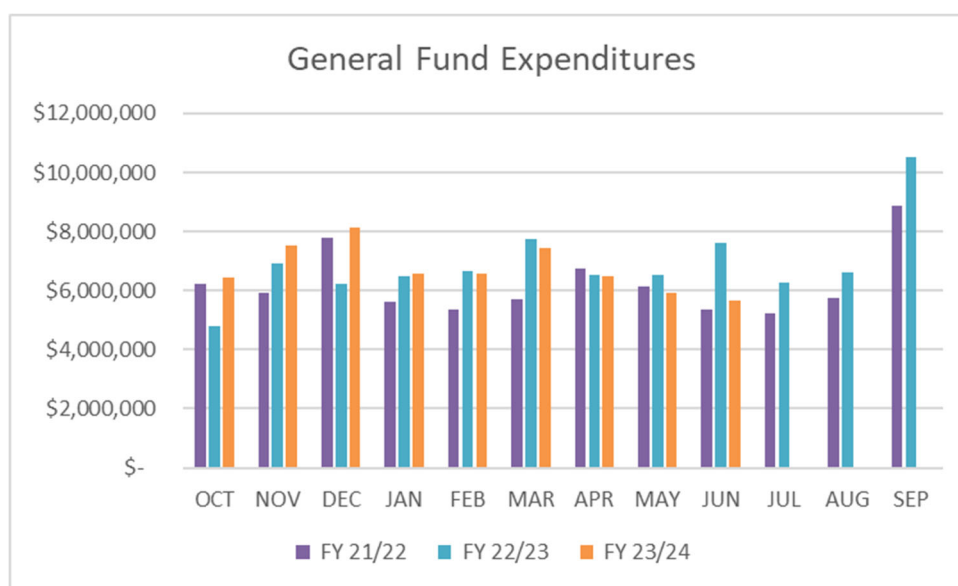
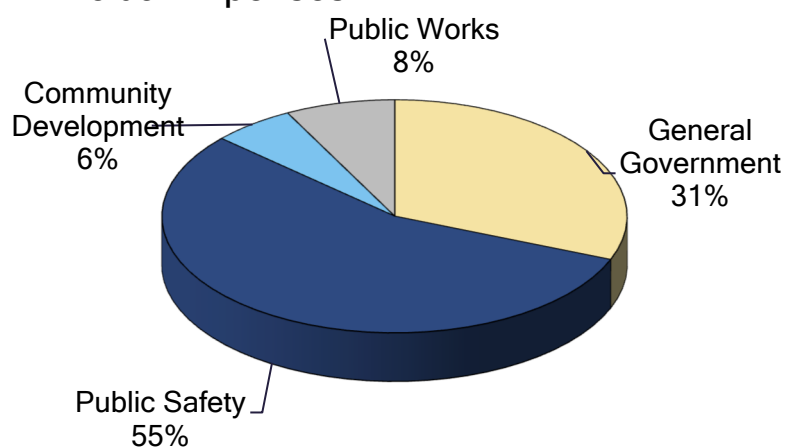
General Fund Sales Tax Collections



Expenditures

The chart below shows year-to-date expenditures by functions of the General Fund with public safety (police and fire activities) comprising 55% of all budgeted operational expenditures. The total year-to-date operating expenditures of the fund are \$63,022,053 or 72.32% of budgeted expenditures of \$87,137,575. June 2024 expenditures were \$5,647,353.

FY24 YTD Actual Expenses



ENTERPRISE FUNDS FINANCIAL SUMMARY

The two major enterprise funds are the Utility Fund and the Drainage Utility Fund which both account for activities associated with delivering services to the paying public. For the Utility Fund, the operating revenues exceeded operating expenses by \$8,382,622 at the end of the reporting period. With operating revenues totaling \$36,465,446 or 72.77% of the budget and operating expenses totaling \$24,829,324 or 77.8% of the budget excluding depreciation. Non-operating activities such as interest revenue, debt expenses, and interest expenses due to borrowing totaled \$657,306 resulting in a total change in net position of \$9,039,928.

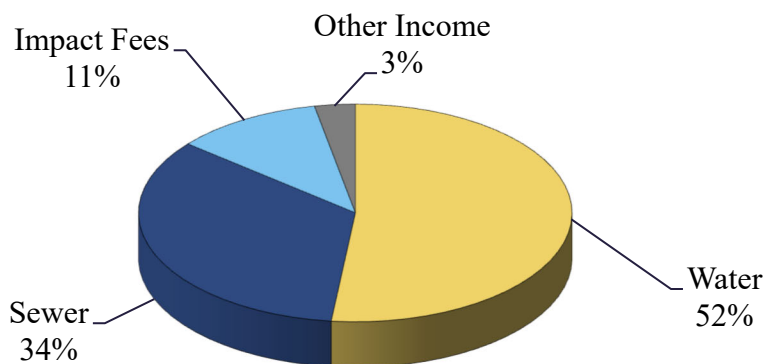
UTILITY FUND

Major Revenues

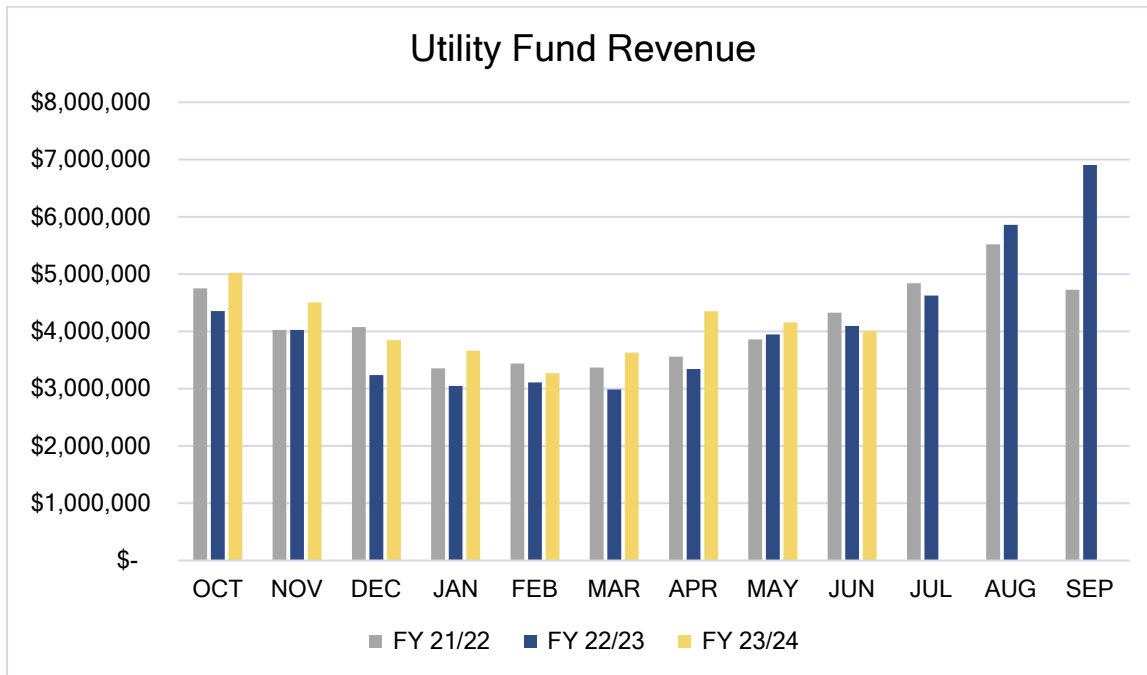
Water & Sewer Service Fees

Water and Sewer service fees year-to-date revenue is \$31,336,184 or 62.53% of the overall budget. The revenues have a direct relationship with consumption in this fund as higher consumption in the summer months yields higher revenue or seasonal rain in the spring yields lower revenues with these seasonal patterns displayed in the revenue collections chart below.

Revenues

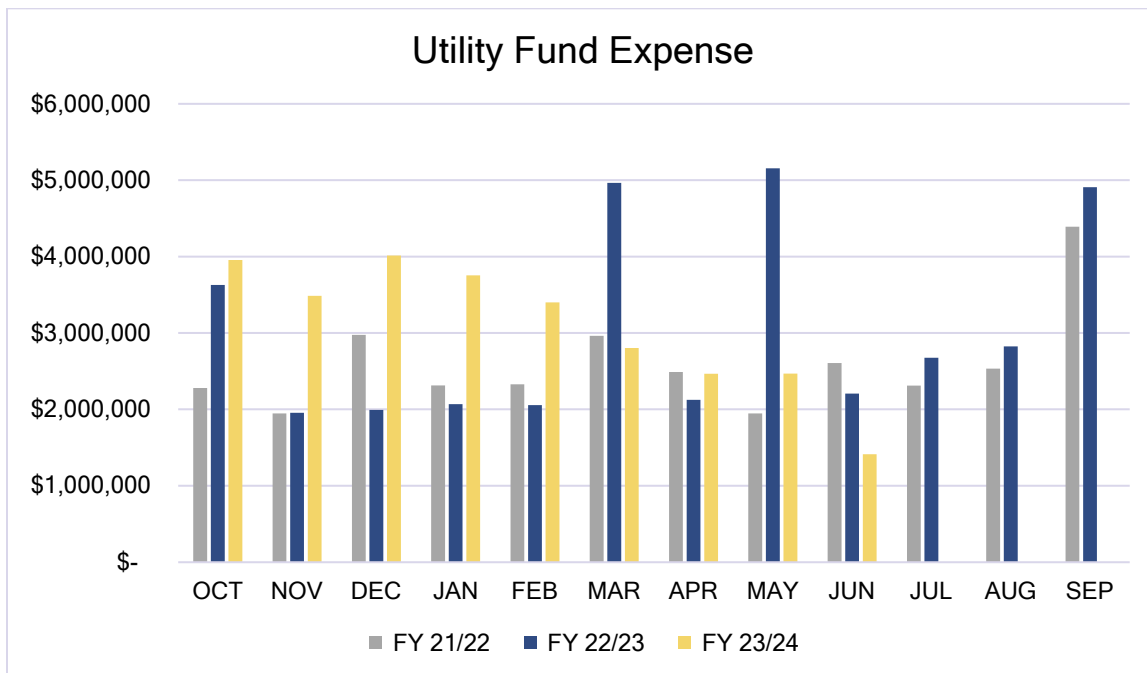


Utility Fund Charts



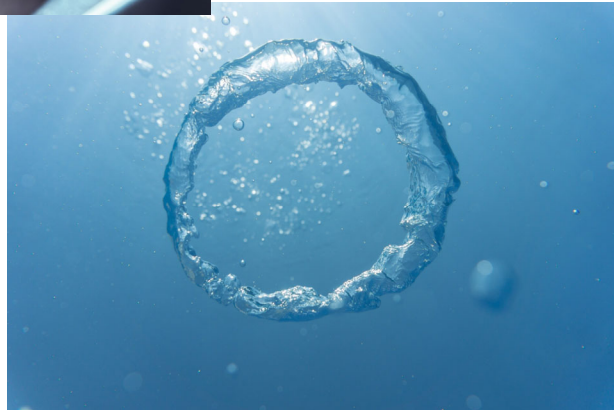
Expenses

The chart below shows expenses of the Water & Sewer Fund by department.



DRAINAGE UTILITY FUND

The Drainage Utility Fund is used to account for the administration of the City's stormwater program and environmental services including planning, engineering, operations & maintenance. The year-to-date operational revenues collected a total of \$2,215,950 and the operational expenditures related to administration and general maintenance total \$1,034,728 to date. The total change in net position is \$628,800.



SPECIAL REVENUE FUNDS FINANCIAL SUMMARY

(This section provides details on substantial special revenue funds)

MANSFIELD PARKS FACILITY DEVELOPMENT CORPORATION FUND

The operating fund accounts for the construction and development of sports and recreation facilities, equipment, and miscellaneous improvements to the City's Park System. Funding for the activities of the MPFDC is supported by ½ cent sales tax. The year-to-date revenues collected total \$8,022,472, 83.22% of the budget, and the operating expenditures total \$6,129,248 which is 63.16% of the budget. Revenues exceed expenditures by \$1,893,224 which increases the fund balance.

MPFDC DEBT SERVICE FUND

The MPFDC also has a debt service fund that accounts for the debt obligations caused by the development of sports and recreation facilities and equipment and the miscellaneous improvements to the City's Park System. A portion of the MPFDC's sales tax collections is transferred to support the debt activities. The year-to-date revenues collected total \$2,389,877 which is 75.2% of the budget and the expenditures total \$573,530 which is 18.13% of the budget. Revenue exceeds expenditures by \$1,816,347.

Fiscal Year 2024 YTD Summary	MPFDC Debt Service Fund	FY24 Budget	% Collected Budget
Revenues	2,389,877	3,164,077	75.53%
Expenditures (principal & interest)	573,530	3,164,077	18.13%
Net Change From Operating: Gain (loss)	1,816,347	-	
Fund Balance Beginning	515,196		
Fund Balance Ending	2,331,543		

THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION FUND

This fund is used to account for the promotion of Economic Development activities of the city. Funding for the activities of the MEDC is supported by ½ cent sales tax. The year-to-date operating revenues collected a total of \$7,327,461, which is 72.56% of the budgeted amount. Operating expenditures at the end of the reporting period totaled \$6,171,872 which is 87.72% of the budgeted expenditures. Operating revenue exceeded operating expenditures by \$1,155,589 which increased the fund balance. The total net change including non-operating activities is an increase of \$1,386,203 at the end of June 2024.

Tax Increment Reinvestment Zones (TIRZs)

In accordance with Texas Local Government Chapter 311, a local government can designate a geographic area that needs improvement as a TIRZ. The funding to pay for improvements within the zone is derived from the ad valorem taxes collected from increased value within the zone. The chart below shows the current activity for all City TIRZs. The revenue recorded is interest income received year-to-date and property tax. Any negative balances reflect inter-fund commitment for reimbursements.

Fiscal Year 2024 YTD Summary	TIRZ #1	TIRZ #2	TIRZ #4	TOTAL ALL TIRZ
Revenues	6,142,196	1,328,842	-	7,471,038
Expenditures	270,437	234,799	1,393,534	1,898,770
Net Change From Operating: Gain (loss)	5,871,759	1,094,043	(1,393,534)	5,572,268
Other Financing Sources (Uses)	(3,040,157)	(3,729,723)	-	(6,769,880)
Fund Balance Beginning	8,361,799	(2,688,961)	(805,415)	4,867,423
Fund Balance Ending	11,193,401	(5,324,641)	(2,198,949)	3,669,811

HOTEL/MOTEL TAX FUND

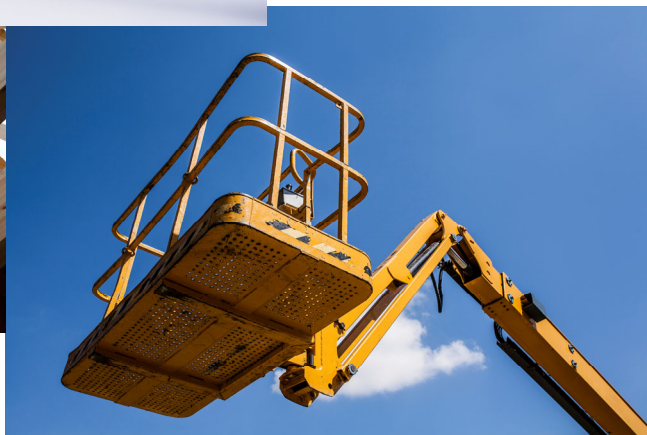
The Hotel/Motel fund is used to account for the occupancy taxes generated from the local hotels within the city. Funds collected are used to promote the City of Mansfield as a travel destination. The year-to-date revenues collected total \$798,251 which is 79.43% of the budget and the expenditures collected to date total \$823,576 which is 81.95% of the budget. Expenditures exceed revenues by (\$25,325) which results in a decrease to fund balance.

Fiscal Year 2024 YTD Summary	Hotel/Motel Tax Fund	FY24 Budget	% Collected Budget
Revenues	798,251	1,005,000	79.43%
Expenditures	823,576	1,005,000	81.95%
Net Change From Operating: Gain (loss)	(25,325)	-	
Fund Balance Beginning	2,435,848		
Fund Balance Ending	2,410,523		

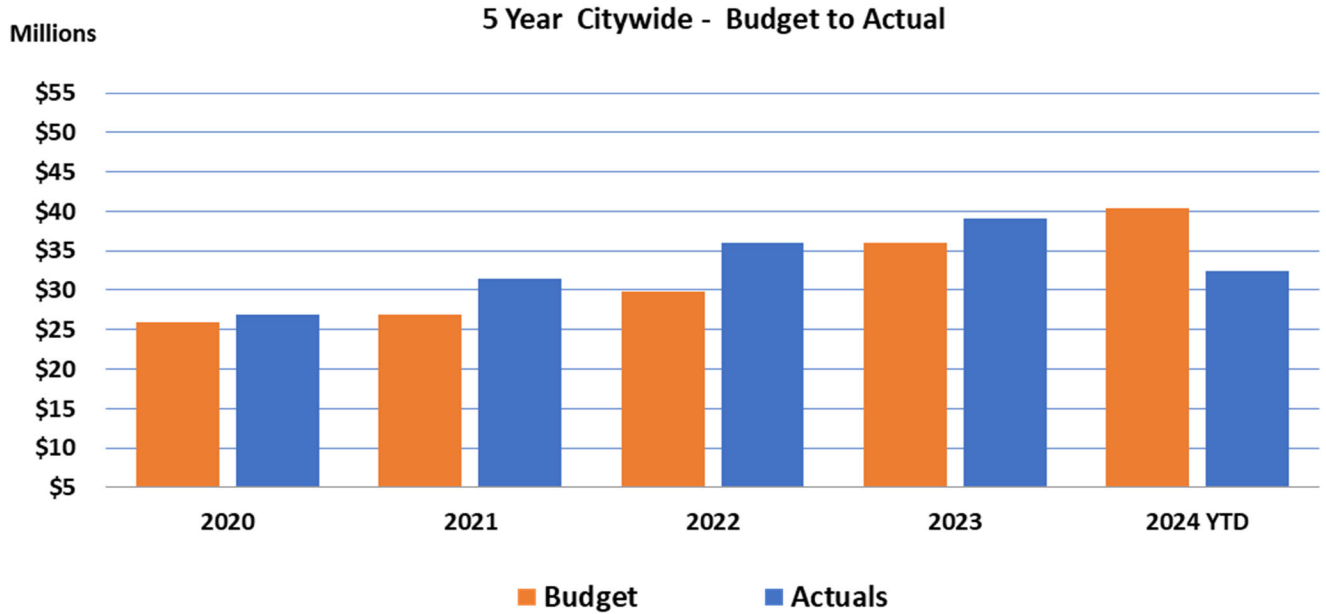
CAPITAL PROJECT FUNDS

The table below shows a summary of the revenues, expenditures, other financing sources, and ending fund balance for all Capital Project funds. Other financing sources include proceeds from bond issuances or transfers if applicable.

Fiscal Year 2024 YTD Summary	Street Construction Fund	Building Construction Fund	Equipment Replacement Fund	Parks Construction Fund	TOTAL CAPITAL FUNDS
Revenues	3,821,608	2,203,393	108,960	5,943	6,139,904
Expenditures	13,178,288	20,778,131	4,696,805	(53,698)	38,599,526
Net Change from Operating: Gain (loss)	(9,356,680)	(18,574,738)	(4,587,845)	59,641	(32,459,622)
Other Financing Sources (Uses)	18,967,999	42,128,500	2,449,092	-	63,545,591
Fund Balance Beginning	40,913,425	34,381,912	1,248,437	(374,304)	76,169,470
Fund Balance Ending	50,524,744	57,935,674	(890,316)	(314,663)	107,255,439



GLOBAL SALES TAXES



City of Mansfield Sales Tax Fiscal Year 2024 as of June 2024 (Cash Basis)							
Fiscal Year	0.01	0.005	0.005	Total 2¢	Collection Ratio and Budget		
	General Fund	MEDC Fund	MPFCDC Fund	Total	Y/Y % Chg.	Budget	% of Budget
2020	13,472,576	6,736,288	6,736,288	26,945,152	8.3%	25,889,650	104.08%
2021	15,744,052	7,872,026	7,872,026	31,488,104	16.9%	26,925,236	116.95%
2022	17,983,225	8,991,613	8,991,613	35,966,450	14.2%	29,903,214	120.28%
2023	19,508,041	9,754,021	9,754,021	39,016,083	8.5%	36,010,548	108.35%
2024 YTD	16,223,410	8,111,705	8,111,705	32,446,819	-16.8%	40,330,288	80.45%

● See the Appendix pages A30-A33 for detailed sales tax information.

INVESTMENTS

Monthly Investment Performance Summary: Month Ending June 30, 2024

Financial Market Outlook

The regional economy continues to expand; however, economic growth has been slightly downgraded from growth to moderate by many economists. Factors such as high inflation, housing market corrections, interest rate increases, and concerns over the federal funds rates. However, the regional economy continues to outperform the U.S. economy. Likewise, the City of Mansfield's economy is strong and continues to grow. The table below shows a comparison of both cash and investments from the prior month. Cash in consolidated accounts totals \$76.22 Million and investments total \$237.36 Million.

Citywide Cash & Investment Performance Summary

	May 31, 2024		June 30, 2024		Month-to-Month Change	
	Book Value	Average Yield	Book Value	Average Yield	Dollar (\$)	Percentage (%)
Demand Accounts	78,644,329	3.62%	76,226,698	3.62%	(2,417,631)	-3.07%
Local Government Investment Pool	208,997,952	5.41%	209,926,193	5.41%	928,241	0.44%
Money Market	27,311,050	5.19%	27,431,380	5.19%	120,330	0.44%
Total	314,953,331	4.95%	313,584,271	4.95%	(1,369,060)	-0.43%

- See the Appendix pages A22-A29 for investment information.

Report Certification: This report is prepared in accordance with the Public Funds Investment Act - "PFIA", Chapter 2256 Title 10 of the Texas Local Government Code.

Troy Lestina

Signed by: Troy Lestina, CFO/DCM, Investment Officer

Bryan Rebel

Bryan Rebel, Assistant Finance Director, Investment Officer

APPENDIX (Unaudited Statements)

- General Fund Statement of Activities A17
- Utility Fund Statement of Activities A18
- Drainage Fund Statement of Activities A19
- MPFDC Fund Statement of Activities A20
- MEDC Statement of Activities A21
- Detailed Investment Statements A22
- Detailed Sales Tax Statements A30

City of Mansfield, Texas

Summary Statement of Activities
For the Month and Nine Months Ended June 30, 2024 and 2023 (Unaudited)

General Fund	FY24	FY23	FY24	FY23	FY24	FY24	FY24
	MONTH TO	MONTH TO	YEAR TO	YEAR TO	ORIGINAL	POSITIVE	PERCENT
	DATE	DATE	DATE	DATE	BUDGET	(NEGATIVE)	COLLECTED TO
						BUDGET	BUDGET
REVENUES:							
Property Tax	\$ 423,275	\$ 529,544	\$ 46,651,830	\$ 42,651,224	\$ 52,820,733	\$ (6,168,903)	88.32%
Sales Tax	1,502,828	1,406,574	14,620,380	14,582,706	20,165,144	(5,544,764)	72.50%
Other Taxes	635,687	33,185	3,702,916	4,168,610	4,284,328	(581,412)	86.43%
License And Permits	365,744	639,153	3,259,255	2,631,225	2,771,994	487,261	117.58%
Grant Revenue	-	59,252	109,194	266,733	250,000	(140,806)	43.68%
Charges For Services	684,324	627,804	6,014,374	5,740,102	7,111,342	(1,096,968)	84.57%
Fines And Fees	276,310	100,247	1,712,051	1,661,835	2,124,809	(412,758)	80.57%
Interest Earnings	41,605	112,336	727,898	715,863	150,000	577,898	485.27%
Miscellaneous	52,996	31,435	733,687	439,950	221,044	512,643	331.92%
Total Revenues	3,982,769	3,539,530	77,531,585	72,858,248	89,899,394	(12,367,809)	86.24%
EXPENDITURES:							
General Government	1,196,121	3,072,720	19,575,514	18,469,667	26,610,380	7,034,866	73.56%
Public Safety	3,592,681	3,341,451	35,025,819	32,667,798	47,311,702	12,285,883	74.03%
Public Works	377,054	282,008	4,803,291	4,156,903	7,442,084	2,638,793	64.54%
Community Development	481,497	443,804	3,617,429	3,502,165	5,773,409	2,155,980	62.66%
Total Expenditures	5,647,353	7,139,983	63,022,053	58,796,533	87,137,575	24,115,522	72.32%
EXCESS REVENUES OVER(UNDER)							
EXPENDITURES	(1,664,584)	(3,600,453)	14,509,532	14,061,715	2,761,819		
OTHER FINANCING SOURCES (USES)							
Reserve/Contingency	-	-	-	-	(2,069,123)	(2,069,123)	0.00%
Sale of Capital Assets, net	-	-	6,242,866	15,507	20,000	(6,222,866)	31214.33%
Financing, net	-	-	-	-	-	-	0.00%
Sources	-	356,000	-	356,000	4,826,403	4,826,403	0.00%
(Uses)	-	-	(1,052,973)	(6,672,424)	(5,539,099)	(4,486,126)	19.01%
Total Other Financing Sources (Uses)	-	356,000	5,189,893	(6,300,917)	(2,761,819)	(7,951,712)	-187.92%
EXCESS OF REVENUES AND OTHER							
FINANCING SOURCES OVER (UNDER)							
EXPENDITURES AND OTHER							
FINANCING USES	(1,664,584)	(3,244,453)	19,699,425	7,760,798	-		
FUND BALANCE							
BEGINNING	53,965,583	42,743,992	32,601,574	31,738,741			
ENDING	\$ 52,300,999	\$ 39,499,539	\$ 52,300,999	\$ 39,499,539			

City of Mansfield, Texas

Statement of Activities - Budget and Actual
For the Month and Nine Months Ended June 30, 2024 and 2023 (Unaudited)

Utility Fund	FY24 MONTH TO DATE	FY23 MONTH TO DATE	FY24 YEAR TO DATE	FY23 YEAR TO DATE	FY24 ORIGINAL BUDGET	FY24 POSITIVE (NEGATIVE) BUDGET	FY24 PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Water Service	\$ 2,164,518	\$ 2,275,533	\$ 18,881,451	\$ 17,609,083	\$ 30,369,793	\$ (11,488,342)	62.17%
Sewer Service	1,432,045	1,419,118	12,454,733	11,257,493	16,311,279	(3,856,546)	76.36%
Impact Fees	322,800	308,850	4,024,500	2,249,922	2,500,000	1,524,500	160.98%
Other Income	84,225	89,746	1,104,762	1,042,640	927,874	176,888	119.06%
Total Revenues	\$ 4,003,588	\$ 4,093,247	\$ 36,465,446	\$ 32,159,138	\$ 50,108,946	\$ (13,643,500)	72.77%
OPERATING EXPENSES:							
Administration	76,123	108,777	1,077,630	1,148,920	1,129,194	51,564	95.43%
Billing And Collection	64,237	79,068	735,467	666,634	1,028,472	293,005	71.51%
Meter Reading/Repairs	131,488	105,731	907,120	985,894	1,618,245	711,125	56.06%
Water Distribution	48,523	123,877	992,366	1,258,767	1,164,288	171,922	85.23%
Wastewater Collection	169,732	915,974	9,369,028	9,291,761	11,315,825	1,946,797	82.80%
Water Treatment	541,061	426,093	11,227,621	9,082,396	14,910,266	3,682,645	75.30%
Water Quality	10,097	87,246	419,157	509,938	580,940	161,783	72.15%
Water Demand Management	10,223	9,642	100,935	101,288	167,877	66,942	60.12%
Depreciation	361,500	350,941	3,253,500	3,184,078	-	(3,253,500)	0.00%
Total Operating Expenses	1,412,984	2,207,349	28,082,824	26,229,676	31,915,107	3,832,283	87.99%
OPERATING INCOME (LOSS)	2,590,604	1,885,898	8,382,622	5,929,462	18,193,839	(9,811,217)	
NONOPERATING REVENUES (EXPENSES):							
Non-Departmental	(94,782)	(71,259)	(726,563)	(970,092)	(10,568,863)	9,842,300	6.87%
Interest Revenue	344,040	189,510	2,556,342	1,119,800	24,000	2,532,342	10651.43%
Debt Service	(73,008)	(83,438)	(1,172,473)	(750,938)	(876,100)	(296,373)	133.83%
Bad Debt Expense	-	-	-	-	(48,000)	48,000	0.00%
Net Nonoperating Revenues (Expenses)	176,250	34,813	657,306	(601,230)	(11,468,963)	12,126,269	-5.73%
INCOME (LOSS) BEFORE OPERATING TRANSFERS	2,766,854	1,920,711	9,039,928	5,328,232	6,724,876	2,315,052	134.43%
OPERATING TRANSFERS:							
Transfers In (Out)	-	-	-	-	(6,724,876)	6,724,876	0.00%
Net Operating Transfers	-	-	-	-	(6,724,876)	6,724,876	0.00%
CHANGE IN NET POSITION	2,766,854	1,920,711	9,039,928	5,328,232	-	-	
NET POSITION, BEGINNING	277,163,995	254,187,109	270,890,921	250,779,588			
NET POSITON, ENDING	\$ 279,930,849	\$ 256,107,820	\$ 279,930,849	\$ 256,107,820			

City of Mansfield, Texas

**Comparative Statement of Activities
For the Month and Nine Months Ended June 30, 2024 and 2023 (Unaudited)**

Drainage Utility Fund	FY24 MONTH TO DATE	FY23 MONTH TO DATE	FY24 YEAR TO DATE	FY23 YEAR TO DATE	FY24 ORIGINAL BUDGET	FY24 POSITIVE (NEGATIVE) BUDGET	FY24 PERCENT COLLECTED T BUDGET
OPERATING REVENUES:							
Drainage Fee	\$ 249,442	\$ 238,805	\$ 2,215,950	\$ 2,122,019	\$ 2,764,336	(548,386)	80%
Total Operating Revenues	<u>249,442</u>	<u>238,805</u>	<u>2,215,950</u>	<u>2,122,019</u>	<u>2,764,336</u>	<u>(548,386)</u>	
OPERATING EXPENSES:							
Administration & General Maintenance	98,450	81,926	861,028	886,374	2,046,822	1,185,794	42%
Depreciation	19,300	18,640	173,700	150,733	-	(173,700)	
Total Operating Expenses	<u>117,750</u>	<u>100,566</u>	<u>1,034,728</u>	<u>1,037,107</u>	<u>2,046,822</u>	<u>1,012,094</u>	
OPERATING INCOME (LOSS)	131,692	138,239	1,181,222	1,084,912	717,514	463,708	
NONOPERATING REVENUES (EXPENSES):							
Interest Revenue	14,244	20,283	188,747	54,392	-	(188,747)	
Other Income	-	1,000	100	8,404	-	(100)	
Interest and fiscal charges	<u>(6,520)</u>	<u>(4,348)</u>	<u>(31,269)</u>	<u>(44,322)</u>	<u>(693,245)</u>	<u>(661,976)</u>	
Net Nonoperating Revenue	7,724	16,935	157,578	18,474	(693,245)	(850,823)	
INCOME (LOSS) BEFORE OPERATING TRANSFERS	139,416	155,174	1,338,800	1,103,386	24,269	(387,115)	
OPERATING TRANSFERS							
Operating Transfers In/(Out)	<u>-</u>	<u>-</u>	<u>(710,000)</u>	<u>-</u>	<u>(24,269)</u>	<u>(685,731)</u>	
Net Operating Transfers	<u>-</u>	<u>-</u>	<u>(710,000)</u>	<u>-</u>	<u>(24,269)</u>	<u>(685,731)</u>	
CHANGE IN NET POSITION	139,416	155,174	628,800	1,103,386			
NET POSITION, BEGINNING	<u>14,621,381</u>	<u>13,723,200</u>	<u>14,131,997</u>	<u>12,774,988</u>			
NET POSITION, ENDING	<u>\$ 14,760,797</u>	<u>\$ 13,878,374</u>	<u>\$ 14,760,797</u>	<u>\$ 13,878,374</u>			

City of Mansfield, Texas

**Statement of Activities - Budget and Actual
For the Month and Nine Months Ended June 30, 2024 and 2023 (Unaudited)**

Mansfield Parks Facility Development Corporation	FY24 MONTH TO DATE	FY23 MONTH TO DATE	FY24 YEAR TO DATE	FY23 YEAR TO DATE	FY24 ORIGINAL BUDGET	FY24 POSITIVE (NEGATIVE) BUDGET	FY24 PERCENT COLLECTED TO BUDGET
REVENUES:							
Sales Tax Revenue	\$ 490,448	\$ 441,476	\$ 4,954,024	\$ 4,937,537	\$ 6,934,495	\$ (1,980,471)	71.44%
Other Income	27,417	33,303	339,904	163,573	50,500	289,404	673.08%
MAC Revenue	158,612	131,442	640,027	593,861	793,300	(153,273)	80.68%
Lease Revenue and Royalties	44,668	696,234	1,366,864	1,597,439	1,861,800	(494,936)	73.42%
Park Land Dedication Revenue	59,163	179,687	721,653	733,262	-	721,653	0.00%
Total Revenues	780,308	1,482,142	8,022,472	8,025,672	9,640,095	(1,617,623)	83.22%
EXPENDITURES:							
Administration	249,605	98,742	1,167,802	944,398	1,748,790	580,988	66.78%
Field Operations	133,306	73,088	925,446	702,868	1,637,768	712,322	56.51%
Community Park Operations	128,730	91,971	763,832	756,129	1,086,077	322,245	70.33%
Nature Education Operations	9,874	16,779	114,835	139,545	247,930	133,095	46.32%
Recreational Center	122,797	112,721	730,923	673,588	1,161,625	430,702	62.92%
Neighborhood Park Operations	67,067	63,056	494,958	296,671	888,185	393,227	55.73%
Projects	50,724	65,267	1,881,367	787,078	-	(1,881,367)	0.00%
Non-Departmental	5,518	13,135	50,085	118,840	2,933,678	2,883,593	1.71%
Total Expenditures	767,621	534,759	6,129,248	4,419,117	9,704,053	3,574,805	63.16%
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	12,687	947,383	1,893,224	3,606,555	(63,958)	1,957,182	-2960.11%
OTHER FINANCING SOURCES (USES):							
Operating Transfers In	-	-	-	-	309,975	(309,975)	0.00%
Operating Transfers (Out)	-	-	-	-	(246,017)	-	0.00%
Total Other Financing Sources (Uses)	-	-	-	-	63,958	(309,975)	0.00%
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	12,687	947,383	1,893,224	3,606,555			
FUND BALANCE, BEGINNING	18,442,193	14,881,276	16,561,656	12,222,104			
FUND BALANCE, ENDING	\$ 18,454,880	\$ 15,828,659	\$ 18,454,880	\$ 15,828,659			

City of Mansfield, Texas

**Comparative Statement of Activities
For the Month and Nine Months Ended June 30, 2024 and 2023 (Unaudited)**

Mansfield Economic Development Corporation	FY24		FY23		FY24		FY24	
	MONTH TO DATE	MONTH TO DATE	YEAR TO DATE	YEAR TO DATE	ORIGINAL BUDGET	POSITIVE (NEGATIVE) BUDGET	PERCENT COLLECTED BUDGET	
OPERATING REVENUES:								
Sales Tax Revenue	\$ 754,502	\$ 704,633	\$ 7,327,461	\$ 7,305,922	\$ 10,098,572	\$ (2,771,111)	72.56%	
Miscellaneous	-	-	-	-	-	-		
Total Operating Revenues	754,502	704,633	7,327,461	7,305,922	10,098,572	(2,771,111)	72.56%	
OPERATING EXPENDITURES:								
Administration	108,637	160,136	1,280,841	1,168,409	1,440,994	160,153	88.89%	
Promotions	13,620	55,208	80,762	123,845	100,000	19,238	80.76%	
Development Plan	-	-	5,420	53	28,000	22,580	19.36%	
Projects	-	241	4,764,197	454,650	5,444,577	680,380	87.50%	
Non-Departmental	4,300	312,998	40,652	47,154	22,361	(18,291)	181.80%	
Total Operating Expenditures	126,557	528,583	6,171,872	1,794,111	7,035,932	864,060	87.72%	
OPERATING INCOME	627,945	176,050	1,155,589	5,511,811	3,062,640	(1,907,051)	37.73%	
NONOPERATING REVENUES (EXPENSES):								
Interest Revenue	53,707	75,334	576,902	336,088	60,000	516,902	961.50%	
Gain or (loss) on sale of property	-	-	-	388,612	-	-		
Interest and fiscal charges	(500)	-	(346,288)	(380,698)	(2,660,028)	2,313,740	13.02%	
Total Nonoperating Revenue	53,207	75,334	230,614	344,002	(2,600,028)	2,830,642	-8.87%	
INCOME BEFORE OPERATING TRANSFERS	681,152	251,384	1,386,203	5,855,813	462,612	923,591	299.65%	
OPERATING TRANSFERS:								
Operating Transfers In (Out)	-	-	-	-	(462,612)	462,612	0.00%	
CHANGE IN NET ASSETS	681,152	251,384	1,386,203	5,855,813				
NET ASSETS, BEGINNING	17,433,279	18,399,339	16,728,228	12,794,910				
NET ASSETS, PROJECTS	- *	- *	- *	- *				
NET ASSETS, ENDING	\$ 18,114,431	\$ 18,650,723	\$ 18,114,431	\$ 18,650,723				

**Project Fund Balance represents funds that have been contractually obligated by the City Council and MEDC. These expenses will be recognized upon realization of the expense.

City of Mansfield
Portfolio Holdings
Tracker Portfolio Set Up - by Issuer
Report Format: By Transaction
Group By: Issuer
Average By: Face Amount / Shares
Portfolio / Report Group: All Portfolios
As of 6/30/2024

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
CLASS												
CLASS LGIP	CLASS-GENOP	5/11/2023	5.428	5,324,387.27	5,324,387.27	5,324,387.27	5,324,387.27	N/A	1		2.24	5201 - Water & Sewer
CLASS LGIP	CLASS-GENOP	5/11/2023	5.428	2,129,754.91	2,129,754.91	2,129,754.91	2,129,754.91	N/A	1		0.90	3201 - Street Construction
CLASS LGIP	CLASS-GENOP	5/11/2023	5.428	2,472,789.47	2,472,789.47	2,472,789.47	2,472,789.47	N/A	1		1.04	1001 - General Fund
CLASS LGIP	CLASS-GENOP	5/11/2023	5.428	6,389,264.72	6,389,264.72	6,389,264.72	6,389,264.72	N/A	1		2.69	4501 - Economic Development
CLASS LGIP	CLASS-GENOP	5/11/2023	5.428	2,129,754.91	2,129,754.91	2,129,754.91	2,129,754.91	N/A	1		0.90	2302 - Mansfield Parks Land Dedication
CLASS LGIP	CLASS-GENOP	5/11/2023	5.428	2,129,754.91	2,129,754.91	2,129,754.91	2,129,754.91	N/A	1		0.90	3608 - LINEAR PARK TRAIL
CLASS LGIP	CLASS-GENOP	5/11/2023	5.428	2,129,754.91	2,129,754.91	2,129,754.91	2,129,754.91	N/A	1		0.90	5101 - Drainage Utility Fund
CLASS LGIP	CLASS-GENOP	5/11/2023	5.428	1,064,877.45	1,064,877.45	1,064,877.45	1,064,877.45	N/A	1		0.45	2301 - Mansfield Parks 1/2 Sales Tax
CLASS LGIP	CLASS-SLFRF	5/27/2021	5.428	548,367.55	548,367.55	548,367.55	548,367.55	N/A	1		0.23	2104 - ARPA
Sub Total / Average CLASS			5.428	24,318,706.10	24,318,706.10	24,318,706.10	24,318,706.10		1	0.00	10.25	
LOGIC												
LOGIC LGIP	LOGIC	5/28/2022	5.411	5,509,181.35	5,509,181.35	5,509,181.35	5,509,181.35	N/A	1		2.32	5201 - Water & Sewer
LOGIC LGIP	LOGIC	5/28/2022	5.411	1,473,599.86	1,473,599.86	1,473,599.86	1,473,599.86	N/A	1		0.62	1001 - General Fund
LOGIC LGIP	LOGIC	5/28/2022	5.411	4,407,345.07	4,407,345.07	4,407,345.07	4,407,345.07	N/A	1		1.86	4501 - Economic Development
LOGIC LGIP	LOGIC	5/28/2022	5.411	3,305,508.83	3,305,508.83	3,305,508.83	3,305,508.83	N/A	1		1.39	3901 - TIF
LOGIC LGIP	LOGIC-CO2024	1/10/2024	5.411	22,061,885.46	22,061,885.46	22,061,885.46	22,061,885.46	N/A	1		9.29	3401 - Building Construction
LOGIC LGIP	LOGIC-CO2024	1/10/2024	5.411	1,539,201.31	1,539,201.31	1,539,201.31	1,539,201.31	N/A	1		0.65	3411 - Joint Fire/PD Training Facility
LOGIC LGIP	LOGIC-CO2024	1/10/2024	5.411	20,275,385.80	20,275,385.80	20,275,385.80	20,275,385.80	N/A	1		8.54	3412 - ACO/Service Center
LOGIC LGIP	LOGIC-CO2024	1/10/2024	5.411	1,672,598.77	1,672,598.77	1,672,598.77	1,672,598.77	N/A	1		0.70	3001 - Equipment Replacement
LOGIC LGIP	LOGIC-CO2024	1/10/2024	5.411	18,950,646.55	18,950,646.55	18,950,646.55	18,950,646.55	N/A	1		7.98	3202 - Streets Construction
LOGIC LGIP	LOGIC-CO2024	1/10/2024	5.411	2,199,005.60	2,199,005.60	2,199,005.60	2,199,005.60	N/A	1		0.93	3901 - TIF
LOGIC LGIP	LOGIC-WS2024	1/10/2024	5.411	51,306,710.36	51,306,710.36	51,306,710.36	51,306,710.36	N/A	1		21.62	5224 - Utility WTP
LOGIC LGIP	LOGIC-CO2022A	12/15/2022	5.411	19,057,661.44	19,057,661.44	19,057,661.44	19,057,661.44	N/A	1		8.03	3218 Issue 2022A - Streets

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
LOGIC LGIP	LOGIC-CO2022A	12/15/2022	5.411	18,538,141.80	18,538,141.80	18,538,141.80	18,538,141.80	N/A	1		7.81	3410 - PD Headquarters
LOGIC LGIP	LOGIC-CO2022A	12/15/2022	5.411	458,581.22	458,581.22	458,581.22	458,581.22	N/A	1		0.19	3412 - ACCO/Service Center
Sub Total / Average LOGIC			5.411	170,755,453.42	170,755,453.42	170,755,453.42	170,755,453.42		1	0.00	71.94	

Nations Funds

Nations Funds MM	MF0008	10/25/1999	5.190	10,401,427.68	10,401,427.68	10,401,427.68	10,401,427.68	N/A	1		4.38	5201 - Water & Sewer
Nations Funds MM	MF0008	10/25/1999	5.190	3,662,668.77	3,662,668.77	3,662,668.77	3,662,668.77	N/A	1		1.54	3201 - Street Construction
Nations Funds MM	MF0008	10/25/1999	5.190	4,541,667.09	4,541,667.09	4,541,667.09	4,541,667.09	N/A	1		1.91	1001 - General Fund
Nations Funds MM	MF0008	10/25/1999	5.190	165,813.06	165,813.06	165,813.06	165,813.06	N/A	1		0.07	4501 - Economic Development
Nations Funds MM	MF0008	10/25/1999	5.190	28,979.90	28,979.90	28,979.90	28,979.90	N/A	1		0.01	2003 - Tree Mitigation
Nations Funds MM	MF0008	10/25/1999	5.190	2,497,326.22	2,497,326.22	2,497,326.22	2,497,326.22	N/A	1		1.05	2301 - Mansfield Parks 1/2 Sales Tax
Nations Funds MM	MF0008	10/25/1999	5.190	485,432.53	485,432.53	485,432.53	485,432.53	N/A	1		0.20	4001 - Debt Services
Nations Funds MM	MF0008	10/25/1999	5.190	661,078.66	661,078.66	661,078.66	661,078.66	N/A	1		0.28	2302 - Mansfield Parks Land Dedication
Nations Funds MM	MF0008	4/11/2012	5.190	3,278,423.86	3,278,423.86	3,278,423.86	3,278,423.86	N/A	1		1.38	5211 - Revenue Bond Reserve
Nations Funds MM	MF0008	8/1/2016	5.190	1,680,277.60	1,680,277.60	1,680,277.60	1,680,277.60	N/A	1		0.71	3212 - 2016 Streets Construction
Nations Funds MM	MF0008	12/1/2017	5.190	28,285.05	28,285.05	28,285.05	28,285.05	N/A	1		0.01	3213 - 2017 Streets Construction
Sub Total / Average Nations Funds			5.190	27,431,380.42	27,431,380.42	27,431,380.42	27,431,380.42		1	0.00	11.56	

TexStar

TexStar LGIP	TEXSTAR	11/2/2012	5.313	256,045.53	256,045.53	256,045.53	256,045.53	N/A	1		0.11	4502 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	5.313	2,056,260.96	2,056,260.96	2,056,260.96	2,056,260.96	N/A	1		0.87	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	5.313	88,013.42	88,013.42	88,013.42	88,013.42	N/A	1		0.04	3401 - Building Construction
TexStar LGIP	TEXSTAR	11/2/2012	5.313	2,163,155.07	2,163,155.07	2,163,155.07	2,163,155.07	N/A	1		0.91	3201 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	5.313	963,002.86	963,002.86	963,002.86	963,002.86	N/A	1		0.41	1001 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	5.313	921,039.57	921,039.57	921,039.57	921,039.57	N/A	1		0.39	4501 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	5.313	2,700,270.88	2,700,270.88	2,700,270.88	2,700,270.88	N/A	1		1.14	2301 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	5.313	1,175,945.98	1,175,945.98	1,175,945.98	1,175,945.98	N/A	1		0.50	2302 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	5.313	59,541.83	59,541.83	59,541.83	59,541.83	N/A	1		0.03	4001 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	5.313	1,102,470.80	1,102,470.80	1,102,470.80	1,102,470.80	N/A	1		0.46	5101 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	5.313	1,641,060.17	1,641,060.17	1,641,060.17	1,641,060.17	N/A	1		0.69	3901 - TIF

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
TexStar LGIP	TEXSTAR	1/8/2014	5.313	5,349.09	5,349.09	5,349.09	5,349.09	N/A	1		0.00	3001 - Equipment Replacement
TexStar LGIP	TEXSTAR	11/30/2014	5.313	644,899.66	644,899.66	644,899.66	644,899.66	N/A	1		0.27	2006 - Hotel
TexStar LGIP	TEXSTAR	8/31/2016	5.313	1,074,977.49	1,074,977.49	1,074,977.49	1,074,977.49	N/A	1		0.45	3212 - 2016 Streets Construction
Sub Total / Average TexStar			5.313	14,852,033.31	14,852,033.31	14,852,033.31	14,852,033.31		1	0.00	6.26	
Total / Average			5.381	237,357,573.25	237,357,573.25	237,357,573.25	237,357,573.25		1	0.00	100	

City of Mansfield
Portfolio Holdings
Tracker Portfolio Set Up - by Portfolio (Fund)
Report Format: By Transaction
Group By: Portfolio Name
Average By: Face Amount / Shares
Portfolio / Report Group: All Portfolios
As of 6/30/2024

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
1001 - General Fund												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	5.428	2,472,789.47	2,472,789.47	2,472,789.47	2,472,789.47	N/A	1		1.04
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	5.411	1,473,599.86	1,473,599.86	1,473,599.86	1,473,599.86	N/A	1		0.62
Nations Funds MM	MF0008	Money Market	10/25/1999	5.190	4,541,667.09	4,541,667.09	4,541,667.09	4,541,667.09	N/A	1		1.91
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	5.313	963,002.86	963,002.86	963,002.86	963,002.86	N/A	1		0.41
Sub Total / Average 1001 - General Fund				5.299	9,451,059.28	9,451,059.28	9,451,059.28	9,451,059.28		1	0.00	3.98
2003 - Tree Mitigation												
Nations Funds MM	MF0008	Money Market	10/25/1999	5.190	28,979.90	28,979.90	28,979.90	28,979.90	N/A	1		0.01
Sub Total / Average 2003 - Tree Mitigation				5.190	28,979.90	28,979.90	28,979.90	28,979.90		1	0.00	0.01
2006 - Hotel												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/30/2014	5.313	644,899.66	644,899.66	644,899.66	644,899.66	N/A	1		0.27
Sub Total / Average 2006 - Hotel				5.313	644,899.66	644,899.66	644,899.66	644,899.66		1	0.00	0.27
2104 - ARPA												
CLASS LGIP	CLASS-SLFRF	Local Government Investment Pool	5/27/2021	5.428	548,367.55	548,367.55	548,367.55	548,367.55	N/A	1		0.23
Sub Total / Average 2104 - ARPA				5.428	548,367.55	548,367.55	548,367.55	548,367.55		1	0.00	0.23
2301 - Mansfield Parks 1/2 Sales Tax												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	5.428	1,064,877.45	1,064,877.45	1,064,877.45	1,064,877.45	N/A	1		0.45
Nations Funds MM	MF0008	Money Market	10/25/1999	5.190	2,497,326.22	2,497,326.22	2,497,326.22	2,497,326.22	N/A	1		1.05
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	5.313	2,700,270.88	2,700,270.88	2,700,270.88	2,700,270.88	N/A	1		1.14
Sub Total / Average 2301 - Mansfield Parks 1/2 Sales Tax				5.283	6,262,474.55	6,262,474.55	6,262,474.55	6,262,474.55		1	0.00	2.64
2302 - Mansfield Parks Land Dedication												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	5.428	2,129,754.91	2,129,754.91	2,129,754.91	2,129,754.91	N/A	1		0.90

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
Nations Funds MM	MF0008	Money Market	10/25/1999	5.190	661,078.66	661,078.66	661,078.66	661,078.66	N/A	1		0.28
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	5.313	1,175,945.98	1,175,945.98	1,175,945.98	1,175,945.98	N/A	1		0.50
Sub Total / Average 2302 - Mansfield Parks Land Dedication				5.354	3,966,779.55	3,966,779.55	3,966,779.55	3,966,779.55		1	0.00	1.67
3001 - Equipment Replacement												
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	5.411	1,672,598.77	1,672,598.77	1,672,598.77	1,672,598.77	N/A	1		0.70
TexStar LGIP	TEXSTAR	Local Government Investment Pool	1/8/2014	5.313	5,349.09	5,349.09	5,349.09	5,349.09	N/A	1		0.00
Sub Total / Average 3001 - Equipment Replacement				5.410	1,677,947.86	1,677,947.86	1,677,947.86	1,677,947.86		1	0.00	0.71
3201 - Street Construction												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	5.428	2,129,754.91	2,129,754.91	2,129,754.91	2,129,754.91	N/A	1		0.90
Nations Funds MM	MF0008	Money Market	10/25/1999	5.190	3,662,668.77	3,662,668.77	3,662,668.77	3,662,668.77	N/A	1		1.54
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	5.313	2,163,155.07	2,163,155.07	2,163,155.07	2,163,155.07	N/A	1		0.91
Sub Total / Average 3201 - Street Construction				5.287	7,955,578.75	7,955,578.75	7,955,578.75	7,955,578.75		1	0.00	3.35
3202 - Streets Construction												
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	5.411	18,950,646.55	18,950,646.55	18,950,646.55	18,950,646.55	N/A	1		7.98
Sub Total / Average 3202 - Streets Construction				5.411	18,950,646.55	18,950,646.55	18,950,646.55	18,950,646.55		1	0.00	7.98
3212 - 2016 Streets Construction												
Nations Funds MM	MF0008	Money Market	8/1/2016	5.190	1,680,277.60	1,680,277.60	1,680,277.60	1,680,277.60	N/A	1		0.71
TexStar LGIP	TEXSTAR	Local Government Investment Pool	8/31/2016	5.313	1,074,977.49	1,074,977.49	1,074,977.49	1,074,977.49	N/A	1		0.45
Sub Total / Average 3212 - 2016 Streets Construction				5.238	2,755,255.09	2,755,255.09	2,755,255.09	2,755,255.09		1	0.00	1.16
3213 - 2017 Streets Construction												
Nations Funds MM	MF0008	Money Market	12/1/2017	5.190	28,285.05	28,285.05	28,285.05	28,285.05	N/A	1		0.01
Sub Total / Average 3213 - 2017 Streets Construction				5.190	28,285.05	28,285.05	28,285.05	28,285.05		1	0.00	0.01
3218 Issue 2022A - Streets												
LOGIC LGIP	LOGIC-CO2022A	Local Government Investment Pool	12/15/2022	5.411	19,057,661.44	19,057,661.44	19,057,661.44	19,057,661.44	N/A	1		8.03

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
Sub Total / Average 3218 Issue 2022A - Streets				5.411	19,057,661.44	19,057,661.44	19,057,661.44	19,057,661.44		1	0.00	8.03
3401 - Building Construction												
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	5.411	22,061,885.46	22,061,885.46	22,061,885.46	22,061,885.46	N/A	1		9.29
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	5.313	88,013.42	88,013.42	88,013.42	88,013.42	N/A	1		0.04
Sub Total / Average 3401 - Building Construction				5.410	22,149,898.88	22,149,898.88	22,149,898.88	22,149,898.88		1	0.00	9.33
3410 - PD Headquarters												
LOGIC LGIP	LOGIC-CO2022A	Local Government Investment Pool	12/15/2022	5.411	18,538,141.80	18,538,141.80	18,538,141.80	18,538,141.80	N/A	1		7.81
Sub Total / Average 3410 - PD Headquarters				5.411	18,538,141.80	18,538,141.80	18,538,141.80	18,538,141.80		1	0.00	7.81
3411 - Joint Fire/PD Training Facility												
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	5.411	1,539,201.31	1,539,201.31	1,539,201.31	1,539,201.31	N/A	1		0.65
Sub Total / Average 3411 - Joint Fire/PD Training Facility				5.411	1,539,201.31	1,539,201.31	1,539,201.31	1,539,201.31		1	0.00	0.65
3412 - ACO/Service Center												
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	5.411	20,275,385.80	20,275,385.80	20,275,385.80	20,275,385.80	N/A	1		8.54
LOGIC LGIP	LOGIC-CO2022A	Local Government Investment Pool	12/15/2022	5.411	458,581.22	458,581.22	458,581.22	458,581.22	N/A	1		0.19
Sub Total / Average 3412 - ACO/Service Center				5.411	20,733,967.02	20,733,967.02	20,733,967.02	20,733,967.02		1	0.00	8.74
3608 - LINEAR PARK TRAIL												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	5.428	2,129,754.91	2,129,754.91	2,129,754.91	2,129,754.91	N/A	1		0.90
Sub Total / Average 3608 - LINEAR PARK TRAIL				5.428	2,129,754.91	2,129,754.91	2,129,754.91	2,129,754.91		1	0.00	0.90
3901 - TIF												
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	5.411	3,305,508.83	3,305,508.83	3,305,508.83	3,305,508.83	N/A	1		1.39
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	5.411	2,199,005.60	2,199,005.60	2,199,005.60	2,199,005.60	N/A	1		0.93
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	5.313	1,641,060.17	1,641,060.17	1,641,060.17	1,641,060.17	N/A	1		0.69
Sub Total / Average 3901				5.388	7,145,574.60	7,145,574.60	7,145,574.60	7,145,574.60		1	0.00	3.01

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
- TIF												
4001 - Debt Services												
Nations Funds MM	MF0008	Money Market	10/25/1999	5.190	485,432.53	485,432.53	485,432.53	485,432.53	N/A	1		0.20
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	5.313	59,541.83	59,541.83	59,541.83	59,541.83	N/A	1		0.03
Sub Total / Average 4001 - Debt Services				5.203	544,974.36	544,974.36	544,974.36	544,974.36		1	0.00	0.23
4501 - Economic Development												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	5.428	6,389,264.72	6,389,264.72	6,389,264.72	6,389,264.72	N/A	1		2.69
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	5.411	4,407,345.07	4,407,345.07	4,407,345.07	4,407,345.07	N/A	1		1.86
Nations Funds MM	MF0008	Money Market	10/25/1999	5.190	165,813.06	165,813.06	165,813.06	165,813.06	N/A	1		0.07
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	5.313	921,039.57	921,039.57	921,039.57	921,039.57	N/A	1		0.39
Sub Total / Average 4501 - Economic Development				5.409	11,883,462.42	11,883,462.42	11,883,462.42	11,883,462.42		1	0.00	5.01
4502 - MEDC I&S Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	5.313	256,045.53	256,045.53	256,045.53	256,045.53	N/A	1		0.11
Sub Total / Average 4502 - MEDC I&S Fund				5.313	256,045.53	256,045.53	256,045.53	256,045.53		1	0.00	0.11
5101 - Drainage Utility Fund												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	5.428	2,129,754.91	2,129,754.91	2,129,754.91	2,129,754.91	N/A	1		0.90
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	5.313	1,102,470.80	1,102,470.80	1,102,470.80	1,102,470.80	N/A	1		0.46
Sub Total / Average 5101 - Drainage Utility Fund				5.389	3,232,225.71	3,232,225.71	3,232,225.71	3,232,225.71		1	0.00	1.36
5201 - Water & Sewer												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	5.428	5,324,387.27	5,324,387.27	5,324,387.27	5,324,387.27	N/A	1		2.24
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	5.411	5,509,181.35	5,509,181.35	5,509,181.35	5,509,181.35	N/A	1		2.32
Nations Funds MM	MF0008	Money Market	10/25/1999	5.190	10,401,427.68	10,401,427.68	10,401,427.68	10,401,427.68	N/A	1		4.38
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	5.313	2,056,260.96	2,056,260.96	2,056,260.96	2,056,260.96	N/A	1		0.87
Sub Total / Average 5201 - Water & Sewer				5.307	23,291,257.26	23,291,257.26	23,291,257.26	23,291,257.26		1	0.00	9.81
5211 - Revenue Bond Reserve												

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
Nations Funds MM	MF0008	Money Market	4/11/2012	5.190	3,278,423.86	3,278,423.86	3,278,423.86	3,278,423.86	N/A	1		1.38
Sub Total / Average 5211 - Revenue Bond Reserve				5.190	3,278,423.86	3,278,423.86	3,278,423.86	3,278,423.86		1	0.00	1.38
5224 - Utility WTP												
LOGIC LGIP	LOGIC-WS2024	Local Government Investment Pool	1/10/2024	5.411	51,306,710.36	51,306,710.36	51,306,710.36	51,306,710.36	N/A	1		21.62
Sub Total / Average 5224 - Utility WTP				5.411	51,306,710.36	51,306,710.36	51,306,710.36	51,306,710.36		1	0.00	21.62
Total / Average				5.381	237,357,573.25	237,357,573.25	237,357,573.25	237,357,573.25		1	0.00	100

CITYWIDE SALES TAX (\$0.02)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	\$ 2,982,257	\$ 3,115,490	\$ 133,233	4.47%
November (PY)	\$ 3,471,547	\$ 3,536,268	\$ 64,721	1.86%
December (PY)	\$ 3,453,085	\$ 3,069,000	\$ (384,084)	-11.12%
January	\$ 3,074,428	\$ 3,154,498	\$ 80,070	2.60%
February	\$ 4,146,611	\$ 3,760,901	\$ (385,709)	-9.30%
March	\$ 2,885,197	\$ 3,024,021	\$ 138,824	4.81%
April	\$ 2,757,197	\$ 2,825,254	\$ 68,057	2.47%
May	\$ 3,581,940	\$ 3,749,673	\$ 167,733	4.68%
June	\$ 2,813,150	\$ 3,005,656	\$ 192,506	6.84%
July	\$ -	\$ -	\$ -	0.00%
August	\$ -	\$ -	\$ -	0.00%
September	\$ -	\$ -	\$ -	0.00%
Total	\$ 29,165,411	\$ 29,240,761	\$ 75,350	0.26%

GENERAL FUND (\$0.01)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	\$ 1,491,129	\$ 1,557,745	\$ 66,617	4.47%
November (PY)	\$ 1,735,774	\$ 1,768,134	\$ 32,360	1.86%
December (PY)	\$ 1,726,542	\$ 1,534,500	\$ (192,042)	-11.12%
January	\$ 1,537,214	\$ 1,577,249	\$ 40,035	2.60%
February	\$ 2,073,305	\$ 1,880,451	\$ (192,855)	-9.30%
March	\$ 1,442,598	\$ 1,512,010	\$ 69,412	4.81%
April	\$ 1,378,598	\$ 1,412,627	\$ 34,028	2.47%
May	\$ 1,790,970	\$ 1,874,836	\$ 83,866	4.68%
June	\$ 1,406,575	\$ 1,502,828	\$ 96,253	6.84%
July	\$ -	\$ -	\$ -	0.00%
August	\$ -	\$ -	\$ -	0.00%
September	\$ -	\$ -	\$ -	0.00%
Total	\$ 14,582,706	\$ 14,620,381	\$ 37,675	0.26%

MANSFIELD ECONOMIC DEVELOPMENT CORPORATION FUND (\$0.005)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	\$ 745,564	\$ 778,873	\$ 33,308	4.47%
November (PY)	\$ 867,887	\$ 884,067	\$ 16,180	1.86%
December (PY)	\$ 863,271	\$ 767,250	\$ (96,021)	-11.12%
January	\$ 768,607	\$ 788,625	\$ 20,018	2.60%
February	\$ 1,036,653	\$ 940,225	\$ (96,427)	-9.30%
March	\$ 721,299	\$ 756,005	\$ 34,706	4.81%
April	\$ 689,299	\$ 706,313	\$ 17,014	2.47%
May	\$ 895,485	\$ 937,418	\$ 41,933	4.68%
June	\$ 703,287	\$ 751,414	\$ 48,127	6.84%
July	\$ -	\$ -	\$ -	0.00%
August	\$ -	\$ -	\$ -	0.00%
September	\$ -	\$ -	\$ -	0.00%
Total	\$ 7,291,353	\$ 7,310,190	\$ 18,838	0.26%

MANSFIELD PUBLIC FACILITIES DEVELOPMENT CORPORATION FUND (\$0.005)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	\$ 745,564	\$ 778,873	\$ 33,308	4.47%
November (PY)	\$ 867,887	\$ 884,067	\$ 16,180	1.86%
December (PY)	\$ 863,271	\$ 767,250	\$ (96,021)	-11.12%
January	\$ 768,607	\$ 788,625	\$ 20,018	2.60%
February	\$ 1,036,653	\$ 940,225	\$ (96,427)	-9.30%
March	\$ 721,299	\$ 756,005	\$ 34,706	4.81%
April	\$ 689,299	\$ 706,313	\$ 17,014	2.47%
May	\$ 895,485	\$ 937,418	\$ 41,933	4.68%
June	\$ 703,287	\$ 751,414	\$ 48,127	6.84%
July	\$ -	\$ -	\$ -	0.00%
August	\$ -	\$ -	\$ -	0.00%
September	\$ -	\$ -	\$ -	0.00%
Total	\$ 7,291,353	\$ 7,310,190	\$ 18,838	0.26%



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 24-6128

Agenda Date: 8/12/2024

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Nominating Mouser Electronics, Inc. as an Enterprise Zone Project Under the Texas Enterprise Zone Act; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; and Providing an Effective Date

Requested Action

Consider approving the Resolution nominating Mouser Electronics, Inc. for the Texas Enterprise Zone program.

Recommendation

Approve the Resolution nominating Mouser Electronics, Inc. for the Texas Enterprise Zone program.

Description/History

Mouser Electronics continues to grow and invest in Mansfield. Mouser Electronics, Inc. is planning new capital investment over the next five years in Mansfield with the installation of new machinery and equipment in its newly completed warehouse expansion. The planned capital investment consists of approximately \$11 million warehousing machinery and equipment including vertical lift modules, shipping lines, and sorters.

The Texas Enterprise Zone Program is a State incentive program which reimburses the successful applicant the 6.25% state portion of sales tax they have paid for expenses related to the project for which the application is made. Enterprise Zone programs have no fiscal impact on the City of Mansfield. However, the City must nominate the project for Mouser to be eligible to apply for the program via the attached Resolution. The application deadline is September 1st. The first time a City participates in an Enterprise Zone project it must pass an Ordinance establishing the participation, then all subsequent nominations can be done via Resolution. The Enterprise Zone Ordinance was established in May 2017 with Mouser's previous nomination.

Justification

Mouser continues to make a positive economic impact on the City of Mansfield. This investment will generate additional tax revenue and retain a large number of jobs.

Funding Source

Not Applicable

Prepared By

Natalie Phelps, Project Manager, 817-728-3653

RESOLUTION NO. _____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, NOMINATING MOUSER ELECTRONICS, INC. AS AN ENTERPRISE PROJECT UNDER THE TEXAS ENTERPRISE ZONE ACT; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE**

WHEREAS, the City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, the City Council of the City of Mansfield, Texas (City) has previously passed Ordinance No. OR-2049-17 electing to participate in the Texas Enterprise Zone Program, and the local incentives offered under this resolution are the same on this date as were outlined in Ordinance No. OR-2049-17; and,

WHEREAS, the Office of the Governor Economic Development and Tourism (EDC) through the Economic Development Bank (Bank) will consider Mouser Electronics, Inc. as an enterprise project pursuant to a nomination and an application made by the City; and,

WHEREAS, the City desires to pursue the creation of the proper economic and social environment in order to induce the investment of private resources in productive business enterprises located in the City and to provide employment to residents of enterprise zones and to other economically disadvantaged individuals; and,

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Texas Enterprise Zone Act, Texas Government Code (the "Act"), Mouser Electronics, Inc. has applied to the City for designation as an enterprise project; and,

WHEREAS, the City finds that Mouser Electronics, Inc. meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

1. Mouser Electronics, Inc. is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site not located in an enterprise zone and at least thirty-five percent (35.0%) of the business' new employees will be residents of an enterprise zone, economically disadvantaged individuals, or veterans; and,
2. There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities within the area; and,
3. The designation of Mouser Electronics, Inc. as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area; and,

WHEREAS, the City finds that Mouser Electronics, Inc. meets the criteria for tax relief and other incentives adopted by the City and nominates Mouser Electronics, Inc. for enterprise project status on the grounds that it will be of an overall economic benefit to the City; and,

WHEREAS, the City finds that it is in the best interest of the City to nominate Mouser Electronics, Inc. as an enterprise project pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings of the City and its actions approving this resolution taken at the council meeting are hereby approved and adopted.

SECTION 2.

Mouser Electronics, Inc. is a “qualified business,” as defined in Section 2303.402 of the Act, and meets the criteria for designation as an enterprise project, as set forth in Section 2303, Subchapter F of the Act.

SECTION 3.

The enterprise project shall take effect on the date of designation of the enterprise project by the agency and terminate five (5) years thereafter.

SECTION 4.

This Resolution shall take effect upon its adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 12TH DAY OF AUGUST, 2024.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

ORDINANCE NO. OR-2049-17

AN ORDINANCE OF THE CITY COUNCIL OF CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY'S PARTICIPATION IN THE TEXAS ENTERPRISE ZONE PROGRAM PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303 ("THE ACT"), TEXAS GOVERNMENT CODE (ACT), PROVIDING TAX INCENTIVES, DESIGNATING A LIAISON FOR COMMUNICATION WITH INTERESTED PARTIES, AND NOMINATING MOUSER ELECTRONICS, INC. TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT & TOURISM THROUGH THE ECONOMIC DEVELOPMENT BANK AS AN ENTERPRISE PROJECT

WHEREAS, the City Council of the **City of Mansfield, Texas** (City) desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises and to provide employment to residents from an enterprise zone; and,

WHEREAS, the project or activity is located in an area designated as an enterprise zone; and,

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Act, **Mouser Electronics, Inc.** has applied to the City for designation as an enterprise project; and,

WHEREAS, at the election of City Council, certain local incentives are available to **Mouser Electronics, Inc.** as a qualified business that will create a higher level of employment, economic activity and stability; and,

WHEREAS, a public hearing to consider this Ordinance was held by the City Council on **May 22nd, 2017**.

NOW, THEREFORE BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS THAT:

SECTION 1.

The City Council nominates **Mouser Electronics, Inc.** for enterprise project status.

SECTION 2.

The following local incentives, at the election of the City Council, are or will be made available to the nominated project or activity of the qualified business:

- a) The City may establish a reinvestment zone and abate taxes on the increase in value of real property improvements and eligible personal property for up to 10 years for qualifying projects under the requirements of the City's Tax Abatement Policy. The level of abatement shall be based upon capital

investment, and the extent to which the business receiving the abatement creates jobs for qualified employees, in accordance with the Tax Abatement Policy and with qualified employee being defined by the Act.

- b) The City may provide business and industrial development services, including:
 - 1) Local sales tax refund;
 - 2) Chapter 380 tax rebates for qualifying projects that significantly enhance the City's tax base as provided in the City's policy;
 - 3) Establishment of a Tax Increment Reinvestment Zone;
 - 4) Freeport exemption;
 - 5) Creation of stream-lined permitting and problem resolution centers or ombudsmen;
 - 6) Promotion and marketing services;
 - 7) Other tax deferrals, tax refunds or tax incentives;
 - 8) Low-interest loans for business;
 - 9) Use of surplus school buildings or other underutilized publicly owned facilities as small-business incubators;
 - 10) Provision of publicly owned land for development purposes; or

- c) The City may provide regulatory relief to businesses, including:
 - 1) Zoning changes or variances;
 - 2) Exemptions from unnecessary building code requirements, impact fees, or inspection fees; or
 - 3) Streamlined permitting.

- d) The City may provide enhanced municipal services to businesses, including:
 - 1) Improved police and fire protection; or
 - 2) Institution of community crime prevention programs; or
 - 3) Special public transportation routes or reduced fares.

- e) The City may provide improvements in community facilities, including:
 - 1) Capital improvements in water and sewer facilities;
 - 2) Road repair;
 - 3) Creation or improvement of parks; or
 - 4) Creation of other venues, such as museums, conference centers, etc.

- f) The City may provide improvements to housing, including:
 - 1) Low-interest loans for housing rehabilitation, improvement, or new construction; or
 - 2) Transfer of abandoned housing to individuals or community groups.

- g) The City, in partnership with other regional entities, may provide job training and employment services to businesses, including:
 - 1) Job training and employment services;
 - 2) Retraining programs;

- 3) Literacy and employment skills programs;
- 4) Vocational education; or
- 5) Customized job training.

SECTION 3.

Any enterprise zone areas created within the City are reinvestment zones in accordance with the Texas Tax Code, Chapter 312.

SECTION 4.

The City Council directs and designates the City Manager as the City's liaison to communicate and negotiate with the Governor's Office, Economic Development and Tourism (EDT) through the Economic Development Bank and enterprise project(s) and to oversee zone activities and communications with qualified businesses and other entities in an enterprise zone or affected by an enterprise project.

SECTION 5.

The City Council finds that **Mouser Electronics, Inc.** meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

- a) **Mouser Electronics, Inc.** is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body's jurisdiction, located in an enterprise zone and at least twenty-five percent (25%) of the business' new employees will be residents of an enterprise zone or economically disadvantaged individuals or veterans; and
- b) There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities in the area; and
- c) The designation of **Mouser Electronics, Inc.** as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

SECTION 6.

The enterprise project shall take effect on the date of designation of the enterprise project by EDT and terminate five (5) years thereafter.

SECTION 7.

The provisions of this Ordinance are severable and the invalidity of any part of this Ordinance will not affect the validity of the remainder of the Ordinance.

FIRST READING APPROVED ON THE 22ND DAY OF MAY, 2017.

SECOND READING APPROVED ON THE 23RD DAY OF MAY, 2017.

DULY PASSED ON THE THIRD AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 24TH DAY OF MAY, 2017.



David L. Cook, Mayor

ATTEST:



Jeanne Heard, City Secretary

APPROVED AS TO FORM AND LEGALITY



Allen Taylor, City Attorney



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 24-6132

Agenda Date: 8/12/2024

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Construction Contracts Between the City of Mansfield, Texas and Gra-Tex Utilities, Inc. and Raba Kistner, inc. in an Amount Not to Exceed \$5,399,960.00 for the Construction of the Britton Holland Interceptor Sanitary Sewer; Finding That the Meeting at Which This Resolution is Passed Open to the Public as Required by Law; and is Declaring an Effective Date (Utility Fund)

Requested Action

Consider the Resolution approving contracts for the construction of the Britton Holland Interceptor Sanitary Sewer Project to Gra-Tex Utilities Inc. for an amount not to exceed \$5,252,704.00 and to Raba Kistner, Inc. for an amount not to exceed \$80,256.00 (Utility Fund).

Recommendation

Staff recommends approval.

Description/History

This project will extend sewer service to proposed commercial and residential developments along Lone Star Road and Britton Road including the development associated with the Staybolt Street South Campus. The majority of this project is Project No. 13 in the 2019 Wastewater Master Plan. The project was bid on July 3, 2024, and there were nine bidders for the project. The lowest qualified bidder was Gra-Tex Utilities Inc. Bids ranged from a low bid of \$4,775,185.00 to a high bid of \$7,234,808.53.

The contract time for this project is two hundred thirty (230) working days or approximately 12 months. This project will include extending approximately 1,100 feet of 21" sanitary sewer interceptor along Holland Road from Fox Meadow Lane/Eagle Drive to Britton Road. Approximately 2,100 feet of 21" and 8" sanitary sewer interceptor will continue to be extended along Britton Road from Holland Road to within approximately 1,300 feet of the existing intersection with Lone Star Road and Heritage Parkway. The project also includes full depth asphalt pavement repair of Britton Road from Holland Road to Lone Star Road as well as approximately 650 square yards of asphalt pavement repair of Holland Road.

The requested funds are for a construction contract in the amount of \$5,252,704.00 including a 10% contingency. The requested funds are also for \$80,256.00 for materials testing including a 10% contingency. The requested funds also include \$42,000.00 for surveying and \$25,000.00 for other miscellaneous services needed to complete the construction of the project.

Justification

This project is on the Wastewater Master Plan and the Engineering Services and Public Utilities staff recommends Gra-Tex Utilities, Inc.

The Director of Engineering Services will attend the meeting to answer Council's questions regarding the proposed funding and contracts.

Funding Source

The funding source will be from the Utility Construction Fund.

Prepared By

Luke Goralski, Utility Engineer, 817-276-4234

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING CONSTRUCTION CONTRACTS BETWEEN THE CITY OF MANSFIELD, TEXAS AND GRA-TEX UTILITIES, INC. AND RABA KISTNER, INC. IN AN AMOUNT NOT TO EXCEED \$5,399,960.00 FOR THE CONSTRUCTION OF THE BRITTON HOLLAND INTERCEPTOR SANITARY SEWER; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND IS DECLARING AN EFFECTIVE DATE. (UTILITY FUND)

WHEREAS, The City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, the City has publicly advertised and requested competitive bids for the construction of the Britton Holland Interceptor Sanitary Sewer; and,

WHEREAS, all bids were received, opened and publicly read aloud on July 3, 2024; and,

WHEREAS, it is recognized that it is in the best interest of the citizens of the City of Mansfield that the construction provided for herein be started at the earliest possible date to insure necessary service and delivery; and,

WHEREAS, after review of all bids received, City staff believes that the “lowest and best” bid is that of Gra-Tex Utilities, Inc.; and,

WHEREAS, funding for these contracts is available from the Utility Fund.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

A Construction Contract with Gra-Tex Utilities, Inc., in an amount not to exceed Five Million Two Hundred Fifty-Two Thousand Seven Hundred Four Dollars and No Cents (\$5,252,704.00) for the construction of the Britton Holland Interceptor Sanitary Sewer is hereby approved.

SECTION 3.

A Professional Services Contract with Raba Kistner, Inc., in an amount not to exceed Eighty Thousand Two Hundred Fifty-Six Dollars and No Cents (\$80,256.00) for material testing of the Britton Holland Interceptor Sanitary Sewer is hereby approved.

SECTION 4.

Additional funding in an amount not to exceed Sixty-Seven Thousand Dollars and No Cents (\$67,000.00) for surveying and for contingency for miscellaneous services is hereby approved.

SECTION 5.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 6.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 12TH DAY OF AUGUST, 2024.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



BID OPENING FORM

Owner: City of Mansfield

Bid No.: 2024-41-04-06

Project: 2024-41-04-06 Britton Holland Interceptor Sanitary Sewer Extension

Date: 7/3/2024 @ 2:00 p.m.

Name of Bidder	Bid Type	Bid Bond Attached	Bid Amount	Comments
Flow-line Construction Inc. P.O. Box 600881 Dallas, TX 75360		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$6,352,825.00	Received on 07/03/24 @ 12:10pm by KB
Reyes TX Inc 1520 Parker Rd. Grand Prairie, TX 75090		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$4,992,000.00	Received on 07/03/24 @ 12:55pm by KB
FM Utilities, LLC 4911 Redbird Trail Midlothian, TX 76065		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$4,958,179.54	Received on 07/03/24 @ 1:20 pm by KB
S.J. Louis Construction of Texas, Ltd 520 S. 6th Avenue Mansfield, TX 76063		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$7,234,808.53	Received on 07/03/24 @ 1:28 pm by KB
Canary Construction 802 N Kealy Avenue Ste. 101 Lewisville, Texas 75057		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$5,953,443.00	Received on 07/03/24 @ 1:37 pm by KB
Acadia Services 351 W Southlake Blvd. Southlake, TX 76092		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$7,149,245.00	Received on 07/03/24 @ 1:37 pm by KB
Mountain Cascade PO Box 467 Alvarado, TX 76009		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$5,392,465.00	Received on 07/03/24 @ 1:45 pm by KB
Gra-Tex Utilities Inc. PO Box 1038 Kennedale, TX		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$4,775,185.00	Received on 07/03/24 @ 1:45 pm by KB
Western Municipal Construction of Texas, LLC 402 Gulf Ave Justin, TX 76247		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$5,827,445.14	Received on 07/03/24 @ 1:49 pm by KB

EXHIBIT 'A' Sewer Basin Map





CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 24-6133

Agenda Date: 8/12/2024

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Establishing a Date for Public Hearing to Consider the Amendment of Land Use Assumptions, Impact Fee Capital Improvements Plan for Water and Wastewater Infrastructure, and the Imposition of Revised Water and Wastewater Impact Fees, and for Providing for an Effective Date

Requested Action

Adoption of the Resolution.

Recommendation

Staff recommends approval of the resolution.

Description/History

Chapter 395 of the Local Government Code requires the City Council to update impact fees and their associated documents (the Land Use Assumptions and Capital Improvements Plan) every five years. The City Council is also required to adopt a resolution scheduling a public hearing to consider the revised fees and documents. The public hearing and first reading is scheduled on September 23, 2024.

The Capital Improvements Advisory Committee will consider the proposed amendments on August 19, 2024. Their recommendation will be forwarded to City Council prior to the public hearing.

The Executive Director of Public Works will be in attendance at the meeting to answer Council's questions regarding the resolution.

Funding Source

N/A

Prepared By

Luke Goralski, Utility Engineer, 817-276-4234

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, ESTABLISHING A DATE FOR PUBLIC HEARING TO CONSIDER THE AMENDMENT OF LAND USE ASSUMPTIONS, IMPACT FEE CAPITAL IMPROVEMENTS PLAN FOR WATER AND WASTEWATER INFRASTRUCTURE, AND THE IMPOSITION OF AMENDED WATER AND WASTEWATER IMPACT FEES IN ACCORDANCE WITH CHAPTER 395 OF THE TEXAS LOCAL GOVERNMENT CODE; AUTHORIZING THE PUBLICATION OF NOTICE FOR SUCH PUBLIC HEARING; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND IS DECLARING AN EFFECTIVE DATE

WHEREAS, The City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, the City of Mansfield, Texas has adopted water and wastewater impact fees, and in accordance with Chapter 395 of the Local Government Code (the Act), the impact fees, associated Land Use Assumptions, and Capital Improvements Plan shall be updated at least every five years; and,

WHEREAS, the Mansfield City Council appointed a Capital Improvements Advisory Committee (CIAC) as required by the Act and the CIAC shall file their comments and recommendations to the City Council at least five (5) business days before the date of the public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

The City Council hereby calls a public hearing on September 23, 2024 at 6:00 P.M. to review and consider the adoption of amendments to the Land Use Assumptions, Water and Wastewater Capital Improvements Plan, and the imposition of amended Water and Wastewater Impact Fees.

SECTION 3.

On or before the date of the first publication of the notice of the hearing on the amendments, the land use assumptions, the capital improvements plans, and impact fees for water and

wastewater facilities, including the amount of any proposed amended impact fee per service unit, shall be made available to the public.

SECTION 4.

Notice of said hearing is hereby authorized to be provided in accordance with Section 395.055 of the Act.

SECTION 5.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 6.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 12TH DAY OF AUGUST 2024.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 24-6139

Agenda Date: 8/12/2024

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Stating and Accepting the Results of a Local Option Petition for an Election to be Held to Consider Legalization of the Legal Sale of All Alcoholic Beverages for Off-Premise Consumption Only; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Requested Action

Consider the Council accept the findings of the petition and approve the attached resolution.

Recommendation

Consider the Council accept the findings of the petition and approve the attached resolution.

Description/History

The City Secretary's Office received an Application for Local Option Election Petition to Legalize on April 29, 2024 with the required qualifying signatures to receive petitions. The measure listed was 'the legal sale of all alcoholic beverages for off-premise consumption only'. The application also included all other required documentation in accordance with Section 501.023 and 501.025 of the Texas Election Code. The City Secretary's Office issued the required petition forms to the applicant on May 2, 2024.

Pursuant to Texas Election Code (TEC) Chapter 501; Section 501.032, the total number of valid signatures required for the petition to be sufficient is equal to or greater than 35% of the registered voters in the political subdivision who voted for governor in the most recent gubernatorial election. Based on the calculations provided by the Tarrant, Johnson and Ellis County Election Administrators, 9,109 Mansfield registered voter's signatures are required. The completed petitions filing deadline was July 1, 2024, the completed petitions were filed with the City Secretary on July 1, 2024.

The City of Mansfield entered into an agreement with Tarrant County Elections to verify the signatures on the petitions submitted. Tarrant County Elections has access to the State Database of Texas Registered voters but also the expertise to verify the signatures. Upon completion Tarrant County submitted the following findings:

- A total of 14,830 signatures were submitted
- 8,788 signatures were accepted and verified
- 6,042 signatures were rejected
- 9,109 signatures were needed to be accepted and cause a Local Option Election to be ordered

The City Secretary received an appeal from the applicant regarding Tarrant County Elections

findings. It was requested that the City Secretary review approximately 350 signatures rejected by Tarrant County Elections for missing the signature date or having the incorrect date.

Based on the direction provided by the City Attorney and case law regarding this subject matter, the City Secretary moved forward with the verification and accepted 334 additional signatures.

Combining the signatures accepted and verified by Tarrant County Elections and those accepted and verified by the City Secretary it is the opinion of the City Secretary that the required number of signatures were accepted and verified to cause a local option election to be ordered. The total number of signatures accepted and verified were 9,122.

Upon acceptance of valid petitions calling for the city council to order a local option election, the city council must order an election to be held at its next regular city council meeting. Section 3.005 (c) of the Texas Election Code requires the city to order an election no later than the 78th day before the uniform election date. The next uniform election date is November 5, 2024.

Justification

N/A

Funding Source

N/A

Prepared By

Susana Marin, City Secretary, TRMC
817-276-4203

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, STATING AND ACCEPTING THE RESULTS OF A LOCAL OPTION PETITION FOR AN ELECTION TO BE HELD TO CONSIDER LEGALIZATION OF THE LEGAL SALE OF ALL ALCOHOLIC BEVERAGES FOR OFF-PREMISE CONSUMPTION ONLY; 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)

WHEREAS, The City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, the city secretary received in compliance with Texas Election Code Section 501.023 a valid petition filed by 10 or more qualified voters of the City of Mansfield requesting petitions to be circulated among qualified voters; and,

WHEREAS, the city secretary issued petitions 2024000001 through 2024002251, pursuant to Texas Election Code Section 501.028, seeking an election to legalize the legal sale of all alcoholic beverages for off-premise consumption; and,

WHEREAS, petitions were issued May 2, 2024, with a deadline of July 1, 2024; and,

WHEREAS, the petitions were returned to the city secretary July 1, 2024, within the deadline; and,

WHEREAS, the city contracted with Tarrant County Elections to verify all 14,830 signature on the petitions filed with the city secretary in accordance with Texas Election Code Section 501.301; and,

WHEREAS, the number of signatures of qualified voters required for the petition is 9,109 and 8,788 were verified and qualified by Tarrant County. The City Secretary verified and qualified 334 additional signatures totaling 9,122 verified and qualified signatures; and,

WHEREAS, the city secretary is presenting these findings and requesting the city council to accept the finding within the required timeframe.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

I, Susana Marin, City Secretary for the City of Mansfield, Texas, hereby affirm that I received a valid application by 10 or more qualified voters of the City of Mansfield requesting petitions for circulation among qualified voters for an election to legalize the legal sale of all alcoholic beverages for off-premise consumption only. I issued petitions 2024000001 through 2024002251, pursuant to the Texas Election Code on May 2, 2024, for circulation by the applicants. The deadline for the applicant to return the petition to the city secretary was July 1, 2024.

SECTION 3.

Pursuant to Texas Election Code Section 501.301 the city secretary through Tarrant County Elections verified the petitions filed July 1, 2024. The number of required signatures is 9,109. The petition contained 14,830 signatures, and of that amount 9,122 signatures were qualified and accepted as valid; therefore, the petition meets the requirements of the Texas Election Code.

SECTION 4.

Texas Election Code Section 501.032 required the city secretary to present to the city council at their next regular meeting on or after the 30th day the petitions are filed the findings for the city council to accept and take appropriate action. The petition is sufficient to cause the city council to order a Special Local Option Election to be held on the next uniform election date, which is November 5, 2024.

SECTION 5.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 6.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 12TH DAY OF AUGUST, 2024.

Michael Evans, Mayor

Resolution No. _____

24-6139

Page 3 of 3

ATTEST:

Susana Marin, City Secretary



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 24-6140

Agenda Date: 8/12/2024

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Ordering a Special Election to be Held on November 5, 2024 for the Purpose of Submitting to the Qualified Voters of the City of Mansfield the Following Measure; Legalizing the Legal Sale of all Alcoholic Beverages for Off-Premise Consumption Only; Appointing Early Voting Clerk and Designating Main Early Voting Polling Place; Establishing the Time, Manner and Procedures for that Election; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Requested Action

Approval of the resolution ordering a local option election.

Recommendation

Approval of the resolution ordering a local option election.

Description/History

The City Secretary's Office received an Application for Local Option Election to Legalize on April 29, 2024 with the required qualifying signatures to receive petitions. The measure listed was 'the legal sale of all alcoholic beverages for off-premise consumption only'. The application also included all other required documentation in accordance with Section 501.023 and 501.025 of the Texas Election Code. The City Secretary's Office issued the required petition forms to the applicant on May 2, 2024.

Pursuant to Texas Election Code (TEC) Chapter 501; Section 501.032, the total number of valid signatures required for the petition to be sufficient is equal or greater than 35% of the registered voters in the political subdivision who voted for governor in the most recent gubernatorial election. Based on the calculations provided by the Tarrant, Johnson and Ellis County Elections Administrators, 9,109 Mansfield registered voter's signatures are required. The completed petitions filings deadline was July 1, 2024, the completed petitions were filed with the City Secretary on July 1, 2024.

The City of Mansfield entered into an agreement with Tarrant County Elections to verify the signatures on the petitions submitted. Tarrant County Elections has access to the State Database of Texas Registered voters but also the expertise to verify the signatures. Upon completion Tarrant County submitted the following findings:

- A total of 14,830 signatures were submitted
- 8,788 signatures were accepted and verified

- 6,042 signatures were rejected
- 9,109 signatures were needed to be accepted and cause a Local Option Election to be ordered

The City Secretary received an appeal from the applicant regarding Tarrant County Elections findings. It was requested that the City Secretary review approximately 350 signatures rejected by Tarrant County Elections for missing the signature date or having the incorrect date.

Based on the direction provided by the City Attorney and case law regarding this subject matter, the City Secretary moved forward with the verification and accepted 334 additional signatures.

Combining the signatures accepted and verified by Tarrant County Elections and those accepted and verified by the City Secretary it is the opinion of the City Secretary that the required number of signatures were accepted and verified to cause a local option election to be ordered. The total number of signatures accepted and verified were 9,122.

Upon acceptance of valid petitions calling for the city council to order a local option election, the city council must order an election to be held at its next regular city council meeting. Section 3.005 (c) of the Texas Election Code requires the city to order an election no later than the 78th day before the uniform election date. The next uniform election date is November 5, 2024.

The measure before the voters will be legalization; The legal sale of all alcoholic beverages for off-premise consumption only.

Justification

N/A

Funding Source

General Fund

Prepared By

Susana Marin, City Secretary, TRMC
817-276-4203

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, ORDERING A SPECIAL ELECTION TO BE HELD ON NOVEMBER 5, 2024 FOR PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY OF MANSFIELD THE FOLLOWING MEASURE; LEGALIZING THE LEGAL SALE OF ALL ALCOHOLIC BEVERAGES FOR OFF-PREMISE CONSUMPTION ONLY; APPOINTING EARLY VOTING CLERK AND DESIGNATING MAIN EARLY VOTING POLLING PLACE; ESTABLISHING THE TIME, MANNER AND PROCEUDRES FOR THAT ELECTION; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

WHEREAS, The City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, pursuant to and consistent with Chapter 501 of the Texas Election Code, the City of Mansfield, Texas, received a petition requesting a local option election to be held to consider the legal sale of all alcoholic beverages for off-premise consumption only; and,

WHEREAS, pursuant to Sections 501.301 and 501.109 of the Texas Election Code, the City Secretary did cause the petition submitted to be verified through Tarrant County Election, and determined the petition contained the requisite number of signatures of eligible voters of the City; and,

WHEREAS, the city council must order an election at its next regular session occurring 30 days on or after the petition is filed with the city secretary; and,

WHEREAS, the petition was filed with the city secretary on July 1, 2024; and,

WHEREAS, state law has established the 1st Tuesday after the 1st Monday in November as a uniform election date for general and special elections; and,

WHEREAS, Section 3.005(c) of the Texas Election Code requires the City to call the election at least 78 days before the uniform election date; and,

WHEREAS, by this resolution, it is the intention of the City Council to order a 2024 special election, appointing early voting clerk, designating main early voting polling locations; and establishing and setting forth procedures for conducting the election.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

**SECTION 1.
Special Election Called**

A special election shall be held in the City of Mansfield, Texas, on Tuesday, November 5, 2024, for the purpose of submitting to the qualified voters of the City of Mansfield a measure legalizing:

The legal sale of all alcoholic beverages for off-premise consumption only.

The official ballot to be used in the special election shall be prepared in accordance with Sections 52.072 and 501.035 of the Texas Election Code. The ballots shall permit the voters to vote “For” or “Against” the measure.

SECTION 2.

Agreement with Tarrant, Johnson and Ellis Counties

Prior to the election, the City anticipates that it will enter into an agreement for election services with Tarrant County, Johnson County and Ellis County (the “Agreement”). The Mayor, City Manager or their designee is authorized to execute the joint agreement.

SECTION 3.

Election Day Polling Places

- A. Election Day Polling Place – Tarrant County:** Precinct 1 shall be comprised of all portions of Mansfield located in Tarrant County. The polling places for Election Day in the City of Mansfield, Precinct 1, Tarrant County shall be as follows as part of the countywide polling plan, with additional polling locations throughout Tarrant County:

Dr. Jim Vaszauskas Center for the Performing Arts
1110 West Debbie Lane
Mansfield, Texas 76063

J.L. Boren Elementary School
1401 Country Club Drive
Mansfield, Texas 76063

Mansfield Sub-Courthouse
1100 East Broad Street
Mansfield, Texas 76063

Vernon Newsom Stadium
3700 East Broad Street
Mansfield, Texas 76063

Bethlehem Baptist Church
1188 West Broad Street
Mansfield, Texas 76063

Brooks Wester Middle School
1520 North Walnut Creek
Mansfield, Texas 76063

Linda Jobe Middle School
2491 Gertie Barrett Road
Mansfield, Texas 76063

Roberta Tipps Steam Academy
3001 North Walnut Creek drive
Mansfield, Texas 76063

B. Election Day Polling Place – Johnson County: Precinct 2 shall be comprised of all portions of Mansfield located in Johnson County. The polling places for Election Day in City of Mansfield, Precinct 2, Johnson County shall be as follows:

First Baptist Church of Lillian
10552 CR 519
Lillian, TX 76061

New Hope Community Church
11965 CR 506
Venus, TX 76084

Countryside Baptist Church
1390 S. Main St.
Mansfield, TX 76063

C. Election Day Polling Place – Ellis County: Precinct 3 shall be comprised of all portions of Mansfield located in Ellis County. The polling place for Election Day in the City of Mansfield, Precinct 3, Ellis County shall be as follows as part of the countywide polling plan, with additional polling locations throughout Ellis County:

Ellis County Woman’s Building (Davis Hall)
407 W. Jefferson St.
Waxahachie, TX 75119

Ellis County Sub-Courthouse (Conf. Room)
207 S. Sonoma Trail
Ennis, TX 75119

Midlothian Conference Center (Ballrooms)
1 Community Circle Dr.
Midlothian, TX 76065

Palmer ISD Annex Bldg. (Portable Bldg.)
303 Bulldog Way
Palmer, TX 75152

Red Oak Municipal Center (Ballrooms)
200 Lakeview Pkwy
Red Oak, TX 75154

SECTION 4.
Appointment of Election Judges and Alternate Election Judges

Election Judges for the special election shall be appointed by Tarrant County, Johnson County, and Ellis County as authorized by Chapter 271, of the Texas Election Code.

SECTION 5.
Early Voting and Ballots by Mail

- A. Early Voting – Tarrant County:** Clinton Ludwig, Elections Administrator, is hereby designated as the Early Voting Clerk. Additional Deputy Early Voting Clerks may be appointed, as provided in the Agreement.

Early voting by personal appearance shall be conducted in accordance with the Texas Election Code. Tarrant County Elections Center, 2700 Premier St., Fort Worth, Texas 76033 is hereby designated as the Main Early Voting location. Early voting by personal appearance shall be as follows:

October 21 – 25	Monday – Friday	8:00 a.m. – 5:00 p.m.
October 26	Saturday	7:00 a.m. – 7:00 p.m.
October 27	Sunday	10:00 a.m. – 4:00 p.m.
October 28 – November 1	Monday – Friday	7:00 a.m. – 7:00 p.m.

Additional early voting will be conducted throughout Tarrant County as established by the Agreement. If there is any discrepancy between this Resolution and the Agreement as to early voting locations or times, the Agreement shall control.

Early voting both by personal appearance and by mail for Tarrant County shall be by electronic voting machines and shall be canvassed by Early Voting Ballot Board, which is hereby created. The Presiding Election Judge and the Alternate Presiding Judge appointed herein shall serve as the presiding officer and the alternate presiding officer, respectively, of the Early Voting Ballot Board. The other election officers serving at the election shall serve as the other members of the Early Voting Ballot Board for the election. The Central Count/Ballot Board Judge and additional personnel shall be appointed as stated in the Agreement

Voting by Mail – Applications for a ballot by mail may be delivered to the Early Voting Clerk for each county no later than the close of business on October 25, 2024. Early Voting ballots for Tarrant County shall be mailed to Clinton Ludwig, Early Voting Clerk, P.O. Box 961011, Fort

Worth, Texas, 76161-0011. The City Secretary is directed to forward the applications and ballots to the Election Administrator as provided in the agreement.

B. Early Voting – Johnson County: Joyce Adams, Interim Elections Administrator, is hereby designated as the Early Voting Clerk. Additional Deputy Early Voting Clerks may be appointed, as provided in the Agreement.

Early Voting by personal appearance shall be conducted in accordance with the Texas Election Code. Johnson County Elections, 103 S. Walnut St., Cleburne, TX 76033 is hereby designated as the Main Early Voting location. Early voting by personal appearance shall be as follows:

October 21 – 25	Monday – Friday	8:00 a.m. – 5:00 p.m.
October 26	Saturday	7:00 a.m. – 7:00 p.m.
October 27	Sunday	10:00 a.m. – 4:00 p.m.
October 28 – November 1	Monday – Friday	7:00 a.m. – 7:00 p.m.

Additional early voting will be conducted throughout Johnson County as established by the Agreement. If there is any discrepancy between this Resolution and the Agreement as to early voting locations or times, the Agreement shall control.

Early voting both by personal appearance and by mail for Johnson County shall be by paper ballot and an ES&S Express Vote Marking Device approved by the Secretary of State in accordance with the Texas Election Code by HAVA compliance and shall be canvassed by Early Voting Ballot Board, which is hereby created. The Presiding Election Judge and the Alternate Presiding Judge appointed herein shall serve as the presiding officer and the alternate presiding officer, respectively, of the Early Voting Ballot Board. The other election officers serving at the election shall serve as the other members of the Early Voting Ballot Board for the election.

Voting by Mail – Applications for a ballot by mail may be delivered to the Early Voting Clerk for each county no later than the close of business on October 25, 2024. Early Voting ballots for Johnson County shall be mailed to Joyce Adams, Early Voting Clerk, P.O. Box 895, Cleburne, Texas, 76033. The City Secretary is directed to forward the applications and ballots to the Election Administrator as provided in the agreement.

C. Early Voting – Ellis County: Jana Onyon, Elections Administrator, is hereby designated as the Early Voting Clerk. Additional Deputy Early Voting Clerks may be appointed, as provided in the Agreement.

Early Voting by personal appearance shall be conducted in accordance with the Texas Election Code. Ellis County Woman’s Building (Davis Hall), 407 W. Jefferson St., Waxahachie, TX 75167 is hereby designated as the Main Early Voting Location. Early voting by personal appearance shall be as follows:

October 21 – 25	Monday – Friday	8:00 a.m. – 6:00 p.m.
October 26	Saturday	7:00 a.m. – 7:00 p.m.
October 27	Sunday	1:00 p.m. – 7:00 p.m.

October 28 – November 1 Monday – Friday 7:00 a.m. – 7:00 p.m.

Additional early voting will be conducted throughout Ellis County as established by the Agreement. If there is any discrepancy between this Resolution and the Agreement as to early voting locations or times, the Agreement shall control.

Early voting both by personal appearance and by mail for Ellis County shall be by paper ballot and an ES&S Express Vote Marking Device approved by the Secretary of State in accordance with the Texas Election Code by HAVA compliance and shall be canvassed by Early Voting Ballot Board, which is hereby created. The Presiding Election Judge and the Alternate Presiding Judge appointed herein shall serve as the presiding officer and the alternate presiding officer, respectively, of the Early Voting Ballot Board. The other election officers serving at the election shall serve as the other members of the Early Voting Ballot Board for the election.

Voting by Mail – Applications for a ballot by mail may be delivered to the Early Voting Clerk for each county no later than the close of business on October 25, 2024. Early Voting ballots for Ellis County shall be mailed to Jana Onyon, Early Voting Clerk, 204 E. Jefferson Street, Waxahachie, Texas, 75165. The City Secretary is directed to forward the applications and ballots to the Election Administrator as provided in the agreement.

SECTION 6.

METHOD OF VOTING: The Hart InterCivic Verity System v. 2.3.1 shall be used for voting by personal appearance on Election Day and the Hart InterCivic Verity System v. 2.3.1 for early voting by personal appearance and Election for the Tarrant County portion of the election. The City Council hereby adopts the Hart InterCivic Verity System v. 2.3.1 for early voting and Election Day. All expenditures necessary for the conduct of the election, the purchase of materials therefore, and the employment of all election officials are hereby authorized and shall be conducted in accordance with the Election Code.

The ES&S Express Vote Marking Device shall be used for voting by personal appearance on Early Voting by personal appearance and Election Day for the Johnson County portion of the election. The City Council hereby adopts the ES&S Express Vote Marking Device for early voting and Election Day. All expenditures necessary for the conduct of the election, the purchase of materials therefore, and the employment of all election officials are hereby authorized and shall be conducted in accordance with the Election Code.

The ES&S Express Vote Marking Device shall be used for voting by personal appearance on Early Voting by personal appearance and Election Day for the Ellis County portion of the election. The City Council hereby adopts the ES&S Express Vote Marking Device for early voting and Election Day. All expenditures necessary for the conduct of the election, the purchase of materials therefore, and the employment of all election officials are hereby authorized and shall be conducted in accordance with the Election Code.

SECTION 7.

GOVERNING LAW AND QUALIFIED VOTERS: The election shall be held in accordance with the Constitution of the State of Texas and the Code, and all resident qualified voters of the City shall be eligible to vote at the election.

SECTION 8.

PUBLICATION AND POSTING OF NOTICE OF ELECTION: Notice of the election shall be published in accordance with Chapter 4 of the Election Code.

SECTION 9.

NECESSARY ACTIONS: The Mayor and the City Secretary of the City, in consultation with the City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code in carrying out and conducting the election, whether or not expressly authorized herein.

SECTION 10.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 11.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 12TH DAY OF AUGUST, 2024.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 24-6119

Agenda Date: 8/12/2024

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the July 22, 2024 Regular City Council Meeting Minutes

Requested Action

Action to be taken by the Council to approve the minutes.

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the July 22, 2024 Regular City Council Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

Susana Marin, TRMC, City Secretary
817-276-4203



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Minutes - Draft

City Council

Monday, July 22, 2024

1:00 PM

Council Chambers

REGULAR MEETING

1:00 P.M. - CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 1:00 p.m.

Absent 2 - Larry Broseh and Tamera Bounds

Present 5 - Todd Tonore;Michael Evans;Brent Newsom;Juan Fresquez and Julie Short

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 1:00 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 1:03 p.m. Mayor Evans recessed the executive session at 2:34 p.m.

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

Seek Advice of City Attorney Regarding Pending Litigation Cause No. 582-24-07157

Seek Advice of City Attorney Regarding Drone Regulations

Seek Advice of City Attorney Regarding the Fair Housing Act

Seek Advice of City Attorney Regarding Implementation of Certain Fees

Seek Advice of City Attorney Regarding the Use of American Rescue Plan Funds

Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda

Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

Land Acquisition for Future Development

Personnel Matters Pursuant to Section 551.074

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

Economic Development Project #21-10

Economic Development Project #21-27

Economic Development Project #21-33

Economic Development Project #22-12

Economic Development Project #22-27

WORK SESSION

Discussion Regarding the Fiscal Year 2025 Budget

Deputy City Manager Troy Lestina presented the item. Interim Assistant Director of Parks and Recreation Brian Coatney spoke on rental, recreation and park land development fees, Executive Director of Planning and Development Services Jason Alexander spoke on development fees, Director of Regulatory Compliance Nicolette Ricciuti spoke on health and rental inspection fees, Fire Chief Mike Ross spoke on ambulance fees, Executive Director of Public Works Jeff Price spoke on water/sewer impact fees, and Director of Engineering Services Raymond Coffman spoke on engineering inspection fees.

Discussion Regarding the July 22, 2024 Consent Agenda Items

There was no discussion on this item.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 3:13 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 3:17 p.m. Mayor Evans recessed the executive session at 5:47 p.m.

6:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Evans reconvened the meeting into regular business session at 5:57 p.m.

INVOCATION

Pastor Rusty George of Crossroads Church gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Fresquez led the Pledge of Allegiance.

TEXAS PLEDGE

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

Mayor Pro Tem Tonore led the Texas Pledge.

CITIZEN COMMENTS

There were no citizen comments.

COUNCIL ANNOUNCEMENTS

There were no Council announcements.

APPROVAL OF SUB-COMMITTEE MINUTES

[24-6102](#)

Minutes - Approval of the July 8, 2024 Tax Increment Reinvestment Zone Number One Board Meeting Minutes (Broseh (Chair), Bounds, Evans, and Tonore)

As there was not a quorum of Board members to approve these minutes, this item was pushed to the August 12, 2024 City Council Meeting.

STAFF COMMENTS

A. City Manager Report or Authorized Representative

Current/Future Agenda Items

[24-6106](#)

Departmental Quarterly Reports

Staff was available for questions.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

There was no action taken.

CONSENT AGENDA**24-6109**

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract Between the City of Mansfield, TX and Wier & Associates, Inc. in an Amount Not to Exceed \$311,130.00 for the Design and Survey of the Heritage Parkway Eastbound Lanes (South Main St. to Commerce Dr.) (Street Bond Fund)

A motion was made by Council Member Short to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A PROFESSIONAL SERVICES CONTRACT BETWEEN THE CITY OF MANSFIELD, TX AND WIER & ASSOCIATES, INC. IN AN AMOUNT NOT TO EXCEED \$311,130.00 FOR THE DESIGN AND SURVEY OF HERITAGE PARKWAY EASTBOUND LANES RECONSTRUCTION (SOUTH MAIN ST. TO COMMERCE DR.); 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)

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

Aye: 5 - Todd Tonore;Michael Evans;Brent Newsom;Juan Fresquez and Julie Short

Nay: 0

Absent: 2 - Larry Broseh and Tamera Bounds

Abstain: 0

Enactment No: RE-4227-24

24-6110

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Professional Services Contracts Between the City of Mansfield, TX and Dunaway Associates, Inc. in an Amount Not to Exceed \$435,365.00 and Spiars Engineering, Inc. in an Amount Not to Exceed \$1,026,025.00 for Design of the Harvest Point South Infrastructure (Street Bond Fund, TIRZ #4)

A motion was made by Council Member Short to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING PROFESSIONAL SERVICES CONTRACTS BETWEEN THE CITY OF MANSFIELD, TX AND DUNAWAY ASSOCIATES, INC. IN AN AMOUNT NOT TO EXCEED \$435,365.00 AND SPIARS ENGINEERING, INC. IN AN AMOUNT NOT TO EXCEED \$1,026,025.00 FOR DESIGN OF THE HARVEST POINT SOUTH INFRASTRUCTURE (STREET BOND FUND, TIRZ #4); 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, TIRZ #4)

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

Aye: 5 - Todd Tonore;Michael Evans;Brent Newsom;Juan Fresquez and Julie Short

Nay: 0

Absent: 2 - Larry Broseh and Tamera Bounds

Abstain: 0

Enactment No: RE-4228-24

[24-6114](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Adopting and Approving the use of the Construction Manager at Risk (CMAR) Delivery Method for the Construction of the New City Hall Project; Delegating Authority to the City Manager or His Designee; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

A motion was made by Council Member Short to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, ADOPTING AND APPROVING THE USE OF THE CONSTRUCTION MANAGER AT RISK (CMAR) DELIVERY METHOD FOR THE CONSTRUCTION OF THE NEW CITY HALL PROJECT; DELEGATING AUTHORITY TO THE CITY MANAGER OR HIS DESIGNEE; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

Aye: 5 - Todd Tonore;Michael Evans;Brent Newsom;Juan Fresquez and Julie Short

Nay: 0

Absent: 2 - Larry Broseh and Tamera Bounds

Abstain: 0

Enactment No: RE-4229-24

[24-6101](#)

Minutes - Approval of the July 8, 2024 Regular City Council Meeting Minutes

A motion was made by Council Member Short to approve the minutes of the July 8, 2024 Regular City Council Meeting as presented. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

Aye: 5 - Todd Tonore;Michael Evans;Brent Newsom;Juan Fresquez and Julie Short

Nay: 0

Absent: 2 - Larry Broseh and Tamera Bounds

Abstain: 0

END OF CONSENT AGENDA

PUBLIC HEARING

24-6108

Public Hearing - A Public Hearing and Consideration of a Request for a Variance to Allow the Sale of Alcoholic Beverages for On-Premise Consumption at BB.Q Chicken to be Located at 3030 E Broad St. Suite 108, Within 300 feet of the Property Lines of Mansfield High School and Mary Orr Intermediate School; Long Nguyen of BB.Q Chicken

Jason Alexander presented the item and answered Council questions.

Mayor Evans opened the public hearing at 6:05 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 6:05 p.m.

A motion was made by Mayor Pro Tem Tonore to approve the variance. Seconded by Council Member Short. The motion CARRIED by the following vote:

Aye: 5 - Todd Tonore;Michael Evans;Brent Newsom;Juan Fresquez and Julie Short

Nay: 0

Absent: 2 - Larry Broseh and Tamera Bounds

Abstain: 0

24-6116

Public Hearing - A Public Hearing Regarding the Creation of Tax Increment Reinvestment Zone Number 5, Containing Approximately 70.897 Acres of Land Generally Located South of U.S. 287 and North of St. Paul Road, and Being Wholly Located within the Corporate Limits of the City of Mansfield, Texas, and its Benefits to the Municipality and to Property in the Proposed Zone

Assistant City Manager Matt Jones presented the item.

Mayor Evans opened the public hearing at 6:07 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 6:07 p.m.

PUBLIC HEARING AND FIRST READING

24-6107

Ordinance - Public Hearing and First Reading on a Ordinance Approving a Change of Zoning from SF-12/22 Single-Family Residential District to PD Planned Development District for commercial and attached single-family residential (rowhouse) uses on approximately 10.574 acres described as Block 1, Lots 1 and 2R of the RW Roberts Addition, Tarrant

County, TX, located at 650 and 700 N. Holland Rd. 1020 Ventures LLC, Developer (ZC#23-019)

A motion was made by Council Member Newsom to table this item indefinitely. Seconded by Council Member Short. The motion CARRIED by the following vote:

Aye: 5 - Todd Tonore;Michael Evans;Brent Newsom;Juan Fresquez and Julie Short

Nay: 0

Absent: 2 - Larry Broseh and Tamera Bounds

Abstain: 0

NEW BUSINESS

24-6097

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development Agreement between the Mansfield Economic Development Corporation, and Infinity Sound, LTD; Authorizing the MEDC President to Execute Said Agreement; Finding that the Meeting at which this Resolution is Passed Is Open to the Public as Required by Law; and Declaring an Effective Date

Project Manager Natalie Phelps presented the item.

A motion was made by Mayor Pro Tem Tonore to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, AND INFINITY SOUND LTD; AUTHORIZING THE MEDC PRESIDENT TO EXECUTE SAID AGREEMENT; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 5 - Todd Tonore;Michael Evans;Brent Newsom;Juan Fresquez and Julie Short

Nay: 0

Absent: 2 - Larry Broseh and Tamera Bounds

Abstain: 0

Enactment No: RE-4230-24

24-6112

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager or his Designee to Negotiate, Finalize and Execute the Award of a Construction Manager at Risk (CMAR) Contract to Crossland Construction Company, Inc. for the Fire Station 1 Project (the

"Project") for Preconstruction Services in an Amount Not to Exceed \$20,000.00 for the Project; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Matt Jones presented the item.

A motion was made by Council Member Fresquez to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO NEGOTIATE, FINALIZE AND EXECUTE THE AWARD OF A CONSTRUCTION MANAGER AT RISK (CMAR) CONTRACT TO CROSSLAND CONSTRUCTION COMPANY, INC. FOR THE FIRE STATION 1 PROJECT (THE "PROJECT") FOR PRECONSTRUCTION SERVICES IN AN AMOUNT NOT TO EXCEED \$20,000.00 FOR THE PROJECT; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

Aye: 5 - Todd Tonore;Michael Evans;Brent Newsom;Juan Fresquez and Julie Short

Nay: 0

Absent: 2 - Larry Broseh and Tamera Bounds

Abstain: 0

Enactment No: RE-4231-24

ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 6:13 p.m. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

Aye: 5 - Todd Tonore;Michael Evans;Brent Newsom;Juan Fresquez and Julie Short

Nay: 0

Absent: 2 - Larry Broseh and Tamera Bounds

Abstain: 0

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 24-6131

Agenda Date: 8/12/2024

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Consideration Item

Agenda Number:

Title

Public Hearing and Consideration of a Specific Use Permit for a Quick Service Restaurant with a Drive-Through Service on approximately 1.821 acres being Lot 2, Block 1, Lightbridge Addition, Tarrant Co., TX, located approximately at the Northeast Corner of N US 287 and E Debbie Ln.; First Hartford Realty Corp, Owner/Developer; Bohler Engineering, Engineer/Surveyor (SUP#24-002)

Requested Action

To consider the requested Specific Use Permit ("SUP")

Recommendation

The Planning and Zoning Commission met on July 15, 2024, and voted 4 to 2 (with one absence) to recommend denial of the SUP request.

Vote:

- Ayes: 4 - Bennett, Goodwin, Axen, and Shaw
- Nays: 2 - Mainer, and Moses
- Absent: 1 - Thompson

There are elements to this request for a SUP for a Quick Service Restaurant with Drive-Through Service that are consistent with community expectations for development and growth --- including site design and architecture. There are other elements to the SUP request that are not entirely consistent with community expectations and have the potential to adversely influence infill and even redevelopment within the area and ensure alignment with the Mansfield 2040 Plan. The provisions in Section 155.080 of the Mansfield Zoning Ordinance entitled "Specific Use Permit" states that "[a] specific use permit shall be issued only if all of the following conditions have been [met]". The SUP request, as presented, does not entirely meet the intent of Condition No. 2 and Condition No. 4 (see below for all conditions).

The Department of Planning and Development Services recommends that, while elevated considerations for site design and architecture have been provided collaboratively, the request for an SUP for a Quick Service Restaurant with Drive-Through Service be denied because all conditions for approval have not been fully met as required by the provisions in Section 155.080 of the Mansfield Zoning Ordinance.

Description/History

Existing Use: Vacant

Existing Zoning: C-2, Commercial Business District
FR, Freeway Overlay District

Mansfield 2040 Land Use Designation: Retail & Office

Surrounding Land Use & Zoning:

North - Vacant, C-2, Community Business District
South - RaceTrac, C-2, Community Business District
East - Vacant, C-2, Community Business District
West - North U.S. Highway 287, Frontage Road

Thoroughfare Plan Specification:

East Debbie Lane - 6-lane divided arterial street.
North U.S. Highway 287 - Freeway

History:

The property under consideration for an SUP was also included in zoning change request from C-2, Community Business District to PD, Planned Development District for approximately 2.08 acres (i.e., Zoning Case No. 23-002, Golden Acres). The Planning and Zoning Commission conducted a public hearing on the zoning change request for Zoning Case No. 23-002, Golden Acres, and voted 5 to 0 (with two absences) to recommend denial of the request. The application for the zoning change request was withdrawn by the applicant on April 10, 2023, prior to the City Council conducting a public hearing. The PD, Planned Development District --- as proposed --- provided standards for the design and the construction of two (2) quick-service restaurants with drive-through facilities.

..Synopsis

The applicant is requesting an SUP for a Quick-Service Restaurant with Drive-Through Service. The property is currently vacant, and is zoned as C-2, Community Business District. Additionally, the first 300 feet of the property are also located within the FR, Freeway Overlay District. Within the C-2, Community Business District, some land uses require an SUP. The purpose of an SUP is to “provide for uses that require special consideration in certain settings or are of a public or semi-public character often essential or desirable for the general convenience and welfare of the community, which without specific consideration may have possible adverse impact on neighboring properties.” One of the land uses requiring an SUP within the C-2, Community Business District is a Quick-Service Restaurant with Drive-Through Service which is analogous to an “Eating Establishment with Drive-Through Service” as depicted on the Permitted Use Table in Section 155.054 of the Mansfield Zoning Ordinance.

Although the site is designed to visually screen the drive-through facility from U.S. Highway 287 and the height of the building and its design have been increased and elevated respectively in a substantial departure from other prototypes.

The incorporation of a drive-through facility --- however --- does encourage land uses and

development patterns that favor motorists over pedestrians as opposed to balancing motorist and pedestrian needs at a minimum or, as preferred, favoring pedestrian over motorist needs and limits opportunities for creativity and innovation in site design.

Mansfield 2040 Plan

Land Use Designation(s)

The land use designation for this property is designated as Retail & Office.

Analysis

The applicant is proposing a Quick-Service Restaurant with Drive-Through Service (i.e., Bojangles) on the property.

The subject property contains approximately 1.821 acres of land generally located near the northeast corner of the North U.S. Highway 287 and East Debbie Lane Interchange. The property is currently vacant; there is a gas station with a convenience goods store located to the south of the proposed development and office and other restaurant uses located further north. Residential uses --- detached single-family dwellings are located to the east.

Site Plan

The site is designed with the wider part of the proposed building facing North U.S. Highway 287 --- to ensure that (i) the drive-through facility is visually screened from the highway and (ii) the vehicular traffic can effectively and efficiently flow on the site. Additionally, the menu / order board and the transaction window are located away from North U.S. Highway 287.

There are a total of 44 parking spaces provided; and there may be additional opportunities to reduce the total amount of parking spaces in order to allow for a site design that could introduce additional buildings and / or civic space and deliver a development proposal that differs from existing development patterns in the area and delivers a pattern that is in greater alignment with the Mansfield 2040 Plan vision and goals. Additionally, a patio seating area (i.e., the passive space required pursuant to the provisions in Section 155.092 (L) of the Mansfield Zoning Ordinance) is provided on the northern side of the restaurant and is enclosed with a stone wall that matches the proposed exterior finish materials of the building.

The Site Plan is shown on Exhibit "B".

Building Elevations

Building elevations for the proposed structure are provided in Exhibit "C". The proposed building design features articulations with metal awnings and canopies on all sides to provide visual relief; and, additionally, the architectural design of the space is intended to create the visual impression of a two-story building, although the building is proposed to be single-story. The restaurant will be constructed primarily of brick and stone, with tower features at each end to provide visual and architectural relief. Clear non-reflective or

mirrored glass will wrap around three sides of the building. All parapets will be a minimum of one (1) foot above the top of all HVAC and mechanical units to aid in visual screening.

The Building Elevations are shown on Exhibit “C”.

Landscape Plan

A 20-foot-wide landscape buffer has been provided along the entire western lot adjacent to North U.S. Highway 287. Additionally, a 10-foot-wide landscape buffer are proposed along the north, east, and south boundaries adjacent to the surrounding properties. All surface parking and vehicular use areas --- as proposed --- will be screened with three (3) foot continuous plantings and hedges, as required. To meet the aesthetic and passive space requirements, the project includes outdoor seating areas and benches along with walking paths throughout the site.

The Landscape Plan is shown on Exhibit “D”.

Signage

The project is subject to the General Business Sign regulations in Section 155.090 of the Mansfield Zoning Ordinance. These regulations limit signage to one (1) wall sign and one (1) per street frontage. For this project, the sign plan calls for one (1) monument sign; one (1) wall sign on the side of the proposed building facing North U.S. Highway 287. The monument sign is approximately 15 feet tall and 10 feet wide with a two-and-a-half (2.5) -foot solid brick base matching the primary building material. Additionally, the sign plan includes six (6) directional signs in compliance with the Mansfield Zoning Ordinance, at the entry and exit points of the development.

The Sign Plan is shown on Exhibit “E”.

Summary

The subject property is located in the C-2, Community Business District which allows for an eating establishment with a drive-through service, subject to the approval of an SUP within the C-2, Community Business District. The plans include an articulated building with an outdoor patio area on the north side --- which reflects a substantial departure from conventional architectural designs. Additionally, the double-lane drive-through facility is designed to adequately handle projected volumes during peak hours of operation.

While the proposed development exhibits elevated site design and architecture considerations, the provisions in Section 155.080 of the Mansfield Zoning Ordinance entitled “Specific Use Permit” states “[a] specific use permit shall be issued only if all of the following conditions have been found:

- (1) That the specific use permit will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity;
- (2) That the establishment of the specific use permit will not impede the normal and orderly development and improvement of surrounding vacant property;

- (3) That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
- (4) The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
- (5) That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
- (6) That directional lighting will be provided so as not to disturb or adversely affect neighboring properties; and
- (7) That there is sufficient landscaping and screening to insure harmony and compatibility with adjacent property."

The SUP request, as presented, does not entirely meet the intent of Condition No. 2 and Condition No. 4.

Plat Review Committee (PRC):

The PRC is comprised of representatives from various departments with permitting jurisdiction over applications for development. The PRC verifies application completeness, compliance with city ordinances, and appropriate application of all design criteria. The PRC expressed concern about the location of the escape lane within the pick-up area, as it may not provide the proper functionality or purpose.

Prepared By

Helina Sarkodie-Minkah, Planner
817-276-4287

Attachments

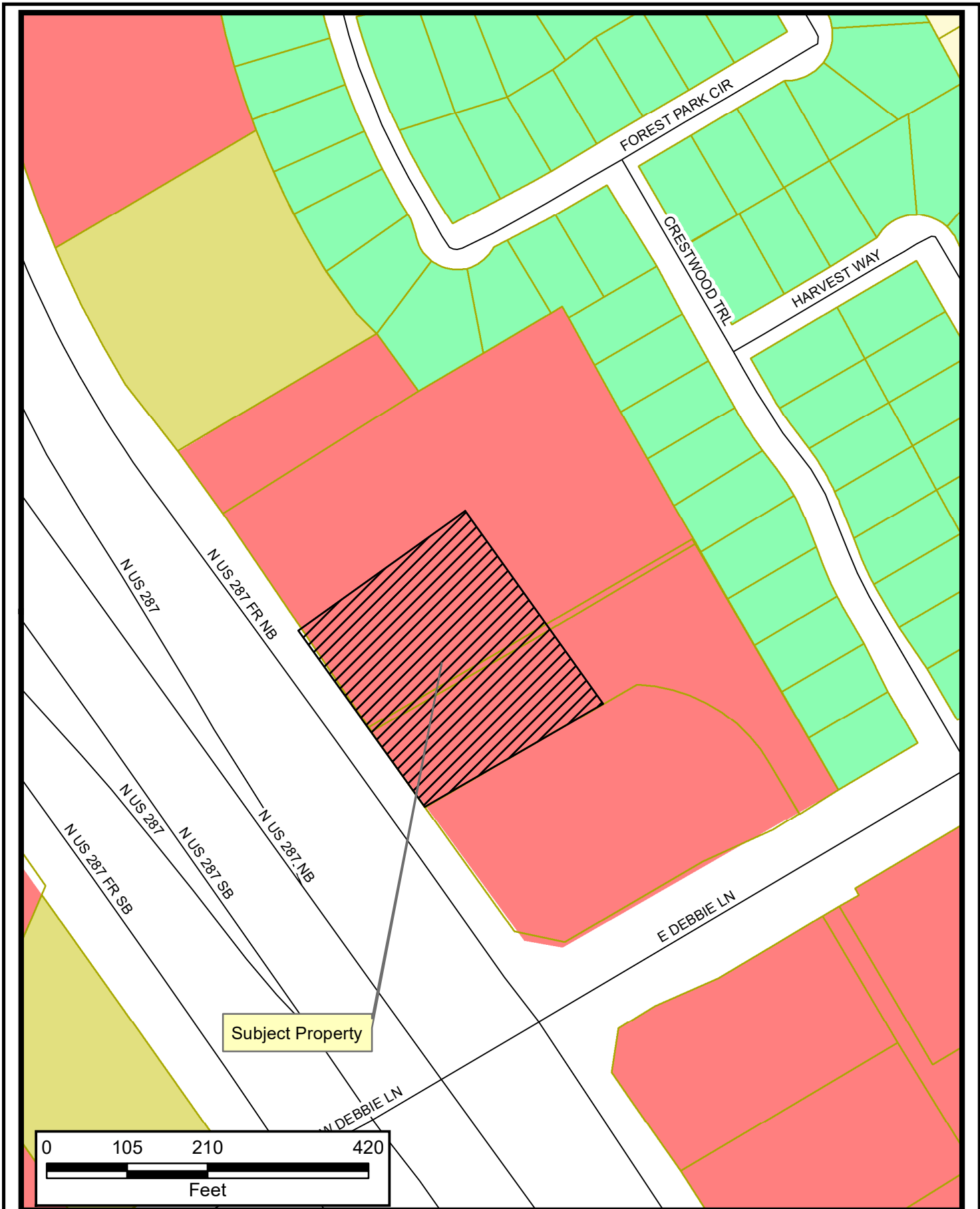
Maps and Supporting Information
Exhibit A - E



SUP#24-002

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

7/1/2024



SUP#24-002

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

7/1/2024

Property Owner Notification for SUP#24-002

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
AUBURN PARK ADDITION	BLK 1	MILLER, SHIRLENE	2416 FOREST PARK CIR	MANSFIELD, TX	76063-7639
CALLENDER, SIDNEY S SURVEY	A 359	MANSFIELD RETAIL ASSOCIATES LL	149 COLONIAL RD	MANCHESTER, CT	06042
GOLDEN ACRES ADDITION	BLK 2	RACETRAC INC	200 GALLERIA PKWY SE SUITE 900	ATLANTA, GA	30339
GOLDEN ACRES ADDITION	BLK 2	MANSFIELD RETAIL ASSOCIATES LL	149 COLONIAL RD	MANCHESTER, CT	06042
MANSFIELD HOSPITAL	BLK 1	MANSFIELD RETAIL ASSOCIATES LL	149 COLONIAL RD	MANCHESTER, CT	06042

Exhibit A

**LOT 2, BLOCK 1, LIGHTBRIDGE ADDITION – MANSFIELD
BOJANGLES LOT ~ 1764 U.S. 287 FRONTAGE ROAD
SUP #24-002**

BEING a 1.8208 acre tract of land located in the Sidney S. Callender Survey, Abstract No. 359, Tarrant County, Texas, said 1.8208 acre tract being a portion of Lot 13R2, Block 2, **GOLDEN ACRES ADDITION**, an Addition to the said City and State, according to plat thereof filed for record in Tarrant County Clerk's Instrument Number (Ins. No.) D212120221, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 1.8208 acre tract also being a portion of a called 5.9089 acre tract of land conveyed to **MANSFIELD RETAIL ASSOCIATES, LLC**, by deed thereof filed for record in Ins. No. D223099616, O.P.R.T.C.T., said 1.8208 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut found at the most south lot corner of said Lot 13R2, same being the west lot corner of Lot 13R1, of said Block 2, said beginning point also being on the northeast right-of-way line of US Highway 287 (being a variable width public right-of-way according to the deed thereof filed for record in Volume 4875, Page 391, O.P.R.T.C.T.);

THENCE North 35°38'28" West, along the southwest lot line of said Lot 13R2 and along the said right-of-way line, passing at a distance of 126.90 feet a broken highway marker found at the west lot corner of said Lot 13R2, same being the south property corner of the said 5.9089 acre tract, continuing along the southwest property line of the said 5.9089 acre tract and along the said right-of-way line, in all a total distance of 283.31 feet to a point from which a 1/2" iron rod with a cap stamped "BEASLEY RPLS 6066" found at the west property corner of the said 5.9089 acre tract, bears North 35°38'28" West, 192.20 feet;

THENCE over and across the said 5.9089 acre tract and said Lot 13R2 the following courses and distances:

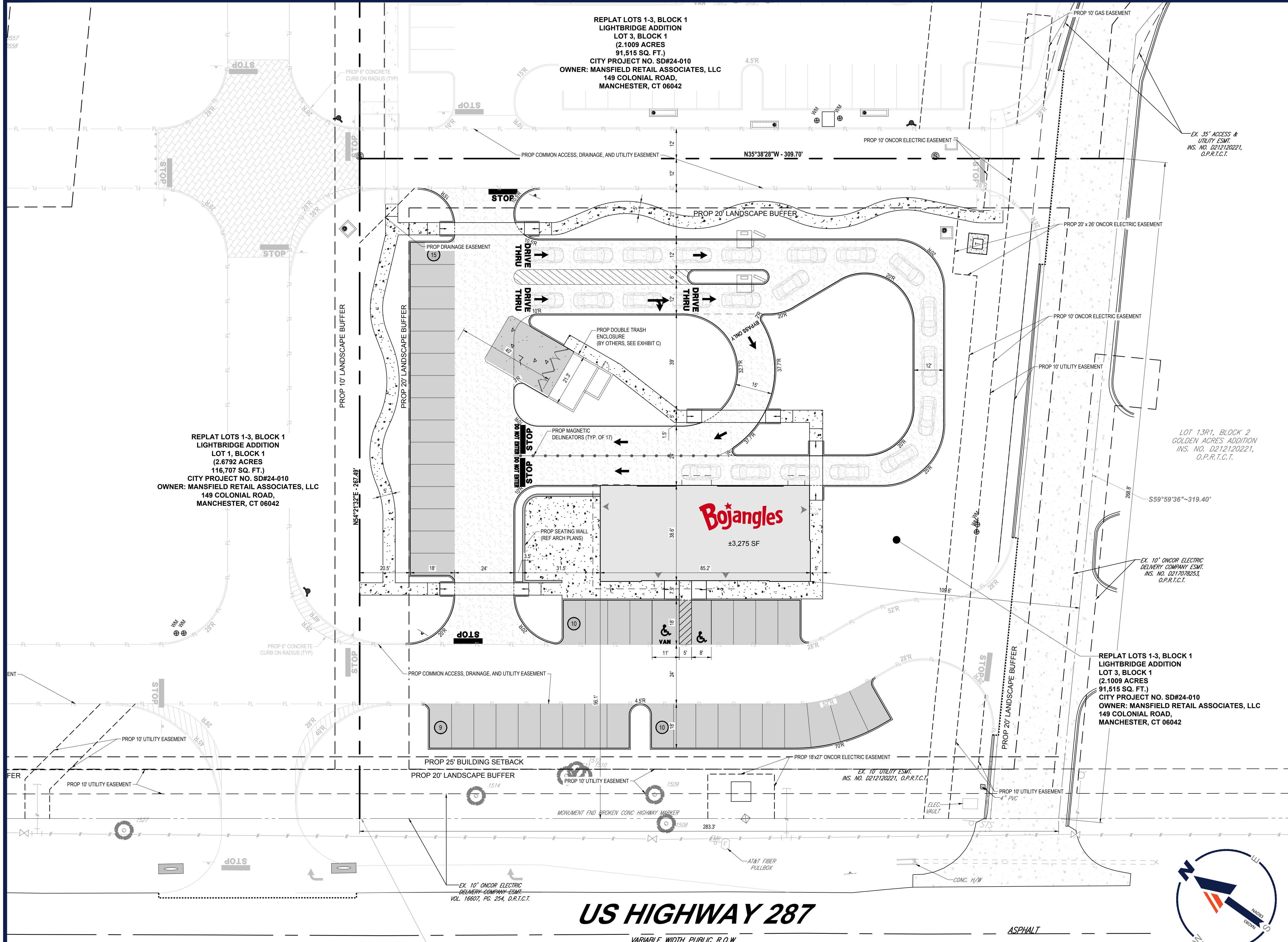
North 54°21'32" East, 267.49 feet;

South 35°38'28" East, 309.70 feet to a point on the southwest lot line of said Lot 13R2, same being on the northwest lot line of said Lot 13R1, from said point an "X" cut found at an interior south lot corner of said Lot 13R2, bears North 59°59'36" East, 50.61 feet;

THENCE, South 59°59'36" West, along the said lot lines, 268.78 feet to the **POINT OF BEGINNING**.

The herein described tract of land contains **1.8208 acres (79,312 square feet)** of land more or less.

The bearings shown herein are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment.



REPLAT LOTS 1-3, BLOCK 1
LIGHTBRIDGE ADDITION
LOT 3, BLOCK 1
(2.1009 ACRES
91,515 SQ. FT.)
CITY PROJECT NO. SD#24-010
OWNER: MANSFIELD RETAIL ASSOCIATES, LLC
149 COLONIAL ROAD,
MANCHESTER, CT 06042

REPLAT LOTS 1-3, BLOCK 1
LIGHTBRIDGE ADDITION
LOT 1, BLOCK 1
(2.6792 ACRES
116,707 SQ. FT.)
CITY PROJECT NO. SD#24-010
OWNER: MANSFIELD RETAIL ASSOCIATES, LLC
149 COLONIAL ROAD,
MANCHESTER, CT 06042

REPLAT LOTS 1-3, BLOCK 1
LIGHTBRIDGE ADDITION
LOT 3, BLOCK 1
(2.1009 ACRES
91,515 SQ. FT.)
CITY PROJECT NO. SD#24-010
OWNER: MANSFIELD RETAIL ASSOCIATES, LLC
149 COLONIAL ROAD,
MANCHESTER, CT 06042

US HIGHWAY 287

VARIABLE WIDTH PUBLIC R.O.W



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

HATCH LEGEND

	FIRE LANE/ HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET 900)		PROP CONCRETE SIDEWALK (SEE SHEET C-900)
	MEDIUM DUTY CONCRETE PAVEMENT (SEE SHEET 900)		TRASH ENCLOSURE CONCRETE PAVEMENT (SEE SHEET 900)

- SITE PLAN NOTES:**
- ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
 - ALL CURB RADI ARE 3' UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, TRASH ENCLOSURES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS, ARCHITECTURAL, STRUCTURAL, MECHANICAL/ELECTRICAL/PLUMBING, LANDSCAPE AND LIGHTING PLANS ARE TO BE PROVIDED BY OTHERS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - THIS PLAN WAS PREPARED WITH A TOPOGRAPHIC AND ALTA/NSPS SURVEY PREPARED BY SPOONER & ASSOCIATES, DATED 10/26/2022.
 - ALL FIRE LANES ARE MIN 24' WIDE AND HAVING A MINIMUM INSIDE TURNING RADIUS OF 28'.

OWNER/APPLICANT:
FIRST HARTFORD REALTY CORP
JOHN TOIC
149 COLONIAL ROAD,
MANCHESTER, CT 06042
P: (860) 646-6555
F: (860) 646-6555
JTOIC@FIRSTHARTFORD.COM

ENGINEER:
BOHLER ENGINEERING
MATHIAS HAUBERT, P.E.
2600 NETWORK BLVD, STE. 310
FRISCO, TX 75034
P: 469-458-7300
MHAUBERT@BOHLERENG.COM

SITE DATE TABLE

EXISTING ZONING	C-2
PROPOSED ZONING	C-2
REQUIRED PARKING RATIO	1 SPACE / 75 SF
REQUIRED PARKING	43 SPACES
PROVIDED PARKING	44 SPACES
REQUIRED STACKING BEFORE ORDER BOARD	5 SPACES
PROVIDED STACKING BEFORE ORDER BOARD	10 SPACES
REQUIRED STACKING BETWEEN ORDER BOARD AND WINDOW	4 SPACES
PROVIDED STACKING BETWEEN ORDER BOARD AND WINDOW	12 SPACES

**SITE PLAN FOR SPECIFIC USE PERMIT
BOJANGLES**

REPLAT OF LOTS 1-3, BLOCK 1
LIGHTBRIDGE ADDITION - SD#24-010
CITY OF MANSFIELD, TARRANT COUNTY, TX
DATE OF PREPARATION: 05/02/2024
1.8208 ACRES
NO. OF LOTS: 1 LOT

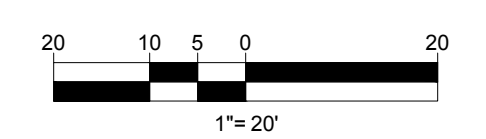
PROJECT BENCHMARKS

BM#1 MONUMENT FND THD METAL DISK 1/2" CIRF BEASELEY RPLS 4050
ELEVATION = 650.50'
BM#2 MONUMENT FND BROKEN CONC HIGHWAY MARKER
ELEVATION = 645.37'

BUILDING MATERIAL TABULATIONS

	NORTH	WEST	SOUTH	EAST
TOTAL	1106	2282	1030	2227
WDWS/DRS	240/22%	448/20%	32/3%	137/6%
BRICK	729/66%	1566/69%	906/88%	1836/83%
STONE	95/8%	209/9%	92/9%	227/10%
CANOPY	42/4%	59/3%	0	27/1%

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TXA230132-00-0A
DRAWN BY: MG
CHECKED BY: MJH
DATE: 05/23/24
CAD ID: P-CIVIL-SITE

CONSTRUCTION PLANS

FOR

NEC US 287 & E DEBBIE LN,
MANSFIELD, TEXAS 76063
TARRANT COUNTY

BOHLER

2600 NETWORK BLVD., STE. 310,
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

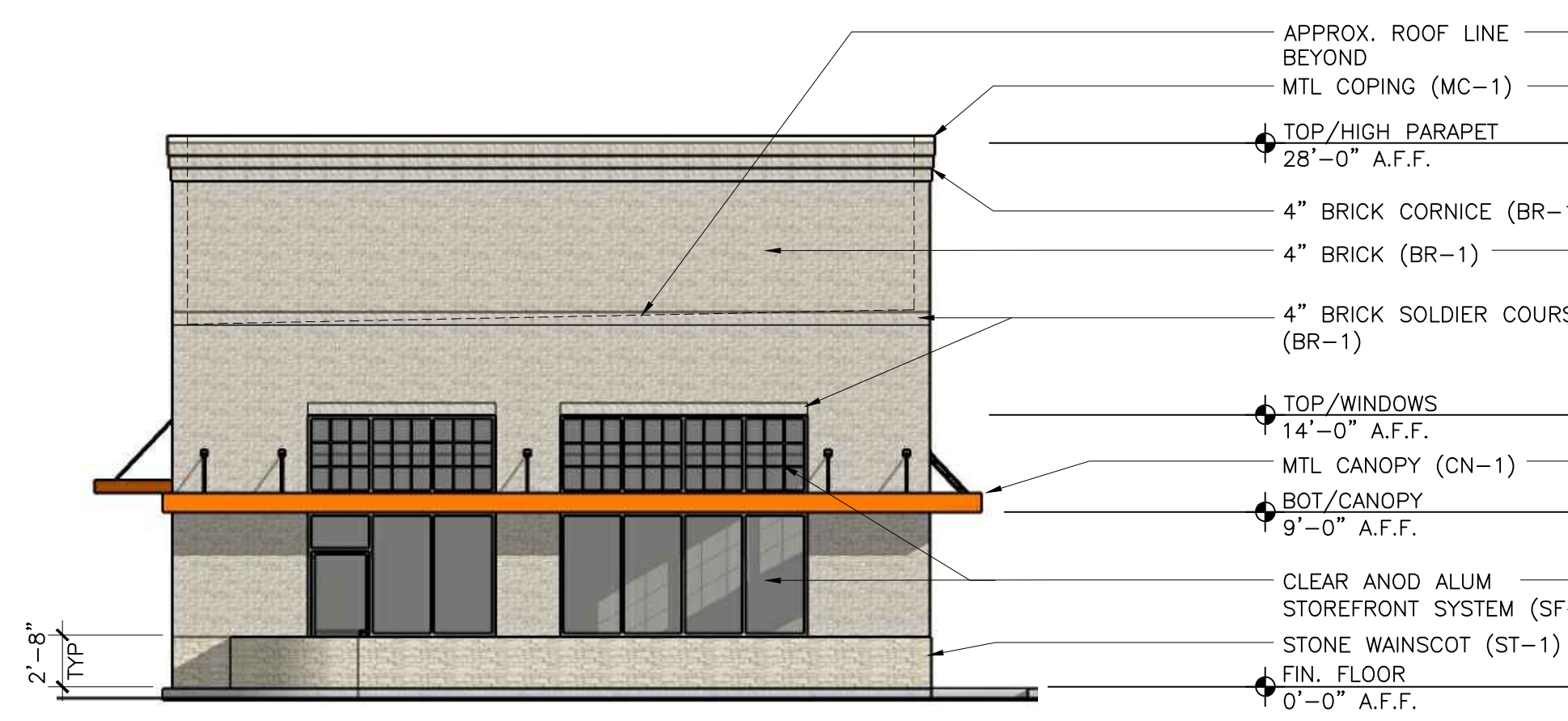
PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 13036

SHEET TITLE:
EXHIBIT B

SHEET NUMBER:
SUP#24-002

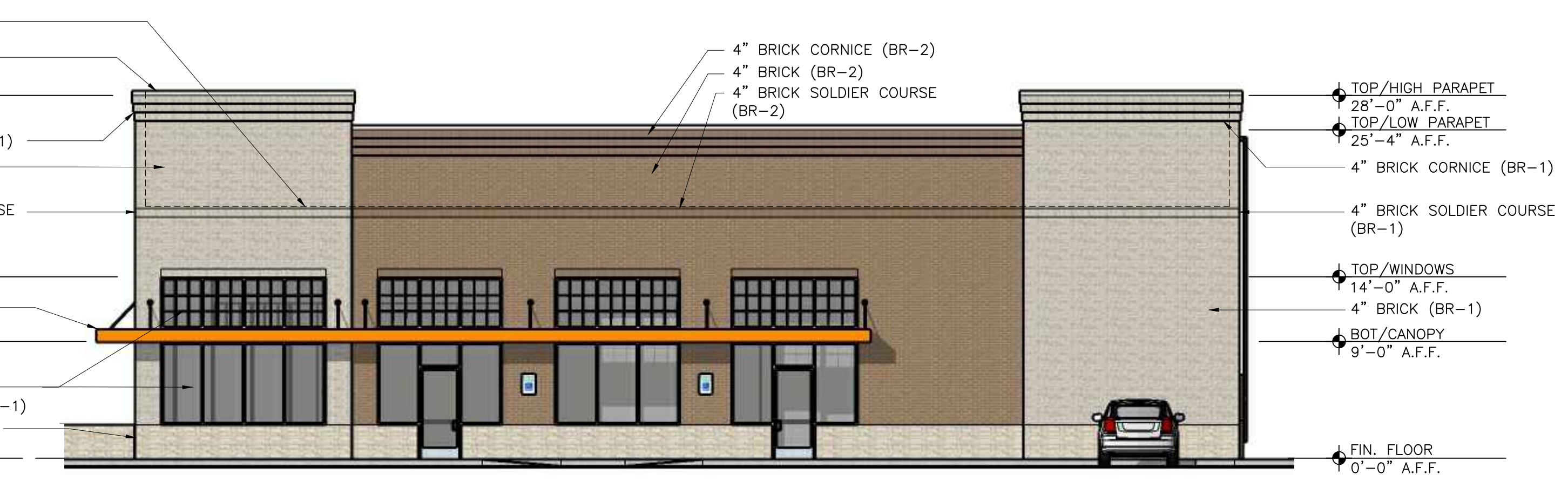
NOTE: ALL PARAPETS ARE A MINIMUM OF 1 FT ABOVE THE TOP OF ALL HVAC AND MECHANICAL UNITS

NORTH TABULATIONS	
TOTAL	1106
WDWS/DRS	240/22%
BRICK	729/66%
STONE	95/8%
CANOPY	42/4%



1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

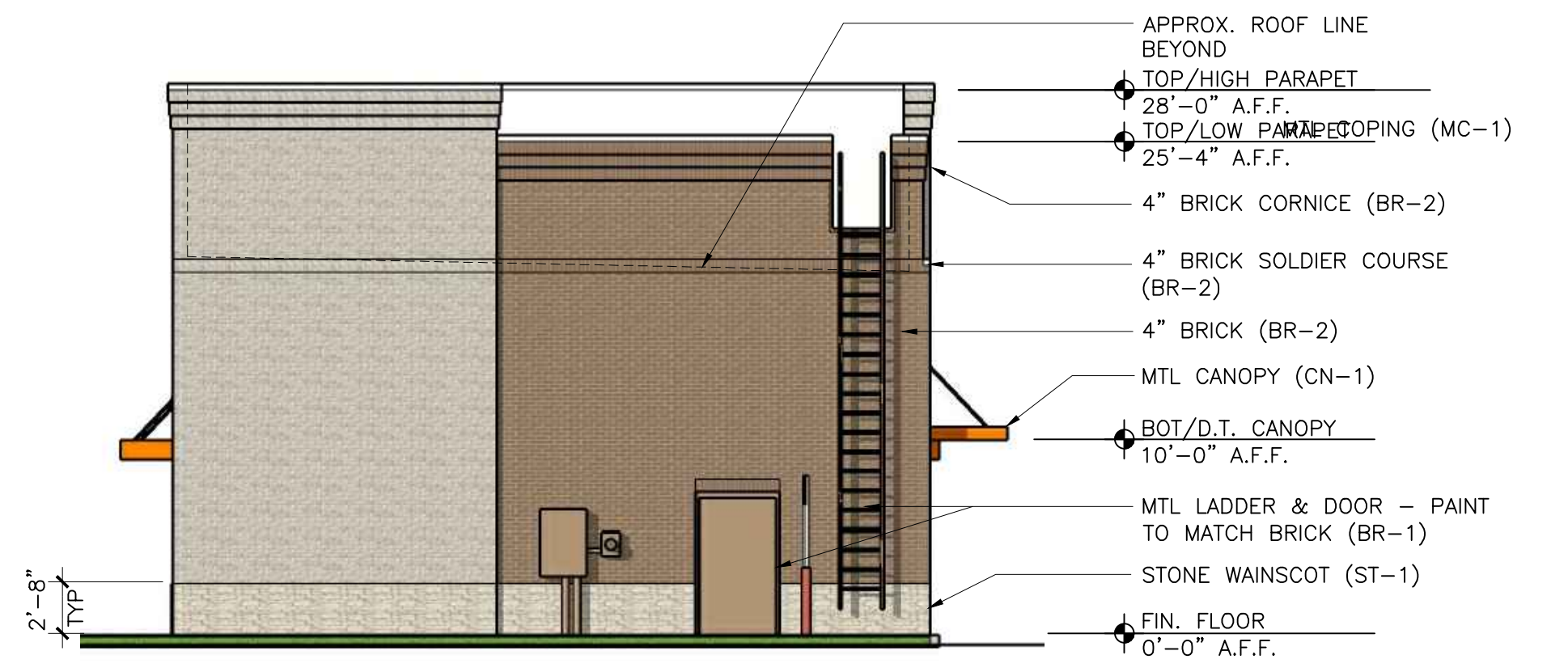


2 WEST ELEVATION

SCALE: 1/8" = 1'-0"

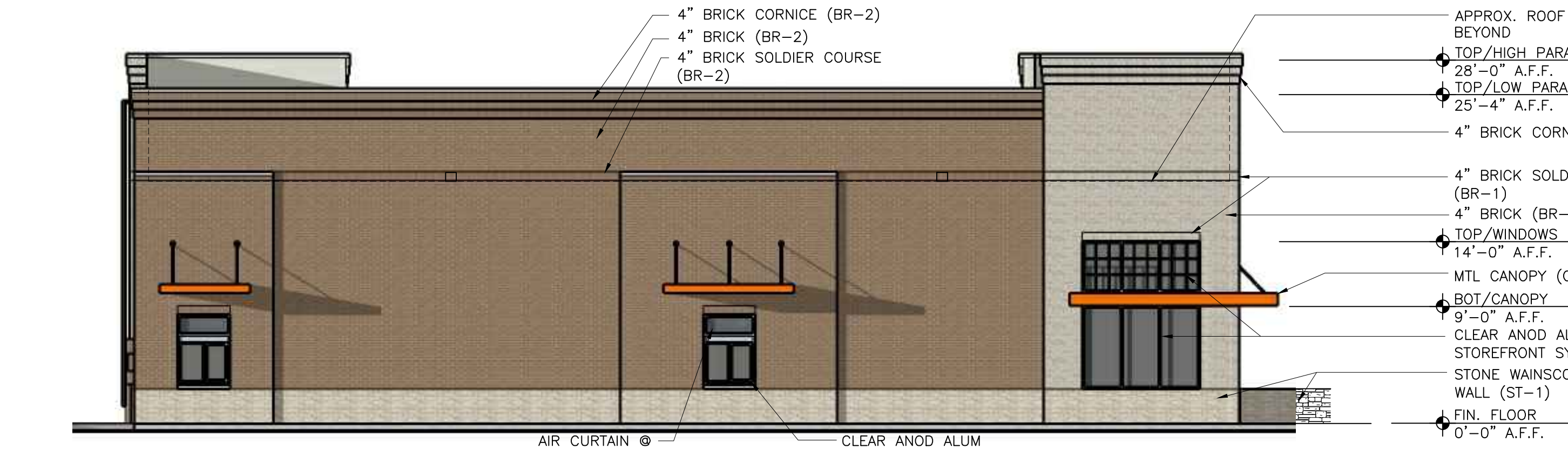
WEST TABULATIONS	
TOTAL	2282
WDWS/DRS	448/20%
BRICK	1566/69%
STONE	209/8%
CANOPY	59/3%

SOUTH TABULATIONS	
TOTAL	1030
WDWS/DRS	32/3%
BRICK	906/88%
STONE	92/9%
CANOPY	0



3 SOUTH ELEVATION

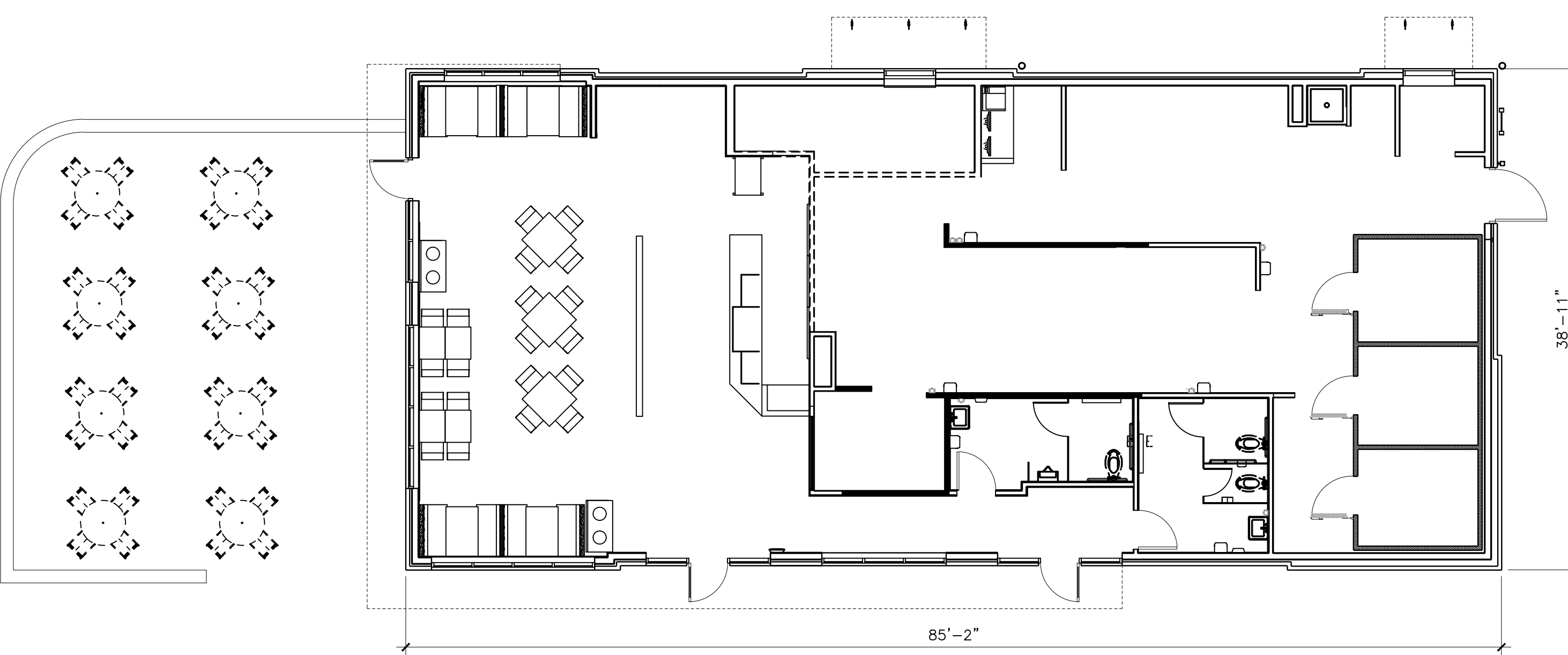
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION

SCALE: 1/8" = 1'-0"

EAST TABULATIONS	
TOTAL	2227
WDWS/DRS	137/6%
BRICK	1836/83%
STONE	227/10%
CANOPY	27/1%



5 FLOOR PLAN

SCALE: 1/8" = 1'-0"

MATERIAL TABULATIONS				
	NORTH	WEST	SOUTH	EAST
TOTAL	1106	2282	1030	2227
WDWS/DRS	240/22%	448/20%	32/3%	137/6%
BRICK	729/66%	1566/69%	906/88%	1836/83%
STONE	95/8%	209/8%	92/9%	227/10%
CANOPY	42/4%	59/3%	0	27/1%

EXTERIOR FINISH SCHEDULE			
NO.	DESCRIPTION	MANUF	FINISH / STYLE
BR-1	4" COMMON BRICK	COLUMBUS BRICK	MAGNOLIA BAY
BR-2	4" COMMON BRICK	COLUMBUS BRICK	BASTILLE
ST-1	4" NATURAL STONE	ROCKY'S STONE MANSFIELD, TX	NATURAL STONE OKLAHOMA MULTI BLEND
CN-1	ALUMINUM CANOPY	PER BOJANGLES	COLOR: PMS 165C ORANGE
MC-1	PRE-FIN. METAL COPING	DURO-LAST	SIERRA TAN
SF-1	STOREFRONT ASSEMBLY	KAWNEER	CLEAR ANODIZED



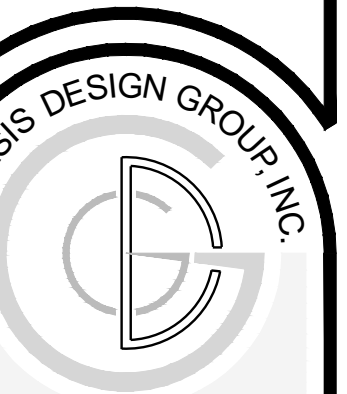
OWNER

FIRST HARTFORD REALTY CORP.
2529 6th Ave
Fort Worth, TX 76110
Phone: (817) 808-6151
Contact: Josh Gardner

ARCHITECT

GENESIS DESIGN GROUP, INC.
9500 Ray White Rd, Suite 200
Fort Worth, Texas 76244
Phone: (817) 285-7444
Contact: Randall L. Byrd
email: rbyrd@genesisarchitects.com

EXHIBIT C



421 W. Harwood, Ste 100
Hurst, Texas 76054-2938
Phone: (817) 285-7444
Fax: (817) 285-7318
www.genesisarchitects.com

Texas Firm #BR-2139



US HIGHWAY 287 & E. DEBBIE LN, MANSFIELD, TX

EXHIBIT C
BUILDING
ELEVATIONS

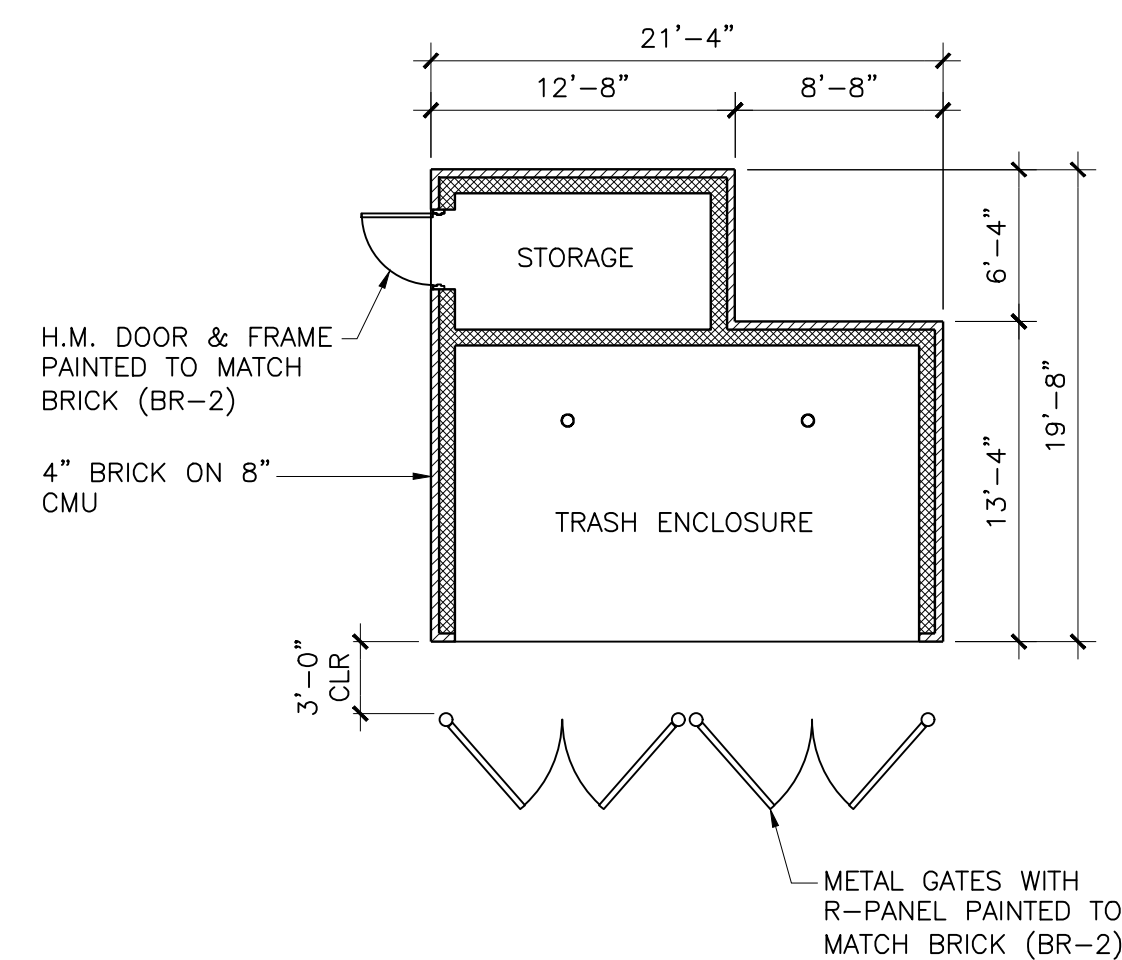


04-30-2024

C.1

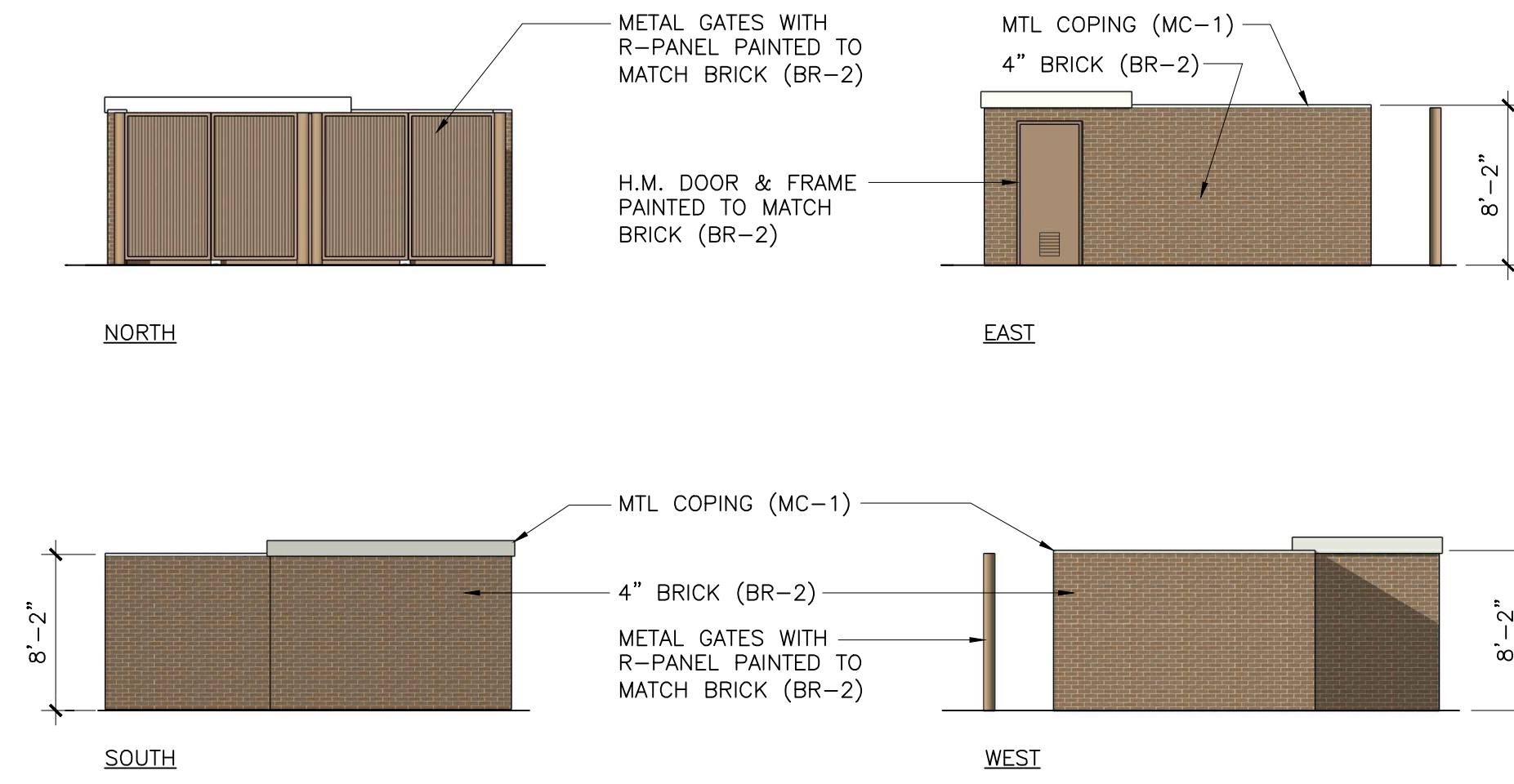
SUP#24-002

REVISIONS: A - FACADE PLAN FOR PLANNING SUBMITTAL - 04-02-24
B - FACADE PLAN FOR PLANNING RESUBMITTAL - 04-30-24



1 PLAN

SCALE: 1/8"=1'-0"



2 ELEVATIONS

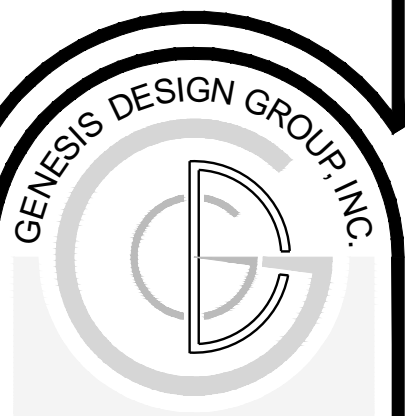
SCALE: 1/8"=1'-0"

OWNER

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 2529 6th Ave
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 Phone: (817) 808-6151
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ARCHITECT

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 9500 Ray White Rd, Suite 200
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Texas Firm #BR-2139

Bojangles
 US HIGHWAY 287 & E. DEBBIE LN, MANSFIELD, TX

EXHIBIT C
 TRASH ENCLOSURE
 ELEVATIONS



05-15-2024

C.2

SUP#24-002

EXHIBIT C

REVISIONS: A - FACADE PLAN FOR PLANNING SUBMITTAL - 04-02-24
 B - FACADE PLAN FOR PLANNING RESUBMITTAL - 04-30-24
 C - TRASH ENCLOSURE ADDED FOR PLANNING SUBMITTAL - 05-15-24

SITE INFORMATION
 ZONING DESIGNATION: COMMERCIAL (C-2)
 PROPOSED USE: RESTAURANT
 TOTAL SITE AREA: 79,312 SF (1.82 AC)

LANDSCAPE REQUIREMENTS

PASSIVE SPACE

REQUIRED: 10% OF BUILDING AREA
 3163 SF X 0.10 = 317 SF REQ'D 3,801 SF PROVIDED
 PASSIVE SPACE ELEMENTS:
 - OUTDOOR DINING SPACE: 1029 SF
 - BENCHES ALONG WALKING PATH: 2772 SF

LANDSCAPE AREA

REQUIRED: 10% OF TOTAL LOT AREA
 79,312 SF X 0.10 = 7,932 SF REQ'D 28,458 SF PROVIDED

BUFFER YARDS AND SCREENING

1 TREE / 25 LF (REDUCED 50% FOR SAME ZONING USE TO 1 TREE / 50 LF)
 NORTH: 10' LANDSCAPE BUFFER ADJACENT TO A C-2 ZONED PROPERTY (310 LF)
 310/50 LF = 6 TREES REQ'D 6 TREES PROVIDED

EAST: 10' LANDSCAPE BUFFER ADJACENT TO A C-2 ZONED PROPERTY (269 LF)
 269/50 LF = 6 TREES REQ'D 6 TREES PROVIDED

WEST: 10' LANDSCAPE BUFFER ADJACENT TO A C-2 ZONED PROPERTY (268 LF)
 268/50 LF = 6 TREES REQ'D 6 TREES PROVIDED

STREET LANDSCAPE SETBACK

1 TREE PER 40 LF
 SOUTH: 20' LANDSCAPE BUFFER ADJACENT TO US HWY 287 (283 LF)
 283/40 = 7 TREES REQ'D 7 TREES PROVIDED (5 EXISTING + 2 PROPOSED)

PARKING LOT PERIMETER LANDSCAPE

ALL SURFACE PARKING LOT, VEHICULAR USE AND MANEUVERING AREAS
 TO BE SCREENED WITH 3' HT CONTINUOUS PLANTINGS
 3' HT CONTINUOUS HEDGE PROVIDED AS REQUIRED

PARKING LOT INTERNAL LANDSCAPE

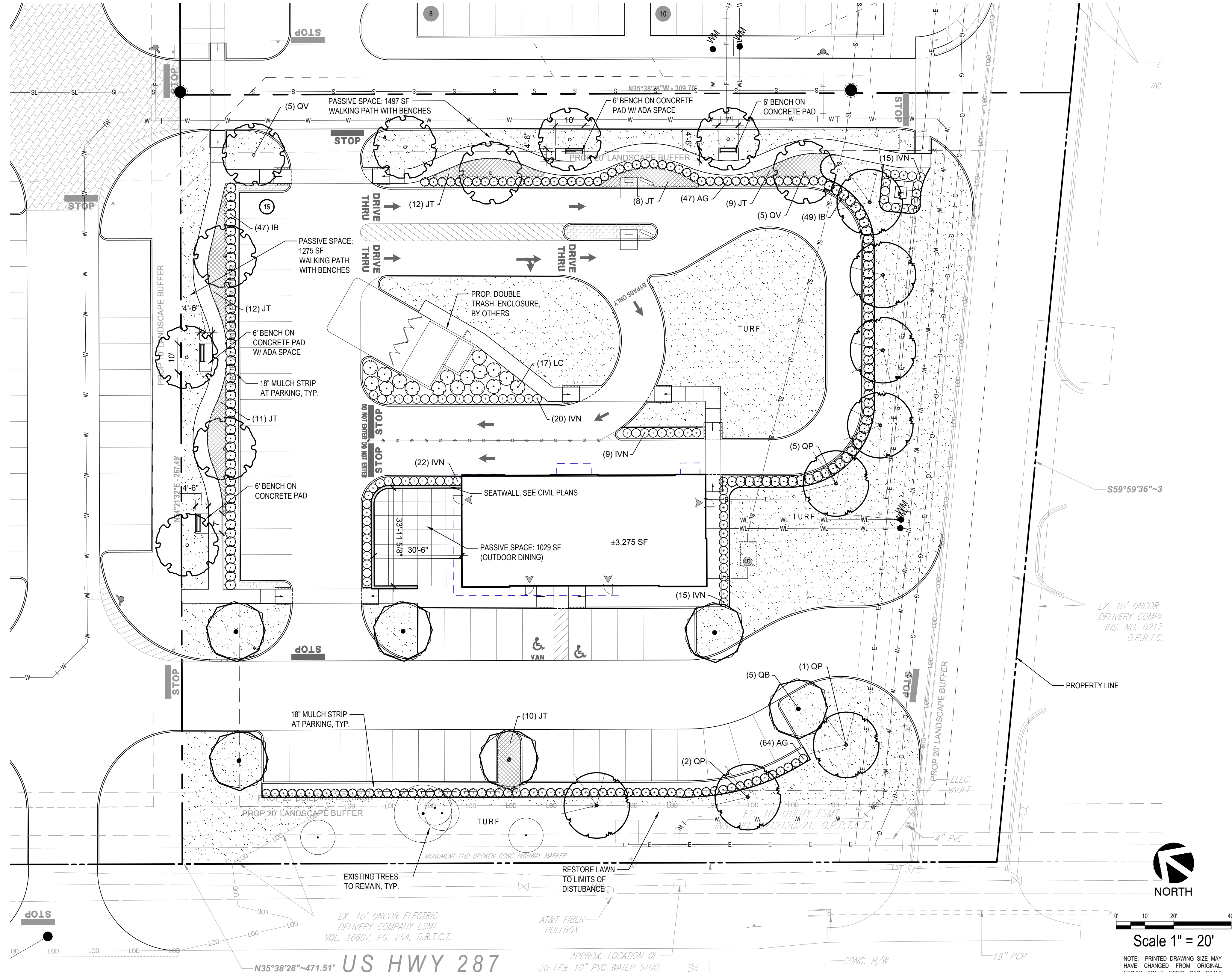
TOTAL PARKING SPACES - 44
 1 TREE / 10 PARKING SPACES
 44/10 = 5 CANOPY TREES 5 TREES PROVIDED

FOUNDATION AREA & GROUND EQUIPMENT LANDSCAPING

4' WIDE LANDSCAPE AREA ADJACENT TO OR WITHIN 10 FEET OF ALL BUILDING FACADES
 PLANTINGS SHALL BE SITUATED AROUND, ALONG OR ADJACENT TO SCREEN WALLS
 PROVIDED AS REQUIRED

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
	QB	6	Quercus buckleyi Texas Red Oak	3" Cal.	Cont. or B&B	12" min.
	QP	8	Quercus polymorpha Mexican White Oak	3" Cal.	Cont. or B&B	12" min.
	QV	10	Quercus virginiana Southern Live Oak	3" Cal.	Cont. or B&B	12" min.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
	AG	112	Abelia grandiflora Glossy Abelia - 36" At time of planting	7 gal	36" OC	36" Min.
	IB	118	Ilex cornuta 'Burfordii nana' Dwarf Burford Holly - 36" At time of planting	7 gal	36" OC	36" Min.
	IVN	81	Ilex vomitoria 'Nana' Dwarf Burford Holly - 36" At time of planting	7 gal	36" OC	36" Min.
	JT	62	Juniperus sabina var. tamariscifolia Tamarix Juniper	7 gal	48" OC	24" Sp.
	LC	17	Lagerstroemia 'Chisam Fire' Chisam Fire Crape Myrtle - 36" At time of planting	7 gal	60" OC	36" Min.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	
	CD	25,778 sf	Cynodon dactylon 'TifTuf' TifTuf Bermuda Grass	Sod		
			DECOMPOSED GRANITE, 3" THICK LAYER COMPACTED OVER LANDSCAPE FABRIC (ANY APPROVED)			



CITY OF MANSFIELD LANDSCAPING MAINTENANCE NOTE:

THE PROPERTY OWNER, TENANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

ALL GROUND MOUNTED UTILITY EQUIPMENT NOT SHOWN, BUT PRESENT IN THE FILED, MUST BE SCREENED WITH EVERGREEN SHRUBS.

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/- 0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - IF SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 2" DEEP PANELS (OR EQUAL) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NSFIELDTX-LP
 DRAWN BY: SMS
 DATE: 04/15/24
 CAD ID: BOJANGLES-M

CONSTRUCTION PLANS

FOR

NEC US 287 & E DEBBIE LN,
 MANSFIELD, TEXAS 76063
 TARRANT COUNTY

BOHLER
 2600 NETWORK BLVD., STE. 310,
 FRISCO, TX 75034
 Phone: (469) 458-7300
 TX@BohlerEng.com
 TBPE No. 18065 | TBPLS No. 10194413

REGISTERED LANDSCAPE ARCHITECT
 STATE OF TEXAS
 Sharon M. Bohler
 3682
 6/12/24

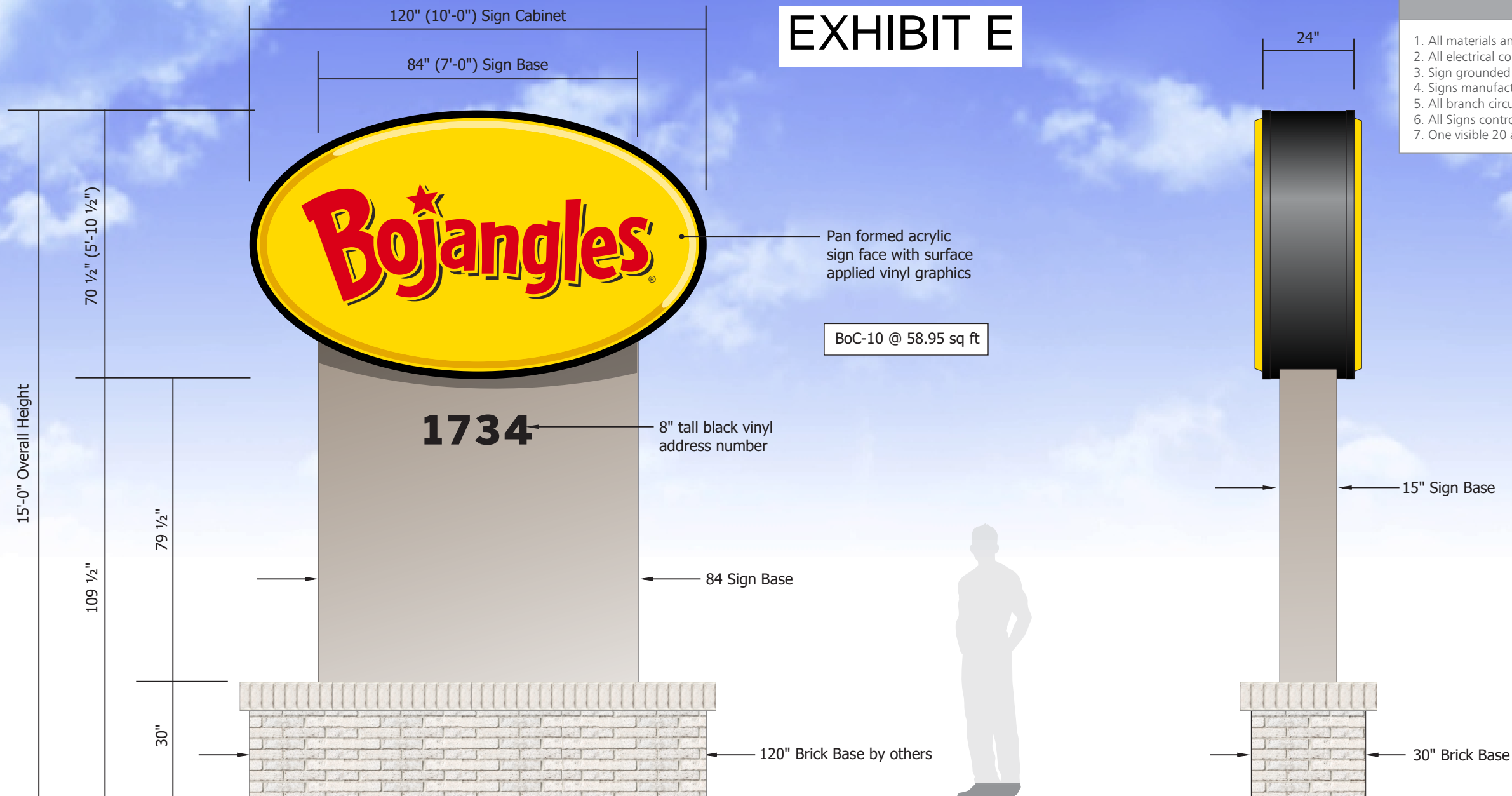
SHEET TITLE:
**EXHIBIT D:
 LANDSCAPE AND
 PASSIVE SPACE
 PLAN**

SHEET NUMBER:
D.1

EXHIBIT E

ELECTRICAL NOTES

1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 6007.7
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600 .5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1



S01 Scale: 3/8" = 1'-0"

BOC-10 MAIN ID - Double face internally illuminated sign cabinet of aluminum. Cabinet finished in black acrylic urethane enamel. Panned acrylic face with surface applied vinyl graphics to match Bojangle's yellow, red & black.

Main ID cabinet is internal illumination by LEDs (as required). All wiring UL approved. 120 Volts.

Cabinet is mounted onto new steel post set in concrete foundation. Steel is inside an aluminum pole cover. Brick Base by others.

Colors:

- 7328 White acrylic
- 3M 7725-12 Gloss Black Vinyl
- 3M 3630-93 Fire Engine Red Translucent
- 3M 3630-135 Yellow Rose Translucent
- Akzo Noble SIGNM20082 Champagne Metallic (gloss)
- Columbus Brick - Magnolia Bay

SUP#24-002



National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:	
04/15/24js revise all signs	...
05/01/24js rev Site Plan, Directionals	...
05/15/24js rev S1, del S4 & S5	...
...	...
...	...

Site: #1421

E.1

PM: Daphne E.

Drawn By: JS

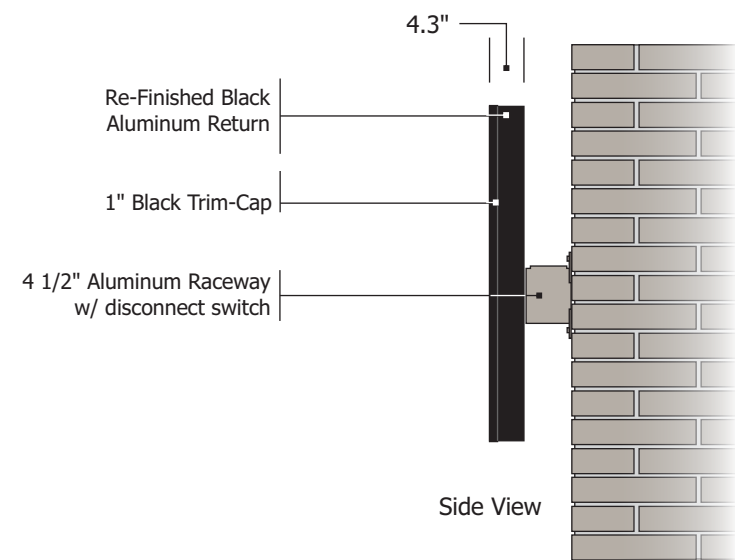
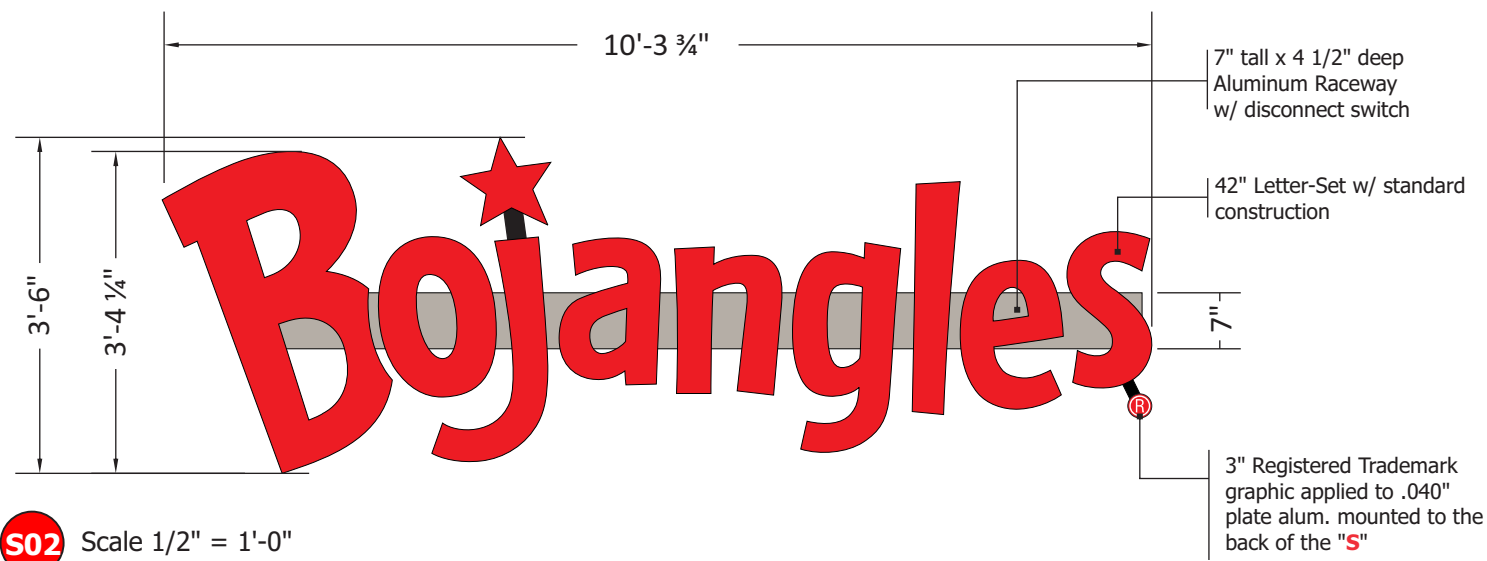
Date: 04/12/2024

Address: US Hwy 287 & Debbie Ln

City State: Mansfield, TX 76063

Drawing Number:

192424- 102



- ELECTRICAL NOTES**
1. All materials and fasteners meet 3004.4
 2. All electrical components are UL listed, labeled and approved.
 3. Sign grounded according to NEC 6007.7
 4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
 5. All branch circuits per NEC 600 .5(B).1 or (B).2.
 6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
 7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1

SQUARE FOOTAGE:
42" x 123.75" = 36.09 Sq Ft

S02 Scale 1/2" = 1'-0"

Raceway Mount Letters

Internally illuminated letters fabricated of aluminum (.040 returns, .063 backs, 4.3" depth) Letter returns finished in black acrylic urethane enamel. Faces are 2793 red acrylic secured with black trimcap.

Internal illumination by LED lighting system. Power supply & wiring located in continuous aluminum raceway. All wiring UL approved.

Raceway installed flush to exterior fascia.

- COLORS**
- Black returns (High Gloss)
 - Black Trimcap
 - 2793 red acrylic
 - Red LED's
 - Akzo Noble Black (gloss)
 - Painted to match Meridian Brick Magnolia Bay (SW 7021 Simple White)



West (Non-Drive Thru) - Scale: 1/8" = 1'-0"

SUP#24-002



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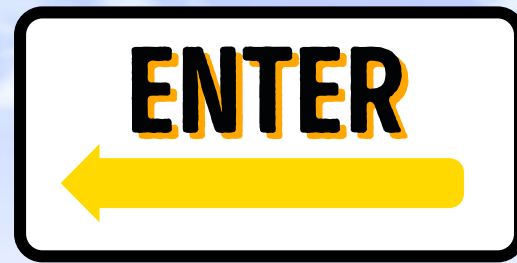
Revisions:	
04/15/24js revise all signs	...
05/01/24js rev Site Plan, Directionals	...
05/15/24js rev S1, del S4 & S5	...
...	...
...	...

Site: #1421
E.2

PM: Daphne E.	Address: US Hwy 287 & Debbie Ln
Drawn By: JS	City State: Mansfield, TX 76063
Date: 04/12/2024	Drawing Number: 192424- 103

ELECTRICAL NOTES

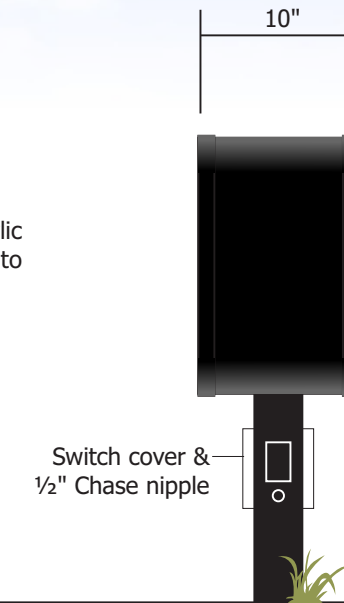
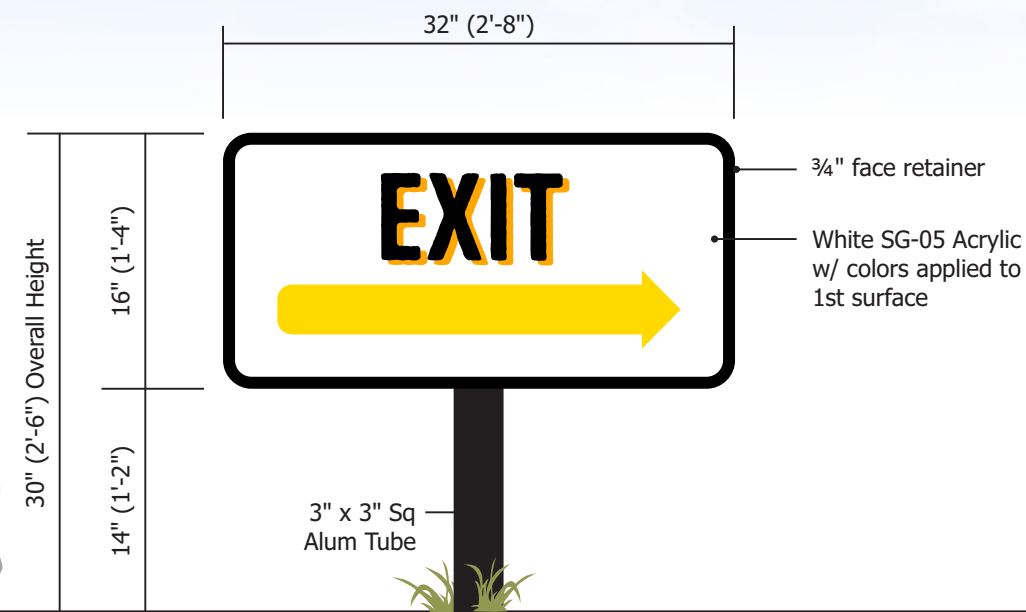
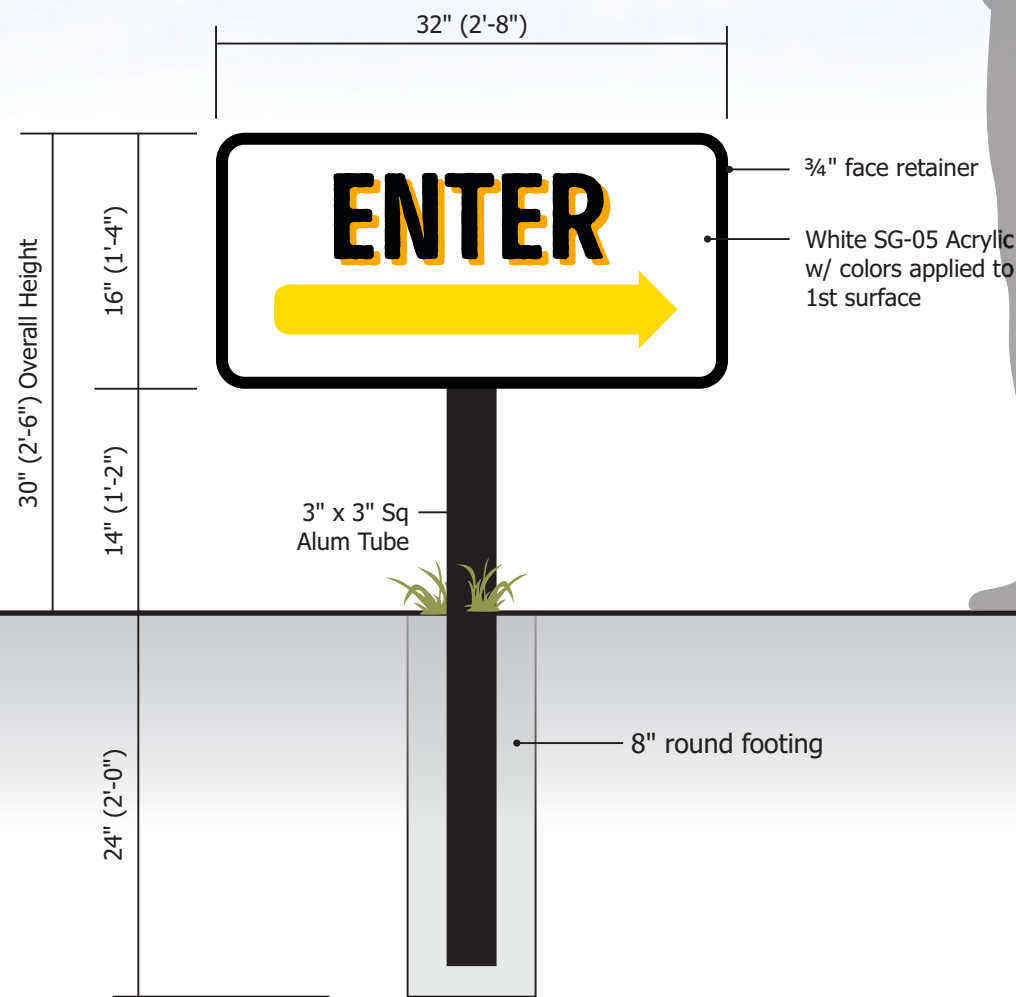
1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 6007.7
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600 .5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1



Opposite Side Face



Opposite Side Face



Side View

D2 D4 D6 Scale: 1 " = 1'-0"

D1 D3 D5 Scale: 1 " = 1'-0"

Scope & Description:

Manufacture and install D/F internally lighted directional sign of aluminum & finished in black acrylic urethane enamel.

- Flat White SG-05 Acrylic faces w/ all color (vinyl films) applied flat to first surface.
- Internal illumination by White LEDs. All wiring UL approved.
- Signs mounted onto 3" aluminum square tube support set in concrete foundation.

Square Footage: 16" x 32" = 3.55 sq ft

Colors:

- 7328 White acrylic
- 3M 7725-12 Gloss Black Vinyl
- 3M 3630-135 Yellow Rose Translucent
- 3M 3630-25 Sunflower Translucent
- Akzo Noble Black (gloss)



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Revisions:

04/15/24js revise all signs	...
05/01/24js rev Site Plan, Directionals	...
05/15/24js rev S1, del S4 & S5	...
...	...
...	...

Site: #1421

E.3

PM: Daphne E.

Drawn By: JS

Date: 04/12/2024

Address: US Hwy 287 & Debbie Ln

City State: Mansfield, TX 76063

Drawing Number:

SUP#24-002

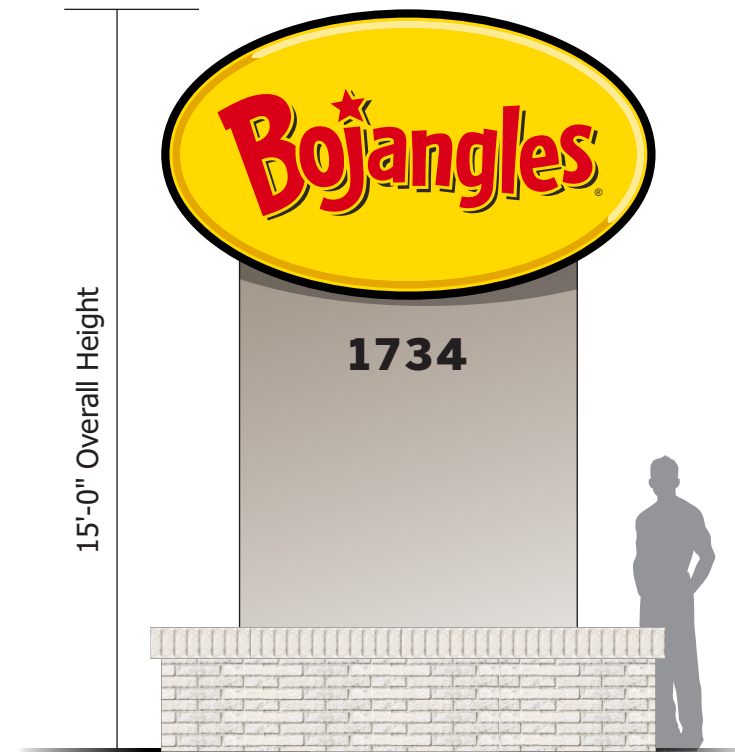
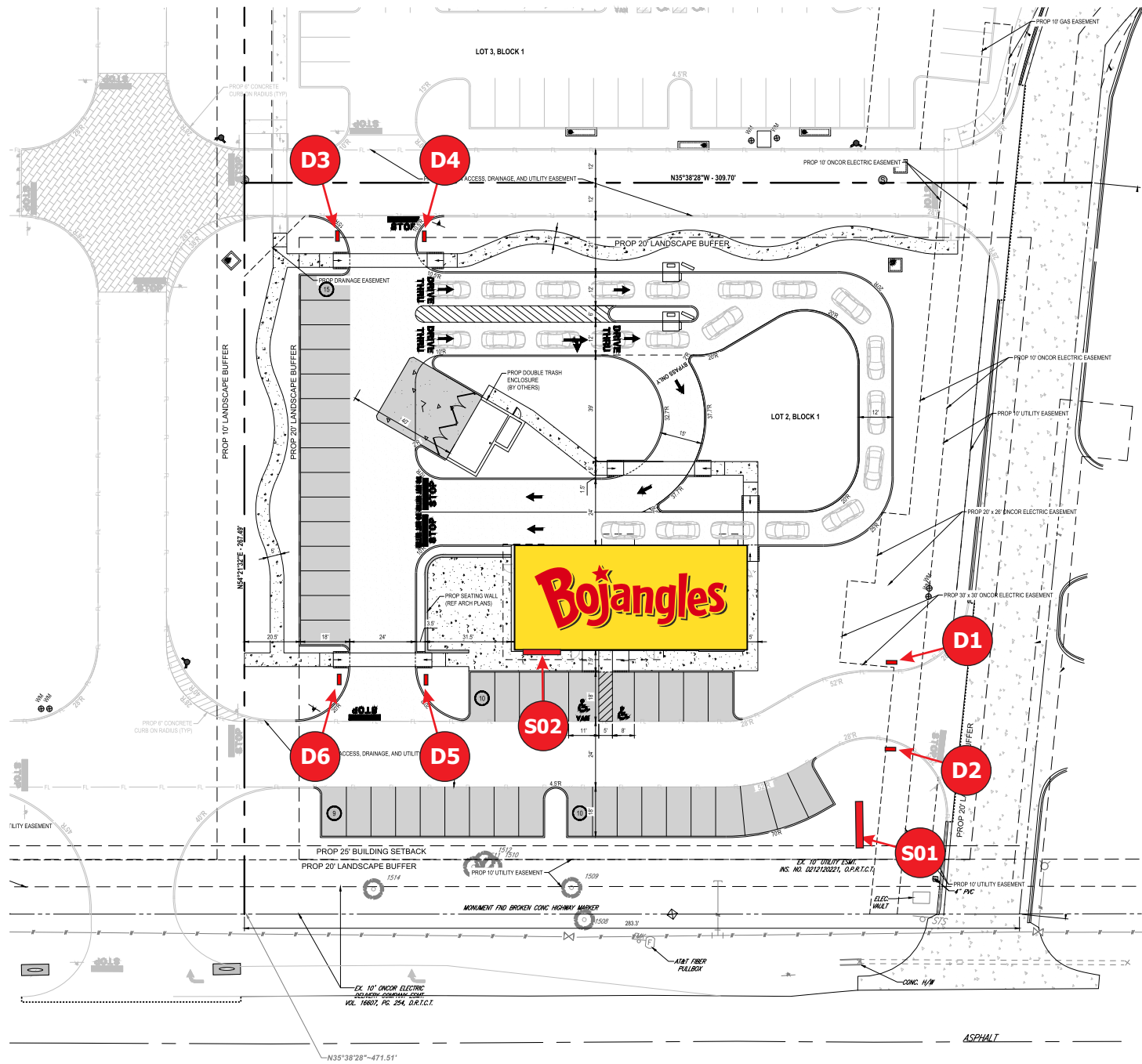
192424- 104

NORTH



Zoned: City of Mansfield C-2 Community Business District
Planner: : Helina Sarkodie-Minkah 817-276-4259 helina.sarkodie-minkah@mansfieldtexas.gov

Allowed: The width of a wall sign NTE 75% of building or storefront.
Free Standing Max. Area: 75.0 sq. ft. NTE 15' OAH
Minimum Setback from Street Right of way: 10 ft.
Minimum setback from side or rear property line: 15 ft.
Only Monument Signs are permitted in the C-2 zoning district.
A monument sign shall have a solid base at least two feet tall and the base shall have the same or greater width as the sign. The height of the sign base shall be included when measuring the sign height.



S01 D/F Monument Sign

Bojangles

S02 BO-42 Channel Letters



D1 Directional



D2 Directional



D3 Directional



D4 Directional



D5 Directional



D6 Directional

SUP#24-002



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Revisions:	
04/15/24js revise all signs	...
05/01/24js rev Site Plan, Directionals	...
05/15/24js rev S1, del S4 & S5	...
...	...
...	...

Site: #1421

E.4

PM: Daphne E.

Drawn By: JS

Date: 04/12/2024

Address: US Hwy 287 & Debbie Ln

City State: Mansfield, TX 76063

Drawing Number:

192424 **105**



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 24-6087

Agenda Date: 7/22/2024

Version: 2

Status: Public Hearing

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PD, Planned Development District to S, South Mansfield Form Based Development District on Approximately 57.95 Acres in the John Robertson Survey, Abstract No. 1317, City of Mansfield, Tarrant County, Texas, Generally Located east of U.S. Highway 287, East and West of N. Mitchell Road, and North of the Union Pacific Railroad Right-of-Way on Property Addressed at 101 S. U.S. Highway 287 and at 20 and 24 North Mitchell Road; BV Mitchell LLC and the City of Mansfield, Applicants (ZC#24-008)

Requested Action

To consider the subject zoning change request.

Recommendation

The City Council conducted a public hearing on July 8, 2024, and a motion was not made on the zoning change request.

The Planning and Zoning Commission met on June 17, 2024, and voted 7 to 0 to recommend approval of the zoning change request.

Vote:

Ayes: 7 - Mainer, Axen, Bennett, Goodwin, Moses, Shaw, and Thompson
Nays: 0
Absent: 0

Description/History

Existing Use: Vacant

Existing Zoning: PD, Planned Development District

Mansfield 2040 Land Use Designation: Retail & Office, Mixed-Use Regional, and LINQ Special Area Plan

Surrounding Land Use & Zoning:

- North - HEB Grocery, PD, Planned Development District
- South - Manufacturing, PD, Planned Development District
- East - Manufacturing, Clinics and Assisted Living facility, PD, Planned Development District

West - Existing Commercial, C-2, Community Business District

Thoroughfare Plan Specification:

U.S. Highway 287 - Frontage Road and Freeway

North Mitchell Road - Two lane divided collector street

Synopsis

The applicant is requesting to rezone the property from PD, Planned Development District, to S, South Mansfield Form Based Development District, on approximately 57.95 acres to accommodate mixed-use development along US 287 Frontage Road. It should be noted that there are two (2) PD, Planned Development Districts regulating land use on the subject property; the first PD, Planned Development District contains regulations adopted under The Reserve PD, Planned Development District (Highway 287 Sub-district) and the second PD, Planned Development District contains specific regulations for the construction and operation of a chemical plant only.

Mansfield 2040 Plan

Land Use Designation(s)

The land use designations for this property are Retail & Office and Mixed-Use Regional.

Mansfield 2040 Plan Goals and Strategies

MU.1(a): Integrate higher-intensity residential uses within mixed-use settings at intentional locations within the City.

MU.2(a): Encourage efficiently shared amenities between a variety of uses and users, including parking improvements, infrastructure, and open spaces.

MU.2(c): Establish a balanced and complementary mixture of uses within buildings and developments.

MU.3(a): Integrate public and private amenities aimed toward residents, businesses, and visitors.

RE.1(a): Market the City toward local, regional, and global partnerships in areas with appropriate context and infrastructure.

RE.2(b): Encourage local jobs by targeting employers that want the knowledge, skills, and talent of area residents.

The LINQ Special Area Plan

This development is within the LINQ, Corridor Mixed-Use designation along North U.S. Highway 287.

LQ.1: Capitalize on the intersection of location & opportunity.

LQ.3(a): Promote active transportation via safe and comfortable infrastructure for pedestrians and bicyclists.

Analysis

The applicant is requesting to rezone the property from the two (2) PD, Planned Development Districts to the S, South Mansfield Form-based Development District on

approximately 57.95 acres.

The S, South Mansfield Form-based Development District relies extensively on transect zones (e.g., T-3, T-4, T-5, and T-6) and special districts to establish the schedule of allowable uses and building design standards. The transect zone that directs this proposed development must be shown on the required special land assemblage plan. As a considerable portion of the property is located within 660 feet of U.S. Highway 287, additional building standards may be required to reinforce the vision for the development along the regional corridor --- including a minimum building height of four (4) stories.

Because the property is greater than two (2) acres in area, a development plan and a special land assemblage plan will be required. The development plan must be reviewed and approved by the City Council, and it will reinforce a pattern of development that is mixed-use vis-à-vis a required concept plan, phasing plan, and other project attributes that will achieve the community's vision for sustainable growth. The special land assemblage plan ensures that the property is appropriately master-planned to produce a development that is pedestrian-oriented, mixed-use, and attractive and it is approved administratively by the Department of Planning and Development Services.

New development on the property (and any future renovation or redevelopment) must comply with the urban design and landscaping standards of the S, South Mansfield Form-based Development District. These urban design and landscaping standards will inform the required submittal of a special land assemblage plan as well as site plans and building plans.

Summary

The S, South Mansfield Form-based Development District provides a specific set of form-based development standards that enables and encourages a creative development that is mixed-use, connected, walkable and visually harmonious. The possible introduction of a range of residential options, neighborhood-oriented commercial and other related civic activities have the potential to create a dynamic locus of activity along U.S. Highway 287. As such, the presence of civic and passive spaces with public art and other amenities are highly encouraged.

Prepared By

Department of Planning and Development Services
817-276-4229

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY TO A S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of Chapter 155 “Zoning” of the Code of Ordinances, City of Mansfield, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to owners of the affected properties, the governing body of the City is of the opinion and finds that the Chapter 155 “Zoning” of the Code of Ordinances and Map should be amended.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:

SECTION 1.

That Chapter 155 “Zoning” of the Code of Ordinances, City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district classification of S, South Mansfield Form-Based Development District; said property being described in Exhibit “A” attached hereto and made a part hereof for all purposes.

SECTION 2.

That the locations of all Transect zones on the property shall be established on the special land assemblage plan required under Section 155.073 of the Code of Ordinances, City of Mansfield, Texas.

SECTION 3.

That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4.

That the above-described property shall be used only in the manner and for the purposes provided for in the Chapter 155 “Zoning” of the Code of Ordinances, City of Mansfield, Texas of the City, as amended herein by the granting of this zoning classification.

SECTION 5.

That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Chapter 155 “Zoning” of the Code of Ordinances, City of Mansfield, Texas as a whole.

SECTION 6.

That any person, firm or corporation violating any of the provisions of this ordinance or the Chapter 155 “Zoning” of the Code of Ordinances, City of Mansfield, Texas, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7.

This ordinance shall take effect immediately from and after its passage on second and final reading and the publication of the caption, as the law and charter in such cases provide.

FIRST READING APPROVED ON THE 12TH DAY OF AUGUST, 2024.

DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 26TH DAY OF AUGUST, 2024.

Michael Evans, Mayor

ATTEST:

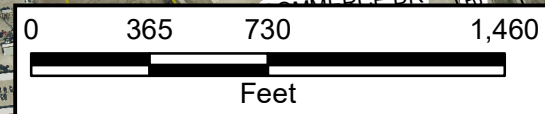
Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Ashley Dierker, City Attorney



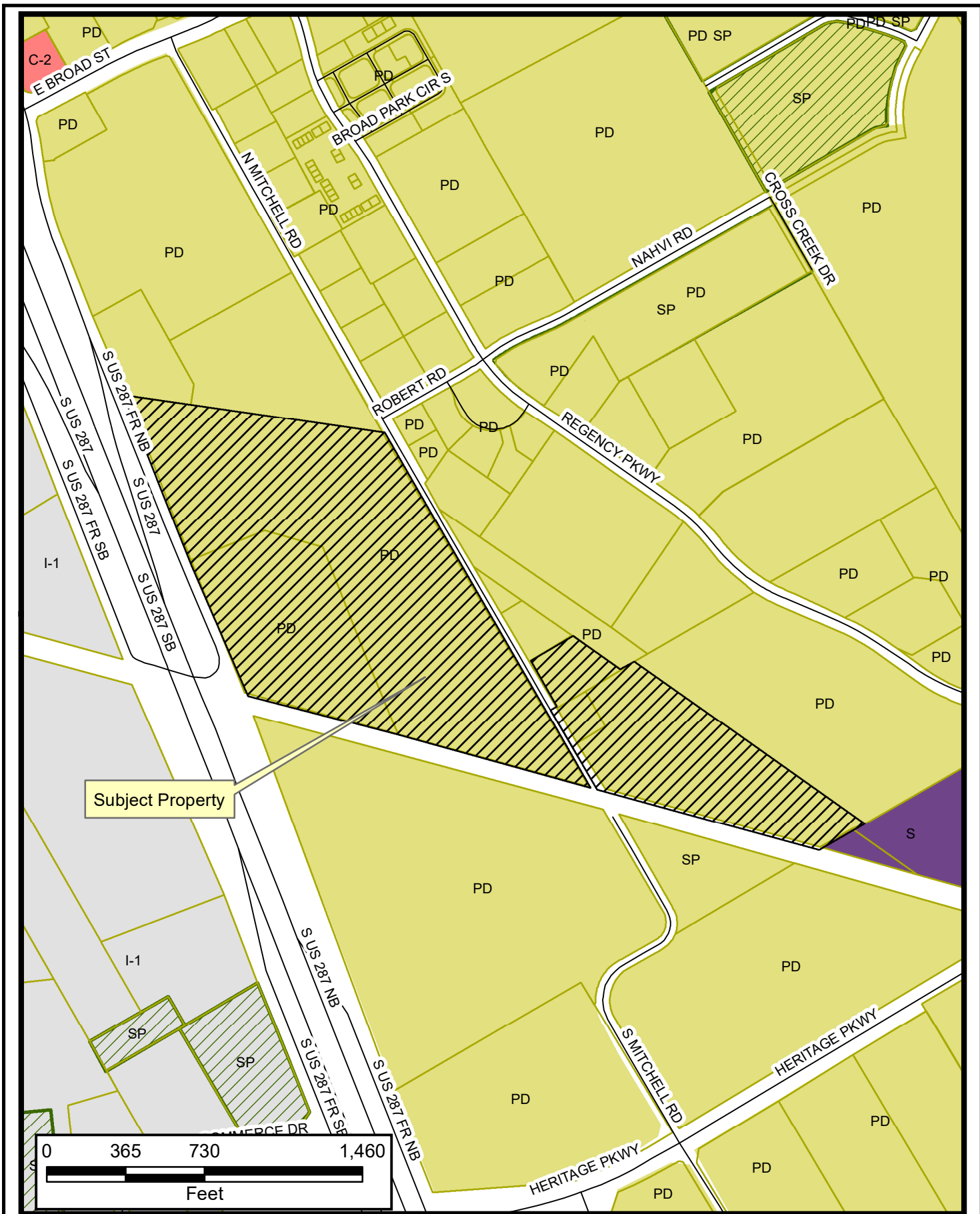
Subject Property



ZC#24-008

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

6/4/2024



ZC#24-008

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

6/4/2024

Property Owner Notification for ZC#24-008

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
FOUNTAINVIEW CENTER	BLK 1	ARGAR PRO INVESTMENTS LLC	8760 CR 612	MANSFIELD, TX	76063
FOUNTAINVIEW CENTER	BLK 1	OAKS ON THE RIDGE LLC	134 E CHURCH ST	GRAND PRAIRIE, TX	75050
GALLOWAY ADDITION	LOT 4	BV MITCHELL LLC	9311 LANSHIRE DR	DALLAS, TX	75238
GREGG, MILTON SURVEY	A 555	MANSFIELD ECONOMIC DEVELOPMENT	301 S MAIN ST	MANSFIELD, TX	76063-3106
GREGG, MILTON SURVEY	A 555	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
HALL, J ADDITION	LOT 1	HAWIDI, DINA	2844 MARIPOSA DR	GRAND PRAIRIE, TX	75054
HALL, J ADDITION	LOT 1	HAWIDI, DINA	2844 MARIPOSA DR	GRAND PRAIRIE, TX	75054
HALL, J ADDITION	LOT 2	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
HERITAGE BUSINESS PARK-MANSFLD	BLK 1	RMS HOLDINGS V LLC	1275 QUARRY ST	CORONA, CA	92879
MANSFIELD RETAIL CENTER ADDITION	BLK 1	HEB GROCERY CO LP	3890 W NORTHWEST HWY STE 300	DALLAS, TX	75220
MC ANEAR INDUSTRIAL PARK ADDN	BLK 1	MCCASLIN CONSULTING INC	100 N MITCHELL RD	MANSFIELD, TX	76063-5407
MCANEAR, ELIZABETH SURVEY	A 1005	TOTAL E&P USA REAL ESTATE LLC	PO BOX 17180	FORT WORTH, TX	76102
MCANEAR, ELIZABETH SURVEY	A 1005	WATER BOARD	PO BOX 4508	FORT WORTH, TX	76164-0508
MCANEAR, ELIZABETH SURVEY	A 1005	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MCANEAR, ELIZABETH SURVEY	A 1005	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MCANEAR, ELIZABETH SURVEY	A 1005	CRP/AI MANSFIELD OWNER LP	820 GESSNER RD STE 1000	HOUSTON, TX	77024
MCCASLIN BUSINESS PARK	BLK 1	VITX LLC	1700 ROBERT RD SUITE 100	MANSFIELD, TX	76063-9127
MCCASLIN BUSINESS PARK	BLK 2	MASTER METER INC	101 REGENCY PKWY	MANSFIELD, TX	76063-5093
MCCASLIN BUSINESS PARK	BLK 2	TALLY, JIM	2101 BAY COVE CT	ARLINGTON, TX	76013-5247

Property Owner Notification for ZC#24-008

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
ROBERTSON ADDITION	LOT 1	D & S PLASTICS INTL	PO BOX 3646	HOUSTON, TX	77253
ROBERTSON, JOHN SURVEY	A 1317	BROAD STREET US 287 LTD	2000 MCKINNEY AVE STE 1000	DALLAS, TX	75201
ROBERTSON, JOHN SURVEY	A 1317	BV MITCHELL LLC	9311 LANSHIRE DR	DALLAS, TX	75238
ROBERTSON, JOHN SURVEY	A 1317	BV MITCHELL LLC	9311 LANSHIRE DR	DALLAS, TX	75238

EXHIBIT A
ZC#24-008

Tract I:

Lot 4, GALLOWAY ADDITION, an addition to the City of Mansfield, as recorded in Cabinet A, Slide 3908, Plat

Records, Tarrant County, Texas.

TRACT 2

BEING a 32.14 Acre tract of land in the John Robertson Survey, Abstract Number 1317 and being further described

in the deed to Gem Microelectronics Materials as recorded under Volume 14818, Page 188 Deed Records, Tarrant

County, Texas (D.R.T.C.T.) and being more particularly described, as follows:

BEGINNING at a 1/2 inch capped iron rod inscribed "Weir Assoc Inc" found at the southwest corner of the tract

described in the deed to Broad Street US 287 LTD as recorded under Document Number 21617256 Official Public

Records, Tarrant County, Texas (O.P.R.T.C.T.);

THENCE SOUTH 81°44'42" EAST, a distance of 1219.16 feet to a 1/2 inch capped iron rod inscribed "Weir Assoc

Inc" found at the southeast corner of the tract described in the deed to HEB Grocery CO LP as recorded under

Document Number 216175260 (O.P.R.T.C.T.),

THENCE SOUTH 30°04'31" EAST, with the west right of way line of N Mitchell Rd, a distance of 1894.54 feet to a

found 1/2 capped iron rod inscribed "Illegible";

THENCE NORTH 74°41'11" WEST, with the north right-of-way line of the Southern Pacific Railroad a distance of

930.24 feet;

THENCE with the east line of Lot 4, Galloway Addition, An Addition to the City Of Mansfield as recorded in Cabinet

A, Slide 3908, Plat Records, Parker County, Texas the following calls:

1.) NORTH 21°14'28" WEST, a distance of 903.21 feet;

2.) NORTH 73°59'38 WEST, a distance of 291.05 feet;

THENCE SOUTH 68°28'21 WEST, a distance of 365.92 feet to a 5/8 inch capped iron rod inscribed

"Illegible" found in the east right-of-way line of Highway 287 S;

THENCE NORTH 21°44'05" WEST, continuing with the right of way of Highway 287 S a distance of 840.79 feet

returning to the POINT OF BEGINNING and enclosing 32.14 Acres (1,400,106 Square Feet).

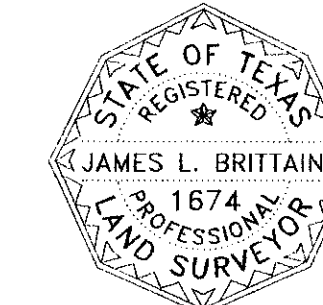
CERTIFICATION

TO: CITY OF MANSFIELD; LANDAMERICA COMMONWEALTH TITLE OF FORT WORTH, and their underwriter COMMONWEALTH LAND TITLE INSURANCE COMPANY.

The undersigned does hereby certify that a survey was this day made on the ground on the property legally described hereon or in attached field notes prepared by the undersigned, and is correct; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown on the plat hereon; that said property has access to and from a public roadway; and, that the plat hereof is a true, correct and accurate representation of the property described hereinabove. Further, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon or in said attached field notes, and certifies that the quantity of land shown hereon is correct. No portion of the Tract of land shown hereon lies within a 100-year flood hazard area.

SURVEYED ON THE GROUND
JANUARY 23, 2007

James L. Brittain
JAMES L. BRITTAIN
REGISTERED PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS NO. 1674
DRAWING REVISED: (ADDED GAS PIPELINE EASEMENT)
FEBRUARY 6, 2007



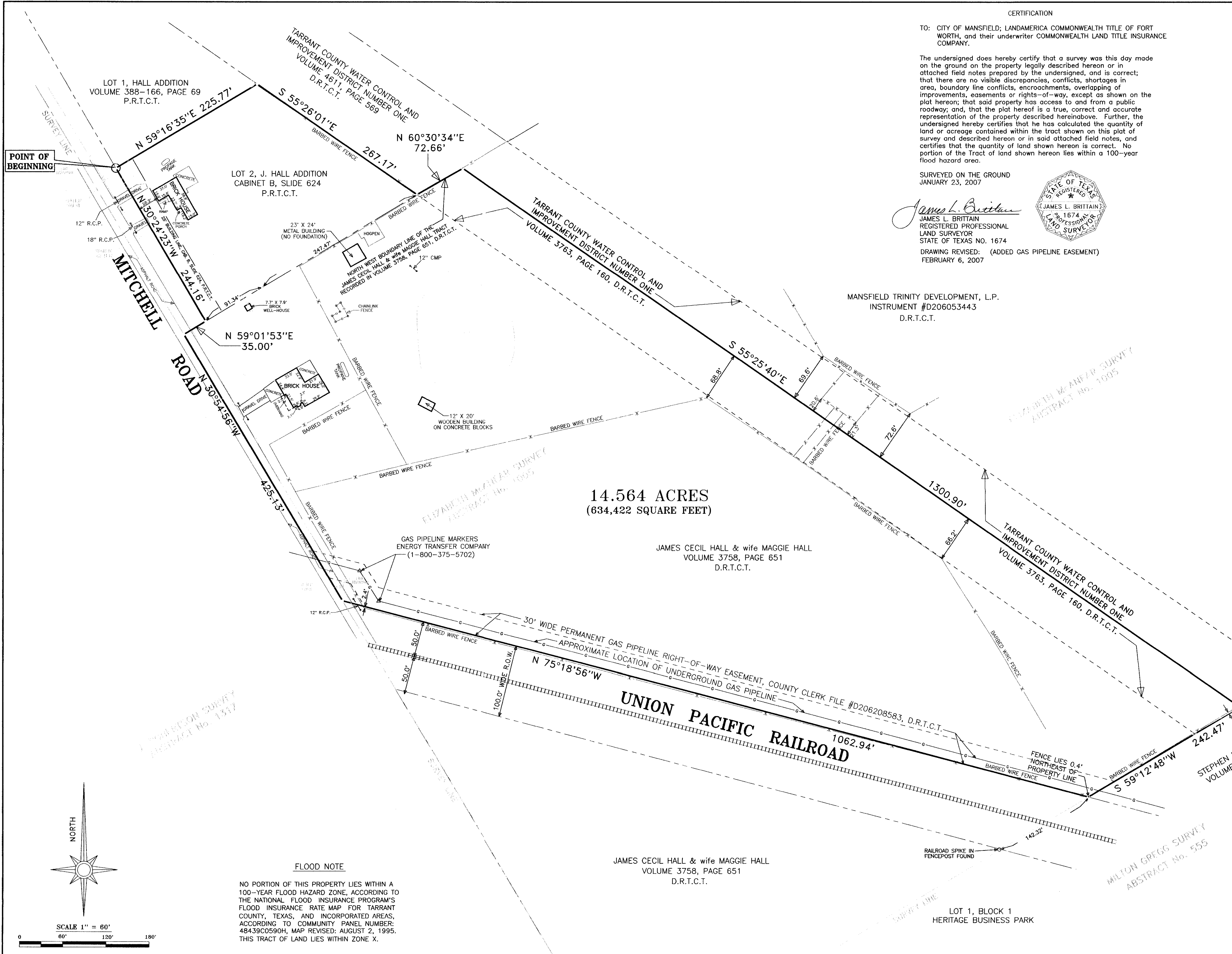
MANSFIELD TRINITY DEVELOPMENT, L.P.
INSTRUMENT #D206053443
D.R.T.C.T.

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
(817) 926-0211 - METRO (817) 429-5112
FAX No. (817) 926-9347
P. O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com

LEGAL DESCRIPTION

BEING 14.564 acres of land located in the ELIZABETH McANEAR SURVEY, Abstract No. 1005, Mansfield, Tarrant County, Texas, and containing all of Lot 2, J. HALL ADDITION, to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 624 of the Plat Records of Tarrant County, Texas, and a portion of the tract of land conveyed to James Cecil Hall and wife, Maggie Hall, by the deed recorded in Volume 3758, Page 651 of the Deed Records of Tarrant County, Texas. Said 14.564 acres of land being more particularly described by metes and bounds as follows:

- BEGINNING at a 1/2" iron rod set at the West corner of said Lot 2, J. Hall Addition, and said POINT OF BEGINNING being located in the Northeast right-of-way line of Mitchell Road;
- THENCE N 59° 16' 35" E 225.77 feet, along the Northwest boundary line of said Lot 2, to a 1/2" iron rod set at the North corner of said Lot 2;
- THENCE S 55° 26' 01" E 267.17 feet, along the Northeast boundary line of said Lot 2, and the Southwest boundary line of the tract of land conveyed to Tarrant County Water Control and Improvement District Number One, by the deed recorded in Volume 4611, Page 569 of the Deed Records of Tarrant County, Texas, to a Tarrant County Water Control Improvement District Number One concrete property corner monument found at the South corner of said Tarrant County Water Control Improvement District Number One Tract, also lying in the original Northwest boundary line of the aforesaid tract of land conveyed to James Cecil Hall and Maggie Hall, by the deed recorded in Volume 3758, Page 651 of the Deed Records of Tarrant County, Texas;
- THENCE N 60° 30' 34" E 72.66 feet, along the Southeast boundary line of said Tarrant County Water Control Improvement District Number One Tract, and the Northwest boundary line of said James Cecil Hall and Maggie Hall Tract, to a 1/2" iron rod set at the West corner of the tract of land conveyed to Mansfield Trinity Development, L.P., by the deed recorded in County Clerk's File No. D206053443 of the Deed Records of Tarrant County, Texas;
- THENCE S 55° 25' 40" E 1300.90 feet, along the Southwest boundary line of said Mansfield Trinity Development Tract, to a 1/2" iron rod set at the South corner of said Mansfield Trinity Development Tract, also lying in the original Southeast boundary line of the aforesaid James Cecil Hall and wife, Maggie Hall Tract;
- THENCE S 59° 12' 48" E 242.47 feet, along the Southeast boundary line of said James Cecil Hall and Maggie Hall Tract, being the Southeast boundary line of the aforesaid Elizabeth McAnear Survey, to a 1/2" iron rod set at the base of a fence post and said iron rod also lying in the Northeast right-of-way line of the Union Pacific Railroad (a 100 foot wide right-of-way);
- THENCE N 75° 18' 56" W 1062.94 feet, along the Northeast right-of-way line of said Union Pacific Railroad, to a PK nail set in the centerline of aforesaid Mitchell Road, being the Southwest boundary line of said James Cecil Hall and Maggie Hall Tract, and the Southwest boundary line of said Elizabeth McAnear Survey;
- THENCE N 39° 54' 56" W 425.13 feet, along the centerline of said Mitchell Road, the Southwest boundary line of said Hall Tract, and the Southwest boundary line of said McAnear Survey, to a PK nail set;
- THENCE N 59° 01' 53" E 35.00 feet, to a 1/2" iron rod set at the South corner of aforesaid Lot 2, J. Hall Addition;
- THENCE N 30° 24' 23" W 244.16 feet, along the Southwest boundary line of said Lot 2, and the Northeast right-of-way line of said Mitchell Road, to THE PLACE OF BEGINNING, containing 14.564 acres (634,422 square feet) of land.

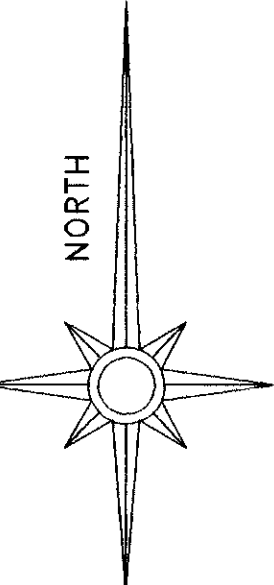


14.564 ACRES
(634,422 SQUARE FEET)

JAMES CECIL HALL & wife MAGGIE HALL
VOLUME 3758, PAGE 651
D.R.T.C.T.

JAMES CECIL HALL & wife MAGGIE HALL
VOLUME 3758, PAGE 651
D.R.T.C.T.

**BOUNDARY SURVEY MAP
OF
14.564 ACRES OF LAND
LOCATED IN THE
ELIZABETH McANEAR SURVEY
ABSTRACT No. 1005
MANSFIELD, TARRANT COUNTY, TEXAS
INCLUDING ALL OF
LOT 2, J. HALL ADDITION
ACCORDING TO THE PLAT RECORDED IN
CABINET B, SLIDE 624, OF THE PLAT
RECORDS OF TARRANT COUNTY, TEXAS**



FLOOD NOTE
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, ACCORDING TO COMMUNITY PANEL NUMBER: 48439C0590H, MAP REVISED: AUGUST 2, 1995. THIS TRACT OF LAND LIES WITHIN ZONE X.

SCALE 1" = 60'
0 60' 120' 180'



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 24-6115

Agenda Date: 8/12/2024

Version: 1

Status: New Business

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving a Construction Manager at Risk (CMAR) Contract between the City of Mansfield and CORE Construction for Construction Manager at Risk Services Related to the New City Hall Project (the "Project"); Approving Preconstruction Services in an Amount Not to Exceed \$45,000.00 Related to the Project; Authorizing the City Manager, or Designee, to Negotiate, Finalize, and Execute the Contract; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Requested Action

Staff is requesting approval of the award of the CMAR contract for City Hall to CORE Construction.

Recommendation

Staff recommends approval.

Description/History

The current City Hall facility no longer has the capacity to serve the staff who work in the building. Over the past ten years, conference rooms, hallways, and waiting areas have been remodeled to accommodate additional office spaces.

In November 2023, the Mansfield City Council and MISD Board met and voted to approved a property exchange where the City of Mansfield received the school district's property along Walnut Creek that includes Geyer Field, administration buildings, original Mansfield High School, historic Rock Gym, and additional developments, and Mansfield ISD received the City Hall facility and additional property behind at 1200 E. Broad St.

Justification

This property exchange necessitates a strict timeline for completing the New City Hall Project to facilitate the relocation of MISD staff to the 1200 E. Broad location. The Construction Manager at Risk (CMAR) delivery method improves project schedule management and emphasizes collaboration and problem-solving early in the design process.

Funding Source

2024 Certificates of Obligation

Prepared By
Matt Jones, Assistant City Manager

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A CONSTRUCTION MANAGER AT RISK (CMAR) CONTRACT BETWEEN THE CITY OF MANSFIELD AND CORE CONSTRUCTION FOR CONSTRUCTION MANAGER AT RISK SERVICES RELATED TO THE NEW CITY HALL PROJECT (THE “PROJECT”); APPROVING PRECONSTRUCTION SERVICES IN AN AMOUNT NOT TO EXCEED \$45,000.00 RELATED TO THE PROJECT; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO NEGOTIATE, FINALIZE, AND EXECUTE THE CONTRACT; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

WHEREAS, the City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, the Construction Manager at Risk (CMAR) method has been recognized as a suitable alternative that allows for early contractor involvement during the design phase, thereby enhancing collaboration, cost control, and schedule management; and,

WHEREAS, the CMAR method provides the City with the opportunity to benefit from the expertise of a construction manager who assumes risk for construction performance and costs, ensuring greater accountability and transparency throughout the project lifecycle; and,

WHEREAS, the City Council has reviewed the advantages of the CMAR method and acknowledges its potential to mitigate risks associated with unforeseen conditions and changes in project scope; and,

WHEREAS, the selection of a Construction Manager at Risk for preconstruction services has been deemed advantageous by providing expertise in planning, scheduling, cost estimation, and value engineering to ensure the project meets budgetary and timeline requirements; and,

WHEREAS, funding for this contract is available from the 2024 Certificates of Obligation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

The Construction Manager at Risk Contract is awarded to CORE Construction. for the New City Hall Project.

SECTION 3.

The Professional Services Contract with CORE Construction, in an amount not to exceed \$45,000 for the preconstruction services related to the Project, is approved.

SECTION 4.

The City Manager, or Designee, is authorized to negotiate, finalize, and execute the contract with CORE Construction.

SECTION 5.

It is hereby officially found and determined that the meeting at which this Resolution is pass is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 6.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 12TH DAY OF AUGUST, 2024.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 24-6127

Agenda Date: 8/12/2024

Version: 1

Status: New Business

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development Agreement between the Mansfield Economic Development Corporation, and Talley's LLC; Authorizing the MEDC President to Execute Said Agreement; Finding that the Meeting at which this Resolution is Passed Is Open to the Public as Required by Law; and Declaring an Effective Date

Requested Action

Consider and Approve the Economic Development Agreement between the Mansfield Economic Development Corporation and Talley's LLC.

Recommendation

Approve the Agreement

Description/History

Talley's LLC is expanding and renovating The Vault and El Primo's restaurant and entertainment venues. Talley's LLC will invest no less than \$2,500,000 and receive a Certificate of Occupancy no later than December 31, 2025. The company will create a minimum of thirty-five full-time employees at the time of the Certificate of Occupancy.

Mansfield Economic Development will provide a grant of the lesser of: 100% actual costs or \$200,000 related to the renovation and expansion of restaurant and entertainment areas, grease trap, and fire suppression infrastructure to be constructed and/or installed on the property.

Justification

As part of the Mansfield 2040 Comprehensive Plan the City Council members, city staff, and citizens of Mansfield have established that a priority for economic development projects should be to acknowledge the innovation, hard work, and commitment to the local community that local developers and business owners demonstrate. Incentives are available for the establishment and expansion of projects that shine a spotlight on Mansfield in this way. The Vault and El Primo's are owned by local entrepreneurs and located within Mansfield city limits; established in Mansfield; and partner with Mansfield businesses.

Funding Source

MEDC

Prepared By
Natalie Phelps, Project Manager 817-728-3653

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, AND TALLEY’S LLC; AUTHORIZING THE MEDC PRESIDENT TO EXECUTE SAID AGREEMENT; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

WHEREAS, the City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, the City of Mansfield City Council (“City”) recognizes the importance of fostering economic growth and development within its boundaries; and,

WHEREAS, the City has received a presentation on a proposed Economic Development Agreement between the Mansfield Economic Development Corporation (“MEDC”), and Talley’s, LLC, a copy of which is attached hereto as Exhibit “A” and incorporated herein by reference; and,

WHEREAS, Talley’s, LLC is expanding and renovating The Vault and El Primo’s restaurant and entertainment venues within the corporate limits of the City; and,

WHEREAS, the expansion and renovation of these restaurant and entertainment venues reflects the commitment to the local community and local entrepreneurs in the Mansfield Economic Development Incentive Policy; and,

WHEREAS, the City and MEDC recognize the positive impacts local establishments provide, including capital investment and the creation of full-time jobs; and,

WHEREAS, upon full review and consideration of the Economic Development Agreement, and all matters attendant and related thereto, the City Council is of the opinion that the agreement should be approved and the MEDC President shall be authorized to execute the agreement on behalf of MEDC.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

The Economic Development Agreement attached hereto as Exhibit “A” is found to be in the best interest of the City of Mansfield and its citizens and is approved.

SECTION 3.

The President of the MEDC is hereby authorized to execute the Economic Development Agreement.

SECTION 4.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5.

This Resolution shall become effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 12TH DAY OF AUGUST, 2024.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

**ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT
BETWEEN THE
MANSFIELD ECONOMIC DEVELOPMENT CORPORATION
AND
TALLEY'S LLC**

This Economic Development Agreement ("**Agreement**") is made and entered into by and between the MANSFIELD ECONOMIC DEVELOPMENT CORPORATION ("**Corporation**"), a nonprofit corporation organized under Title 12, Subtitle C1, of the Texas Local Government Code ("**Act**"), and Talley's LLC, a limited liability company ("**Company**"). Corporation and Company may sometimes hereafter be referred to individually as a "party" or collectively as the "parties."

RECITALS:

WHEREAS, Company is the owner of a tract of land located at 2300 Matlock Road, in the City of Mansfield, Texas ("**Property**"); and

WHEREAS, Company intends to renovate and expand a restaurant and entertainment area on the Property (the "**Project**"); and

WHEREAS, the Corporation has determined that this Project promotes new or expanded business development, and the Project constitutes an eligible project under Texas law and is authorized by statute and the Sales and Use Tax Special Election on May 6, 2023 (Proposition "A"); and

WHEREAS, the Corporation has determined that providing the financial assistance requested under this Agreement is authorized by Proposition "A", and applicable law, which allows the Corporation to use development sales tax for Type B economic development purposes, and will further the objectives of the Corporation, will benefit City and City's inhabitants, and will promote local economic development and stimulate business and commercial activity in the City; and

WHEREAS, Company has requested financial assistance from the Corporation for the construction of the Improvements (defined below), and the Board of Directors of the Corporation finds that the requested Grant (defined below) is consistent with the programs and goals established by the Corporation and will be used to fund an eligible Project, and that such Grant is an expenditure related to Improvements that will promote new or expanded business development and is required or suitable for the development of restaurant and entertainment facilities.

NOW THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

**ARTICLE 1
DEFINITIONS**

“Act,” “Agreement,” “Corporation,” “Company,” “Project”, and “Property” have the meanings set forth above.

“Capital Investment” means the actual cost incurred related to the construction of the Facility, as the case may be, including the actual construction costs of all buildings, renovations, site preparation, structures, infrastructure, offsite improvements (if any), utilities, landscaping and onsite improvements, including labor and materials, engineering costs, surveying costs, fees of consultants, and permit and inspection fees. The term also includes costs related to the purchase of tangible personal property, as that term is defined in the Texas Tax Code, to be located at the Facility. It does not include cost of land, insurance costs, legal fees and expenses, marketing costs or any interest paid to finance the cost of Capital Investment.

“Certificate of Occupancy” means the document issued by the City certifying that a building is in compliance with applicable building codes and other laws, and indicating it to be in a condition suitable for occupation.

“City” means the City of Mansfield, Texas.

“Director” means the City’s Economic Development Director or acting Economic Development Director.

“Effective Date” means the date this Agreement is fully executed by the parties.

“Event of Bankruptcy or Insolvency” means the dissolution or termination of a party’s existence as a going business, insolvency, appointment of receiver for any part of such party’s property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such party and such proceeding is not dismissed within ninety (90) days after the filing thereof.

“Expiration Date” shall mean six (6) years from the Effective Date, unless sooner terminated as provided herein.

“Facility” means the Vault and El Primo’s restaurants and entertainment venues to be renovated and expanded by Company on the Property.

“FTE” means any employee on a forty (40) hour or more per week schedule or the combination of two (2) or more employees on part-time schedules equaling at least forty (40) hours per week.

“Grant” means the payments to be made by the Corporation to Company pursuant to this Agreement as a reimbursement for a portion of the cost of the Improvements upon the terms, conditions and provisions set forth herein, such payments to an aggregate sum calculated as follows: the lesser of (i) 100% of the actual costs of the Improvements, or (ii) 5% of the Capital Investment, not to exceed \$200,000.

“Impositions” mean all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on Company or the Property, or any property or any business owned by Company or within the City.

“Improvements” means the improvements approved by the Corporation for the renovation and expansion of restaurant and entertainment area, and grease trap and fire suppression infrastructure which are required by the City to be constructed or installed by Company on the Property, as described on the attached Exhibit A.

“Payment Request” means a written request from Company to Corporation for payment of a Grant. The written request must be accompanied by (i) proof of a Certificate of Occupancy for the Facility; (ii) documentation of the expenditure of the Capital Investment, in a manner and form acceptable to the Director; and (iii) documentation of actual construction costs of the Improvements, in a manner and form acceptable to the Director.

“Term” means the term of this Agreement as described in Article 2 of this Agreement.

ARTICLE 2 TERM

The Term of this Agreement will begin on the Effective Date and continue thereafter until the Expiration Date, unless terminated earlier under the terms of this Agreement.

ARTICLE 3 COVENANTS OF COMPANY

3.01 Company Obligations. In consideration of Corporation agreeing to pay Company the Grants in accordance with the terms and conditions of this Agreement, all of the following must occur:

- (a) The Facility must receive a Certificate of Occupancy no later than December 31, 2025;
- (b) Company must make a Capital Investment of no less than \$2,500,000 for the Facility;
- (c) Company must comply with all building codes and other ordinances of the City applicable to the design and construction of the Facility and Improvements; and
- (d) Company must employ a minimum of thirty-five (35) FTEs at the Facility at the time of Certificate of Occupancy until the Expiration Date of this Agreement.

3.02 Tangible Personal Property. The parties acknowledge that Company will be contributing in the purchase of tangible personal property which is a component of the Capital Investment that will be used for and permanently located at the Facility, and agree that such purchase of tangible personal property for the Facility by Company will be applied toward Company's Capital Investment requirement as if Company had made the expenditure.

3.03 Undocumented Workers. Company covenants and certifies that it does not and will not knowingly employ an undocumented worker as that term is defined by Section 2264.001(4) of the Texas Government Code. In accordance with Section 2264.052 of the Texas Government Code, if Company is convicted of a violation under 8 U.S.C. Section 1324a (f), Company shall repay to the Corporation the full amount of all payments made under Section 4 of this Agreement, plus ten percent (10%) interest per annum from the date such payment was made until the date of full repayment. Repayment shall be paid within one hundred twenty (120) days after the date Company receives a notice of violation from the Corporation.

ARTICLE 4 GRANT BY CORPORATION

Provided that Company is in compliance with the terms of this Agreement, and upon Company's full satisfaction of the conditions set forth above in Article 3, Company may send Payment Requests to the Corporation for the Grant, whereupon the Corporation shall pay the amount of the Grant identified in the Payment Request to Company within thirty (30) days after approval by the Director. The total Grant payments made under this Agreement pursuant to the Payment Requests shall not exceed the aggregate sum calculated as follows: the lesser of (i) 100% of the actual costs of the Improvements, or (ii) 5% of the Capital Investment, not to exceed \$200,000.

ARTICLE 5 TERMINATION, OFFSET, AND REPAYMENT

5.01 Termination. This Agreement may be terminated upon any one or more of the following:

- (a) by mutual written agreement of the parties;
- (b) upon written notice by any party, if another party defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not cured within thirty (30) days after written notice thereof;
- (c) upon written notice by Corporation, if Company suffers an Event of Bankruptcy or Insolvency;
- (d) upon written notice by Corporation, if any Impositions owed to City become delinquent and such delinquency has not been cured within thirty (30) days after written notice thereof; or

- (e) upon written notice by any party if any subsequent federal or state legislation or any decision of a court of competent jurisdiction renders this Agreement invalid, illegal, or unenforceable.

5.02 Offset. Corporation may at its option, and after delivering written notice to Company of its intent to do so, offset any amounts due and payable under this Agreement against any delinquent debt (including taxes and Impositions) due to City of Mansfield, regardless of whether or not the debt (including taxes and Impositions) due to the City of Mansfield has been reduced to judgment by a court.

5.03 Repayment. In the event the Agreement is terminated by Corporation pursuant to Section 5.01(b)-(e), Company shall immediately refund to Corporation an amount equal to the amount of the Grants that have been provided by Corporation to Company prior to the date of such termination, plus interest at the rate of interest periodically announced by the Wall Street Journal as the prime or base commercial lending rate, or if the Wall Street Journal shall ever cease to exist or cease to announce a prime or base lending rate, then at the annual rate of interest from time to time announced by Citibank, N.A. (or by any other New York money center bank selected by Corporation) as its prime or base commercial lending rate, which shall accrue from the Effective Date until paid.

ARTICLE 6 INDEMNIFICATION

COMPANY, IN PERFORMING THE OBLIGATIONS UNDER THIS AGREEMENT, IS ACTING INDEPENDENTLY, AND THE CORPORATION ASSUMES NO RESPONSIBILITIES OR LIABILITIES TO THIRD PARTIES OR COMPANY IN CONNECTION WITH THE IMPROVEMENTS OR FACILITY. COMPANY AGREES TO INDEMNIFY, DEFEND, RELEASE, AND HOLD HARMLESS THE CORPORATION, ITS DIRECTORS, OFFICERS, AGENTS, EMPLOYEES, AND VOLUNTEERS IN BOTH THEIR OFFICIAL AND INDIVIDUAL CAPACITIES, FROM AND AGAINST CLAIMS, SUITS, DEMANDS, LOSSES, DAMAGES, CAUSES OF ACTION, AND LIABILITY OF EVERY KIND, INCLUDING, BUT NOT LIMITED TO, EXPENSES OF LITIGATION OR SETTLEMENT, COURT COSTS, AND ATTORNEYS FEES WHICH MAY ARISE DUE TO ANY DEATH OR INJURY TO A PERSON OR THE LOSS OF USE, OR DAMAGE TO PROPERTY, ARISING OUT OF OR OCCURRING AS A CONSEQUENCE OF THE PERFORMANCE BY COMPANY OF ITS OBLIGATIONS UNDER THIS AGREEMENT, INCLUDING ANY ERRORS OR OMISSIONS, OR NEGLIGENT ACT OR OMISSION OF COMPANY, OR ITS OFFICERS, AGENTS, EMPLOYEES, OR CONTRACTORS. THE PROVISIONS OF THIS SECTION ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND THEIR RESPECTIVE SUCCESSORS AND PERMITTED ASSIGNS AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY. THE COMPANY'S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY COMPANY UNDER THIS AGREEMENT. THIS PROVISION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

ARTICLE 7 ACCESS TO INFORMATION

Notwithstanding any other provision to the contrary in this Agreement, all information, documents, and communications relating to this Agreement may be subject to the Texas Public Information Act and any opinion of the Texas Attorney General or a court of competent jurisdiction relating to the Texas Public Information Act. In addition to the foregoing sentence, the Corporation may be required to submit to the comptroller the information as required by Texas Local Gov't Code Sec. 380.004, and any other information the comptroller considers necessary to operate and update the database described by Section 403.0246, Government Code. Upon the Corporation's written request, Company agrees to provide the Corporation, within thirty (30) days of the Company's receipt of such request, access to contract documents, invoices, receipts, records, and reports to verify Company's compliance with this Agreement.

ARTICLE 8 GENERAL PROVISIONS

8.01 Mutual Assistance. The parties shall do all things reasonably necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out such terms and provisions.

8.02 Representations and Warranties. Company represents and warrants to the Corporation that it has the requisite authority to enter into this Agreement. Company represents and warrants to the Corporation that it will not violate any federal, state or local laws in constructing or operating the Facility, and that the Facility and Improvements shall conform to the applicable building codes, zoning ordinances, and all other ordinances and regulations of the City of Mansfield.

8.03 Section or Other Headings. Section or other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

8.04 Entire Agreement. This Agreement contains the entire agreement between the parties with respect to the transaction contemplated herein.

8.05 Amendment. This Agreement may only be amended, altered, or revoked by written instrument signed by the parties.

8.06 Successors and Assigns.

- (a) Assignment. This Agreement shall be binding on and insure to the benefit of the parties, their respective successors and assigns. Company may assign all or part of their rights and obligations hereunder only upon prior written approval of the Corporation.

- (b) Collateral Assignment. Notwithstanding Section 8.06(a), Company shall have the right to collaterally assign, pledge, or encumber, in whole or in part, to any lender as security for any loan in connection with construction of the Facility and Improvements, all rights, title, and interests of Company to receive the Grants under this Agreement. Such collateral assignments: (i) shall require the prior written consent of the Corporation, which shall not be unreasonably delayed or withheld, and Corporation agrees to execute such reasonable consent forms as may be required to evidence such consent; (ii) shall require notice to the Corporation together with full contact information for such lenders, (iii) shall not create any liability for any lender under this Agreement by reason of such collateral assignment unless the lender agrees, in writing, to be bound by this Agreement; and (iv) may give lenders the right, but not the obligation, to cure any failure of Company to perform under this Agreement. No collateral assignment may relieve Company from any obligations or liabilities under this Agreement. The Director has the authority to give the written consent under this subsection after review and consultation with the Corporation's legal counsel; provided, however, the Director may, in his or her sole discretion, present the assignment request to the Corporation's board of directors for approval.

8.07 Notice. Any notices or other communications required or permitted by this Agreement shall be in writing and delivered personally, or by messenger or a nationally recognized overnight courier service, or alternatively, shall be sent by United States certified mail, return receipt requested. The effective date of any notice shall be (i) if by personal delivery, messenger or courier service, the date of delivery of the notice, or (ii) if mailed, on the date upon which the return receipt is signed or delivery is refused or the notice is designated by the postal authorities as undeliverable, as the case may be. The parties hereby designate the addresses set forth below as their respective notice addresses under this Agreement.

COMPANY: Talley's LLC
 2300 Matlock Road
 Mansfield, Texas 76063
 Attn: Bobby Clark

CORPORATION: Mansfield Economic Development Corporation
 301 South Main Street
 Mansfield, Texas 76063
 Attn: Director

With a copy to: Mansfield Economic Development Corporation Attorney
 Taylor, Olson, Adkins, Sralla & Elam, LLP
 6000 Western Place, Suite 200
 Fort Worth, Texas 76107

8.08 Interpretation. Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for or against any party.

8.09 Applicable Law/Venue. The substantive laws of the State of Texas (and not its conflicts of law principles) govern all matters arising out of, or relating to, this Agreement and all of the transactions it contemplates, including without limitation its validity, interpretation, construction, performance and enforcement. Mandatory and exclusive venue for any action arising out of, or relating to, this Agreement must be in a court of competent jurisdiction in Tarrant County, Texas.

8.10 Severability. In the event any provision of this Agreement is ruled illegal, invalid, or unenforceable by any court of proper jurisdiction, under present or future laws, then and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid, or unenforceable a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

8.11 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

8.12 No Joint Venture. Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties.

8.13 Force Majeure. If any party hereto shall be delayed or hindered in or prevented from the performance of any act required hereunder (other than the payment of money) by reason of strikes, lockouts, inability to procure materials, failure of power, governmental moratorium or other governmental action or inaction (including, failure, refusal or delay in issuing permits, approvals or authorizations), injunction or court order, terrorist attacks, riots, insurrection, war, fire, earthquake, flood or other natural disaster, or other reason of a like nature not the fault of the party delaying in performing work or doing acts required under the terms of this Agreement (but excluding delays due to financial inability), then performance of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay, provided that the foregoing shall not be applicable to any payment obligation of any party under this Agreement.

8.14 Attorney's Fees. If either party employs an attorney or attorneys to enforce any of the provisions hereof, or to recover damages for the breach of this Agreement, the non-prevailing party in any final judgment or award agrees to pay the other party all reasonable costs, charges and expenses, including reasonable attorneys' fees and costs of court, expended or incurred in connection therewith.

8.15 Limitation of Liability. The parties further agree that no party will be liable to any other party under this Agreement for special, consequential (including lost profits), or exemplary damages.

8.16 Governmental Function(s). The parties agree that this Agreement serves the public purpose of assisting in the development and diversification of the economy of City and the State of Texas, eliminating unemployment or underemployment of the State, and developing and expanding commerce in the State, and is for all purposes a governmental function of the City and the Corporation for the benefit of the citizens of City and the State of Texas. The parties further agree that this Agreement is entered into for the purpose of carrying out governmental functions which are enjoined on Corporation, by virtue of its relationship with its authorizing unit, the City of Mansfield, by law, and given to it by the State of Texas as part of the State's sovereignty.

8.17 Grant Limitations. Under no circumstances shall the obligations of the Corporation hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision; provided, however, the Corporation agrees during the term of this Agreement to make a good faith effort to appropriate funds to pay the Grant for this Agreement. Further, the Corporation shall not be obligated to pay any lienholder, commercial bank, lender, or similar person or financial institution for any loan or credit agreement made by the Company.

8.18 City Council Approval. This Agreement is not valid unless first approved by the City Council of the City of Mansfield.

8.19 Full Execution Required. This Agreement will not be binding on any party unless fully executed by all parties.

{Signatures on following page}

**MANSFIELD ECONOMIC
DEVELOPMENT CORPORATION**

By: _____
David Godin, Board President

Date: _____

ATTEST:

Nicole Zaitoon, Board Secretary

Talley's LLC
a Texas limited liability company

By: Bobby Clark

Name: Bobby Clark

Title: CFO

Date: 9/15/24

EXHIBIT "A"
Improvements

Vault Expansion Expenses

Electrical	\$ 220,588.00	
Engineering / Design	\$ 59,996.00	
F/F/E	\$ 457,149.00	
Fire Sprinkler	\$ 72,164.00	eligible expense
HVAC	\$ 131,159.00	
Electronics	\$ 238,752.32	
Licenses / Permits	\$ 9,469.00	
Plumbing	\$ 177,700.00	
Construction	\$ 383,004.00	
General Labor & Material	\$ 879,002.00	
Grease trap, concrete excavation, dirt work, rerouting of lines, gravel, etc	\$ 118,000.00	eligible expense