

CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, April 24, 2023 12:30 PM Council Chambers

REGULAR MEETING

1. 12:30 P.M. - CALL MEETING TO ORDER

2. WORK SESSION

Discussion Regarding Updates to the Thoroughfare Plan, Roadway Impact Fees, and Roadway Capital Plan

Discussion Regarding the April 24, 2023 Consent Agenda Items

3. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law

A. Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071

Seek Advice of City Attorney Regarding Contract Negotiations

Seek Advice of City Attorney Regarding a Potential Land Sale

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

City Manager's Quarterly Update

Board Appointments

D. Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087

Economic Development Project #21-13

Economic Development Project #21-33

- 4. 6:50 P.M. COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION
- 5. <u>7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION RECONVENE</u>
 INTO REGULAR BUSINESS SESSION
- 6. <u>INVOCATION</u>
- 7. PLEDGE OF ALLEGIANCE
- 8. <u>TEXAS PLEDGE</u>

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

9. PROCLAMATION

23-5277 Dr. Darien W Bradford

Attachments: Proclamation

23-5315 National Library Week 2023

Attachments: Proclamation

23-5314 Historic Preservation Month

Attachments: Proclamation

10. RECOGNITION

President's Volunteer Service Award - City Council

11. <u>CITIZEN COMMENTS</u>

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.

12. COUNCIL ANNOUNCEMENTS

13. 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

Texas Travel Awards Results - Tim Roberts

B. Communications and Outreach Department Report

<u>23-5303</u> Departmental Quarterly Reports

<u>Attachments:</u> Quarter 2 FY 2023 Departmental Reports

C. Financial Services Department Report

23-5322 Presentation of the 1st Quarter FY 23 Financial Report

Presenters: Troy Lestina

Attachments: FY23 1st Quarter Financial Report

14. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

15. 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

23-5301 Resolution - A Resolution Authorizing the Purchase of Property Located at 660 W. Broad Street for the Walnut Creek Linear Park Trail System

<u>Presenters:</u> Matt Young <u>Attachments:</u> Resolution 23-5302 Resolution - A Resolution to Consider Executing a Consultant

Agreement with Parkhill, Inc. in the amount of \$711,563 for Professional Services Related to the Design for Improvements at Katherine Rose Memorial Park and Hardy Allmon Soccer Complex

<u>Presenters:</u> Matt Young <u>Attachments:</u> Resolution

Exhibit A - Consultant Agreement

23-5309 Minutes - Approval of the April 10, 2023 Regular City Council Meeting

Minutes

Presenters: Susana Marin

Attachments: 4-10-23 DRAFT Meeting Minutes

END OF CONSENT AGENDA

16. PUBLIC HEARING

23-5305 Public Hearing - A Public Hearing Regarding Certain Type "B" Projects

that the Mansfield Economic Development Corporation, A Type "A" Economic Development Corporation, Proposes to Undertake in the City

of Mansfield

Presenters: Jason Moore

17. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from C-2, Community Business District to S, South Mansfield Form Based Development District on Approximately 12.899 Acres in the Joseph Lawrence Survey, Abstract No. 616, City of Mansfield, Ellis County, Texas on Property Located at 3400 Harmon Road; M.R. Development, Developer

(ZC#23-004)

Presenters: Jason Alexander

Attachments: Ordinance

Exhibit A

Maps and Supporting Information

18. NEW BUSINESS

Ordinance - First and Final Reading on an Ordinance Approving a
Development Agreement with M.R. Development Corporation and
Carleton Development, LTD, Regarding the Development of
Approximately 12.899 Acres out of the Joseph Lawrence Survey,
Abstract No. 616, Described as Tract 3 in a Deed to Sunbelt Land
Investments/360 LTD Recorded in Volume 2746, Page 1136, Deed
Records of Ellis County, Texas; Approving a Concept Plan and Phasing

Plan; Providing that this Ordinance Shall Be Cumulative of All Ordinances; Providing a Savings Clause; Providing for a Penalty Clause; Providing a Severability Clause; and Providing an Effective Date

Presenters: Jason Alexander

Attachments: Ordinance

Development Agreement

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development and Performance Agreement by and Between the Mansfield Economic Development Corporation ("MEDC") and Hoffman Cabinets, Inc. and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

<u>Presenters:</u> Jason Moore <u>Attachments:</u> Resolution

Economic Development and Performance Agreement

<u>23-5316</u> Discussion and Possible Action Regarding an Appointment to the

Planning and Zoning Commission

Presenters: City Council

19. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the April 24, 2023 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, April 20, 2023 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, City Secretary	
Approved as to form:	
City Attorney	

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 473-0211 at least 48 hours in advance. Reasonable accommodation will be made to assist your needs.



CITY OF MANSFIELD

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STAFF REPORT

File Number: 23-5277

Agenda Date: 4/24/2023 Version: 1 Status: To Be Presented

In Control: City Council File Type: Proclamation

Agenda Number:

Title

Dr. Darien W Bradford

- **WHEREAS,** Dr. Darien Bradford is a cardiothoracic surgeon trained to diagnose and treat diseases of the chest, esophagus, diaphragm, heart, lungs and trachea; and
- **WHEREAS,** Dr. Bradford has practiced medicine for over 20 years and has served in Mansfield for over 15; and
- **WHEREAS,** Dr. Bradford has performed minimally invasive thoracic surgery in North Texas, offering his patients a successful alternative to traditional open heart and open chest surgery; and
- **WHEREAS,** Many members of the community credit Dr. Bradford with saving the lives of their loved ones, thanks to the surgical intervention they received from him; and
- **WHEREAS,** Dr. Bradford's former patients describe him as "caring, compassionate, and kind" and "wish him good health so he can save more people."
- **NOW, THEREFORE, I MICHAEL EVANS,** Mayor of the City of Mansfield, join with the members of the Mansfield City Council do hereby honor and recognize

DARIEN BRADFORD, MD

in the City of Mansfield, Texas and thank him for his dedication to the health and wellbeing of our community.

IN WITNESS WHEREOF, I have hereunto set my hand and cause the official seal of the City of Mansfield, Texas, to be affixed this 24th day of April, 2023.



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STAFF REPORT

File Number: 23-5315

Agenda Date: 4/24/2023 Version: 1 Status: To Be Presented

In Control: City Council File Type: Proclamation

Agenda Number:

Title

National Library Week 2023

WHEREAS, the American Library Association celebrates the nation's libraries annually, to recognize the critical role that libraries serve to a community, not only through books, but by being a place to bring the community together with story times, book clubs, educational and craft classes, and support for businesses and jobseekers; and

WHEREAS, libraries have long served as trusted institutions for all members of the community; and

WHEREAS, Mansfield is fortunate to have dedicated librarians and library professionals reminding us of the powerful and positive impact libraries have on the lives of our residents on a daily basis; and

WHEREAS, the city, along with numerous volunteers, has fostered support and awareness of libraries by making this important community service available to its citizens for more than 80 years,

NOW, THEREFORE, I, Michael Evans, Mayor of the City of Mansfield, Texas, join with members of the City Council to hereby proclaim April 23-29, 2023,

NATIONAL LIBRARY WEEK

in Mansfield and call upon the citizens to take advantage of the wonderful library resources available in our city and offer support to librarians, library workers, and volunteers who dedicate themselves to this worthwhile endeavor.

IN WITNESS WHEREOF, I do hereby set my hand and cause the official seal of the City of Mansfield to be affixed this 24th day of April, 2023.



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STAFF REPORT

File Number: 23-5314

Agenda Date: 4/24/2023 Version: 1 Status: To Be Presented

In Control: City Council File Type: Proclamation

Agenda Number:

Title

Historic Preservation Month

Prepared By Art Wright, Historical Preservation Officer 817-276-4229 **WHEREAS,** historic preservation is an effective tool for managing growth and development, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, historic preservation is relevant for communities across the nation and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, many Mansfield residents and organizations work hard to preserve Mansfield's heritage for future generations;

NOW, THEREFORE, I, Michael Evans, Mayor of the City of Mansfield, Texas, join with members of the City Council to hereby proclaim May 2023 as

HISTORIC PRESERVATION MONTH

in Mansfield, and I encourage Mansfield residents to join their fellow history-lovers across the United States of America in recognizing this special observance.

IN WITNESS WHEREOF, I do hereby set my hand and cause the official seal of the City of Mansfield to be affixed this 24th day of April, 2023.



CITY OF MANSFIELD

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STAFF REPORT

File Number: 23-5303

Agenda Date: 4/24/2023 Version: 1 Status: To Be Presented

In Control: City Council File Type: Consideration Item

Agenda Number:

Title

Departmental Quarterly Reports

Requested Action

Review Departmental Quarterly Reports

Recommendation

Review Departmental Quarterly Reports

Description/History

2nd Quarter Update for FY 2023

Justification

Provide an Update to City Council

Funding Source

N/A

Prepared By

Bernadette McCranie Director of Communications and Outreach bernadette.mccranie@mansfieldtexas.gov

MANSFIELD QUARTERLY





LIBRARY WINS BIG

MANSFIELD PUBLIC LIBRARY
WINS PRESTIGIOUS HONOR

BACK TO THE LOT

ARTS AND MUSIC RETURN TO THE LOT DOWNTOWN

HISTORICAL PRESERVATION MONTH

A MONTH LONG CELEBRATION
OF MANSFIELD'S HISTORY IN MAY











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True NORTH: The City of Mansfield's GUIDING PRINCIPLES

Noteworthy Essentials

The City of Mansfield will continue to deliver high-quality essential services to its residents, businesses and visitors.

Organizational Excellence

The City of Mansfield will foster a healthy environment for its own employees to maximize productivity, boost morale, attract high-quality candidates and establish itself as a destination employer.

Remarkable Experiences

The City of Mansfield will find creative and innovative ways to provide its residents, businesses and visitors with world-class amenities and experiences – above and beyond essential functions and services.

Together As One

The City of Mansfield will remain a close-knit community as growth continues. The City of Mansfield will provide world-class social infrastructure and opportunities for all its residents to connect and enjoy remarkable experiences together.

Healthy Economy

The City of Mansfield will support and strengthen its economy in all strategic decision-making and will leverage its assets to preserve its economic vitality.

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BUILDING SAFETY

The Building Safety Department promotes construction methods that provide for the safety of occupants and are consistent with adopted best practices. We strive to assist applicants and citizens with construction projects using an efficient and professional approach and continue to work with other departments as needed during the construction and plan review stages.

The department is responsible for reviewing all development proposals including: technical review of construction drawings, issuance of building permits and field inspections. We enforce the 2018 International Code Council (ICC) building/residential, plumbing, mechanical, fuel gas, energy, pool/spa and 2020 National Electrical Code (NEC), and certain state statutes relating to construction ensuring safe and sound construction of structures.

Spotlight on Permit Technicians

Introducing one of our experienced Permit Technicians, Sylvia Guardiola. She came to the City of Mansfield from the Municipal Court and moved into Building Safety in April 2021.

Sylvia is responsible for accepting payments, scheduling inspections, issuing permits to contractors for single trade construction, and dispensing plan review to six departments for new construction and remodel permits.

She assists in composing reports, updating our webpage, and processing certificates of occupancy. Sylvia hopes to expand her experience and knowledge by acquiring ICC certifications and enhancing her abilities in plan review with the City of Mansfield.

She one of the friendly and courteous faces that operate the busy front counter at Building Safety.

Building Safety Activity January 1 to March 30

Inspected and Finalled

2151 Heritage Bldg #300, #400 - Warehouse Complex

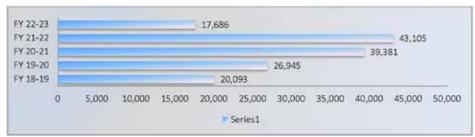
1961 Heritage - Straumann Manufacturing Inc.

1201 Heritage - Warehouse Complex

1151 Heritage - Office Warehouse 317,520 square feet

1045 Matlock Road Bldg #100, #200, #300 - Offices





2000 N. US 287 - Murphy Express Service Station

Approved and Under Construction:

311 Watson Branch - Apartments

2000 Nahvi Road - Apartment Complex

104 S. Wisteria - Mansfield Library Expansion

267 N. SH 360 - Clearsky Rehabilitation Hospital (1 story - 30 Beds - 40,377 SF)

620 Justice Lane - Multi-Tenant Office Warehouse 40,633 square feet

2815 Sage Brush - View at the Reserve

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BUILDING SAFETY



Amenity Center

4451 E. Broad Street - Shell Office Building

1011 Matlock Rd- Medical office / Dr. Thurmond

799 W. Broad Street - McClendon Park West Improvements

75 Regency Pkwy. - Office Warehouse Shell Building 283, 883 square feet

2731 FM 157 - Java Lounge Café

252 Garretson - City park new restrooms and splash pad

1000 N Main Street - Mouser Expansion 413,780 SF

301 N US 287- Animal hospital expansion 14,000 SF

1465 N US 287 - Retail Shell 11,990 SF

2501 E Broad Street - Convenience store (7-11)

803 2nd Ave – Metal Industrial shell buildings

1670 E Broad - HEB Site Development

1500 S. 2nd Ave - UCS office

101 Regency Pkwy – Addition Master Meter

1601 Heritage Pkwy- Police Complex

2501 N WALNUT CREEK - Medical office

507 E Broad St - office



BY THE NUMBERS FY 22-23 Q2

Received, performed plan review, and issued over 1,397 permits which included:

124 New Single-Family Homes

28 New Commercial

224 Addittions, remodels, etc.

349 Other / Miscellaneous

94 Cert. of Occupancy

413 Single-trade permits

144+ Garage sale permits

BUILDING SAFETY ACTIVITY REPORT

- Provided customer service to over 3,780 phone, e-mails, and walk-in inquiries (average 60/day).
- 2. Processed and updated plumbing, mechanical, and electrical contractor registrations; ensuring required licenses are on file with the city through an annual registration process.
- 3. Collected over **\$1,949,688** in fees
- 4. Responded to over **70** open record requests. (3-5 per week on average)
- 5. Conducted over **9,452** building, mechanical, electrical, plumbing, and certificate of occupancy inspections.

BUILDING SAFETY

Currently in Review:

612 Strada - Tuscany Counselor Medical building

210 Smith Street - Multi-Family

406 & 408 Alvarado - Multi- Family

490 Heritage – Hawaiian Falls deck expansion

601 S Main St – Farmers Insurance Office

200 Carlin Rd - Shell Building Office

600 2nd Ave – Compressed Air Systems expansion

1320 S US 287 – Medical Building and lease space

1660 E Broad - Retail Shell

1670 E Broad – HEB Grocery

1925 US 287 - Floor & Décor

2301 E Broad - Retail Shell Building

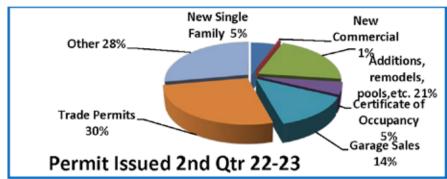
812 S 5th Ave-Don Lee Farms Expansion

1701 Fountainview - Office

221 Airport Dr - BCB Warehouse

1011 North St - Living Hope Bible Church expansion







COMMUNICATIONS & OUTREACH

The Communications and Outreach (C&O) team creates and delivers both internal and external communications for the City of Mansfield to maintain transparency and engagement with its residents. This department also oversees the website, social media and media relations on behalf of the City. Additionally, this team is responsible for creating engagement opportunities through events like the annual Realtor Breakfast, My Mansfield Muni-Versity and the Mansfield Volunteer Program.



The first calendar quarter of 2023 continued to be busy months for the Communications & Outreach (C&O) team. C&O was particularly excited to be part of producing the first community-wide State of the City. This event invited all residents to participate in an evening to hear about the accomplishments from 2022 and initiatives for 2023.



Additionally, this event brought all of our city departments as part of the City Services to Go program, providing an engagement opportunity to ask questions and garner information in a one-stop shop format. While this was a free event, the event reached maximum occupancy with 400 registered attendees. In order to accommodate those unable to attend, the event was recorded and is available to view via MansfieldTexas.gov.

This past quarter garnered quite a bit of media attention with the groundbreaking for H-E-B and the announcement of the Super Studios project. These are exciting and C&O was there to coordinate media interviews and help share the news with the community.

C&O remained open during the January/February winter storm that required consistent communication with the community regarding city offices, city services, warming shelters, safety PSAs, trash service updates, and more.



Facebook Followers 25,579(+418)



Instagram Followers 1,128(+84)



Nextdoor Members 31,669 (+247)



Linkedin Followers 816 (+162)

COMMUNICATIONS & OUTREACH

C&O has also been busy providing educational material for the upcoming sales and use tax special election taking place on May 6, 2023. The MansfieldSalesTax.com website launched and is a clearinghouse of resources, frequently asked questions and an explainer video. In addition to the resources on the site, an open house for those wishing to get more information was provided on April 4. If you still have questions, we highly encourage visiting this site for more information. Don't forget early voting begins April 24 and runs through May 2.



C&O continues to be a resource for internal city departments to help create content and collateral for upcoming programming. With mosquito season fast approaching, one of this quarter's highlights included a video campaign with the environmental education team about best practices to deal with mosquitoes.





Engagement = The number of reactions, comments, shares and clicks on your posts.
Engagement is up 89.5% over the previous quarter

Top Posts by Reach Jan. 1 to March 31

Light Up Water Tower – 42.3k; 6k engagement; 155 shares Pickle Parade Know Before You Go – 39.2k; 4.7k engagement; 162 shares City Manager Rose Park Update – 29.6k; 8.2k engagement; 124 shares H-E-B Groundbreaking – 26.6k; 7.7k engagement; 164 shares Mulch Madness – 24.3k; 1.7k engagement; 83 shares

Website - MansfieldTexas.Gov •Total Page Views - 544k •Total Users - 152k

Top Pages by Views

- 1) Homepage 65k views
- 2) Calendar 30k views
- 3) Search -26k views
- 4) Facilities 21k views
- 4) Job Opportunities 18k views
- 5) Library 17k views

However, C&O's departmental videos aren't just about programming. Sometimes, they're about building on building camaraderie throughout the organization. A couple of the standing series that C&O produces are employee highlight videos and the Cup of Joe series. Cup of Joe is a coffee chat between City Manager Joe Smolinski and city employees. This series has given employees a chance to meet their coworkers in different departments, allows employees to tell their story, and opens an opportunity for employees to chat directly with the city manager. These are then distributed in the Mansfield Monthly, a monthly employee newsletter.

C&O was also excited to host the Mansfield Independent School District (MISD) Day of Service in March. This has become an annual event where hundreds of MISD high school students serve volunteer hours for the day. It's a great day of fellowship and community and it's another opportunity to show the youth the importance of giving back. This year, the Regulatory Compliance team joined in by grilling hotdogs for all the participants. So a big shout out goes to them for helping make this day a remarkable experience for all.





Arts Week

Arts Week 2023 was a huge success with 15 events and 20 different partners between arts organizations and local businesses.

An estimated 2,500 people attended or took part in the events. As a part of Arts Week, the LOT Downtown relaunched with four straight days of events and shows, the first since the city took over the facility.







CULTURAL ARTS

Arts Week

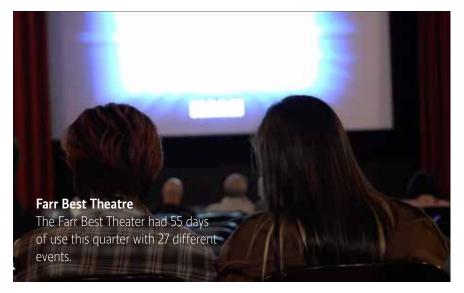
These included a jazz concert, a full day of dance classes, the Arts Fiesta featuring Mariachi Las Alteñas, and a dog rodeo show.











ECONOMIC DEVELOPMENT

The Mansfield Economic Development Corporation's (MEDC) mission is to increase the City of Mansfield's tax base by attracting desirable new development to the community and assisting with the retention and expansion of existing businesses. MEDC engages in a variety of marketing initiatives to attract new businesses and works with existing businesses to help them grow and expand.



Economic Development professionals across the state joined Governor Abbott to celebrate the annual Governor's Cup - the 11th in a row.

Super Studios

Staff has been working with Super Studios Mansfield, LLC for several months on a mixed-use development along the western boundaries of the city limits, on approximately 70 acres owned by the Mansfield Economic Development Corporation, also known as Mansfield Industrial Business Park. The property is located on the northeast corner of Klein Tools Boulevard and 7th Avenue.

The first phase of the development will include sound stage clusters that host the film industry for medium to large scale productions. Many of these productions are between six months to one year in duration before entire new sets are created and another production is underway. Upon complete



build-out, which is expected over a five year period, it is anticipated that the development will host more than 2,000 full time jobs.

The plan contemplates the development of 5 sound stages, various mill shops and technical studios for the development. Additionally, the

developer will deliver other commercial uses such as restaurants, retail, and hotels in the early phases. In future phases, residential uses are planned in order to accommodate demand from the production teams. This is planned to alleviate concerns of existing housing stock being purchased for short-term rentals.

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ECONOMIC DEVELOPMENT

H-E-B Groundbreaking

H-E-B held a groundbreaking ceremony on Feb. 3, officially starting construction on its Mansfield H-E-B store, which is set to open in spring 2024.

At 118,000 square feet, H-E-B designed the store to reflect the character unique to the Mansfield community and emphasized environmental sustainability, incorporating several energy efficient inclusions such as CO2 refrigeration units and LED lighting.

The site also features extensive native landscaping. Along with a world class product assortment, the store will include a full-service H-E-B Pharmacy with a drive-thru; Texas Backyard department, featuring outdoor essentials; Home by H-E-B home décor department featuring furniture, woven textiles, and accent pieces from the Haven + Key and Texas Proud collections; and a True Texas

BBQ restaurant with a drive-thru. The store will also include H-E-B Curbside and Home Delivery, which will allow customers to place orders online for pickup at the store or delivery to the home. The Mansfield H-E-B store will be located at the corner of US 287 and Broad Street. H-E-B owns roughly 28 acres at the site.

Crystal Windows

Since May 2022, staff has been working with Crystal Window and Door Systems, a nationally recognized leader in window manufacturing, with corporate headquarters in Flushing, New York. The company researches, develops, and manufactures window and door systems for commercial and residential buildings. They have approximately 800 employees nationally and their annual revenue is over \$250 million.

They have chosen a 44-acre site generally located west of U.S. 287, south of and adjacent to the railroad tracks, east

of and adjacent to Justice Lane, and north of and adjacent to the Tarrant County Corrections facility located at 651 Justice Lane as the location for their new manufacturing facility and regional headquarters. This property is also referred to as the "mushroom property."

This manufacturing facility will be built in four phases over the next 6 years. During this time, Crystal Window and Door Systems will construct approximately 650,000 sq. ft. and make a capital investment of at least \$136 million. They will also create over 650 jobs. The regional headquarters will be constructed as part of phase 2 and will host approximately 100 corporate jobs overseeing the southwest region of their national operations. Mansfield will secure two major target industries in this one transaction: a regional headquarters; and an advanced manufacturing facility.



ECONOMIC DEVELOPMENT

Admiral Legacy

The MEDC owns approximately 17 acres at the northwest quadrant of Heritage Parkway and Regency Parkway along the Innovation Corridor.

The Innovation Corridor is identified as an approximate 1.5 mile stretch of Heritage Parkway between Highway 287 to the west and Highway 360 to the east in Mansfield. As future development opportunities present themselves, it is the desire of the City to establish a "vision" for this corridor and manage development to the extent that it becomes a meaningful and identifiable regional business hub.

Admiral Legacy, LLC, intends to develop the property in phases for a mixed-use project consisting of a minimum of 200,000 square feet of office space, 20,000 square feet of retail space, and 280 corporate residences together with parks, trails, education, innovation, and corporate headquarters for the enjoyment of the public.

As the master plan was being contemplated, the developer, with staff's input, developed a financial analysis and market feasibility for Class A office and mixed-use development. The main finding was that due to the lack of Class A office in Mansfield, market rents will unlikely support the financial costs of development. Therefore, Admiral Legacy has determined that a combination of incentive tools by the City, MEDC, and TIRZ #1, would induce construction of The Mansfield Innovation Community (The MIC) to bridge the gap in funding costs.

Offices at the MIC will be Mansfield's Pioneer Class A+ building with leading edge design, technology, and amenities.

MIC Implementation Committee Meetings

The staff hosted its first two Implementation Committee meetings for the Mansfield Innovation Corridor in January at Ben Barber and in March, virtually. Texas A&M Texas Engineering Experiment Station, a partner of the MIC, helped facilitate the meeting.

The committee is a collaboration between industry, education, and community partners, with the goal of implementing programs and partnerships that will support future business and innovation in Mansfield and DFW.



Chisholm Flats

In late 2021, the landowners on the northeast corner of Lone Star Road and Highway 287, known as Chisholm Flats (David Berzina and Bob Jonas), brought plans to city staff of small pad sites along Lone Star, directly across from Texas Health Hospital.

Considering their zoning, and the fact that SUPs are required for drive-thrus, staff was able to request we sit down and discuss this site with a much grander vision in mind. Staff mentioned that we had all of the economic development tools available to make this a win-win and truly special place for the community. T

hose conversations transformed their concept plans into a true mixed-use development with substantial restaurant and civic plaza space that would likely be a destination for entertainment.

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HISTORIC DOWNTOWN MANSFIELD



Pickle Parade

The 12th annual World's Only St. Paddy's Pickle Parade was held in Historic Downtown Mansfield on March 17-18. This event featured fun runs, a baby parade, live music and performances, food, vendors, and much more. This event is a staple of Mansfield and brings thousands of visitors to Historic Downtown every year.



Approved Community Activation Grants

Downtown Easter Stroll

Historic Downtown approved a community activation grant for a Downtown Easter Stroll. Downtown merchants distributed Easter eggs and candy to the first 500 kids, who pick up an easter basket from AndiMac's Candy Shack. The participants will be encouraged to donate two canned food goods to Mission Mansfield.

Downtown Subcommittee Meetings

The Downtown Subcommittee met in February and March to review community activation grant applications for two businesses as well as discuss recommendations regarding the 100 Block of downtown Main Street for parking, lighting, and traffic calming means.

Historic Preservation Month

Historic Downtown approved a community activation grant for Historic Preservation Month which will take place in May. This event will include guided walking tours of Historic Mansfield, a vintage car show, a Chalk the Walk contest, scavenger hunt, Man House Museum Tours, and more.

Historic Mansfield Business Association

The Historic Mansfield Business Association (HMBA) hosted its first quarterly membership meeting at

Anchora. Board President Melisa Perez shared the board's strategic plan for engaging the community through annual events and growing the association's membership. Downtown coordinator Rachel Bagley introduced herself and spoke to the group about the Dash to Downtown event, soliciting feedback from the businesses. The group expressed they enjoyed the Dec. 9 drone show.



HISTORIC DOWNTOWN MANSFIELD

CUR SHUU

SATURDAY - MAY 6 - 2023

PERFORMANCE BY SINGER/ SONGWRITER

KAMERYN 10AM - 12PM



REGISTRATION

9AM - 11AM

11AM-12:30PM

JUDGING

AWARDS

1pm

LOCATED IN THE CITY PARKING LOT AT 108 W. BROAD STREET MANSFIELD, TX 76063

AWARDS: BEST OF SHOW, PEOPLES' CHOICE, MERCHANTS' CHOICE, MAYOR'S CHOICE



16

HISTORICAL SERVICES



Quilt History Program

On January 21, the Mansfield Historical Museum hosted an adult program about the history and care of quilts featuring guest speaker Debby Rake, who is an expert on historical quilts. Attendees to the program were encouraged to bring their own family quilts. After her presentation, Ms. Rake examined the heirloom quilts and identified the patterns and fabrics used as well as the time period in which the quilt would have been made, giving the owners a better under standing of their family treasures.



The next Historical Preservation Advisory Board meeting will take place at 6 p.m. Thursday, April 27.

Guests Served			
1,235	31	33	
Visitors	Researchers	Volunteers	

HISTORICAL SERVICES



Quilting Exhibit

A new temporary exhibit opened at the Mansfield Historical Museum in January called "The Stitch that Binds: A History of Quilts in Texas."

The exhibit features six historic quilts from different eras and comprised of different patterns.

Visitors that come to the exhibit have learned how quilting got its start in Texas and how the practice has lost and gained popularity over the years based on what else has been going on in the world.

The exhibit is on display through April.

Arts Week Programs

As part of Arts Week festivities from March 10-13, the museums held two programs. On March 11, museum staff led a walking tour of the historic Main Street block.

The tour focused on the architecture of the buildings and the people and businesses associated with the locations. On March 13, the museum participated in Kids Day by having a craft activity at the Historical Museum. To go along with the quilting exhibit on display, the kids made paper quilts.

Hands-On History

On Saturday, February 11, the Man House Museum hosted its regular Hands-on History program. The program includes a craft project which is based on an artifact or activity from the 19th century and a tour of the museum.

This month the project was creating old fashioned Valentine's Day cards.





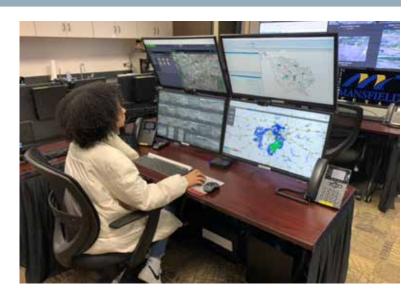


It has been a busy and exciting semester for the My Mansfield Internship Program! Each member of the Spring 2023 cohort shadowed a department that allowed them to work on projects tailored to the student's interests and goals. These departments included the City Manager's Office, Planning and Development, Water Utilities, Emergency Management, and Parks and Recreation.

Deborah, the Emergency Management intern, aided in the completion of registering Mansfield in the State of Texas Emergency Assistance Registry.

This allows Mansfield to be compliant with SB968, a bill the state passed in 2021. As part of this project Deborah made a request to the state for us to be able to access this database.

She then downsized the database for the city's purposes and mapped all registered individuals into the EOC incident management software. This will allow emergency response teams to visually see where registered people are located and if a disaster might be impacting them.

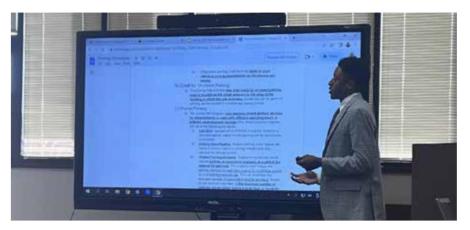


INTERN CORNER

Over 12 weeks, students worked diligently with their department mentors to complete various projects, including (but not limited to):

- Legislative bill tracking & updates
- Community event planning
- · Irrigation checks and water testing
- Creating promotional marketing material
- Ordinance and Pattern book review and editing
- Development and elevation review
- Community environmental education

At the conclusion of the semester, interns presented their work to other executive staff and the city management team. As the Spring 2023 cohort graduates the program, we want to thank them for all their hard work and wish them the best in their future endeavors.







The library received the 2022 Texas Municipal Library Directors Association award. In 2022, out of the 542 public library systems in Texas, only 73 libraries had earned this award with MPL receiving it for 14 years. The award is judged on a library's impact in the community and ability to provide evolving services that fit today's needs such as digital inclusion, community participation and leadership, literacy support, workforce development, and innovative marketing.



MANSFIELD PUBLIC LIBRARY

Library Around Town

Mansfield Public Library staff participated in various outreach events throughout town including literacy nights, Pickle Parade, and events at Oliver Nature Park. Over 500 friendly faces stopped at the library booth during Pickle Parade to learn all that the library has to offer.

The library partnered with Mansfield Commission of Arts to be a location for the 2023 Arts Week. Patrons visited the library to complete a scavenger hunt by locating and learning about the different local artists and the art collections that are displayed in the library. Over 54 patrons participated in the library scavenger hunt. The library also hosted a tiny art exhibit for arts week and had 52 participants.

MPL created a StoryWalk® in Oliver Nature Park during the Great BackYard Bird Count. The signs with the story were placed throughout the park to encourage reading for all ages in the community!

The library partnered with the Parks department to bring a new program at Oliver Nature Park. Staff offered three storytimes and different crafts during the Stargazing program.

TSLAC Special Projects Grant Recap

The Mansfield Public Library received a \$23,500 grant from the Institute of Museum and Library Services (IMLS) and the Texas State Library and Archives Commission (TSLAC).

The Library is using the funding to create a Mobile Maker space that will allow members of the community to learn and gain experience in different STEM related subjects, increase access to technology, and create hands-on experience.







Based on feedback from patrons, the Library is investing in the maker space, improved technology, and a nutrition-based education program. The library will focus on three main subjects: STEM exploration, crafting creation, and nutrition literacy.

Since receiving this grant in October 2022, MPL has been able to offer 30 specific grant related programs and had over 262 patrons attend.

Patron's have expressed their appreciation



for new programming and exposure to different technologies this grant has provided to the community.



MANSFIELD PUBLIC LIBRARY

What Patrons are saying about our grant programs

"[I] learned how to use a new technology and within 10 minutes, I felt my hand-eye coordination improve."

"I build flight simulators at Lockheed Martin. This VR system is a great tool to expose people to how the augmented reality is progressing, the way we learn and practice our skills in a safe environment."

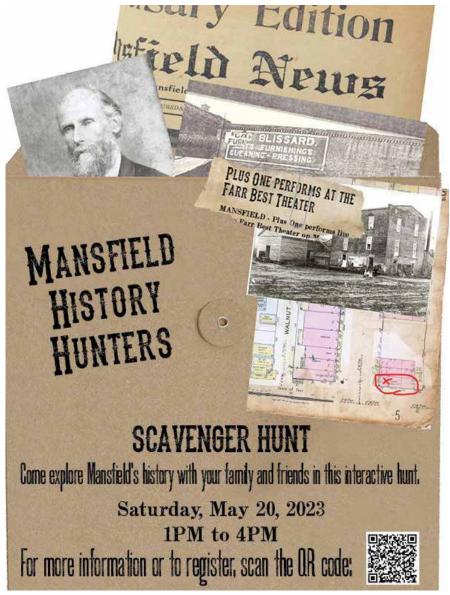
> Comment from the library VR for Beginners Program

A patron from the Cake Pop program stated in the survey that it was an "awesome class, loved it" and "great presenters, fun trivia, and tasty all the way around!".

Also several people asked if there would be another program similar or another cake pop session.







PARKS & RECREATION

Staffing News

Join us in welcoming these new employees to the City of Mansfield:
Kyle Roper, Landscape Technician
Stephen Moulder, Landscape Technician
Brian Garza, Landscape Technician
Caleb Lee, Recreation Attendant
Anna Melfi, Kids Zone Camp Director
Walter Moore, MAC Custodian.

Mansfield Park Facilities Development Corporation recognized a retiring longtime employee in March with the creation of the Heath Woodard Remarkable Service Award, which will be given annually to the employee who best exemplifies the department's goal of exceeding expectations and leading as a team with uncompromising integrity. Heath retires in March serving Mansfield residents for more than 29 years, and has a reputation that precedes him for hard work and leadership, never hesitating to step up when needed and doing it with a smile.

Two years ago, Heath was honored by City Council for his part in saving the life of a park guest having a medical emergency, but it's the day-to-day dedication and positive attitude that will be missed the most. While his contributions will be hard to replace, the Heath Woodard Remarkable Service Award will serve as a lasting reminder of the legacy our entire team has to live up to.

Awards & Organizations

MPFDC members joined staff in attending the Texas Recreation and Park Society's annual state conference in Frisco in February to learn more about current industry trends and updates. Among the highlights of the week, Mansfield crew members Anthony Ford and Chris Adolph won their third-straight state championship in the TRAPS Maintenance Rodeo for irrigation assembly.

Retired Deputy City Manager Shelly Lanners was honored at the DFW Directors' Association meeting with the Distin-



guished Professional Award for her years of service as a parks and recreation director and serving the industry and community throughout her career

PARKS & RECREATION NEWS

McKnight West Grant

The City of Mansfield has been awarded a \$750,000 non-urban outdoor recreation grant for James McKnight Park West from the Texas Parks and Wildlife Commission (TPWC). During its Jan. 26 meeting, TPWC approved \$9.9 million in competitive grants for city and county park projects from across the state, funding 20 of 52 eligible requests. This is the second Texas Parks and Wildlife grant for McKnight Park West, located at 302 N. Wisteria St., whose initial development was funded by the state organization nearly 35 years ago. While heavily used as a major trailhead for the Walnut Creek Linear Trail, the park has remained largely untouched since its opening and has no recreational opportunities

BY THE NUMBERS Jan. 1 - March 31

Recreation

63,495 MAC visitors 2,704 program participants 973 memberships sold 452 facility rentals

Social Media

Facebook

11,199 followers; 355.5k total reach

Instagram

3.383 followers; 8k total reach

Email News

3,808 subscribers; 61% open rate

36

Website

5,042 home page visitors

Google

4.61 average rating

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PARKS & RECREATION

for residents. In the 2020 Mansfield Parks and Recreation Master Plan, improvements to McKnight West were identified as the fourth highest priority for the southwest quadrant of the city based on community feedback and needs assessments. This project was the highest unfunded item on that list until the announcement.

Project highlights include an accessible, multi-age playground and swings and shade, Mansfield's first disc golf course, pavilions, picnic tables and other park amenities, a looped walking trail with exercise equipment and a Walnut Creek Linear Trail expansion to Julian Feild Park. The exact amenities and layout will be determined during the planning process and after a series of public engagement opportunities starting this spring to get current feedback from residents and stakeholders. No date has been set for the start of construction as the city and Texas Parks and Wildlife work to finalize the agreement.

The Parks and Wildlife Commission grant will be federally funded through the Land & Water Conservation Fund, which requires a 50% matching contribution from the city. The total cost for the improvements at James McKnight Park West are estimated at \$2.1 million. The required matching funds for the grant will come from the city's half-cent sales tax fund.

Mansfield National Golf Course Restroom

Bids for construction of a restroom on the back nine of the Mansfield National Golf Course were awarded in March. Construction is expected to begin in late April and be completed in Fall 2023.

Ongoing Projects

After over a year of preparation, all documents required for CAPRA accreditation status with the National Recreation and Park Association have been submitted and are under review. Staff is now preparing for a visit by officials in May







with the final ruling and announcement made at the NRPA conference in Dallas in October 2023.

Work continues on the ADA transition plan for the city, with phase one focused on parks and recreation facilities. Consultants are still collecting data and compiling assessments, recommendations and cost estimates ahead of the final report, due in May 2023.

Staff, MPFDC, and consultants are also moving full steam ahead with the financial sustainability study to determine cost recovery goals and strategies for all parks and recreation facilities, programs, events. That project is expected to conclude this summer, with a final report to be presented to city leadership for review.

mansfield quarterly |

PARKS & RECREATION

Department Brand Campaign

How does your family gather in the parks, grow stronger and healthier, preserve natural spaces and resources, and play together? You can do all of these things and more in Mansfield's award-winning parks and recreation programs, and in 2023 the department launched a new campaign to bring that message home. It began in January with the GROW For It Challenge, which had over 900 residents joining in the fitness challenge and attending the free weekly events. Participants ranged in age from one to 69, and racked up over 125,000 minutes of active time just this month! Feedback was incredibly positive, with residents excited for the challenge and motivation to stay healthy in the new year, and we couldn't be more pleased with the results.

February focused on the ways our department encourages welcoming spaces and engaging events for guests to GATHER together with friends and family by offering unique events like family game night and the award-winning 2.22 Tutu 2.2 run.

March brought spring break and all the PLAY days we could cram into one week!

Over 60 families entered the chalk art contest, held to coincide with the annual Arts Week, and many more enjoyed the wide range of activities offered all week, from archery to arts and crafts, nerf battles to native plants.

Together, these events are helping bring to life the many ways our parks and programs serve the community, bringing joy, building community and creating a truly welcoming, remarkable experience for everyone!

Recreation

Spring programs are in full swing, from the Stargazing with Astronomers event at Oliver Nature Park to an E-sports tournament at the MAC and tons of spring break activities for all ages. Staff just completed the summer program guide, which will hit mailboxes soon and includes camps, classes and events to make it the best summer ever!











Senior Lifestyles members enjoyed field trips to the Dallas Arboretum, Magnolia Silos and Weatherford Trade Days among other locations, as well as holiday parties and daily activities. The program continues to thrive as an affordable way for senior citizens to enjoy enrichment, education and fellowship each weekday at the MAC.

Existing Park Improvements

Our crews have been hard at work this spring, making sure all the details are up to our world-class standards. This includes routine maintenance, like pavement repairs, bench upgrades and swing replacement, and seasonal updates, like the more than 1,200 pansies planted on

PARKS & RECREATION

Main Street to give Historic Downtown a fresh, spring look. The sports complexes are all getting updates, from fresh paint to new fencing, and seasonal color and new seeds have been added throughout the city.

Public-private partnership beautification is underway, starting with plant materials on order and three new landscape technicians hired to focus on those areas of work.

In line with our organizational goal of preserving natural spaces, park operations crews have recently begun looking for new ways to add or protect native plants. A wildflower field was created and seeded at the Shelly Lanners Administrative Offices, and beds at Julian Feild Park have been designated as wildflower/pollinator gardens. These help meet standards as part of the Mayor's Monarch Pledge that the city participates in annually as well as keeping Mansfield green and natural for generations to come.

PROJECT UPDATES McClendon Park Improvements

Construction on the park renovations, which included new basketball courts, parking lot expansion and the addition of a splash pad and new restroom facilities, wrapped up in March. Staff is working towards a park opening and ribbon cutting in mid-April.

Budget: \$2.3 million

Source: MPFDC/GF Certificates of

Obligation

Timeline: April 2021-Spring 2023

Gertie Barrett Park

This brand new neighborhood park was completed in March, bringing nine acres with a playground, walking trail, restroom and splash pad to the northwest quadrant. Staff is working towards a park opening and ribbon cutting in mid-April.

Budget: \$2.3 million

Source: Park fees/GF Certificates of

Obligation

Timeline: July 2021-Spring 2023







Katherine Rose Memorial Park

The first phase was planned to provide a larger, inclusive playground with a realigned roadway and parking lot. The City Council passed a resolution authorizing the use of \$4-million of American Rescue Plan Act funding toward the project. This funding will allow for the construction of new restrooms, pavilions, tennis courts, pickleball courts, basketball courts, sand volleyball courts and a story walk trail. With this revised scope of work, the consultant is developing a proposal for construction documents that will be presented to the MPFDC and City Council for approval in April.

Budget: \$7.5 million

Source: GF Certificates of Obligation,

MPFDC, ARPA

Timeline: Spring 2022-Winter 2024

Walnut Creek Linear Trail Phase 3B

Staff has completed the review and comments for the consultant's 30% construction plans. Economic development staff are helping coordinate discussions with the five private property owners where right-of-way (ROW) acquisition or easements are needed. The project is tentatively scheduled to be advertised for bidding this summer and construction beginning in the fall of 2023 pending ROW acquisitions.

Budget: \$3 million **Source:** MPFDC

Timeline: Spring 2022-Summer 2024



Skinner Sports Complex

Staff anticipates this to be a project that lasts through 2023 and potentially into 2024 depending on budget allocations. All of the improvements are being planned to be completed during Mansfield Youth Baseball Association's (MYBA) off season as much as possible to provide as little disruption to its seasons. The fence painting contractor is expected to complete its work in April barring weather delays. The foul line fencing work was delayed until the end of the MYBA spring season to avoid conflicts with pre-season tournaments. Design of the restroom expansion/remodel project is nearing completion. That project should bid this summer and be ready to start construction this fall. Enhancements to the entryway and pedestrian corridor are also in the design phase and should be ready for construction once the restroom/concession building is finished.

Budget: \$1 million **Source:** MPFDC

Timeline: Winter 2023-Spring 2024

For the latest updates on park development, visit mansfieldparks.com and select projects.











BY THE NUMBERS Jan. 1 to March 31

Single-family residential lots final platted: 265

Commercial/industrial acres final platted: 29.153

Number of zoning changes: 7

The following cases were approved by the City Council during the second quarter:

SUP#22-007:

A request for a Specific Use Permit for Row Houses in the D, Downtown District, D-2, Urban Transition Zone on 0.638 acres located at 204 S. 1st Ave. was approved.

SUP#22-006:

A request for a Specific Use Permit Request for a Specific Use Permit for a multi-family development (The Revel) in the Central Sub-District of the Reserve PD on 9.292 acres located at 151 N. Miller Road was approved.

SUP#22-004:

A request for a Specific Use Permit for a multi-family development (Urban Living Phase 2) on 11.76 acres generally located south of Domain Drive and Reserve Way and east of Nahvi Road was approved.

HLC#21-013:

An amendment to Section 155.054(K) (1) (b) of the Mansfield Code of Ordinan-

The Planning Department administers land use and subdivision regulations designed to encourage the development of safe, accessible and attractive properties, and to enhance property values in Mansfield. We also provide technical assistance on zoning and development matters that go before the Planning and Zoning Commission and the City Council. Here's an overview of our work in the second quarter of fiscal year 2022–2023:

ces to adopt new Design Guidelines for commercial and non-residential historic landmarks and to make the guidelines applicable to all areas of the City was approved.

These cases are pending review by City Council during the next quarter:

ZC#23-004:

A zoning change from C-2, Community Business District to S, South Mansfield Form Based Development District on approximately 12.899 acres (Campbell Development) located at 3400 Harmon Road is pending first reading by Council on April 10, 2023.

ZC#23-002:

A zoning change from C-2, Community Business District to PD, Planned Development District with C-2, Community Business District and Eating Places with Drive-Through Service (Two Quick Service Restaurants) on approximately 2.08 acres Located at 1734 N. US 287 is pending first reading by Council on April 10, 2023.

ZC#22-020:

A zoning change from SF-7.5/12 and PD for single-family residential uses to D, Downtown District, D-1, Sub-Urban Zone on 1.460 acres located at 505 W Kimball St, 506 W Kimball St. and 509 Alvarado St. was tabled by Council.

ZC#22-019:

A zoning change from PR, SF-12/22, and PD to PD for multi-family residential uses on 7.77 acres located at 1725 E. Broad St. is pending second reading by Council on April 10, 2023.

ZC#22-014:

A zoning change from SF-12/22 to PD for C-2 Commercial Uses on 2.9 acres located at 700 N. Holland Road was tabled by Council.

OA# 23-001:

Proposed amendments to Section 155.072 of the Mansfield Code of Ordinances Related to Limiting the Number of Principal Buildings and Outbuildings Permitted in the D-1 and D-2 Zones within the D, Downtown District, and Permitting Row Houses By-Right in the D-2 and SD-1 Zones within the D, Downtown District are pending first and final reading by Council on April 10, 2023.

Planning and Zoning Commission These development cases are pending review by the Commission during the next quarter:

ZC#23-008:

A zoning change from C-2, Community Business District to PD for Flex Office/ Warehouses on approximately 1.998 acres at 2480 N. U.S. Highway 287.



ZC#23-007:

A zoning change from A, Agricultural District to PD for single-family residential uses (Mymerla Estates) on approximately 3.13 acres located at 880 Turner Way is pending review.

ZC#23-006:

A zoning change from PD for The Reserve to PD for townhome uses (S. Mitchell Townhomes) on 7.869 acres located at 1000 S. Mitchell Road is pending review.

ZC#23-003:

A zoning change from C-2 to PD for Flex Office/Warehouse on approximately 1.832 acres located at 1863 Farm to Market Road 1187 is pending review.

OA#23-002:

An ordinance amending Chapter 155 "Zoning" of the Mansfield Code of Ordinance to create a new Section 155.074 "Toll Road 360 Form Based Development District" and the development regulations pertaining thereto is pending review.

ZC#22-018:

A zoning change from MH, Manufactured Home District and PR to PD for townhome uses (Attached Single-Family Residential) uses on 11.01 acres located at 2600, 2626, and 2628 N. Main St. is pending review.

PLANNING & ZONING

ZC#22-009:

A zoning change from PD for 7.5/18 uses to PD for townhome and single-family residential uses on 13 acres located at 801 Lillian Road is pending review.

ZC#22-003:

A zoning change from PR and SF-12/22 to PD for single-family residential and townhome uses (Creekwood Crossing) on approximately 9.95 acres of land at 3140 and 3172 Cannon Road is pending review.

SUP#23-001:

A request for a Specific Use Permit for a mini-warehouse for vehicle storage (Eagle Boat and RV Storage) on approximately 6.009 acres located at 845 S Holland Road is pending review.

Downtown District Projects
Staff is reviewing site plans for
these properties in the new
Downtown District:

DS#23-001:

A site plan for two single-family homes with accessory dwelling units for 306 and 308 Tarrant St. was approved.

SD#22-062:

A plat and building permit for a multifamily and commercial development (Smith Lofts) at 210 Smith St. are under review.

DS#22-012:

A site plan for a manor house at 209 S. 1st Ave. is under review.

DS#22-010:

A site plan for multi-family residential development (VLK Mansfield-Dodson) at 718 North St. is under review.

Gas Well Drilling And Production

These are drilling and production activities that occurred during the second quarter:

Derek Wells, Gas Well Inspector, completed the in-depth annual inspections of all drill sites in Mansfield in January 2023. Each drill site is inspected monthly for compliance with the City's drilling and production regulations. Drill sites must also pass an annual inspection.

Zoning Board Of Adjustments

The Board had no cases during the second quarter.

Historic Landmark Commission

The Commission acted on the following cases during the second quarter:

HLC#21-013:

The Commission completed the draft of the Design Guidelines for Historic Mansfield and recommended approval to the Planning and Zoning Commission.

HLC#22-005:

The Commission approved a modification of the Certificate of Approval for exterior changes to the Dennis Mahoney Building, 1890, at 115 N. Main St.

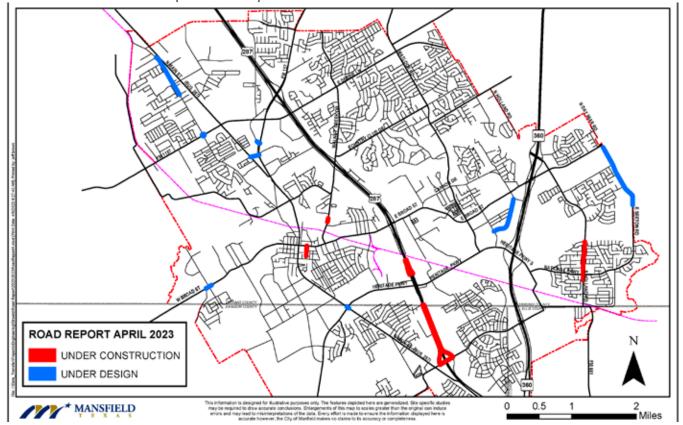
Planning Department Updates

Stevon Smith retired after 19 years of service as the City's Landscape Administrator. Stevon started with the Planning Department in 2004.



PUBLIC WORKS

This quarterly Road Report includes street projects currently under construction or in the design phase in the City of Mansfield. Here's an overview of our work in the second quarter of fiscal year 2022-2023:



Under Construction

South Holland Road (Stonebriar Trail to Garden Path Lane) (Street Bond Fund)

South Holland Road will be improved to a four-lane divided thoroughfare. The project will include completing the north side of National Parkway west of Holland Road and several hundred feet to the east. It also includes a traffic signal at Holland Road and National Parkway and sidewalks along the roadway as well as a sidewalk along the east side to Elizabeth Smith Innovative Learning. This project will require the construction of detour pavement on the east side of the existing roadway to accommodate construction of the project.

The project was awarded for construction in December 2021. Construction began in October 2022 with various lane closures (9 a.m. to 3 p.m.) and

asphalt detours. Utility construction is currently underway including the installation of storm sewer and sanitary sewer lines. The sewer construction is estimated to be complete this summer. Paving is anticipated to begin by the end of the third quarter. This project should be substantially complete in the fourth quarter of 2023.

Pond Street (Broad Street to Lake Street) (Community Development Block

(Community Development Block Grant, CDBG)

As a part of the Tarrant County CDBG program, Pond Street between Broad Street and Lake Street will be reconstructed with curb and gutter, sidewalks, and new water and sewer lines.

The city award the project for construction on Nov. 14, 2022. Construction has begun with the completion of the sanitary sewer main and water main replacements. Paving will start once the storm drain system is installed. The

project is anticipated to be completed this summer.

Under Design

Day Miar Road (Grand Meadow Boulevard to Seeton Road) (Street Bond Fund)

Day Miar Road is planned to be improved to a four-lane undivided concrete roadway. Roadway drainage will be curb and gutter with inlets and piping draining to an improved parallel open channel on the west side of the road. The open channel will extend from the south side of Grand Meadow Boulevard to the detention area north of Lake Ridge High School and then cross to the east side of the road through an improved culvert. This project also includes sidewalks along both sides of the roadway, two pedestrian crossings at the MISD school sites, and traffic signals at the intersections with Grand Meadow Boulevard and Seeton Road.

Final plans are completed, and franchise utility companies are working on relocations. These relocations have been delayed due to crew availability but should be complete for the project to bid soon and begin construction this summer. The estimated construction duration is 18 months.

North Main Street / FM 157 Connector (Street Bond Fund)

The proposed connector is a four-lane undivided roadway that will provide a connection from North Main Street to FM 157. This roadway will be located approximately a half mile north of Mouser Way and will align with Watson Branch Lane. The connector will reduce traffic volumes along the frontage of Legacy High School and at the intersection of Main and FM 157. This project will also eliminate the current skewed intersection of Russell Road and FM 157 and will reduce flooding potential of Watson Branch upstream of Russell Road.

Design has begun with construction anticipated to begin mid-2023.

Gertie Barrett Road (Meadowside Drive to Wildwood Drive) (Street Bond Fund)

This project will reconstruct Gertie
Barrett Road as a two-lane undivided
24-foot-wide asphalt roadway. Additionally, a new east/west four-lane undivided roadway will be constructed between Gertie Barrett Road and N. Main Street. The location of this east/west roadway will align with Simpson Lane on the west side of Gertie Barrett Road. This project will involve coordination and an agreement with TxDOT.

Construction plans are nearing completion and franchise utilities are planning their relocations. Construction is anticipated to begin in spring 2023.

S. Main Street (US Bus Hwy 287)/ Heritage Parkway (FM 917) Intersection Improvements

32

PUBLIC WORKS

(Street Bond Fund)

This project will add northbound and southbound right-turn lanes and pedestrian improvements to the intersection of S. Main Street/Heritage Parkway. In addition, sidewalks will be added on the east side of S. Main Street from the Forest Brook Subdivision to Price Road. This project will involve coordination with TxDOT.

Design has begun with construction anticipated to begin in the third quarter of 2023.

Cardinal Rd. Northbound Right Turn Lane at FM 1187 (Street Bond Fund)

This project will add a northbound right turn lane at FM 1187. Through movements are causing significant delays for right turning movements and congesting the intersection. A dedicated right turn lane will allow significant reduction in delays. The project will also include improving the traffic signal, median nose, and sidewalk ramps at the intersection.

Design has begun with construction anticipated to begin in the third quarter of 2023.

West Broad St. (Near Retta Rd. and Lillian Rd.) (Street Bond Fund)

West Broad Street will be improved to a four-lane, divided concrete roadway from its current two-lane, asphalt rural section in this immediate area. This project will reconfigure the W. Broad St. intersections with both Retta Rd. and Lillian Rd. Reconstructing these intersections will improve their safety.

Design has begun with construction anticipated to begin near the end of 2023.

Cannon Dr. South (Conifer St. to Miller Rd.) (Street Bond Fund)

This project will design and construct Cannon Drive South from Conifer St. south to Miller Rd. Cannon Drive South is shown on the throughfare plan as a minor collector roadway with a 70' ROW. This roadway is anticipated to include bicycle lanes and will provide a critical route for access and circulation given the new and anticipated developments between Cannon Dr. South and SH 360. The existing pavement adjacent to the Rustic Meadow subdivision will be removed and replaced.

Design has begun with construction anticipated to begin the fourth quarter of 2023.

TxDOT Projects

US 287 Frontage Roads (UP Railroad to Lone Star Rd)

This project includes construction of both the northbound and southbound frontage roads of US 287 between the Union Pacific Railroad and Lone Star Road as well as additional lanes at the Lone Star Road bridge and a southbound to northbound U-Turn. Furthermore, this project will include traffic signals at the Heritage Pkwy/NB US 287 jug handle intersection along with signals at the intersections of the NB and SB US 287 Frontage Roads at Lone Star Road and US Business 287 at Lone Star Road.

Roadway construction began July 5, 2022. The estimated construction time is 26 months.

Walnut Creek Drive Bridge at Walnut Creek

This project will replace the existing bridge with a new four lane bridge including 6-foot sidewalks on each side. It is a federal bridge replacement program project administered by TxDOT.

The project begun in January 2023 with construction tentatively scheduled to start April 24. The bridge construction will take approximately 10 months. The linear trail will be temporarily relocated to the intersection of Magnolia/Rose Park entry. Traffic will be reduced to one-lane each direction.



REGULATORY COMPLIANCE

The Regulatory Compliance Department enforces all city ordinances to protect property owners' investments and promote the health and welfare of the community. Regulatory Compliance officers are committed to providing compliance through a professional, efficient and due process approach for residents of Mansfield. The Regulatory Compliance houses three programs: the Code Compliance program, Health Inspections program, and Rental Inspections program.

Regulatory Compliance refers to illegal signs as "bandit" signs. The following table details the number of illegal signs they collected

Illegal Sign (Bandit) Picke	
January	576
February	627
March	563
Ouarterly Total	1,766

The garage sale ordinance gives the Assistant City Manager in charge of Development Services the authority to approve a request for a variance, if the individual making the request provides evidence supporting the need to have a third garage sale / estate sale.

Garage Sale Permits

114

Regulatory Compliance activity is not limited to the violations listed above. The Utility Division is responsible for enforcing a number of ordinances. We continually monitor violations of the Water Conservation Plan. David Brister, Operations Supervisor of Water Utilities, has provided a table detailing his de-

Citations Issued 95

Abatements

7
Forced Mowing,
Overhanging Limbs,
Trash Removal,
Visibility Issues

Online Complaints Received
213
7
16



Jan. 1 to March 31
Type of Case # of Cases
Building Permit Required
Illegal Dumping0
Dangerous Structures
Donation Boxes
Dumpster Violations
Garage Sales
Graffiti0
High Grass and Weeds
Miscellaneous
Nuisance - tree, shrub, or plant
Outside Placement of Airtight Appliance
Outside Storage
Property Maintenance
Referred to Environmental0
Residential Outdoor Lighting Nuisance2
Right-of-Way (ROW) Obstruction
ROW Obstruction (Basketball Goal)
Smoking Ordinance
Stagnant Swimming Pool
Trash and Debris
Commercial Vehicles
Junked Motor Vehicles
Parking on the Grass
Street Parking Violation – Referred to PD0
Accessory Structure Setback Violation
Address Identification
Certificate of Occupancy Required0
Boats
RV
Trailer
Chickens / Poultry
Fence Violations
Home Occupations
Illegal Signs10
Non-Traditional Smoking Related Business 0
Landscape Maintenance0
Overhanging Tree Limbs61
Parking Lot Maintenance
Section 4400 - Illegal Land Use Residential3
Section 4400 - Illegal Land Use Commercial 0
Sign Maintenance
Solar Panel Systems
Vacation Rental / Short-term Rental 2
Vehicles on Blocks / Jack Stands
Visibility Obstruction - Shrubs / Bushes 4
Commercial Window Signage 0
TOTALS

BEFORE	AFTER
	Jan 11, 2023 at 1:54:39
MAGNOLIA HERGHTS RETIREMENT COMMUNITY PROPRIESS STREET	Verient way
DIFFERENCE IN THE	

REGULATORY COMPLIANCE

MANSFIELD ANIMAL CARE & CONTROL



Regulatory Compliance hosted an educational class discussing ways to deal with hoarding situations on Jan. 10. The informative training class was attended by code compliance officers, animal control officers, health inspectors, and police officers. Greg Smith, of GMS Presentations, presented the class to City employees and volunteers.

New code compliance officer Lawrence Chambers joined the team in March. We are looking forward to good things from Lawrence. He has several years of code enforcement experience from the City of Houston.

New health inspector, Hannah Hess, will be joining the team on April 17. Hannah is relocating here from Utah.

Code Compliance impounded 26 donation boxes on March 16-17, with a big assist from the Water Utilities Department. \$5,440.00 in revenue has been collected in impoundment and storage fees.



The City of Mansfield Regulatory Compliance crew was proud to be able to cook and serve lunch to all the local students part... See more

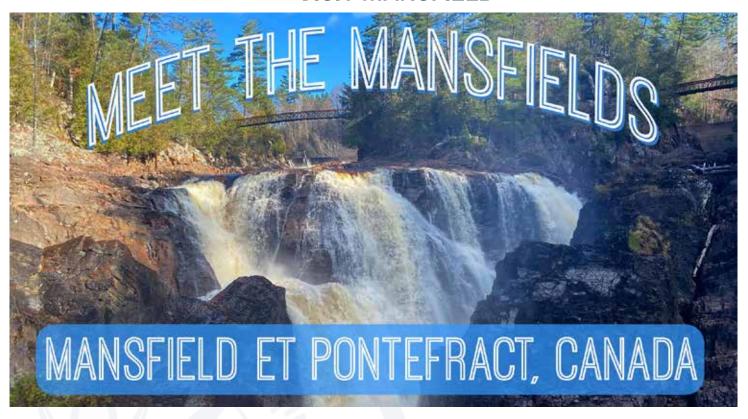


Health Inspections

FY 2023 second quarter activities of the Health Inspections team are in the table below:

Health Inspections	Inspections
Food Service	159
Swimming Pools	6
Temporary Vendors	55
Mobile Food	12
Childcare	2

VISIT MANSFIELD



Social Media

O2 was the best quarter for Visit Mansfield's Instagram presence ever. The account jumped by over 1,000 followers this quarter, a massive increase considering the account was at just 2,600 followers on Dec. 31, 2022



heb ilked your reel. 25m



The highest performing reel the account has ever produced came this guarter at the groundbreaking of HEB. The video has been watched nearly 25,000 times and was shared by the official HEB account.



VisitMansfieldTexas.com

@VisitMansfield

@Visit_Mansfield @VisitMansfield1



Mansfield-Pontefract.com Municipalité de

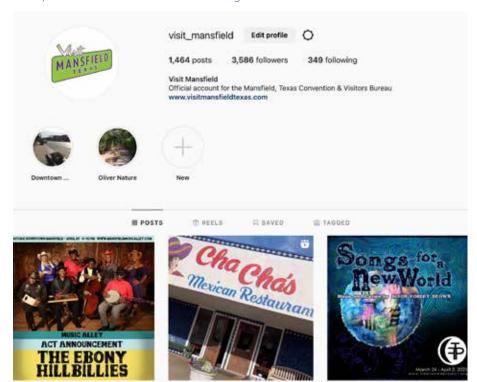
Mansfield-et-pontefract

The Meet the Mansfields video series received two new episodes, focusing on international destinations in England and Canada. The video interviewing Mansfield-et-Pontefract, Canada is the best performing Facebook video so far for this seven episode series, with over 6,000 views and 163 shares. Only 740 views came from within Texas, the rest coming from Canada.

VISIT MANSFIELD

Tournaments

Visit Mansfield was proud to help sponsor basketball tournaments from the new organization, Young Champions in late 2022. According to this organization they were able to expand to bring in teams from San Antonio and Austin and a lot of first time visitors from around the Metroplex. The positive impact from this tournament has inspired two other organizations from Dallas to move their games to the Mansfield FieldhouseUS and according to the tournament organizer one family that attended is even now looking for a home to move to Mansfield.



Music Alley

To help launch Music Alley the first ever Music Alley Main Stage Minute competition was created where followers could nominate and vote on the band they wanted to see open for our headliner on April 29. Seventeen groups and performers entered the competition and 1,999 votes were cast with the winning group, LanceBattalion, receiving 559 votes.

Promotion for the event is well underway with the Music Alley page on the Visit Mansfield website having already received over three times as many visits as it had this time last year.

WATER UTILITIES

The Water Utilities Department is dedicated to providing high-quality drinking water to our citizens and local businesses, and strives to protect the environment through effective wastewater treatment. Water Utilities works closely with the Environmental Services Department to provide public education on how to conserve and protect water, and keep our waterways clean from trash and hazardous materials.



WATER UTLITIES

What We've Been Up To

Telemundo interviewed environmental specialist Tony Sanchez about the City's Christmas Tree Drop-off Program on Jan. 5. This was aired across the state as Telemundo's morning newscast is broadcast in DFW, Houston, San Antonio, and the Rio Grande Valley. The segment covered why it's important to recycle live trees into mulch, and featured Mansfield and the City of San Antonio, which both offer these programs to residents.



RAMPALL SIMULATION AND STATEMENT OF THE STATEMENT OF THE





MISD Student Education

Water Conservation and sustainability lessons were provided to 124 students at Alma Martinez Intermediate and Brenda Norwood Elementary.

Lake Ridge High School Environmental Science classes took a field trip to the Chris W. Burkett Service Center to learn about stormwater protection, water pollution prevention and conservation. A total of 180 students attended this educational field trip that was presented by TRA, TRWD and city staff.

Career Day at Alice Ponder Elementary reached 220 students about recycling, stormwater protection and proactive mosquito prevention.

Timberview High School art students were provided with five rair barrels to paint for the Earth Day Mansfield painted rain barrel auction.

Continuing to work on butterfly gardens with Donna Shepard Leadership Academy and Linda Jobe Elementary. Approximately 300 students built and prepped flower beds. Soil and supplies were provided with grant money from a Keep Texas Beautiful Green Bag Grant. On-going work with Alma Martinez Intermediate students on pollution prevention projects.

Water and Environmental Events in Collaboration with Parks and Recreation

Plogging Event at James McKnight East Park - 17 participants collected five bags of trash and learned about litter/water pollution prevention

Star Watch Party at Oliver Nature Park
- 150 participants learned about reuse
and recycling, and crafted recycled star
spinners out of discarded DVD's, and CD's

Frozen Fest at Oliver Nature Park - 26



registered participants learned about water conservation with education kits and crafts

Texas SmartScape Classes in Collaboration with TRWD Basics of Landscape Design virtual/on-demand class - 155 participants

Vegetable Gardening virtual/on-demand class - 299 participants DIY Sprinkler Repair in-person class -20 attendees

Facilitated Neighborhood Beautification/ Litter Cleanups Along Walnut Creek Drive and Country Club pond - 2 participants collected 6 bags of trash

Kings Mill Neighborhood - 20 participants collected 20 bags of trash

NCTCOG Trash Free Texas Webinar - Rebecca Sales, Education Specialist for the City presented about the recent plogging event, which focused on litter prevention and stormwater protection.

Utility Billing Statistics Jan. 1 to March 31

Responded to 16,149 phone calls -Sent 34,190 WaterSmart group messages

-Sent 5,087 WaterSmart leak alerts

Weather Information

Benbrook is above the conservation pool level. El Niña is expected to develop this spring. We are currently ENSO-neutral. DFW received 5.35" of rainfall in second quarter FY23, which is 2.92" below average. Mansfield (Tarrant, Johnson, and Ellis counties) is not in any drought category. The statewide reservoir capacity is 74.6%. Cedar Creek and Richland Chambers are 95.3% full.

FY23 third quarter is leaning above average in temperature, and the forecast is for average precipitation.

Q3 Events & Classes

Chunk Your Junk & Shred Day - Saturday, April 1 Spring Neighborhood Litter Cleanup -April 1-30

Mulch Madness - Saturday, April 8 Gardening for Pollinators Virtual/On-de-

Earth Day Mansfield - Saturday, April 29 Edible Landscapes Virtual/On-demand class - May 6-13

class - June 3-10

WATER UTLITIES



Projects under construction:

PCS Replacement

Purpose: To migrate the existing SCADA system to VT SCADA, replace numerous programmable logic controllers, and implement a secure and protected WiFi system.

Budget: \$1.265M

Turner Way Lift Station Rehabilitation

Purpose: To modernize the station's design standards by implementing backup power, pumping provisions and more.

Budget: \$1.07M

Purpose: To construct a 30-inch water line that will connect the east and west sides of Mansfield, and upsize several water mains described in the water master plan.

Budget: \$1M

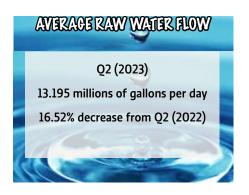
30" Water Line

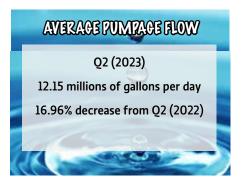
Projects Under Design

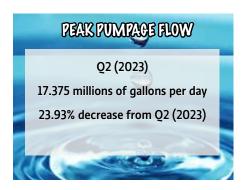
Bud Ervin Water Treatment Plant Phase V Expansion

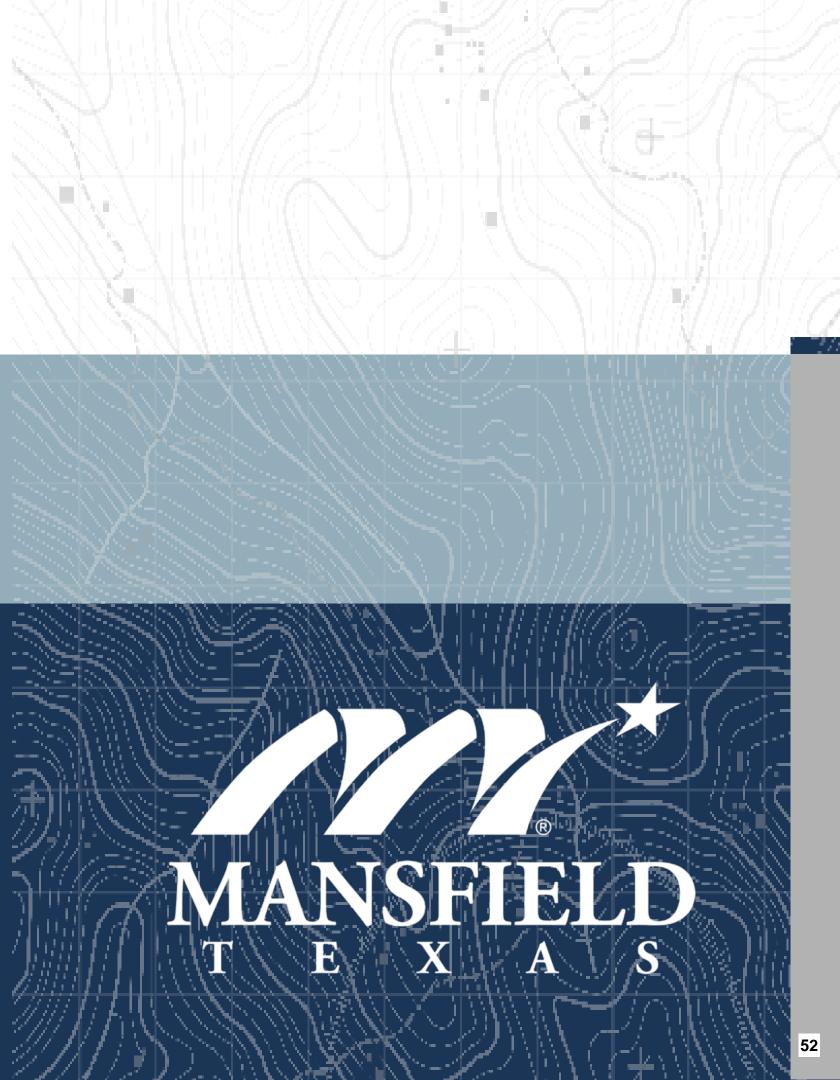
Purpose: Expand treatment capacity up to 75 MGD. A CMAR will be retained to assist the city with valve engineering, equipment procurement, project management, and construction. Budget: \$3.54M

Bud Ervin Water Treatment Plant Statistics











CITY OF MANSFIELD

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

STAFF REPORT

File Number: 23-5322

Agenda Date: 4/24/2023 Version: 1 Status: To Be Presented

In Control: City Council File Type: Consideration Item

Agenda Number:

Title

Presentation of the 1st Quarter FY 23 Financial Report

Requested Action

Attached is the Financial Report for the 1st Quarter of FY 23 for Council's review.

Recommendation

Review the Financial Statement.

Description/History

Quarterly Financial Report

Justification

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

Funding Source

N/A

Prepared By

Troy Lestina, Deputy City Manager 817-276-4258

INTERIM DISCUSSION OF THE CITY'S FINANCIAL CONDITION

Statement of Financial Condition

The City of Mansfield, Texas is in solid financial condition as of and through the three months ending December 31, 2022 of the fiscal year ending September 30, 2023.

Significant Financial Activity through the Period

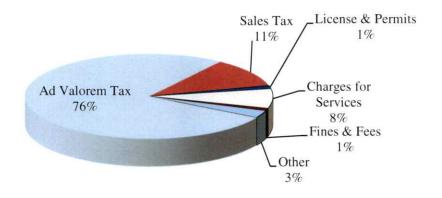
- Capital Improvements
 - Equipment replaced, \$512,371
 - Police Station, \$2,230,966, current year \$450,219
 - Library Expansion, \$2,349,788, current year \$108,868
- Issued
 - \$49.2 million Combination Tax and Revenue Certification of Obligation, Series 2022A for construction of PD headquarters.
 - \$13.365 million General Obligation Refunding and Improvement Bonds, Series 2022 to refund previously issued debt and for the Mansfield Linear Park Trail Network as approved by voters. The refunding resulted in an economic gain of \$258,061.
 - \$4.925 million Combination Tax and Revenue Certification of Obligation,
 Series 2023 for construction of public infrastructure.

General Fund Financial Activity

Overall general fund revenue collected as of December 31, 2022 is 37.53% of anticipated collections. Expenditures as of December 31, 2022 are in line with budgeted expectations or 21.92% of the expected expenditures have been spent as of December 31, 2022. As of December 31, 2022 the City's current net assets are at estimated results.

City of Mansfield, Texas interim unaudited financial report for the month and three (3) month period ended December, 2022

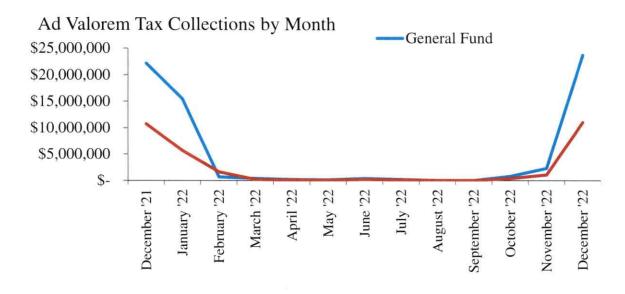
General Fund Revenues Allocation of Receipts as of December 31, 2022



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. Property tax collections through December 31, 2022 are \$23,755,734. Last year's collections were \$22,194,614 for the same period, a 7.03% increase over the prior year.

As of December 31, 2022, actual debt service property tax collections were \$11,077,128. For the same period last year, property tax collections were \$10,754,077 an increase of 3.0%.



City of Mansfield, Texas

Page 2

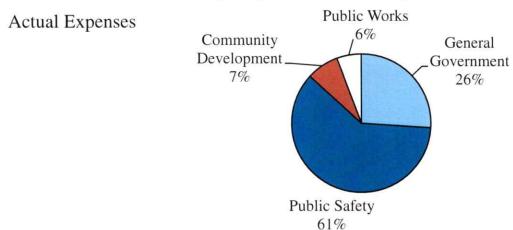
Sales Tax

Sales tax per capita is \$234 as budgeted. Sales Tax collections for the period December 1, 2022 through December 31, 2022, total \$1,726,542 as compared to \$1,341,435 for the same period last year. This is an increase of 28.71% over the same period as last year.



Expenditure/Uses

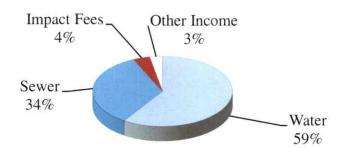
The City has spent \$17,782,770 of its expected expenditures of \$81,120,402 or 21.92% of the City total operating budget. The majority of the City's General Operating Fund is for the purposes of servicing the needs of the public's safety. A total of \$46,383,810 will be spent on the policing needs and fire needs of the City. Expenditures are at expectations as of December 31, 2022.



Water & Sewer Financial Activity

Currently the Fund has collected 26.38% of its Budgeted Revenue to date or \$11,611,164 of \$44,013,662 in Budgeted Revenue.

Revenues



The Department's expenses are at anticipated levels to date. The overall expenditure activity of the fund (excluding depreciation) indicates 22.84% of the budgeted expenses to date. The costs of raw water and sewer treatment are within budgeted estimates.

INVESTMENT SCHEDULE:

A schedule of investments is included in your packet for the period ending on December 31, 2022.

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GENERAL FUND

The General Fund is used to account for resources traditionally associated with government which are not legally required to be accounted for in another fund.

Comparative Statement of Net Position December 31, 2022 and 2021 (Unaudited)

General Fund	Fiscal 2023	Fiscal 2022
ASSETS		
Cash and Investments	\$ 43,479,361	\$ 36,040,514
Receivables:	0 15,175,501	0 0,0 10,01
Current Year Taxes	20,935,349	16,086,587
Delinquent Taxes (Net of	20,733,347	10,000,30
Allowance of \$1,494,210)		2
Accounts (Net of Allowance of \$249,600)	468.014	1,747,000
Ambulance	1,292,595	759,31.
Municipal Court	78,174	42,34
Due From Other Funds	1,791,139	1,791,13
Capital Assets (net of accumulated	1,791,139	1,791,13
	510 415 291 *	192 740 12
depreciation)	510,415,281 *	483,749,12
Total Assets	\$ 578,459,913	\$ 540,216,02
DEFERRED OUTFLOW OF RESOURCES		
Total Deferred Outflows of Resources	17,469,778	14,321,11
Total Assets and Deferred Outflows of Resources	595,929,691	554,537,14
LIABILITIES, DEFERRED INFLOWS OF		
RESOURCES, AND FUND BALANCES		
LIABILITIES:		
Accounts Payable	\$ -	\$ 320,66
Accrued Liabilities	474,685	517,86
Deferred Revenue	22,306,115	16,595,13
Noncurrent liabilities:		
Due within one year	17,254,199 *	16,071,07
Due in more than one year	177,265,109_*	184,342,25
Total Liabilities	217,300,108	217,846,98
	Committee and the control of the con	School Senting Confe
DEFERRED INFLOWS OF RESOURCES		
Total Deferred Inflows of Resources	23,001,516	25,420,16
FUND BALANCES:		
Invested in capital assets,		
net of related debt	315,895,973 *	283,335,80
Assigned for deferred outflows/inflows	(5,531,738)	(11,099,04
Unassigned	45,263,832	39,033,23
Total Fund Balances	355,628,067	311,269,99
Total Liabilities, Deferred Inflows of		
Resources, and Fund Balances	\$ 595,929,691	\$ 554,537,14

^{*} Current year presentation only, does not include current year depreciation expense.

^{*} Does not conform with Generally Accepted Accounting Principals or Governmental Accounting Standards

^{*}For presentation purposes the capital assets and outstanding debt of the Governmental Funds have been consolidated into the General Operating Fund of the City.

Summary Statement of Activites
For the Month and Three Months Ended December 31, 2022 and 2021 (Unaudited)

For the	Month and Thre	ee Months End	led December	31, 2022 and 2	021 (Unaudited	The second second second	TV22
General Fund	FY23 MONTH TO DATE	FY22 MONTH TO DATE	FY23 YEAR TO DATE	FY22 YEAR TO DATE	FY23 ORIGINAL BUDGET	FY23 POSITIVE (NEGATIVE) BUDGET	FY23 PERCENT COLLECTED TO BUDGET
	Section 1997			10-10-19-38-2-4/2			
REVENUES:							
Taxes	\$ 22,594,123	\$ 19,885,778	\$ 27,650,688	\$ 27,008,852	\$ 71,431,764	\$ (43,781,076)	38.71%
License And Permits	117,756	261,734	389,924	911,151	2,765,675	(2,375,751)	14.10%
Grant Revenue	111,400	82,219	111,400	82,719	200,000	(88,600)	55.70%
Charges For Services	1,028,689	454,711	2,301,082	1,490,937	6,669,557	(4,368,475)	34.50%
Fines And Fees	96,788	73,393	286,458	255,515	1,586,638	(1,300,180)	18.05%
Interest Earnings	70,814	(#)	181,872	457	30,000	151,872	606.24%
Miscellaneous	152,842	43,814	386,437	230,890	733,645	(347,208)	52.67%
Total Revenues	24,172,412	20,801,649	31,307,861	29,980,521	83,417,279	(52,109,419)	37.53%
EXPENDITURES:							
General Government	1,679,968	2,035,365	4,627,805	4,577,523	22,081,462	17,453,654	20.96%
Public Safety	3,483,737	4,981,906	10,811,680	10,830,698	46,383,810	35,572,128	23.31%
Public Works	559,719	427,117	1,010,532	839,070	6,270,919	5,260,387	16.11%
Community Development	491,328	570,260	1,332,753	1,281,912	6,384,211	5,051,458	20.88%
Total Expenditures	6,214,752	8,014,648	17,782,770	17,529,203	81,120,402	63,337,627	21.92%
EXCESS REVENUES OVER(UNDER)							
EXPENDITURES	17,957,660	12,787,001	13,525,091	12,451,318	2,296,877		
OTHER FINANCING SOURCES (USES)							
Reserve/Contingency	9	-	8	-	(855,667)	(855,667)	0.00%
Sale of Capital Assets, net	-	228	-	120	1/21	9	0.00%
Financing, net	-		-	-		*	0.00%
Sources	=	-	-	-	4,107,689	4,107,689	0.00%
(Uses)		(780,866)	-	(811,989)	(5,548,899)	(5,548,899)	0.00%
Total Other Financing Sources (Uses)	3.	(780,866)		(811,989)	(2,296,877)	(2,296,877)	0.00%
EXCESS OF REVENUES AND OTHER							
FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER							
FINANCING USES	17,957,660	12,006,135	13,525,091	11,639,329	÷,		
FUND BALANCE							
BEGINNING	27,306,172	27,027,099	31,738,741	27,393,905	21,934,063		
ENDING	\$ 45,263,832	\$ 39,033,234	\$ 45,263,832	\$ 39,033,234	\$ 21,934,063	i	

Statement of Activites - Budget and Actual For the Month and Three Months Ended December 31, 2022 and 2021 (Unaudited)

从 是是1000年度1000年度1000年度1000年度1000年度	or the Month and		A STEWN	MESSAGE IN	THE OWNER.	FY23	FY23
	FY23	FY22	FY23	FY22	FY23	POSITIVE	PERCENT
General Fund	MONTH TO	MONTH TO	YEAR TO	YEAR TO	ORIGINAL	(NEGATIVE)	COLLECTED TO
	DATE	DATE	DATE	DATE	BUDGET	BUDGET	BUDGET
DEVENITES.							
REVENUES: Taxes-Current	\$ 20,355,402	\$ 18,387,271	\$ 23,446,044	\$ 22,067,299	\$ 48,578,197	\$ (25,132,153)	48.26%
Taxes-Prior	301,268	85,831	309,690	127,315	174,144	135,546	177.84%
Gas Royalty Income	85,500	25,626	234,000	399,398	435,476	(201,476)	53.73%
Franchise Taxes	03,300	23,020	30,585	-	3,758,658	(3,728,073)	0.81%
Sales Taxes	1,729,178	1,344,491	3,471,876	4,303,126	18,037,274	(14,565,398)	19.25%
Mix Drink Taxes	26,800	25,334	52,988	71,271	247,749	(194,761)	21.39%
Delinquent P& I	95,975	17,225	105,505	40,443	200,266	(94,761)	52.68%
Total Taxes	22,594,123	19,885,778	27,650,688	27,008,852	71,431,764	(43,781,076)	38.71%
LICENSE & DEDMITS							
LICENSE & PERMITS Building Permits	101,832	176,831	297,972	689,859	2,099,706	(1.801.734)	14.19%
Other Lic/Permits	15,924	84,903	91,952	221,292	665,969	(574,017)	13.81%
Other Lic/Fermits	13,924	64,903	91,932	221,292	003,909	(374,017)	13.81%
Total License & Permits	117,756	261,734	389,924	911,151	2,765,675	(2,375,751)	14.10%
GRANT REVENUE	111,400	82,219	111,400	82,719	200,000	(88,600)	55.70%
CHARGES FOR SERVICES							
Sanitation	373,872	357,212	1,028,328	989,400	4,241,222	(3,212,894)	24.25%
Ambulance Services	133,301	97,499	372,753	371,257	1,888,335	(1,515,582)	19.74%
Fines & Fees-Engineering	521,516		900,001	130,280	540,000	360,001	166.67%
Total Charges For Services	1,028,689	454,711	2,301,082	1,490,937	6,669,557	(4,368,475)	34.50%
FINES & FEES							
Fines & Fees-Court	71,170	61,552	211,809	196,017	843,873	(632,064)	25.10%
Fines & Fees-Other	25,618	11,841	74,649	59,498	742,765	(668,116)	10.05%
Total Fines & Fees	96,788	73,393	286,458	255,515	1,586,638	(1,300,180)	18.05%
INTEREST EARNINGS	70,814		181,872	457	30,000	151,872	606.24%
MISCELLANEOUS							
Jail Contract Housing	0	0	27,369	77,213	324,293	(296,924)	8.44%
Certificate Of Occupancy	0	840	1,560	3,180	14,400	(12,840)	10.83%
Mowing	28,218	740	30,693	3,040	-	30,693	0.00%
Sale Of Property	0	0	0	0	15,000	(15,000)	0.00%
Zoning Fees	500	9,700	20,000	26,200	78,000	(58,000)	25.64%
Health & Rent Inspection Fees	18,139	0	69,114	0	239,991	(170,877)	28.80%
Miscellaneous	105,985	32,534	237,701	121,257	61,961	175,740	383.63%
Total Miscellaneous	152,842	43,814	386,437	230,890	733,645	(347,208)	52.67%
Total Revenues	\$ 24,172,412	\$ 20,801,649	\$ 31,307,861	\$ 29,980,521	\$ 83,417,279	\$ (52,109,419)	37.53%

Statement of Activites - Budget and Actual For the Month and Three Months Ended December 31, 2022 and 2021 (Unaudited)

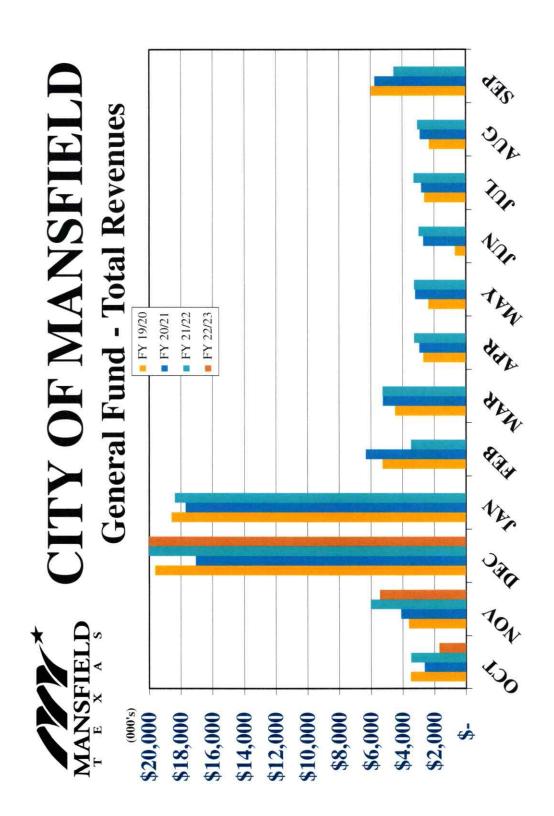
		The Control	Ended Decemb			FY23	FY23
	FY23	FY22	FY23	FY22	FY23	POSITIVE	PERCENT
General Fund	MONTH TO	MONTH TO	YEAR TO	YEAR TO	ORIGINAL	(NEGATIVE)	COLLECTED TO
	DATE	DATE	DATE	DATE	BUDGET	BUDGET	BUDGET
EXPENDITURES:							
GENERAL GOVERNMENT							
Non-departmental	\$ 268,338	\$ 359,851	\$ 557,019	\$ 696,151	\$ 3,404,728	\$ 2,847,709	16.36%
City Council	9,817	1,735	88,246	50,622	374,372	286,126	23.57%
Intern Program	3,730		10,556	150 1000 000 000 000	42,781	32,225	24.67%
Administration	133,582	224,983	470,085	448,452	1,806,672	1,336,587	26.02%
Legal	2	57,754	530	57,754	332,500	331,970	0.16%
Human Resources	92,607	135,085	235,642	273,466	1,238,326	1,002,684	19.03%
Finance & Accounting	97,921	120,111	226,979	238,818	1,395,889	1,168,910	16.26%
Budget & Purchasing	26,785	46,099	70,777	105,071	397,568	326,791	17.80%
Tax Collection	¥	19,706	289,378	281,309	400,832	111,454	72.19%
Information Technology	129,502	132,888	329,678	302,630	1,250,723	921,045	26.36%
Sanitation	295,159	293,171	588,794	586,143	3,468,064	2,879,270	16.98%
Public Records	32,366	26,133	80,833	48,028	415,656	334,823	19.45%
City Secretary	43,516	58,502	120,407	120,475	512,963	392,556	23.47%
Planning Administration	103,011	152,853	269,657	307,800	1,310,730	1,041,073	20.57%
Construction Codes Boards	¥		1961	~	23,179	23,179	0.00%
Planning/Zoning Comm	669	9	1,977	575	21,836	19,859	9.05%
Engineering	86,086	72,266	181,187	156,169	477,347	296,160	37.96%
Development Services	20,339	26,431	176,398	187,144	367,505	191,107	48.00%
Building Inspection	163,966	132,807	354,348	296,100	2,136,892	1,782,544	16.58%
Code Compliance	42,262	61,122	132,901	138,851	790,627	657,726	16.81%
Rental & Health Inspection	35,765	5,705	104,286	13,594	549,810	445,524	18.97%
Building Maintenance	94,547	108,154	338,127	268,371	1,362,462	1,024,335	24.82%
Total	1,679,968	2,035,365	4,627,805	4,577,523	22,081,462	17,453,654	20.96%
PUBLIC SAFETY							
Police Administration	144,417	180,870	409,688	705,289	1,916,803	1,507,115	21.37%
Communications	273,048	545,385	1,262,668	918,569	3,949,971	2,687,303	31.97%
Patrol	786,608	1,060,318	2,360,102	2,271,794	11,247,178	8,887,076	20.98%
CID And Narcotics	291,593	374,161	847,532	838,938	3,791,902	2,944,370	22.35%
Jail Operations	130,781	162,947	385,606	377,746	1,471,820	1,086,214	26.20%
Animal Control	69,628	84,307	196,032	203,798	875,715	679,683	22.39%
CVE Traffic Enforcement	24,549	36,606	80,833	83,661	470,195	389,362	17.19%
Traffic Enforcement	52,493	83,098	149,524	175,021	673,878	524,354	22.19%
K-9 Patrol	11,532	14,551	35,599	34,282	169,524	133,925	21.00%
COPS	68,931	119,497	207,510	256,455	700,493	492,983	29.62%
Municipal Court	44,391	40,992	156,037	147,391	697,215	541,178	22.38%
Training	63,945	104,859	163,458	242,857	835,342	671,884	19.57%
Police Grant Expenditures	33,825	49,403	102,779	106,428	430,074	327,295	23.90%
Fire Administration	202,667	262,630	534,978	541,559	2,186,443	1,651,465	24.47%
Fire Prevention	66,492	96,464	203,073	198,184	873,148	670,075	23.26%
Emergency Management	71,118	84,710	259,110	196,091	1,174,245	915,135	22.07%
Fire Operations	1,147,719	1,681,108	3,457,151	3,532,635	14,919,864	11,462,713	23.17%
Total	3,483,737	4,981,906	10,811,680	10,830,698	46,383,810	35,572,128	23.31%

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Statement of Activites - Budget and Actual For the Month and Three Months Ended December 31, 2022 and 2021 (Unaudited)

Street Maintenance \$59,719 427,117 1,010,532 839,070 6,270,919 5,260,387 16,11 17affice Council \$559,719 427,117 1,010,532 839,070 6,270,919 5,260,387 16,11 1,010,532 1,010,5	General Fund	FY23 MONTH TO DATE	FY22 MONTH TO DATE	FY23 YEAR TO DATE	FY22 YEAR TO DATE	FY23 ORIGINAL BUDGET	FY23 POSITIVE (NEGATIVE) BUDGET	FY23 PERCENT COLLECTED TO BUDGET
Traffic Control Total 559,719 427,117 1,010,532 839,070 6,270,919 5,260,387 16,11 **COMMUNITY SERVICES*** Parks & Recreation Operations** Parks & Recreation Operations** 142,731 204,735 392,887 480,355 2,547,837 2,154,850 15,42 Communications & Marketing 9,104 71,499 190,276 166,551 917,531 727,255 20,78 Downtown Parking 2,104 15,200 190,751 313,043 206,098 798,314 485,271 392,11 Library 131,803 155,013 355,004 322,033 1,759,008 1405,509 20,07 Total 491,328 570,260 1,332,753 1,281,912 6,334,211 5,051,458 20,88 TOTAL EXPENDITURES \$ 6,214,752 \$ 8,014,648 \$ 17,782,770 \$ 17,529,203 \$ 81,120,402 \$ 6,3337,627 \$ 21,92 EXCESS REVENUES OVER (UNDER) XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	PUBLIC WORKS							
Total 559,719 427,117 1,010,532 839,070 6,270,919 5,260,387 16,11 COMMUNITY SERVICES PERE'S RECEPTION OPERATIONS 142,731 204,735 192,887 480,355 2,547,837 2,154,050 15,42 Communications & Marketing 69,164 71,499 190,276 166,351 917,531 727,255 20,74 Communications & Marketing 69,164 71,499 190,276 166,351 917,531 727,255 20,74 Communications & Marketing 69,164 71,499 190,276 166,351 917,531 727,255 20,74 Communications & Marketing 69,164 71,499 190,276 166,351 917,531 727,255 20,74 Communications & Marketing 69,164 71,499 190,276 166,351 917,531 727,255 20,74 Communications & Marketing 69,164 71,499 190,276 166,351 917,531 727,255 20,74 Communications & Marketing 69,164 71,499 190,276 166,351 917,531 727,255 20,74 Communications & Marketing 69,164 71,499 190,276 166,351 917,531 727,255 20,74 Communications & Marketing 69,164 71,499 190,276 166,351 917,531 727,255 20,74 Communications & Marketing 69,164 71,499 190,276 183,403 206,098 798,314 485,271 39,21 Library 131,803 184,5911 33,004 34,2799 11,79,003 14,005,99 20,007 Total 491,328 570,260 1,332,753 1,281,912 6,384,211 5,051,488 20,88 COTAL EXPENDITURES 5 6,214,752 5 8,014,648 5 17,782,770 5 17,529,203 5 81,120,402 5 63,337,627 21,92 EXCESS REVENUES OVER(UNDER) EXPENDITURES 17,957,660 12,787,001 13,525,091 12,451,318 2,296,877 DTHER FINANCING SOURCES (USES) COURCES: CUILING FUNDAL Transfer	Street Maintenance	559,719	427,117	1,010,532	839,070	6,270,919	5,260,387	16.11%
DOMINITY SERVICES Pales & Recreation Operations 142.731	Traffic Control	<u>·</u>	ner					0.00%
Parks & Recruetion Operations	Total	559,719	427,117	1,010,532	839,070	6,270,919	5,260,387	16.11%
Parks & Recruetion Operations	COMMUNITY SERVICES							
Communications & Marketing		142 731	204 735	302 887	480 355	2 547 837	2 154 950	15 420
Downtown Parking								
Senior Citizens 32,70	-		71,499					
Cultural Services 115,266 109,751 313,043 206,098 798,314 485,271 39.21 215,007 131,003 145,913 353,094 342,793 1,759,093 1,405,999 20.07 1761 241,328 570,260 1,332,753 1,281,912 6,384,211 5,051,458 20.88 207AL EXPENDITURES 5 6,214,752 8,014,648 \$17,782,770 \$17,559,203 \$8,112,002 \$6,3337,627 21.92 22.02 22.	-mu pr (2000)		20 262					
Library 131,803								
TOTAL EXPENDITURES 5 6.214.752 \$ 8.014.648 \$ 17.782.770 \$ 17.529.203 \$ 81.120.402 \$ 6.384.211 \$ 5.051.458 \$ 20.88 \$ COTAL EXPENDITURES 5 6.214.752 \$ 8.014.648 \$ 17.782.770 \$ 17.529.203 \$ 81.120.402 \$ 6.383.7.627 \$ 21.92 \$ COTAL EXPENDITURES 17.957.660 12.787.001 13.525.091 12.451.318 \$ 2.296.877 \$ COTAL EXPENDITURES 17.957.660 12.787.001 13.525.091 12.451.318 \$ 2.296.877 \$ COTAL EXPENDITURES 17.957.660 12.787.001 13.525.091 12.451.318 \$ 2.296.877 \$ COTAL EXPENDITURES 17.957.660 12.787.001 13.525.091 12.451.318 \$ 2.296.877 \$ COTAL EXPENDITURES 17.957.660 12.787.001 13.525.091 12.451.318 \$ 2.296.877 \$ COTAL EXPENDITURES 17.957.660 12.787.001 13.525.091 12.451.318 \$ 2.296.877 \$ COTAL EXPENDITURES 17.957.660 12.787.001 13.525.091 12.451.318 \$ 2.296.877 \$ COTAL EXPENDITURES 17.957.660 12.787.001 13.525.091 12.451.318 \$ 2.296.877 \$ COTAL EXPENDITURES 17.957.660 12.787.001 13.525.091 12.451.318 \$ 2.296.877 \$ COTAL EXPENDITURES 17.957.660 12.787.001 13.525.091 12.451.318 \$ 2.296.877 \$ COTAL EXPENDITURES 17.957.660 12.091.001 13.525.091 12.451.318 \$ 2.296.877 \$ COTAL EXPENDITURES 17.957.660 12.096.135 13.525.091 1								
TOTAL EXPENDITURES \$ 6.214,752 \$ 8.014.648 \$ 17.782,770 \$ 17.529,203 \$ 8.11,20.402 \$ 6.3,337,627 \$ 21.92 EXCESS REVENUES OVER(UNDER)	Library	131,803	145,913	353,094	342,793	1,759,093	1,405,999	20.079
EXCESS REVENUES OVER(UNDER) EXPENDITURES 17,957,660 12,787,001 13,525,091 12,451,318 2,296,877 STHER FINANCING SOURCES (USES) SOURCES: Utility Fund-Transfer 1	Total	491,328	570,260	1,332,753	1,281,912	6,384,211	5,051,458	20.889
EXPENDITURES 17,957,660 12,787,001 13,525,091 12,451,318 2,296,877 OTHER FINANCING SOURCES (USES) FOURCES: OURCES: Utility Fund-Transfer	TOTAL EXPENDITURES	\$ 6,214,752	\$ 8,014,648	\$ 17,782,770	\$ 17,529,203	\$ 81,120,402	\$ 63,337,627	21.92%
COURCES: Utility Fund-Transfer 2,444,687 2,444,687 0,000 MEDC - Transfer 241,400 241,400 0,000 Transfer 1,421,602 1,421,602 0,000 Sonder Proceeds 1,421,602 1,421,602 0,000 Sonder Proceeds 1,421,602 1,421,602 0,000 Sonder Proceeds 1,421,602 1,421,602 0,000 Premains on Bond Issuance 1,000 Sale of Capital Assets, net 4,107,689 4,107,689 0,000 Total Other Financing Sources 4,107,689 4,107,689 0,000 (USES): Land 4,107,689 4,107,689 0,000 (USES): Land (321,132) (321,132) (321,132) 0,000 Transfers (2,662,245) (2,662,245) (2,662,245) 0,000 PFA Insurance - (780,866) - (780,866) (1,094,365) (1,094,365) (1,094,365) 10,999 Economic Incentives (31,123) (1,471,157) (1,471,157) 3,38 Discount on Bond Issuance (31,123) (1,471,157) (1,471,157) 3,38 Discount on Bond Issuance (31,123) (1,471,157) (1,471,157) 3,38 Discount on Bond Issuance (855,667) (855,667) 575,52 Total Other Financing Uses - (780,866) - (811,989) (6,404,566) (6,404,566) 28,99 Total Other Financing Sources (Uses) - (780,866) - (811,989) (2,296,877) (2,296,877) EXCESS OF REVENUES AND OTHER RINANCING SOURCES OVER (UMDER) EXCESS OF REVENUES AND OTHER RINANCING SOURCES OVER (UMDER) EXCESS OF REVENUES AND OTHER RINANCING SOURCES OVER (UMDER) EXCESS OF REVENUES AND OTHER RINANCING SOURCES OVER (UMDER) EXCESS OF REVENUES AND OTHER RINANCING SOURCES OVER (UMDER) EXCESS OF REVENUES AND OTHER RINANCING SOURCES OVER (UMDER) EXCESS OF REVENUES AND OTHER RINANCING SOURCES OVER (UMDER) EXCESS OF REVENUES AND OTHER RINANCING SOURCES OVER (UMDER) EXCESS OF REVENUES AND OTHER RINANCING SOURCES OVER (UMDER) EXCESS OF REVENUES AND OTHER RINANCING SOURCES OVER (UMDER) EXCESS OF REVENUES AND OTHER RINANCING SOURCES OVER (UMDER) EXCESS OF REVENUES AND OTHER RINANCING SOURCES OVER (UMDER) EXCESS OF REVENUES AND OTHER RINANCING SOURCES OVER (UMDER) EXCESS OF REVENUES AND OTHER RINANCING SOURCES OVER (UMDER) EXCESS OF REVENUES	EXCESS REVENUES OVER(UNDER) EXPENDITURES		12,787,001	13,525,091	12,451,318	2,296,877		
Utility Fund-Transfer	OTHER FINANCING SOURCES (USES)	1						
MEDC - Transfer	SOURCES:					2 70 800	8.5	
Fransfer 1,421,602 1,421,602 0,00 0,00 0,00 proceeds		7	==	1.5	120			
Sond Proceeds - - - - - - - - -		2	2	7-	-	241,400	241,400	0.009
Permuims on Bond Issuance	Transfer	=	-	846	940	1,421,602	1,421,602	0.009
Sale of Capital Assets, net Total Other Financing Sources	Bond Proceeds	-	-	-	5+3	(*)	~	0.00
Total Other Financing Sources 4,107,689 4,107,689 0.00 (USES): Land (321,132) (321,132) 0.00 MPEDC (321,132) (321,132) 0.00 PFA Insurance - (780,866) - (780,866) (1,094,365) (1,094,365) 109,99 Economic Incentives (31,123) (1,471,157) (1,471,157) 3.38 Discount on Bond Issuance (31,123) (1,471,157) (1,471,157) 3.38 Discount on Bond Issuance (31,123) (1,471,157) (1,471,157) 3.38 Discount on Bond Issuance (31,123) (1,471,157) (1,471,157) 3.38 Reserve/Contingency (855,667) (855,667) 575,52 Total Other Financing Uses - (780,866) - (811,989) (6,404,566) (6,404,566) 28,99 Total Other Financing Sources (Uses) - (780,866) - (811,989) (2,296,877) (2,296,877) EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES 17,957,660 12,006,135 13,525,091 11,639,329 - UNRESERVED FUND BALANCE BEGINNING 27,306,172 27,027,099 31,738,741 27,393,905 21,934,063	Premuims on Bond Issuance		5	-	557	170	=	0.009
USES): Land 0.00 MPFDC	Sale of Capital Assets, net					-		0.009
Land 0.00 MPFDC (321,132) (321,132) 0.00 Transfers (2,662,245) (2,662,245) 0.00 PFA Insurance - (780,866) - (780,866) (1,094,365) (1,094,365) 109.99 Economic Incentives (31,123) (1,471,157) (1,471,157) 3.38 Discount on Bond Issuance (31,123) (1,471,157) (1,471,157) 3.38 Discount on Bond Issuance Costs (855,667) (855,667) 575.52 Bond Issuance Costs (855,667) (855,667) 575.52 Total Other Financing Uses - (780,866) - (811,989) (6,404,566) (6,404,566) 28.99 Total Other Financing Sources (Uses) - (780,866) - (811,989) (2,296,877) (2,296,877) EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES 17,957,660 12,006,135 13,525,091 11,639,329 UNRESERVED FUND BALANCE BEGINNING 27,306,172 27,027,099 31,738,741 27,393,905 21,934,063	Total Other Financing Sources				-	4,107,689	4,107,689	0.009
MPFDC (321,132) (321,132) 0.00 Transfers (2,662,245) (2,662,245) 0.00 PFA Insurance - (780,866) - (780,866) (1,094,365) (1,094,365) 109.99 Economic Incentives (31,123) (1,471,157) (1,471,157) 3.38 Discount on Bond Issuance (31,123) (1,471,157) (1,471,157) 3.38 Discount on Bond Issuance 0.00 Reserve/Contingency (855,667) (855,667) (575,52) Total Other Financing Uses - (780,866) - (811,989) (6,404,566) (6,404,566) 28.99 Total Other Financing Sources (Uses) - (780,866) - (811,989) (2,296,877) (2,296,877) EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES 17,957,660 12,006,135 13,525,091 11,639,329 - UNRESERVED FUND BALANCE BEGINNING 27,306,172 27,027,099 31,738,741 27,393,905 21,934,063	(USES):							
Transfers	Land	9	8	-	-	-	9	0.009
Transfers	MPFDC		2	-		(321,132)	(321,132)	0.009
PFA Insurance - (780,866) - (780,866) (1,094,365) (1,094,365) 109.99 Economic Incentives (31,123) (1,471,157) (1,471,157) 3.38 Discount on Bond Issuance (31,123) (1,471,157) (1,471,157) (1,471,157) 3.38 Discount on Bond Issuance (31,123) (1,471,157) (1,471,157) (1,471,157) 3.38 Discount on Bond Issuance (31,123) (1,471,157) (1,471,157) (1,471,157) 3.38 Discount on Bond Issuance (31,123) (1,471,157) (1,471,	Transfers	_	-					
Economic Incentives	PFA Insurance		(780.866)		(780.866)			
Discount on Bond Issuance 0.00 Bond Issuance Costs 0.00 Reserve/Contingency (855,667) (855,667) 575.52 Total Other Financing Uses - (780,866) - (811,989) (6,404,566) (6,404,566) 28.99 Total Other Financing Sources (Uses) - (780,866) - (811,989) (2,296,877) (2,296,877) EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES 17,957,660 12,006,135 13,525,091 11,639,329 JUNRESERVED FUND BALANCE BEGINNING 27,306,172 27,027,099 31,738,741 27,393,905 21,934,063			,					
Bond Issuance Costs 0.00 Reserve/Contingency (855,667) (855,667) 575.52 Total Other Financing Uses - (780,866) - (811,989) (6,404,566) (6,404,566) 28.99 Total Other Financing Sources (Uses) - (780,866) - (811,989) (2,296,877) (2,296,877) EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES 17,957,660 12,006,135 13,525,091 11,639,329 - UNRESERVED FUND BALANCE BEGINNING 27,306,172 27,027,099 31,738,741 27,393,905 21,934,063		-			(2.1,1.22)	(.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(21,11,11,12,1)	
Reserve/Contingency (855,667) (855,667) 575.52 Total Other Financing Uses - (780,866) - (811,989) (6,404,566) (6,404,566) 28.99 Total Other Financing Sources (Uses) - (780,866) - (811,989) (2,296,877) (2,296,877) EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES 17,957,660 12,006,135 13,525,091 11,639,329 - UNRESERVED FUND BALANCE BEGINNING 27,306,172 27,027,099 31,738,741 27,393,905 21,934,063				100				
Total Other Financing Sources (Uses) - (780,866) - (811,989) (2,296,877) (2,296,877) EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES 17,957,660 12,006,135 13,525,091 11,639,329 - UNRESERVED FUND BALANCE BEGINNING 27,306,172 27,027,099 31,738,741 27,393,905 21,934,063						(855,667)	(855,667)	575.529
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES 17,957,660 12,006,135 13,525,091 11,639,329 - UNRESERVED FUND BALANCE BEGINNING 27,306,172 27,027,099 31,738,741 27,393,905 21,934,063	Total Other Financing Uses	4	(780,866)	74	(811,989)	(6,404,566)	(6,404,566)	28,999
FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES 17,957,660 12,006,135 13,525,091 11,639,329 - UNRESERVED FUND BALANCE BEGINNING 27,306,172 27,027,099 31,738,741 27,393,905 21,934,063	Total Other Financing Sources (Uses)	-	(780,866)		(811,989)	(2,296,877)	(2,296,877)	
BEGINNING 27,306,172 27,027,099 31,738,741 27,393,905 21,934,063	INANCING SOURCES OVER (UNDER EXPENDITURES AND OTHER		12,006,135	13,525,091	11,639,329			
ENDING <u>\$ 45,263,832</u> <u>\$ 39,033,234</u> <u>\$ 45,263,832</u> <u>\$ 39,033,234</u> <u>\$ 21,934,063</u>	UNRESERVED FUND BALANCE BEGINNING	27,306,172	27,027,099	31,738,741	27,393,905	21,934,063		
	ENDING	\$ 45,263,832	\$ 39,033,234	\$ 45,263,832	\$ 39,033,234	\$ 21,934,063		

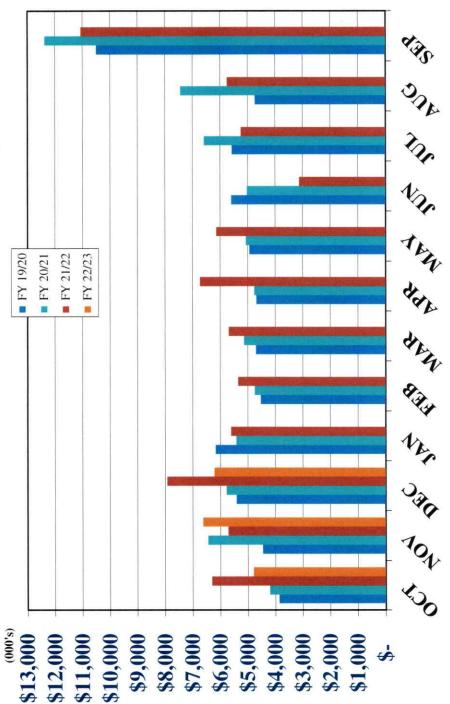
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CITY OF MANSFIELD

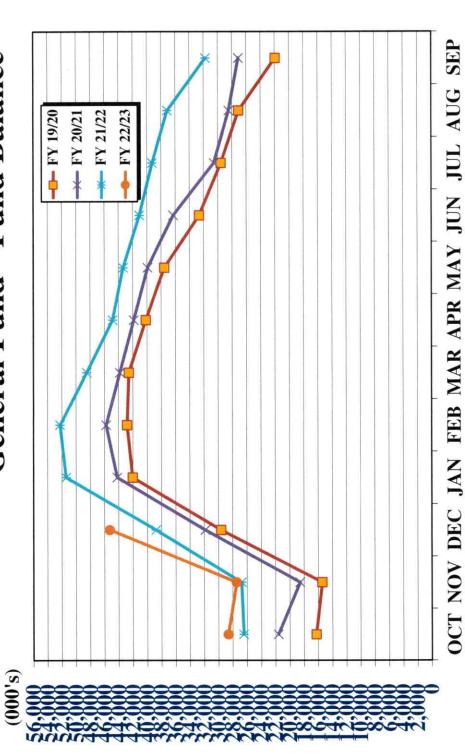






General Fund - Fund Balance





SPECIAL REVENUE FUNDS

The Special Revenue Funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes defined by the City.

The TIF Number One Fund or Tax Incremental Financing Fund Number One is used to account for taxes generated in the designated TIF Zone. These taxes will be used to reimburse developers for infrastructure costs.

The TIF Number Two Fund or Tax Incremental Financing Fund Number Two is used to account for taxes generated in the designated TIF Zone. These taxes will be used to revitalize the downtown area of Mansfield. The revitalization will come through the use of public funds for public improvements in the area.

The Hotel/Motel Fund is used to account for the occupancy taxes generated from the local hotels that are used to promote the City of Mansfield and events in the City that further promote hotel stays.

The Mansfield Parks Facility Development Corporation Fund – This fund is used to account for the construction and development of sports and recreation facilities, equipment, and miscellaneous improvements to the City's Park System. These projects will be financed through sales tax supported bonds.

The Mansfield Economic Development Corporation Fund – This fund is used to account for the ½ cent Sales Tax used for the promotion of Economic Development within the City.

The South Pointe Public Improvement District (PID) Fund – This fund is used to account for the improvement or maintenance within a defined area.

Comparative Statement of Net Position December 31, 2022 and 2021 (Unaudited)

Tax Increment Reinvestment Zone Fund One	Fiscal 2023			Fiscal 2022		
<u>ASSETS</u>						
Cash And Investments	\$	7,670,394	3	\$	5,832,667	
Due From Other Funds		24,581			24,581	
Total Assets	\$	7,694,975	_	\$	5,857,248	
LIABILITIES & FUND BALANCES						
LIABILITIES: Accounts Payable Retainage Payable	\$	524,769		\$	604,987	
Total Liabilities		524,769	_		604,987	
FUND BALANCES: Fund Balance Excess Revenues Over		7,128,201			5,252,236	
Expenditures		42,005	-		25	
Total Fund Balances		7,170,206	-		5,252,261	
Total Liabilities And Fund Balances	\$	7,694,975	<u></u>	\$	5,857,248	

Comparative Statement of Activites For the Month and Three Months Ended December 31, 2022 and 2021 (Unaudited)

Tax Increment Reinvestment Zone Fund Number One		FY23 MONTH TO DATE		FY22 MONTH TO DATE		FY23 YEAR TO DATE		FY22 YEAR TO DATE	
REVENUES:	•		.						
Taxes, Penalties, And Interest Interest Income	\$	16,239	\$			42,005		25	
Total Revenues		16,239				42,005		25	
EXPENDITURES:									
General Government		ā		-				/E	
Debt Service - Principal Retirement		_D				Page C		10.0	
Interest		-		-		-		-	
Lease Payments		à		5		•			
Bond Issuance Cost		2		-		-		1=	
Fiscal Charges		-		 0		(#)		-	
Total Expenditures		<u>-</u>		20		191		-	
Excess Of Revenues Over									
(Under) Expenditures		16,239		*		42,005		25	
OTHER FINANCING SOURCES (USES)									
Transfers Out		-		-				1-	
Bonds Issued		21		2		~		*	
Premium on Bonds Issued		-		-				-	
Discounts on Bonds Issued		7.1				-		1-	
Payment to Refunded Bond Escrow Agent				-	1		-		
Total Other Financing Sources (Uses)				-				S#:	
Net Change in Fund Balances		16,239		-		42,005		25	
FUND BALANCE, BEGINNING	1	7,153,967		5,252,261		7,128,201		5,252,236	
FUND BALANCE, ENDING	\$	7,170,206	\$	5,252,261	\$	7,170,206	\$	5,252,261	

Comparative Statement of Net Position December 31, 2022 and 2021 (Unaudited)

Tax Increment Reinvestment Zone Fund Two		Fiscal 2023	Fiscal 2022		
<u>ASSETS</u>					
Cash And Investments	\$	=	\$	276,999	
Receivable		700,000		700,000	
Total Assets	\$	700,000	\$	976,999	
LIABILITIES & FUND BALANCES					
LIABILITIES: Accounts Payable Due To Other Funds Retainage Payable	\$	1,182,881 1,791,139	\$	1,791,139	
Total Liabilities	_	2,974,020		1,791,139	
FUND BALANCES: Fund Balance Excess Revenues Over Expenditures		(519,518) (1,754,502)		(814,140)	
Total Fund Balances	_	(2,274,020)		(814,140)	
Total Liabilities And Fund Balances	\$	700,000	\$	976,999	

Tax Increment Reinvestment Zone Fund Number Two	N	FY23 IONTH TO DATE	М	FY22 ONTH TO DATE	FY23 YEAR TO DATE		FY22 YEAR TO DATE			
REVENUES: Taxes, Penalties, And Interest Interest Income	\$	-	\$	-	\$ -	\$				
Total Revenues		<u> </u>			 					
EXPENDITURES:										
General Government		169,562		2	1,754,502		2			
Debt Service -										
Principal Retirement Interest		8 5		=	-		-			
Lease Payments		:		5	=		5			
Bond Issuance Cost		-		-	-		-			
Fiscal Charges	120				 -		_			
Total Expenditures		169,562			1,754,502		-			
Excess Of Revenues Over										
(Under) Expenditures		(169,562)		-	(1,754,502)		₩1			
OTHER FINANCING SOURCES (USES)										
Transfers In / (Out)		120		2	₩/		Ë			
Premium on Bonds Issued		: -		-	· ·		-			
Discounts on Bonds Issued		(-					-			
Payment to Refunded Bond Escrow Agent	-	<u>**</u>			 200					
Total Other Financing Sources (Uses)		100		-	-		-			
Net Change in Fund Balances	-	(169,562)		-	 (1,754,502)	_	(1 0			
FUND BALANCE, BEGINNING	ş	(2,104,458)		(814,140)	(519,518)		(814,140)			
FUND BALANCE, ENDING	\$	(2,274,020)	\$	(814,140)	\$ (2,274,020)	\$	(814,140)			

Hotel/Motel Occupancy Tax Fund	Fi	scal 2023	Fi	scal 2022
ASSETS				
Cash And Investments Accounts Receivable	\$	2,055,043 1,996	\$	1,536,561 2,577
Total Assets	\$	2,057,039	\$	1,539,138
LIABILITIES & FUND BALANCES				
LIABILITIES: Accrued Liabilities	\$	12,197	\$	13,401
Total Liabilities		12,197	-	13,401
FUND BALANCES: Fund Balance Excess Revenues Over		1,960,047		1,492,876
Expenditures Expenditures	_	84,795	_	32,861
Total Fund Balances	-	2,044,842	-	1,525,737
Total Liabilities And Fund Balances	\$	2,057,039	\$	1,539,138

Statement of Activites - Budget and Actual For the Month and Three Months Ended December 31, 2022 and 2021 (Unaudited)

Hotel/Motel Occupancy Tax Fund	FY23 MONTH TO DATE	FY22 MONTH TO DATE	FY23 YEAR TO DATE	FY22 YEAR TO DATE	FY23 ORIGINAL BUDGET	FY23 POSITIVE (NEGATIVE) BUDGET	FY23 PERCENT COLLECTED TO BUDGET
	\$ 104,724 \$ 1,989	\$ 65,935 \$ 5,364	\$ 166,981 7,233	\$ 132,375 8,554	\$ 956.000	\$ (789,019) 7,233	17.47% 0.00%
Total Revenues	106,713	71,299	174,214	140,929	956,000	(781,786)	18.22%
EXPENDITURES:							· 100000
Mansfield Historical Society	5.	177	-	3		-	0.00%
Mansfield Invitational	*			· ·			0.00%
The LOT	\$			(4)	150,000	150,000	0.00%
Mansfield Rotary Club	© 20 ×××××	12		(4)	-	72	0.00%
Farr Best Theater	192	447	640	638	-	(640)	0.00%
Discover Historic Mansfield	S	12	12	220	(2)	(C#)	0.00%
Mansfield Tourism	27.626	48.279	81,279	94,467	425,700	344,421	19.09%
Pickled Mansfield Society	2	14		20	73,200	73,200	0.00%
Mansfield Commission for the Arts	2			119	47,100	47,100	0.00%
Historic Landmark Commission	2	141		120	192	1.0	0.00%
Man House Museum	2	×	-	*	-	1.0	0.00%
Tommy King Foundation	2	2		40	24		0.00%
Sister Cities Celebration	2	¥		-	747	- 2	0.00%
Friends of the Library	<u>.</u>		-		241 2000	- 1 <u>- 1</u>	0.00%
Championship Basketball	2	₩ ₩92-0001	727	(18) (19)	10,000	10,000	0.00%
Wayfinding Program	102747233	4,844	74	4,844	22	¥.	0.00%
Reserve	7,500	8,000	7,500	8,000	(4)	(7,500)	0.00%
Total Expenditures	35,318	61,570	89,419	108,068	706,000	616,581	12.67%
Excess Of Revenues Over							
(Under) Expenditures	71,395	9,729	84,795	32,861			
FUND BALANCE, BEGINNING	1,973,447	1,516,008	1,960,047	1,492,876			
FUND BALANCE, ENDING	\$ 2,044,842	\$ 1,525,737	\$ 2,044,842	\$ 1,525,737			

Comparative Budget and Cash Analysis For the Month and Three Months Ended December 31, 2022 and 2021 (Unaudited)

Hotel/Motel Occupancy Tax Fund	Budgeted Request	FY23 Amount To Date	Available Budget	FY23 PERCENT COLLECTED TO BUDGET
REVENUES: Hotel Occupancy Tax	\$ 956,000		\$ (789,019)	17.47%
Rental of Facilities Interest Income	=	2,100 5,133	2,100 5,133	0.00%
Total Revenues	956,000	174,214	(781,786)	18.22%
EXPENDITURES:				
Mansfield Historical Society	250,000	**	250,000	0.00%
Mansfield Invitational	150,000	19	150,000	0.00%
The LOT Discover Historic Mansfield - Farr Best Concerts	150,000	640	150,000	0.00%
Mansfield Tourism	425,700	81,279	(640) 344,421	0.00% 19.09%
Pickled Mansfield Society	73,200	61,279	73,200	0.00%
Manfield Police Dept.	-	_	7.7,200	0.00%
Mansfield Commission for the Arts	47,100	=	47,100	0.00%
Historic Landmark Commission	3.5	-	: - :	0.00%
Desert Love Film Festival	15.	(5)		0.00%
Man House Museum	~	2	-	0.00%
Tommy King Foundation	-	(4)	¥	0.00%
Sister Cities Celebration		(#)	*	0.00%
Wayfinding Program Friends of the Library				0.00% 0.00%
Championship Basketball	10,000	-	10,000	0.00%
Reserve	-	7,500	(7,500)	0.00%
Total Expenditures	956,000	89,419	866,581	9.35%
Revenues / (Expenditures)	-	84,795	84,795	
SUPPLEMENTAL INFORMATION: CASH ANALYSIS				
Beginning Cash Balance for Fiscal Year 2023	1,970,248			
Plus: FY2023 Cash Collections Less: FY2023 Cash Expenditures	174,214 (89,419)			
Cash Balance as of December 31, 2022	2,055,043			
Remaining Hotel/Motel Occupancy Funds to Collect Remaining Hotel/Motel Occupancy Funds to Expend	(789,019) 866,581			
Projected Cash Balance at September 30, 2023	2,132,605			

Mansfield Parks Facility Development Corp	F	iscal 2023	Fiscal 2022		
ASSETS:					
Cash And Investments Restricted Cash and Investments	\$	8,061,456 6,334,784	\$	6,703,704 6,068,978	
Receivables: Accounts		23,096,849		719,617	
Total Assets	\$	37,493,089	\$	13,492,299	
LIABILITIES & FUND BALANCES:					
LIABILITIES: Accounts Payable Other Liabilities Deferred Revenue	\$	161,536 1,000,000 23,821,375	\$	140,089 1,000,000 1,322,148	
Total Liabilities		24,982,911		2,462,237	
FUND BALANCES: Fund Balance Excess Revenues Over (Under)		12,222,104		9,776,667	
Expenditures		288,074		1,253,395	
Total Fund Balances		12,510,178	-	11,030,062	
Total Liabilities And Fund Balances	\$	37,493,089	\$	13,492,299	

Statement of Activites - Budget and Actual For the Month and Three Months Ended December 31, 2022 and 2021 (Unaudited)

Mansfield Parks Facility Development Corporation	FY2 MONTI DAT	нто	Mo	FY22 ONTH TO DATE		FY23 YEAR TO DATE		FY22 YEAR TO DATE		FY23 PRIGINAL BUDGET	(N	FY23 POSITIVE EGATIVE) BUDGET	COLI	FY23 CRCENT ECTED TO UDGET
REVENUES:														
Sales Tax Revenue	\$ 60	00,379	\$	408,228	\$	933,718	\$	1,358,495	\$	5,860,790	\$	(4,927,072)		15.93%
Contributions		2		2,824				3,084		2,500		(2,500)		0.00%
Interest Earnings		20,292		12		51,608		90		1,000		50,608		5160.80%
Other Income		2		na valenno oberoso		2		1,400		300		(300)		0.00%
MAC Revenue		26,189		180,649		295,196		491,215		2,212,200		(1,917,004)		13.34%
Lease Royalties		42,606		19,642		44,125		19,642		125,000		(80,875)		35.30%
Park Land Dedication Revenue	1	21,249	_	39,750	_	278,249		590,000	_		_	278,249		0.00%
Total Revenues	9	10,715	_	651,093		1,602,896	_	2,463,926	_	8,201,790	_	(6,598,894)		19.54%
EXPENDITURES:														
Administration	1.	53,007		261,546		313,962		424,104		1,978,145		1,664,183		15.87%
Field Operations		83,994		71,524		165,476		179,242		895,287		729,811		18.48%
Community Park Operations	1	14,988		105,621		262,192		259,805		1,273,434		1,011,242		20.59%
Nature Education Operations		946		12,158		25,160		26,309		244,876		219,716		10.27%
Recreational Center	1	46,325		85,314		163,448		215,557		1,064,473		901,025		15.35%
Neighborhood Park Operations		11,393		19,658		40,852		50,174		486,756		445,904		8.39%
Quadrants	3	01,500		141		301,500		140		143		(301,500)		0.00%
Non-Departmental		15,711	_	29,071		42,232	_	55,340	_	2,579,951	_	2,537,719		1.64%
Total Expenditures	7	27,864		584,892	0.	1,314,822	_	1,210,531	_	8,522,922	_	7,208,100		15.43%
EXCESS (DEFICIENCY) OF														
REVENUES OVER EXPENDITURES	1	82,851		66,201		288,074	_	1,253,395	_	(321,132)	_	609,206		-89.71%
OTHER FINANCING SOURCES (USES):														
Operating Transfers In		2		220		2.1		(2)		321,132		(321, 132)		0.00%
Operating Transfers (Out)		-		(4)		\$1				:=0		()		0.00%
Cash Reserves		5		\$ 4 0		20		-		(*		(#)		0.00%
Bond Proceeds		12		-		-		-		5=3		(+)		0.00%
Premium on Bonds issued		<u>~</u>		-		(40)		*		(40)		:#:		0.00%
Discounts on Bond issued			_	-	-		_	- 12	=	- 120	_	(*)	. —	0.00%
Total Other Financing Sources (Uses)		s.	_			140	_	•	_	321,132		(321,132)		0.00%
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND														
OTHER FINANCING USES	1	82,851		66,201		288,074		1,253,395						
FUND BALANCE, BEGINNING	12,3	27,327	_	10,963,861		12,222,104	_	9,776,667						
FUND BALANCE, ENDING	\$ 12,5	10,178	\$	11,030,062	\$	12,510,178	\$	11,030,062						

Mansfield Economic Development Corporation		Fiscal 2023	F	iscal 2022
ASSETS				
Cash And Investments Accounts Receivable	\$	13,517,433 1,764	\$	9,368,128 660,152
Restricted Assets: Cash and Investments, Projects		1,076,698		1,159,100
Fixed Assets (net of accumulated depreciation)	::	29,944,718		36,758,068
Total Assets	\$	44,540,613	\$	47,945,448
LIABILITIES AND NET ASSETS				
LIABILITIES: Accounts Payable Accrued Liabilities Retainage Payable Bonds Payable Unamortized Discounts on Bonds Unamortized Premiums Deferred Amount on Refunding Contract Commitments Total Liabilities	\$	3,240 19,785,000 (125,291) 897,449 (37,041) 35,032,140 *	\$	5,052 3,240 20,133 21,635,000 (138,685) 964,103 (64,821) 34,013,698
NET ASSETS: Restricted Unassigned		1,076,698 (12,091,582)	-	1,159,100 (9,651,372)
Total Net Assets		(11,014,884)	-	(8,492,272)
Total Liabilities & Net Assets	\$	44,540,613	\$	47,945,448

^{*}Does not conform with Generally Accepted Accounting Principals or Governmental Accounting Standards This is the GASB 34 presentation and is different from the fund level presentation per GAAP.

Mansfield Economic Development Corp.	FY23 MONTH TO DATE	FY22 MONTH TO DATE	FY23 YEAR TO DATE	FY22 YEAR TO DATE	
OPERATING REVENUES:					
Sales Tax Revenue	\$ 864,589	\$ 672,246	\$ 1,735,938	\$ 2,151,563	
Gas Royalties	*	-	-	10.000	
Miscellaneous		2	-	10,608	
Rental Of Facilities		-	-		
Total Operating Revenues	864,589	672,246	1,735,938	2,162,171	
OPERATING EXPENDITURES:					
Administration	71,686	110,267	381,948	218,344	
Promotions	7,850	3,187	10,372	11,823	
Retention			1,170		
Development Plan	(¥)		28		
Projects	432	565,000	19,633	565,197	
Non-Departmental	1,498	32,532	4,493	33,309	
Depreciation				PEN	
Total Operating Expenditures	81,466	710,986	417,616	828,673	
OPERATING INCOME	783,123	(38,740)	1,318,322	1,333,498	
NONOPERATING REVENUES (EXPENSES):					
Interest Revenue	29,331	le.	75,365	59	
Gain or (loss) on sale of property	388,613		388,613	170	
Bonds issued	Del	12	Ψ.	(🛎	
Premiums on bonds issued		*	=		
Discounts on bonds issued		18		5	
Amortization	120	: 10	E CONTRACTOR CONTRACTOR	*	
Interest and fiscal charges	(500)	(2	(2,274)		
Total Nonoperating Revenue	417,444		461,704	59	
INCOME BEFORE OPERATING					
TRANSFERS	1,200,567	(38,740)	1,780,026	1,333,557	
OPERATING TRANSFERS:					
Operating Transfers In (Out)					
CHANGE IN NET ASSETS	1,200,567	(38,740)	1,780,026	1,333,557	
NET ASSETS, BEGINNING NET ASSETS, PROJECTS	(12,215,451)	(8,453,532)	(12,794,910)	(9,825,829)	
NET ASSETS, ENDING	\$ (11,014,884)	\$ (8,492,272)	\$ (11,014,884)	\$ (8,492,272)	

^{**}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.

South Pointe PID	F	Fiscal 2023	Fiscal 2022		
<u>ASSETS</u>					
Cash And Investments Receivables: Current Year PID Assessment	\$	365,821	\$	294,819	
Total Assets	\$	365,821	\$	294,819	
LIABILITIES & FUND BALANCES					
LIABILITIES: Accounts Payable Deferred Revenue	\$	24,582	\$	24,582	
Total Liabilities		24,582		24,582	
FUND BALANCES: Fund Balance Excess Revenues Over		(34,275)		(23,582)	
Expenditures		375,514		293,819	
Total Fund Balances	-	341,239		270,237	
Total Liabilities And Fund Balances	\$	365,821	\$	294,819	

South Pointe PID	Mo	FY23 MONTH TO DATE		FY22 MONTH TO DATE		FY23 YEAR TO DATE		FY22 EAR TO DATE
REVENUES: PID Assessment Penalties & Interest	\$	355,924	\$	290,500	\$	405,265 1,876	\$	317,952 1,210
Total Revenues		355,924		290,500		407,141	P=	319,162
EXPENDITURES: General government Public safety Public works Culture and recreation		29,385		15,584		31,627	W	25,343
Total Expenditures		29,385	ī.	15,584		31,627	(25,343
Excess Of Revenues Over (Under) Expenditures	·	326,539		274,916		375,514	7	293,819
Net Change in Fund Balances		326,539		274,916		375,514		293,819
FUND BALANCE, BEGINNING		14,700		(4,679))	(34,275)		(23,582)
FUND BALANCE, ENDING	\$	341,239	\$	270,237	\$	341,239	\$	270,237

DEBT SERVICE FUNDS

The Debt Service Funds are used to account for the accumulation of resources and payment of general obligation debt principal and interest from governmental resources and special revenue bond principal and interest from a sales tax levy when the City is obligated in some manner for the payment.

The General Debt Service Fund – The purpose of this fund is to account for the accumulation of resources for and the payment of, principal and interest on the City's general obligation debt payable from a property tax levy with the exception of the MPFDC debt.

The Mansfield Parks Facilities Development Corporation Debt Service Fund – The purpose of this fund is to account for the accumulation of resources for and the payment of, principal and interest on the MPFDC long-term debt from a sales tax levy.

General Obligation Debt	Fiscal 2023	KEELS.	Fiscal 2022			
ASSETS						
Cash And Investments	\$ 15,908,59	9 \$	16,115,038			
Receivables: Current Year Taxes	9,726,17	2	7,787,877			
Delinquent Taxes (Net of Allowance of \$738,144)	-	_	-			
Total Assets	\$ 25,634,77	1\$	23,902,915			
LIABILITIES & FUND BALANCES LIABILITIES:						
Accounts Payable	\$	- \$	-			
Deferred Revenue	9,726,17	2	7,787,877			
Total Liabilities	9,726,17		7,787,877			
FUND BALANCES:						
Fund Balance Excess Revenues Over	5,222,45	3	5,365,014			
Expenditures	10,686,14	6_	10,750,024			
Total Fund Balances	15,908,59	9	16,115,038			
Total Liabilities And Fund Balances	\$ 25,634,77	1\$	23,902,915			

General Obligation Debt	FY23 MONTH TO	FY22 MONTH TO	FY23 YEAR TO	FY22 YEAR TO	FY23 ORIGINAL	FY23 OVER (UNDER) O	FY23 PERCENT COLLECTED TO
General obligation Devi	DATE	DATE	DATE	DATE	BUDGET	BUDGET	BUDGET
REVENUES:							
Taxes, Penalties, And Interest	\$ 9,635,315	\$ 8,942,928	\$ 11,077,128	\$ 10,754,077	\$ 16,110,269	\$ (5,033,141)	68.76%
Miscellaneous	121	\$ -	200	\$ 76	-	200	0.00%
Interest Income	1,465		3,664	10	-//	3,664	0.00%
Total Revenues	9,636,780	8,942,928	11,080,992	10,754,163	16,110,269	(5,029,278)	68.78%
EXPENDITURES:							
Debt Service - Principal Retirement				14	16,110,269	(16,110,269)	0.00%
Interest		-	-	-	10,110,209	(10,110,209)	0.00%
Lease Payments							0.00%
Bond Issuance Cost	122,829	9	141.829			141.829	0.00%
Fiscal Charges	1,038	4,139	5,177	4,139		5.177	0.00%
Total Expenditures	123,867	4,139	147,006	4.139	16,110,269	(15,963,263)	0.91%
Excess Of Revenues Over							
(Under) Expenditures	9,512,913	8,938,789	10,933,986	10,750,024			
OTHER FINANCING SOURCES (USES)							
Refunding Bonds Issued	8,350,000		8,350,000	14 Table 1			
Premium on Bonds Issued	816,163		816,163				
Discounts on Bonds Issued	855	3	020	(3)			
Payment to Refunded Bond	(9,414,003)		(9,414,003)		-		
Total Other Financing Sources (Uses)	(247,840)		(247,840)				
Net Change in Fund Balances	9,265,073	8,938,789	10,686,146	10,750,024	_		
FUND BALANCE, BEGINNING	6,643,526	7,176,249	5,222,453	5,365,014	_		
FUND BALANCE, ENDING	\$ 15,908,599	\$ 16,115,038	\$ 15,908,599	\$ 16,115,038			

Comparative Statement of Net Position December 31, 2022 and 2021 (Unaudited)

Mansfield Parks Facility Development Corp. Debt Service	Fi	scal 2023	Fis	Fiscal 2022		
ASSETS						
Cash And Investments	\$	1,308,437	\$	1,315,184		
Total Assets	\$	1,308,437	\$	1,315,184		
LIABILITIES AND FUND BALANCES						
LIABILITIES:	2					
Accrued Interest Payable	\$	4,650		4,650		
Total Liabilities		4,650	0	4,650		
FUND BALANCES:						
Fund Balance		515,416		521,660		
Excess Revenues Over (Under) Expenditures		788,371	9	788,874		
Total Fund Balances		1,303,787	y 	1,310,534		
Total Liabilities And Fund Balances	\$	1,308,437	\$	1,315,184		

Statement of Activites - Budget and Actual For the Month and Three Months Ended December 31, 2022 and 2021 (Unaudited)

Mansfield Parks Facility Development Corp. Debt Service	FY23 MONTH TO DATE	FY22 MONTH TO DATE	FY23 YEAR TO DATE	FY22 YEAR TO DATE	FY23 ORIGINAL BUDGET	FY23 POSITIVE (NEGATIVE) BUDGET	FY23 PERCENT COLLECTED TO BUDGET
REVENUES: Taxes, Penalties, And Interest Other Income	\$ 263,154	\$ 263,155	\$ 789,462	\$ 789,465	\$ 3,157,847	\$ (2.368,385)	25.00% 0.00%
Total Revenues	263,154	263,155	789,462	789,465	3,157,847	(2,368,385)	25.00%
EXPENDITURES: Debt Service Principal Retirement Interest And Fiscal Charges Non-departmental	500	591	1,091	- 591 -	1,965,000 1,192,847	1,965,000 1,191,756	0.00% 0.09% 0.00%
Total Expenditures	500	591	1,091	591	3,157,847	3,156,756	0.03%
Excess Of Revenues Over (Under) Expenditures	262,654	262,564	788,371	788,874			
OTHER FINANCING SOURCES (USES): Bond Proceeds	(*)			(m)			
Total Other Financing Sources (Uses)	18.			123	≟ g		
FUND BALANCE, BEGINNING	1,041,133	1,047,970	515,416	521,660	- 8		
FUND BALANCE, ENDING	\$ 1,303,787	\$ 1,310,534	\$ 1,303,787	\$ 1,310,534	■		

30

CAPITAL PROJECTS FUNDS

The Capital Projects Funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds and trust funds.

The Street Construction Fund – The purpose of this fund is to account for the construction and improvement of various streets in the City. General Obligation Bonds, Certificates of Obligation, and Street Assessments are used to finance the construction.

The Building Construction Fund – The purpose of this fund is to account for the construction of City facilities funded by General Obligation Bonds and Certificates of Obligation.

The Equipment Replacement Fund – The purpose of this fund is used to account for the purchase of capital equipment funded from the issuance of notes through the City of Mansfield Property Finance Authority Corporation or other sources.

The Park Construction Fund – The purpose of this fund is to account for the construction of City facilities funded by Mansfield Park Facilities Development Corporation Sales Tax Revenue Bonds.

Street Construction Fund	Fi	iscal 2023		Fiscal 2022
ASSETS				
Cash And Investments Receivables		45,463,352	\$	22,241,884
Projects In Process Current Year Prior Year		1,159	;	1,325,287
Total Assets	\$	45,464,511	\$	23,567,171
LIABILITIES AND FUND BALANCES LIABILITIES:				
Accounts Payable Deposits Retainage Payable Other Liabilities	\$	101,219 343,807 169,140	\$	55,418 332,233 133,121
Total Liabilities		614,166		520,772
FUND BALANCES:				
Fund Balance Excess Revenues Over (Under)		28,874,189		22,185,440
Expenditures		15,976,156	8 2	860,959
Total Fund Balance		44,850,345	It-	23,046,399
Total Liabilities And Fund Balance	\$	45,464,511	\$	23,567,171

Street Construction Fund	FY23 MONTH TO DATE	FY22 MONTH TO DATE	FY23 YEAR TO DATE	FY22 YEAR TO DATE	
REVENUES:					
Recoveries	\$ -	\$ -	\$ -	\$ -	
Contributions		-	3	-	
Intergovernmental	=		ā	, 5 ,1	
Roadway Impact Fees	44,594	276,603	635,767	1,005,361	
Interest Income	74,372) = 1	347,003	173	
Total Revenues	118,966	276,603	982,770	1,005,534	
EXPENDITURES:					
Administrative	1,016,332	66,573	2,564,613	144,576	
Street Improvements			-		
Total Expenditures	1,016,332	66,573	2,564,613	144,576	
EXCESS OF REVENUES OVER(UNDER)					
EXPENDITURES EXPENDITURES	(897,366)	210,030	(1,581,843)	860,959	
OTHER FINANCING SOURCES (USES):					
Transfers	E.		8	-	
Bond Proceeds	16,612,569	(5)	16,612,569	9	
Bond Issuance Costs	(179,611)		(179,611)	5m	
Premiums on Bond Issuance	1,125,041	-	1,125,041	-	
Discounts on Bond Issuance		<u>~</u>		:	
Total Other Financing Sources (Uses)	17,557,999	(17,557,999		
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES					
OVER (UNDER) EXPENDITURES					
AND OTHER USES	16,660,633	210,030	15,976,156	860,959	
FUND BALANCE, BEGINNING	28,189,712	22,836,369	28,874,189	22,185,440	
FUND BALANCE, ENDING	\$ 44,850,345	\$ 23,046,399	\$ 44,850,345	\$ 23,046,399	

Building Construction Fund	Fiscal 2023		Fiscal 2022	
ASSETS				
Cash And Investments Construction in Progress	\$	41,405,836	\$	17,589,247
Total Assets	\$	41,405,836	\$	17,589,247
LIABILITIES AND FUND BALANCE LIABILITIES:				
Accounts Payable	\$	189,469	\$	3,991
Due to Other Funds		*		-0
Retainage Payable	9-	640,388	_	277,001
Total Liabilities	9	829,857	-	280,992
FUND BALANCE:		6,766,122		17,693,970
Excess Revenues Over (Under)				
Expenditures		33,809,857	((385,715)
Total Fund Balance	_	40,575,979	-	17,308,255
Total Liabilities And Fund Balance	\$	41,405,836	\$	17,589,247

Building Construction Fund	FY23 MONTH TO DATE	FY22 MONTH TO DATE	FY23 YEAR TO DATE	FY22 YEAR TO DATE	
REVENUES:					
Interest Income	\$ 7,020	\$ -	\$ 14,373	\$ 33	
Rental Of Facilities	-	•	#1	~	
Contributions	70.205	-	70.205	-	
Miscellaneous Income Grant Revenue	70,305		70,305		
Total Revenues	77,325	-	84,678	33	
EXPENDITURES:					
Administration	-		*	-	
Library	22,277	10,762	108,868	10,762	
Fire Station #5	7-	17,896	~	48,792	
Man House	19. 20. september 20.		Name and Control to the Control to t	4,620	
Wayfinding	157,734	915	157,734	8,285	
Police Station	246,692	279,000	450,219	307,300	
Tactical Training Facility		850		5,989	
Total Expenditures	426,703	309,423	716,821	385,748	
Excess Revenues Over (Under)					
Expenditures	(349,378)	(309,423)	(632,143)	(385,715)	
OTHER FINANCING SOURCES (USES):					
Bond Proceeds	32,587,431	-	32,587,431	-	
Bond Issuance Costs	(352,327)	1.	(352,327)	**:	
Premiums on Bond Issuance	2,206,896	2	2,206,896		
Discounts on Bond Issuance	-	-	1-2	-	
Operating Transfer In (Out)		-	-		
Total Other Financing Sources (Uses)	34,442,000	-	34,442,000	-	
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES					
AND OTHER FINANCING USES	34,092,622	(309,423)	33,809,857	(385,715)	
FUND BALANCE, BEGINNING	6,483,357	17,617,678	6,766,122	17,693,970	
FUND BALANCE, ENDING	\$ 40,575,979	\$ 17,308,255	\$ 40,575,979	\$ 17,308,255	

Equipment Replacement Fund	F	iscal 2023	Fiscal 2022		
<u>ASSETS</u>					
Cash And Investments	_\$	1,757,835	\$	766,094	
Total Assets	\$	1,757,835	\$	766,094	
LIABIITIES AND FUND BALANCES					
LIABILITIES:					
Accounts Payable Retainage Payable	\$	18,910 9,538	\$	3,233	
Total Liabilities	\$	28,448	\$	3,233	
FUND BALANCE:		2,241,714		2,338,999	
Excess Revenues Over Expenditures		(512,327)	:	(1,576,138)	
Total Fund Balance	100 <u> </u>	1,729,387	Telefon and the	762,861	
Total Liabilities And Fund Balance	\$	1,757,835	\$	766,094	

Equipment Replacement Fund	FY23 MONTH TO DATE	FY22 MONTH TO DATE	FY23 YEAR TO DATE	FY22 YEAR TO DATE	
REVENUES:					
Contributions	\$ -	S -	\$ -	\$ -	
Grants	5	1.5	<u> </u>		
Other Income	2	2,297	9:	2,297	
Interest Income	17_		44	(
Total Revenues	17_	2,297	44	2,297	
EXPENDITURES:					
Administration	35,545	-	56,849	-	
Information Services	-		-	30,107	
Code Enforcement	-	1	-		
Planning	2	75,587	73,727	108,538	
Streets	47,784		59,975		
Animal Control	2 =		-	14	
City Hall	-			10	
Parks Department	2	31,818	-	31,818	
Library	-	-	-	-	
Fire	26,308	-	29,300	1,338,472	
Police Department		69,500	292,520	69,500	
Total Expenditures	109,637	176,905	512,371	1,578,435	
EXCESS (DEFICIENCY) OF					
REVENUES OVER (UNDER)					
EXPENDITURES	(109,620)	(174,608)	(512,327)	(1,576,138)	
OTHER FINANCING SOURCES (USES):					
Bond Proceeds	201			2	
Bond Issuance Costs	-		-		
Premium on Bond Issuance	21	ž.	-	=	
Discounts on Bond Issuance	*	*	:=:	-	
Sale of city property	-	2	2	2	
Transfer In (Out)		*	-		
Total Other Financing Sources (Uses)		-	-		
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER					
FINANCING USES	(109,620)	(174,608)	(512,327)	(1,576,138)	
FUND BALANCE, BEGINNING	1,839,007	937,469	2,241,714	2,338,999	
FUND BALANCE, ENDING	\$ 1,729,387	\$ 762,861	\$ 1,729,387	\$ 762,861	

Parks Construction Fund	Fi	iscal 2023	Fiscal 2022		
ASSETS					
Cash And Investments	\$	1,817,054	\$	(i e	
Total Assets	\$	1,817,054	\$		
LIABILITIES AND FUND BALANCE					
LIABILITIES: Accounts Payable Retainage Payable	\$	(7,117) 146,823	\$	159,541	
Total Liabilities		139,706	4	159,541	
FUND BALANCE:		2,568,442		(116,948)	
Excess Revenues Over Expenditures		(891,094)		(42,593)	
Total Fund Balance	: 	1,677,348	,	(159,541)	
Total Liabilities And Fund Balance	\$	1,817,054	\$	2	

Parks Construction Fund	FY23 MONTH TO DATE	FY22 MONTH TO DATE	FY23 YEAR TO DATE	FY22 YEAR TO DATE	
REVENUES:					
Contributions	\$ -	\$ -	\$ -	\$ -	
Recoveries	=	E.	2	±1	
Interest Income			(F)		
Total Revenues			-		
EXPENDITURES:					
Parks Administration Building	Ĕ	찉	*	9	
Dog Park	*	; *	· ·	56	
FieldHouse Matlock Community Park		*	-		
Gertie Barrett Park	129,824	42,537	532,321	42,537	
McClendon Park	358,773	42,337	358,773	42,337	
Rose Park Improvements	550,775		330,773	97	
Pond Branch					
Total Expenditures	488,597	42,537	891,094	42,593	
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(488,597)	(42,537)	(891,094)	(42,593)	
OTHER FINANCING SOURCES (USES):					
Bond Proceeds	*	-		-	
Bond Issuance Costs	≦	Tige	3	-	
Premiums on Bond Issuance	=	CH.	*	H1	
Discounts on Bond Issuance	9	72	4/	-	
Transfer In (out)			-		
Total Other Financing Sources (Uses)	-	-	(*)		
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER					
(UNDER) EXPENDITURES AND OTHER FINANCING USES	(488,597)	(42,537)	(891,094)	(42,593)	
FUND BALANCE, BEGINNING	2,165,945	(117,004)	2,568,442	(116,948)	
FUND BALANCE, ENDING	\$ 1,677,348	\$ (159,541)	\$ 1,677,348	\$ (159,541)	

ENTERPRISE FUNDS

The Enterprise Funds are used to account for the operations that are financed and operated in a manner similar to private business enterprises. The intent is that the cost of providing goods or services to the general public be financed or recovered primarily through user charges.

The Utility Fund – The purpose of this fund is to account for the activities of providing water and sewer services to the citizens of Mansfield, Texas.

The Drainage Utility Fund – The purpose of this fund is used to account for the revenues and expenditures for services related to the preparing of a master drainage plan.

			- 10 m day 10	
Utility Fund		Fiscal 2023		Fiscal 2022
ASSETS				
Cash And Investments	\$	37,403,055	\$	28,650,086
Receivables:		2 725 929		2 422 460
Accounts (net of allowance of \$1,403,401)		3,735,828		3,433,460
Inventory		975,954		475,158
Restricted Assets:				
Cash and Investments		11,306,331		15,163,696
Fixed Assets (net of				
accumulated depreciation)		234,135,871		222,946,105
Total Assets		287,557,039		270,668,505
DEFERRED OUTFLOWS OF RESOURCES				
Total deferred outflows of resources		3,900,941		3,719,871
Total Assets and Deferred Outflows of Resources	\$	291,457,980	\$	274,388,376
LIABILITIES				
Accounts Payable	\$	-	\$	13,199
Accrued Liabilities		28,279		193,447
Payable From Restricted Assets:		1.005.500		1 710 450
Deposits Accrued Interest		1,805,568 417,187		1,719,450 471,203
Retainage Payable		355,213		742,094
From Unrestricted Assets:				
Current		3,411,836		3,806,836
Long-Term, Net		23,881,403		27,293,240
Compensated Absences		546,268 2,106,245		639,041 1,681,547
Net OPEB liability Total OPEB liability		179,335		1,681,347
Net pension liability		1,210,265		1,941,335
Total Liabilities		33,941,600		38,667,159
DEFERRED INFLOWS OF RESOURCES				
Total deferred inflows of resources	-	2,834,939	-	3,095,403
NET POSTION				
Invested In Capital Assets (net of				
related debt)		205,435,071		190,836,363
Reserved for Debt Service		4,456,561		4,590,832
Reserved for Capital Projects Unreserved		6,849,770 37,940,039	12	10,572,864 26,625,755
Total Net Positon	10	254,681,441		232,625,814
Total Liabilities, Deferred Inflows of				
Resources, and Net Position	\$	291,457,980	\$	274,388,376

Statement of Activites - Budget and Actual For the Month and Three Months Ended December 31, 2022 and 2021 (Unaudited)

Utility Fund	FY23 MONTH TO DATE	FY22 MONTH TO DATE	FY23 YEAR TO DATE	FY22 EAR TO DATE	FY23 ORIGINAL BUDGET	FY23 POSITIVE (NEGATIVE) BUDGET	FY23 PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Water Service	\$ 1,838,222		\$ 6,877,711	\$ 6,724,223	\$ 25,801,147	\$ (18,923,436)	26.66%
Sewer Service	1,180,526	1,106,688	3,944,293	3,743,428	14,943,641	(10,999,348)	26.39%
Water Penalties	41,224	-	150,494	17	250,000	(99,506)	60.20%
Water Taps					18,811	(18,811)	0.00%
Meter Set Fee	4,740		35,740	95,370	98,940	(63,200)	36.12%
Utility Miscellaneous	6,175		19,932	10,757	60,000	(40,068)	33.22%
Restore Service Fee	7,503	698	32,786	2,471	90,000	(57,214)	36.43%
Sewer Tap	19			35	2,000	(2,000)	0.00%
Water Impact Fees	63,000		317,700	1.038,880	1,500,000	(1,182,300)	21.18%
Sewer Impact Fees	32,257	148,070	131,707	507,620	1,000,000	(868,293)	13.17%
Pretreatment Fees	12	4		35,476	60,000	(60,000)	
Other Income	62,056	15,736	100,801	84,272	189,123	(88,322)	53.30%
Contribution	5.	-		 -			0.00%
Total Revenues	\$ 3,235,703	\$ 4,075,019	\$ 11,611,164	\$ 12,242,497	\$ 44,013,662	\$ (32,402,498)	26.38%
OPERATING EXPENSES:							
Administration	239,428	200,367	465,113	408,878	1,461,964	996,851	31.81%
Billing And Collection	64,499		207.241	168.223	962.162	754.921	21.54%
Meter Reading/Repairs	111,573		271,389	307,337	1,353,076	1,081,687	20.06%
Water Distribution	93,635		273,533	220,715	1,181,420	907.887	23.15%
Wastewater Collection	80,430		1.705,797	2.336,618	9,978,603	8,272,806	17.09%
Water Treatment	890,248		3,292,054	2,609,473	12,270,854	8,978,800	26.83%
Water Quality	49,869		154,186	146,776	661,634	507,448	23.30%
Water Demand Management	11,287		34,626	41,311	164,293	129,667	21.08%
Depreciation	361,512		1,072,190	 964,689		(1,072,190)	0.00%
Total Operating Expenses	1,902,481	2,975,329	7,476,129	 7,204,020	28,034,006	20,557,877	26.67%
OPERATING INCOME (LOSS)	1,333,222	1,099,690	4,135,035	 5,038,477	15,979,656	(11,844,621)	
NONOPERATING REVENUES (E	XPENSES):		(4)				
Non-Departmental	(95,064	(313,096)	(259,307)	(460,520)	(10,440,969)	10,181,662	2.48%
Interest Revenue	108,850	120	277,621	350	24,000	253,621	1156.75%
Debt Service	(83,438	(95,424)	(251,496)	(283,905)	(3,070,000)	2,818,504	8.19%
Bad Debt Expense					(48,000)	48,000	0.00%
Net Nonoperating Revenues							
(Expenses)	(69,652	(408,520)	(233,182)	 (744,075)	(13,534,969)	13,301,787	1.72%
INCOME (LOSS) BEFORE							
OPERATING TRANSFERS	1,263,570	691,170	3,901,853	4,294,402	2,444,687	1,457,166	159.61%
OPERATING TRANSFERS:						2004	
Transfers In (Out)					(2,444,687)	2,444,687	0.00%
Net Operating Transfers				 -	(2,444,687)	2,444,687	0.00%
CHANGE IN NET POSITION	1,263,570	691,170	3,901,853	4,294,402		3,901,853	
NET POSITION, BEGINNING	253,417,871	231,934,644	250,779,588	 228,331,412	250,779,588		
NET POSITON, ENDING	\$ 254,681,441	\$ 232,625,814	\$ 254,681,441	\$ 232,625,814	\$ 250,779,588	\$ 3,901,853	₹

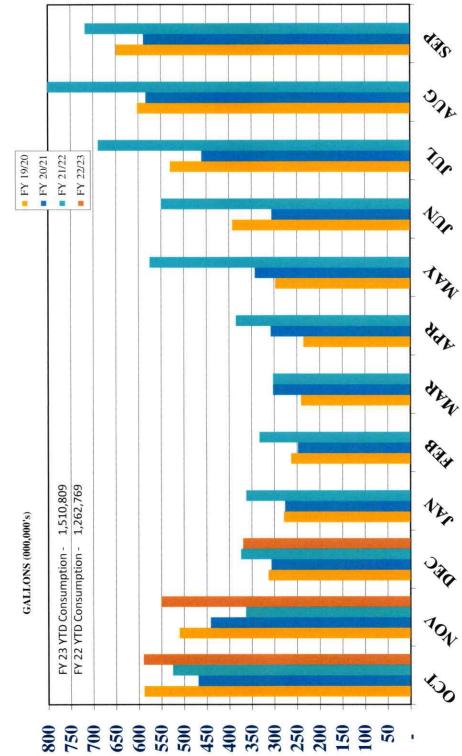
CITY OF MANSFIELD UTILITY FUND REVENUE BOND COVERAGE

Definition of Bond Coverage:

The ordinance authorizing the issuance of Water and Sewer System revenue bonds requires that the City establish a sinking fund (Revenue Bond Sinking and Reserve Fund) in an amount not less than the average annual requirement for the payment of principal and interest on all the revenue bonds. At September 30, 2022, the sinking fund balance was sufficient to satisfy such bond ordinance requirements. The bond ordinance also contains provisions which, among other items, restricts the issuance of additional revenue bonds unless the special funds noted above contain the required amounts and the pledged revenues are equal to or greater than 1.25 times the average annual debt service requirements after giving effect to the proposed additional bonds and any proposed rate increases. The bond ordinance also requires that the annual gross revenues of the Water and Sewer System, less annual operation and maintenance expenses (excluding depreciation and amortization expense), be at least 1.10 times the annual principal and interest requirements of all then outstanding revenue bonds. The governing body has adopted a resolution stating that they want a coverage factor in excess of 1.30. During 2022, the City achieved a 5.32 bond coverage ratio which exceeded the 1.10 required by the bond ordinance. For fiscal year 2023, the bond coverage ratio is projected at 3.93.

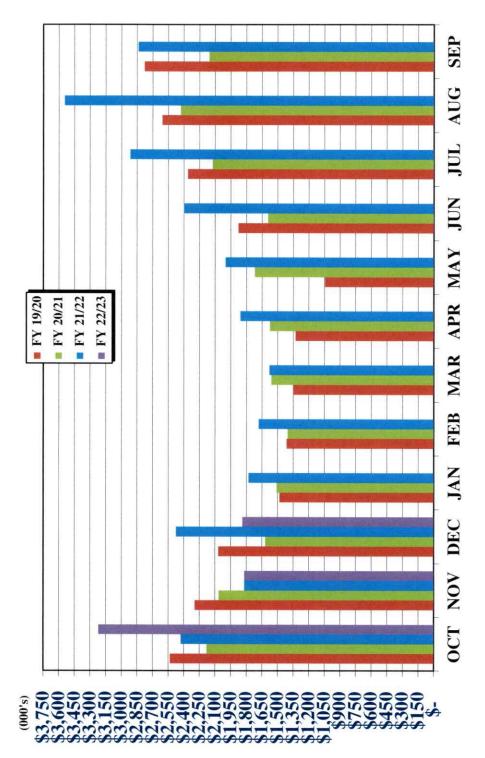


CITY OF MANSFIELD WATER CONSUMPTION



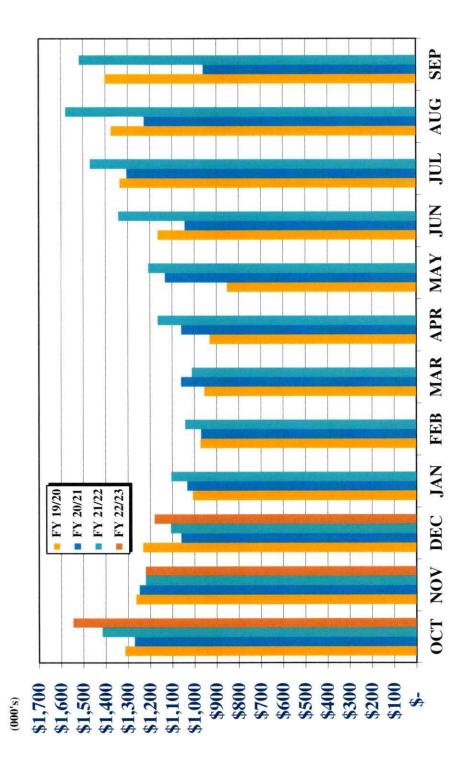


CITY OF MANSFIELD UTILITY FUND - WATER SALES



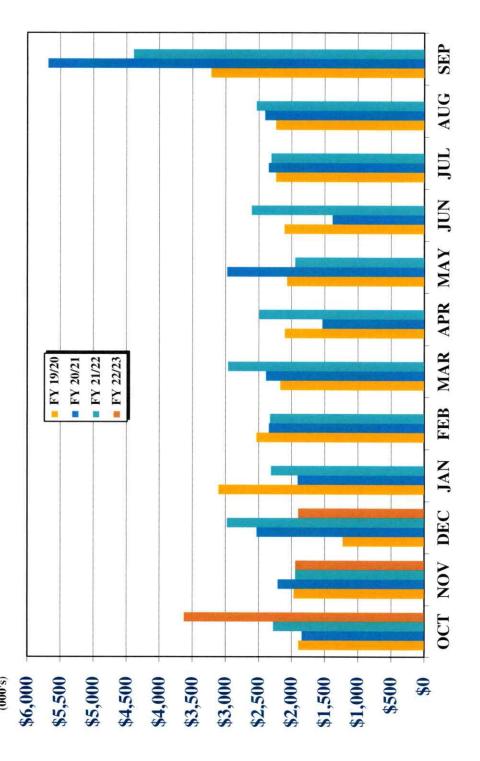


CITY OF MANSFIELD UTILITY FUND - SEWER SERVICE



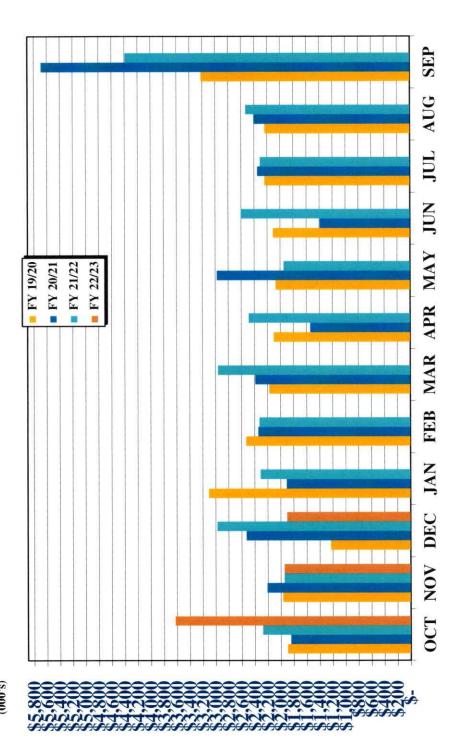


CITY OF MANSFIELD UTILITY FUND - TOTAL REVENUES



MANSFIELD T E X A S

CITY OF MANSFIELD UTILITY OPERATING EXPENDITURES



Drainage Utility Fund	Fiscal 2023	Fiscal 2022	
ASSETS			
Cash And Investments	\$ 5,991,234	\$ 5,303,179	
Accounts Receivable	259,657	227,271	
Restricted Assets:			
Cash and Investments	196,609	201,606	
Fixed Assets (Net of			
accumulated depreciation)	8,671,448	8,646,450	
Total Assets	15,118,948	14,378,506	
DEFERRED OUTFLOWS OF RESOURCES			
Total deferred outflows of resources	269,227	251,735	
Total Assets and Deferred Outflows of Resources	\$ 15,388,175	\$ 14,630,241	
LIABILITIES			
Accounts Payable	\$ -	\$ 1,851	
Accrued Liabilities	87,419	78,935	
Retainage Payable	5,126	9,262	
Bond Payable	1,415,001	1,913,333	
Accrued Interest Payable	21,740	27,796	
Unamortized Discounts on Bonds	(10,393)	(14,363)	
Unamortized Premiums on Bonds	10,189	16,662	
Total OPEB liability	22,683	19,781	
Net OPEB liability	233,142	217,226	
Net pension liability	153,120	230,794	
Total Liabilities	1,938,027	2,501,277	
DEFERRED INFLOWS OF RESOURCES		-	
Total deferred inflows of resources	321,355	394,178	
NET POSITION			
Invested in Capital Assets (net of			
related debt)	6,646,387	6,208,966	
Reserved for Debt Service	218,349	229,402	
Unrestricted	6,264,057	5,296,418	
Total Net Position	13,128,793	11,734,786	
Total Liabilities, Deferred Inflows of			
Resources, and Net Position	\$ 15,388,175	\$ 14,630,241	

Drainage Utility Fund	FY23 MONTH TO DATE	FY22 MONTH TO DATE	FY23 YEAR TO DATE	FY22 YEAR TO DATE
OPERATING REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Licenses Fee-Gaswells/Pipelines	22/ 219	220 240	705.762	687,827
Drainage Fee	236,218	229,249	705,763	087,827
Total Operating Revenues	236,218	229,249	705,763	687,827
OPERATING EXPENSES:				
Administration	96,528	110,457	254,970	245,891
General Maintenance		57,966	37,540	86,476
Depreciation	19,262	18,015	56,910	53,464
Total Operating Expenses	115,790	186,438	349,420	385,831
OPERATING INCOME (LOSS)	120,428	42,811	356,343	301,996
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	3,400		8,774	8
Other Income	150	8	3,423	227
Amortization	-	2	~	(4)
Interest and fiscal charges	(4,348)	(6,150)	(14,735)	(18,369)
Net Nonoperating Revenue	(948)	(6,149)	(2,538)	(18,134)
DICOME (LOSS) DEFODE ODED ATING				
INCOME (LOSS) BEFORE OPERATING TRANSFERS	119,480	36,662	353,805	283,862
OPERATING TRANSFERS				
Operating Transfers In	9	5	¥	19
Operating Transfers Out	120		-	*
Net Operating Transfers	-	*		
CHANGE IN NET POSITION	119,480	36,662	353,805	283,862
NET POSITION, BEGINNING	13,009,313	11,698,125	12,774,988	11,450,924
NET POSITION, ENDING	\$ 13,128,793	\$ 11,734,786	\$ 13,128,793	\$ 11,734,786

CITY OF MANSFIELD, TEXAS SALES TAX COMPARISON INFORMATION

GENERAL FUND YEAR TO DATE SALES TAX COMPARISON OCTOBER 2022 TO SEPTEMBER 2023

MONTH	FY22	FY23	DOLLAR VALUE INCREASE (DECREASE) FY 2022/2023	PERCENTAGE INCREASE (DECREASE) FY 2022/2023
OCTOBER	1,316,776	1,491,129	174,353	13.24%
NOVEMBER	1,635,390	1,735,774	100,383	6.14%
DECEMBER	1,341,435	1,726,542	385,107	28.71%
JANUARY				
FEBRUARY				
MARCH				
Subtotal	4,293,602	4,953,445	659,843	15.37%
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	4,293,602	4,953,445	659,843	15.37%
BUDGET		18,005,274.00		
OVER/(UNDER) BUDGET		(13,051,829.47)		

MANSFIELD PARKS FACILITIES DEVELOPMENT CORP. YEAR TO DATE SALES TAX COMPARISON OCTOBER 2022 TO SEPTEMBER 2023

MONTH	FY22	FY23	DOLLAR VALUE INCREASE (DECREASE) FY 2022/2023	PERCENTAGE INCREASE (DECREASE) FY 2022/2023
OCTOBER	658,388	745,564	87,176	13.24%
NOVEMBER	817,695	867,887	50,192	6.14%
DECEMBER	670,718	863,271	192,553	28.71%
JANUARY				
FEBRUARY				
MARCH				
Subtotal	2,146,801	2,476,722	329,921	15.37%
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	2,146,801	2,476,722	329,921	15.37%

MANSFIELD ECONOMIC DEVELOPMENT CORP. YEAR TO DATE SALES TAX COMPARISON OCTOBER 2021 TO SEPTEMBER 2022

MONTH	FY22	FY23	DOLLAR VALUE INCREASE (DECREASE) FY 2022/2023	PERCENTAGE INCREASE (DECREASE) FY 2022/2023
G	658,388	745,564	87,176	13.24%
OCTOBER				
NOVEMBER	817,695	867,887	50,192	6.14%
DECEMBER	670,718	863,271	192,553	28.71%
JANUARY				
FEBRUARY				
MARCH				
Subtotal	2,146,801	2,476,722	329,921	15.37%
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	2,146,801	2,476,722	329,921	15.37%

GENERAL FUND MANSFIELD PARKS DEVELOPMENT CORP. AND

MANSFIELD ECONOMIC DEVELOPMENT CORP. COMBINED TOTAL YEAR TO DATE SALES TAX COMPARISON OCTOBER 2022 TO SEPTEMBER 2023

MONTH	FY22	FY23	DOLLAR VALUE INCREASE (DECREASE) FY 2022/2023	PERCENTAGE INCREASE (DECREASE) FY 2022/2023
OCTOBER	2,633,552	2,982,257	348,705.32	13.24%
NOVEMBER	3,270,781	3,471,547	200,766.76	6.14%
DECEMBER	2,682,871	3,453,085	770,213.62	28.71%
JANUARY				
FEBRUARY				
MARCH				
Subtotal	8,587,203	9,906,889	1,319,686	15.37%
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	8,587,203	9,906,889	1,319,686	15.37%
BUDGET		36,010,548		
OVER/(UNDER) BUDGET		(26,103,659)		

SCHEDULE OF INVESTMENTS



INVESTMENT OFFICERS' REPORT

This report is prepared in accordance with the Public funds Investment Act ("Act"), Chapter 2256 of Title 10 of the Government Code. This Act prescribes the investment of funds in the custody of a district or authority created under Article XVI, Section 59, of the Texas Constitution. Section 2256.023(a) of the Act states that "not less than quarterly the investment officers shall prepare and submit to the governing body of the entity a written report of investment transactions for all funds covered by this chapter for the preceding reporting period." This report covers the month of December for Fiscal Year 2023.

Bryan Rebel

Investment Officer

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 12/31/2022

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
AIM Invesco												
AIM Invesco MM	AIM	9/30/1999	0.240	475,110.24	475,110.24	475,110.24	475,110.24	N/A	1		0.33	3201 - Street Construction
Sub Total / Average AIM Invesco			0.240	475,110.24	475,110.24	475,110.24	475,110.24		1	0.00	0.33	
CLASS												
CLASS LGIP	CLASS	5/27/2021	4.317	1,742,496.27	1,742,496.27	1,742,496.27	1,742,496.27	N/A	1		1.20	2104 - ARPA
Sub Total / Average CLASS			4.317	1,742,496.27	1,742,496.27	1,742,496.27	1,742,496.27		1	0.00	1.20	
LOGIC												
LOGIC LGIP	LOGIC	5/28/2022	4.334	5,080,146.12	5,080,146.12	5,080,146.12	5,080,146.12	N/A	1		3.50	5201 - Water & Sewer
LOGIC LGIP	LOGIC	5/28/2022	4.334	8,128,233.79	8,128,233.79	8,128,233.79	8,128,233.79	N/A	1		5.60	1001 - General Fund
LOGIC LGIP	LOGIC	5/28/2022	4.334	4,064,116.89	4,064,116.89	4,064,116.89	4,064,116.89	N/A	1		2.80	4501 - Economic Development
LOGIC LGIP	LOGIC	5/28/2022	4.334	3,048,087.69	3,048,087.69	3,048,087.69	3,048,087.69	N/A	1		2.10	3901 - TIF
LOGIC LGIP	LOGIC- CO2022A	12/15/2022	4.334	17,594,911.95	17,594,911.95	17,594,911.95	17,594,911.95	N/A	1		12.12	3218 Issue 2022A - Streets
LOGIC LGIP	LOGIC- CO2022A	12/15/2022	4.334	33,512,304.68	33,512,304.68	33,512,304.68	33,512,304.68	N/A	1		23.08	3410 - PD Headquarters
LOGIC LGIP	LOGIC- CO2022A	12/15/2022	4.334	1,002,102.29	1,002,102.29	1,002,102.29	1,002,102.29	N/A	1		0.69	3412 - ACO/Service Center
Sub Total / Average LOGIC			4.334	72,429,903.41	72,429,903.41	72,429,903.41	72,429,903.41		1	0.00	49.87	
Nations Fun	ds											
Nations Funds MM	MF0008	10/25/1999	3.684	4,932,339.05	4,932,339.05	4,932,339.05	4,932,339.05	N/A	1		3.40	5201 - Water & Sewer
Nations Funds MM	MF0008	10/25/1999	3.684	3,402,349.74	3,402,349.74	3,402,349.74	3,402,349.74	N/A	1		2.34	3201 - Street Construction
Nations Funds MM	MF0008	10/25/1999	3.684	4,218,874.48	4,218,874.48	4,218,874.48	4,218,874.48	N/A	1		2.90	1001 - General Fund
Nations Funds MM	MF0008	10/25/1999	3.684	154,028.13	154,028.13	154,028.13	154,028.13	N/A	1		0.11	4501 - Economic Development
Nations Funds MM	MF0008	10/25/1999	3.684	1,474,993.61	1,474,993.61	1,474,993.61	1,474,993.61	N/A	1		1.02	5220 - Utility Construction Fund 28
Nations Funds MM	MF0008	10/25/1999	3.684	26,920.19	26,920.19	26,920.19	26,920.19	N/A	1		0.02	2003 - Tree Mitigation
Nations Funds MM	MF0008	10/25/1999	3.684	450,931.10	450,931.10	450,931.10	450,931.10	N/A	1		0.31	4001 - Debt Services
Nations Funds MM	MF0008	10/25/1999	3.684	614,093.41	614,093.41	614,093.41	614,093.41	N/A	1		0.42	2302 - Mansfield Parks Land Dedication
Nations Funds MM	MF0008	10/25/1999	3.684	2,319,832.26	2,319,832.26	2,319,832.26	2,319,832.26	N/A	1		1.60	2301 - Mansfield Parks 1/2 Sales Tax

Nations Funds MM												
	MF0008	4/11/2012	3.684	3,045,414.47	3,045,414.47	3,045,414.47	3,045,414.47	N/A	1		2.10	5211 - Revenue Bond Reserve
Nations Funds MM	MF0008	8/1/2016	3.684	1,635,434.26	1,635,434.26	1,635,434.26	1,635,434.26	N/A	1		1.13	3404 - Library Expansion
Nations Funds MM	MF0008	8/1/2016	3.684	1,560,854.22	1,560,854.22	1,560,854.22	1,560,854.22	N/A	1		1.07	3212 - 2016 Streets Construction
Nations Funds MM	MF0008	12/1/2017	3.684	26,274.73	26,274.73	26,274.73	26,274.73	N/A	1		0.02	3213 - 2017 Streets Construction
Nations Funds MM	MF0008	7/2/2018	3.684	1,619,393.89	1,619,393.89	1,619,393.89	1,619,393.89	N/A	1		1.12	4506 - MEDO Construction
Sub Total / Average Nations Funds			3.684	25,481,733.54	25,481,733.54	25,481,733.54	25,481,733.54		1	0.00	17.55	
TexStar												1500 1150
TexStar LGIP	TEXSTAR	11/2/2012	3.968	235,105.93	235,105.93	235,105.93	235,105.93	N/A	1		0.16	4502 - MED0 I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.968	11,450,636.02	11,450,636.02	11,450,636.02	11,450,636.02	N/A	1		7.88	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	3.968	80,815.61	80,815.61	80,815.61	80,815.61	N/A	1		0.06	3401 - Building Construction
TexStar _GIP	TEXSTAR	11/2/2012	3.968	1,986,250.69	1,986,250.69	1,986,250.69	1,986,250.69	N/A	1		1.37	3201 - Stree Construction
ΓexStar _GIP	TEXSTAR	11/2/2012	3.968	8,630,964.78	8,630,964.78	8,630,964.78	8,630,964.78	N/A	1		5.94	1001 - General Fund
TexStar _GIP	TEXSTAR	11/2/2012	3.968	845,716.29	845,716.29	845,716.29	845,716.29	N/A	1		0.58	4501 - Economic Developmen
TexStar LGIP	TEXSTAR	11/2/2012	3.968	7,412,707.81	7,412,707.81	7,412,707.81	7,412,707.81	N/A	1		5.10	5220 - Utility Construction Fund 28
TexStar LGIP	TEXSTAR	11/2/2012	3.968	1,506,853.06	1,506,853.06	1,506,853.06	1,506,853.06	N/A	1		1.04	3901 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	3.968	54,672.45	54,672.45	54,672.45	54,672.45	N/A	1		0.04	4001 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	3.968	1,079,776.25	1,079,776.25	1,079,776.25	1,079,776.25	N/A	1		0.74	2302 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	3.968	1,012,309.92	1,012,309.92	1,012,309.92	1,012,309.92	N/A	1		0.70	5101 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.968	2,479,440.79	2,479,440.79	2,479,440.79	2,479,440.79	N/A	1		1.71	2301 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	3.968	1,539,409.57	1,539,409.57	1,539,409.57	1,539,409.57	N/A	1		1.06	3208 - Stree Construction 2012 Issue
TexStar LGIP	TEXSTAR	1/8/2014	3.968	4,911.65	4,911.65	4,911.65	4,911.65	N/A	1		0.00	3001 - Equipment Replacement
TexStar LGIP	TEXSTAR	11/30/2014	3.968	592,159.31	592,159.31	592,159.31	592,159.31	N/A	1		0.41	2006 - Hotel
TexStar LGIP	TEXSTAR	8/31/2016	3.968	987,065.06	987,065.06	987,065.06	987,065.06	N/A	1		0.68	3212 - 2016 Streets Construction
TexStar LGIP	TEXSTAR	12/31/2017	3.968	3,488,767.77	3,488,767.77	3,488,767.77	3,488,767.77	N/A	1		2.40	3213 - 2017 Streets Construction
TexStar LGIP	TEXSTAR	7/31/2018	3.968	1,714,237.54	1,714,237.54	1,714,237.54	1,714,237.54	N/A	1		1.18	4506 - MED Construction
Sub Total / Average TexStar			3.968	45,101,800.50	45,101,800.50	45,101,800.50	45,101,800.50		1	0.00	31.06	à
Total /	-			445,004,040,00	445 224 242 26	445 224 042 06	145,231,043.96			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 12/31/2022

As of 12/31/20	022											
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				2.1							
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	4.334	8,128,233.79	8,128,233.79	8,128,233.79	8,128,233.79	N/A	1		5.60
Nations Funds MM	MF0008	Money Market	10/25/1999	3.684	4,218,874.48	4,218,874.48	4,218,874.48	4,218,874.48	N/A	1		2.90
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.968	8,630,964.78	8,630,964.78	8,630,964.78	8,630,964.78	N/A	1		5.94
Sub Total / Average 1001 - General Fund				4.053	20,978,073.05	20,978,073.05	20,978,073.05	20,978,073.05		1	0.00	14.44
2003 - Tree Mit	tigation											
Nations Funds MM	MF0008	Money Market	10/25/1999	3.684	26,920.19	26,920.19	26,920.19	26,920.19	N/A	1		0.02
Sub Total / Average 2003 - Tree Mitigation				3.684	26,920.19	26,920.19	26,920.19	26,920.19		1	0.00	0.02
2006 - Hotel												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/30/2014	3.968	592,159.31	592,159.31	592,159.31	592,159.31	N/A	1		0.41
Sub Total / Average 2006 - Hotel				3.968	592,159.31	592,159.31	592,159.31	592,159.31		1	0.00	0.41
2104 - ARPA												
CLASS LGIP	CLASS	Local Government Investment Pool	5/27/2021	4.317	1,742,496.27	1,742,496.27	1,742,496.27	1,742,496.27	N/A	1		1.20
Sub Total / Average 2104 - ARPA				4.317	1,742,496.27	1,742,496.27	1,742,496.27	1,742,496.27		1	0.00	1.20
2301 - Mansfie	ld Parks 1/2 Sa	ales Tax										
Nations Funds MM	MF0008	Money Market	10/25/1999	3.684	2,319,832.26	2,319,832.26	2,319,832.26	2,319,832.26	N/A	1		1.60
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.968	2,479,440.79	2,479,440.79	2,479,440.79	2,479,440.79	N/A	1		1.71
Sub Total / Average 2301 - Mansfield Parks 1/2 Sales Tax				3.831	4,799,273.05	4,799,273.05	4,799,273.05	4,799,273.05		1	0.00	3.30
2302 - Mansfie	ld Parks Land	Dedication										
Nations Funds MM		Money Market	10/25/1999	3.684	614,093.41	614,093.41	614,093.41	614,093.41	N/A	1		0.42
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.968	1,079,776.25	1,079,776.25	1,079,776.25	1,079,776.25	N/A	1		0.74
Sub Total / Average 2302 - Mansfield Parks Land Dedication				3.865	1,693,869.66	1,693,869.66	1,693,869.66	1,693,869.66		1	0.00	1.17

Description	CUSIP/Ticker	Security Type	Settlement Date	@ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfo
3001 - Equipm	ent Replaceme	ent										
TexStar LGIP	TEXSTAR	Local Government Investment Pool	1/8/2014	3.968	4,911.65	4,911.65	4,911.65	4,911.65	N/A	1		0.00
Sub Total / Average 3001 Equipment Replacement				3.968	4,911.65	4,911.65	4,911.65	4,911.65		1	0.00	0.00
3201 - Street (Construction											
AIM Invesco MM	AIM	Money Market	9/30/1999	0.240	475,110.24	475,110.24	475,110.24	475,110.24	N/A	1		0.33
Nations Funds MM	MF0008	Money Market	10/25/1999	3.684	3,402,349.74	3,402,349.74	3,402,349.74	3,402,349.74	N/A	1		2.34
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.968	1,986,250.69	1,986,250.69	1,986,250.69	1,986,250.69	N/A	1		1.37
Sub Total / Average 3201 Street Construction		-		3.501	5,863,710.67	5,863,710.67	5,863,710.67	5,863,710.67		1	0.00	4.04
3208 - Street (Construction 20)12 Issue										
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.968	1,539,409.57	1,539,409.57	1,539,409.57	1,539,409.57	N/A	1		1.06
Sub Total / Average 3208 Street Construction 2012 Issue	i			3.968	1,539,409.57	1,539,409.57	1,539,409.57	1,539,409.57		1	0.00	1.06
3212 - 2016 St	reets Construc	tion										
Nations Funds MM	MF0008	Money Market	8/1/2016	3.684	1,560,854.22	1,560,854.22	1,560,854.22	1,560,854.22	N/A	1		1.07
TexStar LGIP	TEXSTAR	Local Government Investment Pool	8/31/2016	3.968	987,065.06	987,065.06	987,065.06	987,065.06	N/A	1		0.68
Sub Total / Average 3212 - 2016 Streets Construction				3.794	2,547,919.28	2,547,919.28	2,547,919.28	2,547,919.28		1	0.00	1.75
3213 - 2017 St	reets Construc	tion										
Nations Funds MM	MF0008	Money Market	12/1/2017	3.684	26,274.73	26,274.73	26,274.73	26,274.73	N/A	1		0.02
TexStar LGIP	TEXSTAR	Local Government Investment Pool	12/31/2017	3.968	3,488,767.77	3,488,767.77	3,488,767.77	3,488,767.77	N/A	1		2.40
Sub Total / Average 3213 - 2017 Streets Construction				3.966	3,515,042.50	3,515,042.50	3,515,042.50	3,515,042.50		1	0.00	2.42
3218 Issue 20	22A - Streets											
LOGIC LGIP	LOGIC- CO2022A	Local Government Investment Pool	12/15/2022	4.334	17,594,911.95	17,594,911.95	17,594,911.95	17,594,911.95	N/A	1		12.12
Sub Total / Average 3218 ssue 2022A - Streets				4.334	17,594,911.95	17,594,911.95	17,594,911.95	17,594,911.95		1	0.00	12.12
3401 - Buildin	g Construction	18										
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.968	80,815.61	80,815.61	80,815.61	80,815.61	N/A	1		0.06
		FUUI										

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 Portfo
Building Construction												
404 - Library	Expansion											
lations Funds MM	MF0008	Money Market	8/1/2016	3.684	1,635,434.26	1,635,434.26	1,635,434.26	1,635,434.26	N/A	1		1.13
ub Total / verage 3404 Library xpansion				3.684	1,635,434.26	1,635,434.26	1,635,434.26	1,635,434.26		1	0.00	1.13
410 - PD Hea	dquarters											
OGIC LGIP	LOGIC- CO2022A	Local Government Investment Pool	12/15/2022	4.334	33,512,304.68	33,512,304.68	33,512,304.68	33,512,304.68	N/A	1		23.08
oub Total / everage 3410 PD				4.334	33,512,304.68	33,512,304.68	33,512,304.68	33,512,304.68		1	0.00	23.08
leadquarters												
3412 - ACO/Se	rvice Center											
OGIC LGIP	LOGIC- CO2022A	Local Government Investment Pool	12/15/2022	4.334	1,002,102.29	1,002,102.29	1,002,102.29	1,002,102.29	N/A	1		0.69
Sub Total / Average 3412												
ACO/Service Center				4.334	1,002,102.29	1,002,102.29	1,002,102.29	1,002,102.29		1	0.00	0.69
901 - TIF												
OGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	4.334	3,048,087.69	3,048,087.69	3,048,087.69	3,048,087.69	N/A	1		2.10
exStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.968	1,506,853.06	1,506,853.06	1,506,853.06	1,506,853.06	N/A	.1		1.04
Sub Total / Average 3901 TIF			2	4.213	4,554,940.75	4,554,940.75	4,554,940.75	4,554,940.75		1	0.00	3.14
1001 - Debt Se	rvices											
Nations Funds MM		Money Market	10/25/1999	3.684	450,931.10	450,931.10	450,931.10	450,931.10	N/A	1		0.31
FexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.968	54,672.45	54,672.45	54,672.45	54,672.45	N/A	1		0.04
Sub Total / Average 4001 Debt Services				3.715	505,603.55	505,603.55	505,603.55	505,603.55		1	0.00	0.35
1501 - Econon	nic Developme	nt										
OGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	4.334	4,064,116.89	4,064,116.89	4,064,116.89	4,064,116.89	N/A	1		2.80
Nations Funds MM	MF0008	Money Market	10/25/1999	3.684	154,028.13	154,028.13	154,028.13	154,028.13	N/A	1		0.11
exStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.968	845,716.29	845,716.29	845,716.29	845,716.29	N/A	1		0.58
sub Total / liverage 4501 Economic Development	,		×	4.253	5,063,861.31	5,063,861.31	5,063,861.31	5,063,861.31		1	0.00	3.49
1502 - MEDC I	&S Fund											
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.968	235,105.93	235,105.93	235,105.93	235,105.93	N/A	1		0.16

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
- MEDC I&S Fund												
4506 - MEDC (Construction											
Nations Funds MM	MF0008	Money Market	7/2/2018	3.684	1,619,393.89	1,619,393.89	1,619,393.89	1,619,393.89	N/A	1		1.12
TexStar LGIP	TEXSTAR	Local Government Investment Pool	7/31/2018	3.968	1,714,237.54	1,714,237.54	1,714,237.54	1,714,237.54	N/A	1		1.18
Sub Total / Average 4506 - MEDC Construction				3.830	3,333,631.43	3,333,631.43	3,333,631.43	3,333,631.43		1	0.00	2.30
5101 - Drainag	e Utility Fund											
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.968	1,012,309.92	1,012,309.92	1,012,309.92	1,012,309.92	N/A	1		0.70
Sub Total / Average 5101 - Drainage Utility Fund				3.968	1,012,309.92	1,012,309.92	1,012,309.92	1,012,309.92		1	0.00	0.70
5201 - Water 8	Sewer											
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	4.334	5,080,146.12	5,080,146.12	5,080,146.12	5,080,146.12	N/A	1		3.50
Nations Funds MM	MF0008	Money Market	10/25/1999	3.684	4,932,339.05	4,932,339.05	4,932,339.05	4,932,339.05	N/A	1		3.40
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.968	11,450,636.02	11,450,636.02	11,450,636.02	11,450,636.02	N/A	1		7.88
Sub Total / Average 5201 - Water & Sewer				3.989	21,463,121.19	21,463,121.19	21,463,121.19	21,463,121.19		1	0.00	14.78
5211 - Revenu	e Bond Reserv	'e										
Nations Funds MM	MF0008	Money Market	4/11/2012	3.684	3,045,414.47	3,045,414.47	3,045,414.47	3,045,414.47	N/A	1		2.10
Sub Total / Average 5211 - Revenue Bond Reserve			2	3.684	3,045,414.47	3,045,414.47	3,045,414.47	3,045,414.47		1	0.00	2.10
5220 - Utility (Construction Fu	und 28										
Nations Funds MM		Money Market	10/25/1999	3.684	1,474,993.61	1,474,993.61	1,474,993.61	1,474,993.61	N/A	. 1		1.02
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.968	7,412,707.81	7,412,707.81	7,412,707.81	7,412,707.81	N/A	1		5.10
Sub Total / Average 5220 - Utility Construction Fund 28				3.921	8,887,701.42	8,887,701.42	8,887,701.42	8,887,701.42		1	0.00	6.12
Total / Average				4.093	145,231,043.96	145,231,043.96	145,231,043.96	145,231,043.96		1	0.00	100



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 23-5301

Agenda Date: 4/24/2023 Version: 1 Status: Consent

In Control: City Council File Type: Resolution

Title

Resolution - A Resolution Authorizing the Purchase of Property Located at 660 W. Broad Street for the Walnut Creek Linear Park Trail System

Requested Action

Approve Resolution to Purchase Property Located at 660 W. Broad Street

Recommendation

Approve Resolution

Description/History

The 2020 Parks, Recreation, Open Space and Trails Master Plan included a spine trail phasing and prioritization plan with four phases of development for the Walnut Creek Linear Park (WCLP) system. Phase 1 from Main Street to Hwy 287 was completed in 2007. Phase 2B was completed in 2020 and Phase 3A was completed in 2021. Phase 3B is currently in the design phase.

Phase 4 of the WCLP system will begin at Main Street in Town Park and continue west towards the city limits. As with the other phases, the acquisition of land along Walnut Creek is needed to provide the corridor for the linear trail development. In December 2015, the Mansfield Park Facilities Development Corporation issued revenue bonds for constructing, improving, equipping and acquiring land for the Mansfield Linear Park Project.

The proposed acquisition includes approximately 2.437 acres of land located at 660 W. Oak Street out of the property's 5.905 acres. The remaining 3.468 acres will remain in the possession of the sellers. The negotiated purchase price of the property is \$29,725.55. In addition, the MPFDC will be responsible for the associated closing costs and any prorated taxes due to the Tarrant Appraisal District, as well conducting and providing two surveys to the sellers. The MPFDC Board of Directors approved the property purchase at their regular meeting on April 20, 2023.

Justification

This private property is in the floodway/floodplain along Walnut Creek. The property acquisition is necessary for the progression and development of the Walnut Creek Linear Park trail extension from Town Park to the western city limits.

File Number: 23-5301

Funding Source

MPFDC 1/2 Cent Sales Tax

Prepared By

Matt Young
Executive Director of Community Services
matt.young@mansfieldtexas.gov
817-728-3397

RESOLUTION NO.
A RESOLUTION AUTHORIZING THE PURCHASE OF PROPERTY LOCATED AT 660 W. BROAD STREET FOR THE WALNUT CREEK LINEAR PARK TRAIL SYSTEM
WHEREAS, the 2020 Parks, Recreation, Open Space & Trails Master Plan determined the need for trails and linear parks that connect residents with key destinations throughout the community; and,
WHEREAS, the property located at 660 W. Broad Street will provide an opportunity to expand the Walnut Creek Linear Park system; and,
WHEREAS, the City has determined that constructing Phase 4 improvements of the Walnut Creek Linear Park will fulfill the need as indicated in the Master Plan by improving pedestrian access into Historic Downtown Mansfield; and,
WHEREAS , the Board of Directors of the Mansfield Park Facilities Development Corporation approved the property purchase at their Regular Meeting on April 20, 2023.
NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:
SECTION 1.
The City Council shall approve the purchase of property located at 660 W. Broad Street in the amount of Twenty-Nine Thousand Seven Hundred Twenty-Five Dollars and $55/100$ ($$29,725.55$).
SECTION 2.
This Resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Mansfield, and it is accordingly so resolved.
PASSED AND APPROVED THIS THE 24^{TH} DAY OF APRIL, 2023.
Michael Evans, Mayor
ATTEST:

Susana Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 23-5302

Agenda Date: 4/24/2023 Version: 1 Status: Consent

In Control: City Council File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution to Consider Executing a Consultant Agreement with Parkhill, Inc. in the Amount of \$711,563 for Professional Services Related to the Design for Improvements at Katherine Rose Memorial Park and Hardy Allmon Soccer Complex

Requested Action

Consider and Approve Resolution

Recommendation

Approve Resolution

Description/History

Katherine Rose Memorial Park, a former pecan orchard named after the wife of the previous land owner, is a 31.29-acre park located at the intersection of Walnut Creek Drive and Smith Street. The park land was purchased in 1992 by the Mansfield Park Facilities Development Corporation (MPFDC) with proceeds from the half cent sales tax. The park was then developed and opened in 1996, in part with grant funding from the Texas Parks and Wildlife Department. Amenities installed over the course of the park's history have consisted of a children's playground, picnic pavilions with tables and grills, one large event pavilion with tables and grills, uncovered picnic tables with grills, lighted basketball courts, lighted volleyball courts, horseshoe pits, restroom facilities, circulating trail with exercise stations, a fishing/drainage pond, vehicular access and parking areas, and park equipment such as benches and trash cans.

Hardy Allmon Soccer Complex is a 9.43-acre sports facility opened in 1984, and is located across Walnut Creek Drive from Rose Park. This park includes two soccer fields, two parking areas, and serves as a trail head for Walnut Creek Linear Trail (WCLT), which connects the two parks, via a crossing under Walnut Creek Drive Bridge. WCLT extends along the north sides and out from these two parks, towards Town Park (west) and James McKnight Park West (east).

Due to growing residential development, population growth, location along the WCLT, and proximity to Downtown Mansfield, these two parks are increasingly being utilized. To support this increased usage, these parks require rehabilitation and overall improvement of park amenities.

The master plan for these parks was created and produced by Parkhill, Inc. in 2022-23. It outlines the future development of these parks, addressing needed infrastructure and recreational amenities within the combined 40.72-acre area of parkland. Parkhill performed a

File Number: 23-5302

site opportunities evaluation, facilitated community input, and prepared the master development plan and opinions of cost. From this plan, the direction and location of Phase 1 improvements has generally been determined. They will include a new inclusive playground, pavilion and restroom facilities, along with realigned pedestrian and vehicular access points and parking areas, while maintaining the essence of the original park setting.

The purpose of the attached professional services agreement with Parkhill, Inc. is to provide design, engineering, and construction documents for the first phase of the park's master planned redevelopment. After review and discussion with Parkhill, staff is proposing to execute the agreement including tasks 1, 2, 3 and 5A totaling \$711,563. The services in the remaining tasks of their proposal will be considered through separate agreements and/or vendors as needed throughout the project. The MPFDC Board of Directors approved the contract amendment at their regular meeting on April 20, 2023.

Professional Services Agreement - Selected Services	Ar	nount
Task 1: Rose Park - Drive and Parking Improvements	\$	102,000
Task 2: Rose Park and Hardy Allmon - Park Improvements	\$	430,600
Task 3: Rose Park and Hardy Allmon - Architectural/Structural	\$	132,043
Task 5A: Rose Park and Hardy Allmon - Hydraulic and Hydrology Study	\$	46,920
Total Professional Services Agreement Fee \$	711,563	

Justification

Existing park amenities require updating, relocation, and renovation due to increased usage, flooding events, and for added safety. A master plan of Katherine Rose Memorial Park and Hardy Allmon Soccer Complex was finalized in February 2023. The approval of this professional services agreement is the next step in the redevelopment/renovation of the parks. The results of this agreement will provide direction and forward progression towards the design, engineering, and construction of proposed master planned amenities.

Funding Source

ARPA, MPFDC 1/2 cent sales tax, General Obligation Bonds

Prepared By

Matt Young, Executive Director of Community Services Matt.Young@mansfieldtexas.gov 817-728-3397

|--|

A RESOLUTION TO CONSIDER EXECUTING A CONSULTANT AGREEMENT WITH PARKHILL, INC. IN THE AMOUNT OF \$711,563 FOR PROFESSIONAL SERVICES RELATED TO THE DESIGN FOR IMPROVEMENTS AT KATHERINE ROSE MEMORIAL PARK AND HARDY ALLMON SOCCER COMPLEX

WHEREAS, the City Council and Mansfield Park Facilities Development Corporation (MPFDC) approved the Parks, Recreation, Open Space & Trails Master Plan in October 2020; and,

WHEREAS, the MPFDC has determined that constructing the proposed improvements at Katherine Rose Memorial Park will fulfill the highest priority project in the southwest quadrant as indicated in the Master Plan; and,

WHEREAS, funding for this project is available through General Obligation Bonds in the FY2022-2023 budget; and,

WHEREAS, the MPFDC voted to approve the consultant agreement at their April 20, 2023 board meeting.

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

SECTION 1.

That the City Council approves executing a consultant agreement with Parkhill, Inc. for professional services in the amount of Seven Hundred Eleven Thousand Five Hundred Sixty-Three Dollars (\$711,563).

SECTION 2.

This Resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Mansfield, and it is accordingly so resolved.

PASSED AND APPROVED THIS THE 24TH DAY OF APRIL, 2023.

	Michael Evans, Mayor
ATTEST:	
Susana Marin, City Secretary	

Exhibit - A



April 17, 2023

Mr. Bryan Lyness, PLA, ASLA Park Project Manager II Parks & Recreation Department City of Mansfield 1164 Matlock Road Mansfield, Texas 76063

RE: Agreement for Professional Services -

Katherine Rose Memorial Park and Hardy Allmon Soccer Complex - Phase 1 Park Improvements

Project Address: Katherine Rose Memorial Park - 303 N. Walnut Creek Drive

Hardy Allmon Soccer Complex - 310 N. Walnut Creek Drive

Dear Mr. Lyness:

Parkhill (AE) is pleased to have the opportunity to provide Design Services to the City of Mansfield (Owner) for improvements to the Katherine Rose Memorial Park and Hardy Allmon Soccer Complex (Project).

• We understand the Basic Services (Scope of Work) you require for the park improvements to be broken down into two separate bid packages with separate sets of Construction Documents, Bidding, and Record Drawings services for the Katherine Rose Memorial Park and Hardy Allmon Soccer Complex. Phase 1A will bid in early August 2023 and Phase 1B will bid in early January 2024. Following is our understanding of the project scope for each phase:

Phase 1A

PROJECT UNDERSTANDING:

Katherine Rose Memorial Park (KRMP)

The Project has been broken down into two Phases. Phase 1A consists of Drive and Parking improvements in KRMP and is to be released for bid in early August 2023. All items connected to Phase 1A will be part of Task 1 with subtasks designated with an A, B, C, etc.

- Improvements include the following elements:
 - Park drive and parking.
 - Parking lot lighting.
 - Adjacent sidewalk and connections to existing trail.
 - Utilities and infrastructure required to support these scope items.
- This Phase of the Project consists of Construction Documents, Bidding, and Record Drawings services (see description under the Phase descriptions) for the KRMP and Hardy Allmon Soccer Complex (HASC) Project.

Phase 1B

PROJECT UNDERSTANDING:

Improvements to both Katherine Rose Memorial Park (KRMP) and Hardy Allmon Soccer Complex (HASC) Phase 1B consists of the Playground and Sports Courts Project. Phase 1B is to be released for bid in January 2024. All items connected to Phase 1B will be part of Task 2 with subtasks designated with an A,B,C, etc.

Katherine Rose Memorial Park (KRMP)

- Improvements include the following elements:
 - Main Park entry enhancement with landscape and signage.
 - o Accessible pedestrian pavement.
 - Restroom Building with integrated Pavilion at Playground
 - Restroom will be a new single-story building (approx. 900 sf) including a Men's Restroom (one accessible stall, one urinal, one sink), Women's Restroom (one accessible stall, one stall, one sink), three (3) family restrooms, and Electrical room.
 - An open-air covered pavilion, connected to the restroom building, consisting of approximately 3,000 square feet. The building will be load-bearing, CMU construction with a low-pitched roof with steel structure on the open-air covered pavilion.
 - o Inclusive and accessible playground.
 - Story-walk trail with nooks.
 - Park furnishings (tables, benches, receptacles, and drinking fountains).
 - Landscape and Irrigation.
 - o Pedestrian lighting.
 - Utilities and infrastructure required to support these scope items.

Hardy Allmon Soccer Complex (HASC)

- Improvements include the following elements:
 - Existing parking improvements.
 - Drainage Improvements (Dry creek)
 - Four (4) Tennis Courts lighted.
 - Four (4) Pickleball Courts lighted.
 - o Three (3) Sand Volleyball Courts lighted.
 - Two (2) Basketball Courts lighted.
 - Restroom Building with integrated Pavilion at Sport Courts
 - Restroom will be a new single-story building (approx. 800 sf) including a Men's Restroom (one accessible stall, one urinal, one sink), Women's Restroom (one accessible stall, one stall, one sink), two (1) family restrooms, Electrical room.
 - An open-air covered pavilion, connected to the restroom building, consisting of approximately 1,250 square feet. The building will be load-bearing CMU construction with a low-pitched roof with steel structure on the open-air covered pavilion.
 - Park furnishings (tables, benches, receptacles, and drinking fountains).
 - Landscape and irrigation.
 - o Pedestrian lighting.
 - Accessible pedestrian pavement.
 - Utilities and infrastructure required to support these Scope items.

SCOPE OF SERVICES

The A/E shall provide the following Basic Services described above plus the following:

1. REVIEW TOPOGRAPHIC SURVEY - (Topographic Survey Provided by Owner)

A/E shall review the Topographic Survey supplied by Owner to determine if all required areas of survey are provided.

2. REVIEW GEOTECHNICAL INVESTIGATION & REPORT – (Geotech Report Provided by Owner)

A/E shall review the Geotechnical Report provided by Owner to inform decisions in the Construction Documents for items related to, but not limited to, the following: vehicular/pedestrian paving, light pole footings, building foundations, tennis/pickleball court slab design, pier depths, retaining wall footings west of Walnut Creek Drive and adjacent to the tennis and pickleball courts.

DESIGN AND CONSTRUCTION PHASE DESCRIPTIONS

Phase 1A – Basic Services

Task 1: KRMP – Drive and Parking Improvements

A - CONSTRUCTION DOCUMENTS PHASE

Based on Owner approved Master Plan documents A/E shall further develop the plans, coordinate the various park elements and systems, develop construction details, and prepare the material/technical specifications setting forth in detail the requirements for construction of the Phase 1A Bid Package. A/E shall meet applicable City of Mansfield design and construction standards, coordinate plans with City Departments, meet applicable state regulations, and submit Construction Documents to the Owner for development review.

Deliverables: 50% CD Design Review Submittal, 95% CD Design Review Submittal, Bid Issue Construction Documents, Project Manual (Bid Proposal and Technical Specifications), updated Opinion of Probable Construction Cost (OPCC), One Meeting as necessary.

B-BIDDING & NEGOTIATIONS PHASE

A/E shall provide/perform the following services during the Bidding and Negotiations Phase: Answer questions from Bidders, prepare addenda as necessary, review substitution requests from Contractor(s), attend pre-bid meeting (if desired), attend bid opening (if desired), assist Owner in pre-qualification of bidders, assist Owner in a pre-construction conference.

C - RECORD DRAWINGS

The A/E shall transfer information provided by the Contractor's mark-ups/as-built drawings after construction is complete to digital files (AutoCAD and PDF) and provide these files to the Owner.

<u>D - CONSTRUCTION ADMINISTRATION / CONSTRUCTION OBSERVATION PHASE</u>

Reference ALLOWANCES

Phase 1B – Basic Services

Task 2: KRMP & HASC - Park Improvements

A - DESIGN DEVELOPMENT PHASE

Owner has established the desired program elements for this Phase of improvements to the Park. This Phase of development will serve as a continuation of that effort, offering a deeper exploration into the details of the site design. A/E shall prepare drawings and other documents to fix and describe the size and character of the Project with regard to site, civil, and electrical systems, materials to be used, and specific site amenities/furnishings as may be appropriate. A/E shall coordinate with governmental authorities, as required, and provide information requested for compliance with applicable codes, ordinances, and laws. A/E shall coordinate with local utility companies, as necessary, to obtain information regarding impacts and how those impacts may affect Project cost.

Deliverables: 50% Design Development Submittal, 95% Design Development Submittal (preliminary site plan, preliminary grading plan, preliminary hardscape plan, preliminary softscape plan, preliminary storm drainage layout, preliminary utility layout, preliminary site lighting plan, preliminary restroom/pavilion plan), Opinion of Probable Construction Cost (OPCC), Informal digital submittals for review/comment by Owner, Three (3) Meetings as necessary.

B - CONSTRUCTION DOCUMENTS PHASE

Based on the Owner-Approved Design Development documents A/E shall further develop the plans, coordinate the various Park elements and systems, develop construction details, and prepare the material/Technical Specifications setting forth in detail the requirements for construction of the Phase 1B Bid Package. A/E shall meet applicable City of Mansfield design and construction standards, coordinate plans with City Departments, meet applicable state regulations, and submit Construction Documents to the Owner for development review.

Deliverables: 50% CD Design Review Submittal, 95% CD Design Review Submittal, Bid Issue Construction Documents, Project Manual (Bid Proposal and Technical Specifications), updated Opinion of Probable Construction Cost (OPCC), two (2) meetings as necessary.

TASK C - BIDDING & NEGOTIATIONS PHASE

The A/E shall provide/perform the following services during the Bidding and Negotiations Phase: answer questions from Bidders, prepare addenda as necessary, review substitution requests from Contractor(s), attend pre-bid meeting (if desired), attend bid opening (if desired), assist Owner in pre-qualification of bidders, assist the Owner in a pre-construction conference.

TASK D - RECORD DRAWINGS

A/E shall transfer information provided by the Contractor's mark-ups/as-built drawings after construction is complete to digital files (AutoCAD and PDF) and provide these files to the Owner.

TASK E - CONSTRUCTION ADMINISTRATION / CONSTRUCTION OBSERVATION PHASE

Reference ALLOWANCES

ADDITIONAL SERVICES

Additional Services are services that are not specifically included in this Proposal (i.e., restroom building design, public meetings, additional meetings beyond those described above, etc.). Said Services shall be described, and compensation established and authorized by the Owner in writing prior to A/E providing said Services. Additional Services, beyond those identified by a task, shall be attached to this Proposal as an Amendment.

TASK 3 - ARCHITECTURAL / STRUCTURAL - RESTROOM BUILDINGS & INTEGRATED PAVILION

KRMP –

- Restroom will be a new single-story building (approx. 900 sf) including a Men's Restroom (one accessible stall, one urinal, one sink), Women's Restroom (one accessible stall, one stall, one sink), three (3) family restrooms, and Electrical room.
- An open-air covered pavilion, connected to the restroom, consisting of approximately 3,000 square feet. The building will be load-bearing, CMU construction with a lowpitched roof with steel structure.

HASC –

- Restroom will be a new single-story building (approx. 800 sf) including a Men's Restroom (one accessible stall, one urinal, one sink), Women's Restroom (one accessible stall, one stall, one sink), two (2) family restrooms, and Electrical room.
- An open-air covered pavilion, connected to the restroom, consisting of approximately 1,250 square feet. The building will be load-bearing CMU construction with a lowpitched roof with steel structure.

ALLOWANCES

Allowances for Owner's use in the event that Services, beyond those listed in the Project Understanding / Scope, are included for the benefit of the Project. These allowances will be entirely controlled by the Owner and their use will only be authorized by written approval of the Director of Parks and Recreation, Senior Park Planner, or Project Manager, prior to the performance of services. All Services will be provided on an hourly rate basis. The allowance amount shall not be exceeded without prior written approval of the Director of Parks and Recreation, Assistant City Manager, or City Manager.

TASK 4 - CONSTRUCTION ADMINISTRATION / CONSTRUCTION OBSERVATION ALLOWANCES

Task A: Phase 1A – Construction Administration / Construction Observation

Site Visits: A/E shall visit the site on an as-needed basis as directed by the Owner.

The A/E shall review shop drawings and other submittal information for the purpose of ascertaining conformance with the design intent and Construction Documents, provide responses to requests for information (RFI) or clarifications, prepare change orders (if required), assist the Owner in conducting the substantial completion and final completion observations, and assist the Owner with closeout procedures.

Except as expressly stated in the Scope of Work, A/E shall not be responsible to supervise, direct, or have control over Work of Owner's Contractors, subcontractors or other service/material providers, including any designated general contractor of Owner or any subcontractors, thereof nor have any responsibility for the Contractor's means, methods, techniques, sequences, or procedures selected by Contractors, nor for the Contractors' safety precautions or programs in connection with Work. These rights and responsibilities are solely

those of and between the Owner and the applicable Contractors. Owner agrees that A/E is not responsible for the jobsite condition or on-site worker safety, except as otherwise expressly stated in the Scope of Work.

Except and unless prohibited by applicable law, Consultant shall not be responsible for any acts or omissions of Contractors, including any subcontractor, any entity performing any portions of Work or any agents or employee of any of them. A/E does not guarantee the performance of any of the Contractors and shall not be responsible for Contractors' failure to perform or furnish any applicable Work in accordance with the Contract Documents or any applicable laws, codes, rules, or regulations. A/E shall not be responsible for any delays in the execution of the Work caused by Contractor.

Task B: Phase 1B - Construction Administration Construction Observation

Site Visits: A/E shall visit the site on an as-needed basis as directed by the Owner.

The A/E shall review shop drawings and other submittal information for the purpose of ascertaining conformance with the design intent and Construction Documents, provide responses to requests for information (RFI) or clarifications, prepare change orders (if required), assist the Owner in conducting the substantial completion and final completion observations, and assist the Owner with closeout procedures.

Except as expressly stated in the Scope of Work, A/E shall not be responsible to supervise, direct, or have control over Work of Owner's Contractors, subcontractors or other service/material providers, including any designated general contractor of Owner or any subcontractors, thereof nor have any responsibility for the Contractor's means, methods, techniques, sequences, or procedures selected by Contractors, nor for the Contractors' safety precautions or programs in connection with Work. These rights and responsibilities are solely those of and between the Owner and the applicable Contractors. Owner agrees that A/E is not responsible for the jobsite condition or on-site worker safety, except as otherwise expressly stated in the Scope of Work.

Except and unless prohibited by applicable law, Consultant shall not be responsible for any acts or omissions of Contractors, including any subcontractor, any entity performing any portions of Work or any agents or employee of any of them. A/E does not guarantee the performance of any of the Contractors and shall not be responsible for Contractors' failure to perform or furnish any applicable Work in accordance with the Contract Documents or any applicable laws, codes, rules, or regulations. A/E shall not be responsible for any delays in the execution of the Work caused by Contractor.

OTHER RELATED SERVICES

The services below are optional and may or may not be required. Consultant will provide the following related services/products as part of the basic services as needed:

Task 5 - KRMP & HASC - Hydrologic and Hydraulic Study

The improvements for this Project consist of adding parking, concrete trails, pavilions, amenities, playgrounds, and other structures in the flood plain and in some cases the floodway. Owner requires a Flood Study Impact Analysis of the proposed Projects on the mapped FEMA Zone AE - Walnut Creek 3 and Pond Branch. Walnut Creek 3 flows west to east through the site, while Pond Branch flows from south to north and combines with Walnut Creek 3 in the center of Katherine Rose Park.

The Flood Study will analyze Walnut Creek 3 for the 2-yr, 10-yr, 25-yr, and 100-yr fully developed storm frequencies. The Flood Study consists of hydrologic and hydraulic analyses for the pre- and post-Project

conditions and evaluating the impact to the water surface elevations, velocities, erosion hazard setback, and floodplain valley storage of the watershed downstream of the Project site.

The H&H Study of the floodplain/floodway will be conducted in phases.

A – Flood Study

- Conduct one site visit
- Hydrologic Modeling
 - Collect the latest Hydrology models that represent the watershed. Models from surrounding developments and the FEMA effective model will be collected from the Owner and/or FEMA.
 - Update the HMS model using the latest version of the HEC-HMS and update rainfall for NOAA Atlas 14.
 - Analyze the 2-yr, 10-yr, 25-yr, and 100-yr storm events for both existing and fully developed watershed conditions.
 - Update the Project site to reflect proposed improvements in both existing and fully developed conditions.
 - Determine if there are any adverse impacts to hydrology as a result of the planned improvements.

Hydraulic Modeling

- Collect the latest Hydraulic models that represent the two streams from Owner and/or FEMA.
- Using the latest version of HEC-RAS, create the existing conditions hydraulic model for the two study streams and run the required storm events mentioned above in addition to the FEMA effective profiles.
- Execute a floodway model based on the updated geometric sections from creating the existing conditions model.
- Troubleshoot the model.
- Modify the existing models to reflect proposed improvements from the planned Park site concept plan. Incorporate the two proposed stream crossings.
- Adjust design to meet Project goals and Owner criteria.
- Evaluate impact to the creek through the Project site.
- Ensure FEMA standards are met by evaluating the FEMA profiles.
- Construct a proposed floodway model.
- Identify the erosion hazard setback limits and map.
- Floodplain Mapping.
- Flood Study Report.
- Attend one (1) meeting with Owner to discuss the findings of the Flood Study.
- Respond to any technical comments from Owner for up to one round. Any additional rounds of comments will be considered Additional Services.

Deliverable – A/E will provide a digital copy of the Report to the Owner for review.

B – FEMA Conditional Letter of Map Revision (CLOMR) - before construction

- Incorporate proposed grading plan data.
- Update hydraulic model to reflect proposed conditions.

Deliverable – Parkhill will provide a digital copy of the Report to the Owner for review. After approval from Owner, A/E will submit the CLOMR package online to FEMA.

C – FEMA Letter of Map Revision (LOMR) - after construction

- Coordinate with Survey to collect as-built topographic data.
- Update hydraulic model to reflect as-built conditions.
- Project Narrative.
- Complete all applicable MT-2 forms.
- Certified hydraulic work map and annotated FIRM map.
- Coordinate with Owner/FEMA.

Deliverable – A/E will provide a digital copy of the Report to the Owner for review. After approval from Owner/AE will submit the LOMR package online to FEMA.

Task 6 - KRMP & HASC - Environmental Services

INTRODUCTION

Clean Water Act

Jurisdictional waters of the United States are protected under guidelines outlined in Sections 401 and 404 of the Clean Water Act (CWA), and in Executive Order 11990 (Protection of Wetlands). The U.S. Army Corps of Engineers (USACE) has the primary regulatory authority for enforcing Section 404 requirements for waters of the United States, including wetlands. Examples of common waters of the United States include:

- All waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation, or destruction of which could affect interstate or foreign commerce.
- Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (a) (1) through (6) of 33 Code of Federal Regulations (CFR) 328.3. The term adjacent means bordering, contiguous, or neighboring. Wetlands separated from other waters of the United States by man-made dikes or barriers, natural river berms, beach dunes and the like are "adjacent wetlands."

Activities requiring construction (i.e., earthwork, placing fill, excavating, constructing dams, diverting creeks, channelizing creeks, etc.) within waters of the United States generally require a permit from the USACE. The type of permit depends upon the activity and the water resources affected. Typical permits include Nationwide Permits, Regional General Permits, Letters of Permission, and Individual Permits, ranked from simple to complex, respectively.

Cultural Resources

Antiquities Code of Texas (ACT)

The Antiquities Code of Texas (ACT) as outlined in the TAC Title 13 Part II and the Texas Natural Resource Code (TNRC) Title 9 Chapter 191 requires that the Texas Historical Commission (THC) staff review any action by a state agency or a state political subdivision that has the potential to disturb historic and archeological sites on public land. Public land is defined as property under the control of a subsidiary of the state, which includes permanent and temporary easements. Examples of projects that require review, include reservoirs constructed by river authorities and water districts; construction of recreational parks or the expansion of existing facilitates by city governments; energy exploration by private companies on public land; and construction by a city or county government that exceed five acres or 5,000 cubic yards, whichever comes first. If the activity occurs inside a designated historic district, or affects a recorded archeological site, it needs to be reviewed, regardless of project size. The ACT also requires THC review for any project less than the thresholds mentioned above yet requires subsurface archeological investigations to determine the presence of absence of archeological materials on public land. As the City of Mansfield is a political entity of the State of Texas, it is required to comply with the ACT.

Section 106 of the National Historical Preservation Act (NHPA).

The National Historic Preservation Act (NHPA) (16 U.S. Code [USC] 470), specifically Section 106 of the NHPA (16 USC 470(f)), requires the State Historic Preservation Officer (SHPO), an official appointed in each State or territory, to administer and coordinate historic preservation activities, and to review and comment on all actions licensed by the Federal government that will have an effect on properties listed in the National Register of Historic Place (NRHP), or eligible for such listing. Federal actions include, but are not limited to, construction, rehabilitation, repair projects, demolition, licenses, permits, loans, loan guarantees, grants, and Federal property transfers. If the project requires a Section 404 of the CWA permit from the USACE, it would be subject to the provisions of the NHPA of 1966, as amended.

Location

The project is associated with improvements to Katherine Rose Memorial Park and Allmon Soccer Complex located in the City of Mansfield, Tarrant County, Texas. The limits of the project site were provided to Integrated Environmental Solutions, LLC (IES) on 31 March 2023, which are graphically represented below in red.



Description of Services

A - Waters of the United States Delineation

IES will provide professional services to delineate all waters of the United States, including wetlands, within the project site. IES wetland ecologist will delineate the jurisdictional limits of the streams based on 33 Code of Federal Regulations (CFR) 328.3[e] and delineate the jurisdictional limits of any wetlands based on the 1987 USACE Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Great Plains Region (Version 2.0), and any current Regulatory Guidance Letters. The boundaries of all of these water features identified in the field will be recorded with a Global Positioning System (GPS) that is capable of sub-meter accuracy. After the delineation is completed, IES will digitize these waters of the United States for use by the client for planning, impact calculation, and illustration purposes. This delineation will be provided to the engineer/client for inclusion in their engineering plans to avoid and minimize impacts to waters of the United States (if any are present on the site). The deliverable for this task is a delineation report that includes methods, results, and conclusions, along with the necessary data forms, photographs, maps, and a delineation map. The conclusion of this report will detail why any water features on the site are or are not considered waters of the United States.

B – Section 404/Nationwide Permit Assessment

After the delineation is completed, IES will utilize this delineation to evaluate the proposed site plan to determine compliance with Section 404 of the CWA, specifically the NWP program. IES will evaluate the proposed project and what impacts the project has in waters of the United States to determine the USACE's scope and type of permit necessary for the impacts. Next IES will document the NWP terms and conditions, General Conditions, and Fort Worth District Regional Conditions for the applicable permit. Finally, IES will document how the proposed project complies with each of these conditions. IES will summarize the delineation, impact assessment, permit conditions, and compliance in a brief letter report.

C – Cultural Resources Desktop Analysis and THC Coordination

Per the requirements of the Antiquities Code of Texas, projects with more than 5 acres or 5,000 cubic yards of ground disturbance require review by the THC. Coordination with the THC will be through the submittal of a desktop analysis, which will provide analysis and information pertaining to:

- Project location and design.
- Soils.
- Topography and geology.
- Known archeological sites, National Register properties and districts, historic-aged buildings and structures, cemeteries, and historical markers within the project area.
- Previously conducted archeological surveys within one mile of the project area.
- Cultural resources probability assessment.
- Property ownership through deed chain-of-title research.
- Recommendations.

A letter report will be prepared documenting the above items in relation to the proposed project. IES will then submit the letter report to the THC for their review and concurrence.

Environmental Conditions

The cultural resources task is specific to a desktop assessment, in the event the THC or USACE requires a pedestrian survey, these services will be conducted under a separate agreement. Based on the preliminary plans, A/E does not anticipate there being any submittals to the USACE under Section 404 of the CWA; therefore, this scope of services precludes any NWP Pre-Construction Notification services.

EXCLUSIONS

The intent of this Scope of Services is to include only the Services specifically listed herein for this Project. Services specifically excluded from our Scope of Work include, but are not limited to, the following:

- Fees for permits and advertising.
- Storm Water Pollution Prevention Plan (SWPPP).
- Preparation of Plats or Boundary Survey documents.
- Topographic Survey.
- Geotechnical Report.
- Field Surveying or production of related maps for purposes of determining off-site utility location or construction control and layout.
- Design of off-site utility services or drainage facilities to distance of 100 feet or more from the Project site boundary.
- Traffic Engineering Reports or Studies.

- Third-Party Independent Construction Inspection Services.
- Construction Material Testing.
- Full-time, or otherwise more frequent than provided as Basic Services, observation of the Contractor's Work in Progress.

ITEMS AND SERVICES TO BE PROVIDED BY THE OWNER

The Owner will provide the following services to A/E in the performance of the Project upon request:

- Existing data the Owner has on file concerning the Project, if available.
- As-Built plans for the existing facilities and/or utilities, if available.
- Assist the Consultant in obtaining any required data and/or information from the local utility companies as necessary.
- City of Mansfield standard details and specifications in digital format.
- Assist the Consultant in requiring appropriate utility companies to expose underground utilities within rights-of-way and/or easements when required.
- Architectural Plans, Specifications and Estimates (Seal in the State of Texas) to be used for the Construction Documents. If City elects not to provide the Architectural PS&E an Additional Services Allowance is available.
- Topographic Survey
 - The Survey will provide a minimum contour interval of one foot, show the existing facilities, nearby utilities, trees with a 3-inch caliper or greater, adjacent parking lots/drive aisles/striping, adjacent streets, boundary lines, and other miscellaneous items. This Survey will comply with standard City of Mansfield requirements and should be provided in ACAD, NAD83, and PDF.
- Geotechnical Investigation and Report
 - Owner to confirm boring locations and depths with A/E.

COMPENSATION (Fee Schedule)

Our fee for the Basic Services described above will be based on a lump sum amount of \$532,600.00 and will be billed on a percentage complete method. Should the Scope of Services described above change during the Project, the lump sum amount will be adjusted either up or down by a mutually agreed upon amount or based on an hourly rate method using A/E's standard Hourly Rate Schedule.

Phase 1A		Selected		Services
Thase IA		Services		ot Selected
Basic Services:			1	
Task 1: KRMP – Drive and Parking Improvements				
A. Construction Documents Phase	\$	91,000.00		-
B. Bidding & Negotiation Phase	\$	6,000.00		-
D. Record Drawings	\$	5,000.00		-
Subtotal Basic Services Compensation – Task 1A	\$	102,000.00		-
Phase 1B				
Basic Services: Task 2: KRMP & HASC – Park Improvements				
A. Design Development Phase	\$	169,700.00		_
B. Construction Documents Phase	\$	233,700.00		-
C. Bidding & Negotiation Phase	\$	21,200.00		-
D. Record Drawings	\$	6,000.00		_
Subtotal Basic Services Compensation – Task 1B	\$	430,600.00		-
Total Basic Services (Task 1A + 1B)	\$	532,600.00		-
Additional Services: Task 3: Architectural / Structural A. Restroom Buildings w/ Pavilion (Subconsultant) – Phase 1B	\$	132,043.00		<u>-</u>
Total Additional Services Compensation – Task 3	\$	132,043.00		
Allowances: Task 4 – Construction Administration/Construction Observation Allowances				
A. Construction Administration / Construction Observation - Phase 1A		_	\$	8,600.00
B. Construction Administration / Construction Observation - Phase 1B	+	_	\$	96,560.00
Total Allowances – Task 4			\$	104,250.00
Other Related Services: Task 5: KRMP & HASC – Hydrologic and Hydraulic Study				
A. Phase 1 – Flood Study	\$	46,920.00		-
B. Phase 2 - CLOMR		-	\$	27,485.00
C. Phase 3 – LOMR		-	\$	41,285.00
Subtotal Other Related Services Compensation – Task 5	\$	46,920.00	\$	68,770.00
Other Related Services:				
Task 6: KRMP & HASC – Environmental Services				
A. Waters of the United States Delineation		-	\$	3,565.00
B. Section 404/Nationwide Permit Assessment		-	\$	1,380.00
C. Cultural Resources Desktop Analysis and THC Coordination		-	\$	3,220.00
Subtotal Other Related Services Compensation – Task 6		-	\$	8,165.00
Total - Approved Tasks	\$	711,563.00		-
Total - Items Not Selected			\$	181,185.00

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April 17, 2023

REIMBURSABLE EXPENSES

Reimbursable Expenses are in addition to A/E Compensation for Basic Professional Services and will be billed at invoice cost plus a 15% markup for handling costs. Reimbursable Expenses include, but are not limited to travel, postage/shipping, reproductions/copies, color plots/prints, accessibility plan review and inspection fees and reproduction of reports. These expenses shall be invoiced to a Not-To-Exceed Allowance of \$5,000.00.

Optional Supplemental Services may include "fly-through" animations, video presentations, exterior and interior renderings (photo-realistic), printed brochures, and fundraising collateral. These costs will be determined based on the desired level of presentation materials required and billed as Reimbursable Expenses.

Invoices will be sent to:

bryan.lyness@mansfieldtexas.gov

Mr. Bryan Lyness, PLA, ASLA Park Project Manager II Parks & Recreation Department City of Mansfield, TX

A/E will also send invoices via the email address bryan.lyness@mansfieldtexas.gov.

You may indicate your acceptance of this Agreement and the attached Standard Conditions by returning one signed copy of this letter and the Standard Conditions to our office. Unless another date is specified, we will consider receipt of the letter as authorization to proceed.

We appreciate the opportunity to continue to serve the City of Mansfield in Building Community together and look forward to the successful completion of your Project. If you have any questions, please do not hesitate to call us.

Sincerely,

PARKHILL (A/E)

CITY OF MANSFIELD (OWNER)

Ву_		Accepted By:	
	Clint Wofford, RLA Associate / Landscape Architecture	Title:	
		Date:	
Ву_	Chad Davis, ASLA Principal / Director of Landscape Architecture		

"The Texas Board of Architectural Examiners, P.O. Box 12337, Austin, Texas 78711-2337, (512) 305-9000, www.tbae.state.tx.us has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas."

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CITY OF MANSFIELD

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

STAFF REPORT

File Number: 23-5309

Agenda Date: 4/24/2023 Version: 1 Status: Approval of Minutes

In Control: City Council File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the April 10, 2023 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 April 10, 2023 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, April 10, 2023 3:00 PM Council Chambers

REGULAR MEETING

3:00 P.M. - CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 3:16 p.m.

Council Member Leyman was absent due to his resignation.

Present 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

N/A's 1 - Mike Leyman

WORK SESSION

Update from Habitat for Humanity - State of Habitat Presentation

Representatives from Habitat for Humanity gave a brief update and presented a check representing the 2022 ad valorem taxes paid by the Habitat for Humanity homes.

Discussion Regarding 2023 City Council Priorities

City Manager Joe Smolinski spoke on the development of the City Council priorities and turned the discussion over to Assistant to the City Manager Faith Morse, who presented the most updated version of the priorities. The priorities include Focusing on the Future, Building Strong Neighborhoods, Developing a Strong Economy, Providing a Safe Community, and Improving City Wide Mobility. The City Council made suggestions to further revise the priorities, which staff will complete and bring back to Council.

Discussion Regarding the April 10, 2023 Consent Agenda Items

Director of Engineering Services Raymond Coffman spoke on agenda items 23-5284 and 23-5285, Construction and Facilities Manager Andy Hale spoke on agenda item 23-5282, Assistant Director of Water Utilities Alex Whiteway spoke on agenda item 23-5274, and Director of Public Works Jeff Price spoke on agenda item 23-5286.

PROCLAMATIONS

23-5281 North Texas Community 2023 Spring Litter Cleanup Challenge

Mayor Evans read and presented the proclamation to Public Education Specialist Rebecca Sales.

23-5289 National Public Safety Telecommunicators Week

Mayor Evans read and presented the proclamation to the Mansfield public safety telecommunicators.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 4:14 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 4:20 p.m. Mayor Evans recessed the executive session at 5:29 p.m.

Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071

Seek Advice of City Attorney Regarding Pending Litigation – Cause No. 348-270155-14

Seek Advice of City Attorney Regarding Pending Litigation – Cause No. 3:20-CV-2061-N-BK

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-325719-21

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 4:23-CV-00131-O

Seek Advice of City Attorney Regarding Security Measures

Seek Advice of City Attorney Regarding Regulation of Short Term Rentals

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 # 21-19

Economic Development Project # 21-33

Economic Development Project # 22-14

Economic Development Project # 23-03

JOINT WORK SESSION WITH THE PLANNING AND ZONING COMMISSION

Future Land Use Plan Update

Executive Director of Planning and Development Services Jason Alexander presented an update on the Future Land Use Plan (FLUP). The update covered a recap of the March 3, 2023 FLUP Steering Committee Meeting, at which Freese and Nichols collaborated with the Committee to create a structure for the FLUP. The structure included land use goals which focused on neighborhood and housing, mixed-use, parks and public spaces, and retail and employment. Jason spoke on the goals in detail, presented closing thoughts and key takeaways, and touched on the FLUP tentative timeline.

Legislative Update on Senate and House Bills Influencing Development and Growth

Assistant Director of Planning Arty Wheaton-Rodriguez spoke on various Senate and House Bills currently being considered by the Texas legislature regarding accessory dwelling units, residential lot size and density requirements, and extra-territorial jurisdictions.

6:30 P.M. – SPRING 2023 INTERNSHIP CLASS RECEPTION WITH CITY COUNCIL

The City Council met with the Spring 2023 interns to recognize their service to the city.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans called the executive session to order in the Council Conference Room at 6:50 p.m. Mayor Evans recessed the executive session at 7:06 p.m.

Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071

Seek Advice of City Attorney Regarding Pending Litigation – Cause No. 348-270155-14

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 3:20-CV-2061-N-BK

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-325719-21

Seek Advice of City Attorney Regarding Pending Litigation – Cause No. 4:23-CV-00131-O

CITY OF MANSFIELD Page 3

Seek Advice of City Attorney Regarding Security Measures

Seek Advice of City Attorney Regarding Regulation of Short Term Rentals

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 # 21-19

Economic Development Project # 21-33

Economic Development Project # 22-14

Economic Development Project # 23-03

7:00 PM OR IMMEDIATELY FOLLOWING RECEPTION - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Evans reconvened the meeting into regular business session at 7:12 p.m.

INVOCATION

Jonathan Baba of More Church gave the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Tonore led the Pledge of Allegiance.

TEXAS PLEDGE

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

Council Member Short led the Texas Pledge.

PROCLAMATION

23-5276 Child Abuse Prevention Month Proclamation

Mayor Evans read and presented the proclamation.

RECOGNITION

Ben Barber Innovation Academy DECA Chapter

Mayor Evans and Council recognized the Ben Barber Innovation Academy DECA Chapter for being named the Chapter of the Year.

Spring 2023 Internship Class

Assistant to the City Manager Faith Morse, Mayor Evans, and the City Council recognized the Spring 2023 Internship Class.

CITIZEN COMMENTS

Cory Hoffman, 1604 Chretien Point Drive - Mr. Hoffman presented proposed amendments to the residential accessory building ordinance.

Rachel Grossman, 810 Muirfield Drive - Ms. Grossman spoke on an email she sent to Council regarding the need for a public shuttle service.

Amanda Kowalski, 4 River Crest Court - Ms. Kowalski thanked the Council, staff, and city for their support for the Pickle Parade.

COUNCIL ANNOUNCEMENTS

Council Member Lewis recognized city staff and Council for combatting rising property values.

Council Member Bounds spoke on the travel Council has done recently to speak to legislators on funds desired for Mansfield and the laws and regulations for Mansfield citizens.

Council Member Broseh spoke on his appreciation for Mr. Baba's Invocation.

Mayor Evans echoed Council Member Lewis' and Bounds' comments and spoke on microtransportation and listening to Mansfield citizens.

STAFF COMMENTS

CITY OF MANSFIELD Page 5

City Manager Report or Authorized Representative

Current/Future Agenda Items

Joe Smolinski contributed the reduction in tax rates to the Council and recognized Council for serving and giving their time to the citizens.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

There was no action taken.

CONSENT AGENDA

23-5284

Ordinance - Approval of an Ordinance Requesting to Abandon Certain Drainage Easements Relating to the Somerset Addition to Bloomfield Homes, L.P.

A motion was made by Council Member Broseh to approve the following ordinance:

AN ORDINANCE VACATING AND ABANDONING CERTAIN DRAINAGE EASEMENTS RELATING TO THE SOMERSET ADDITION; DECLARING THAT SUCH PROPERTY IS UNNECESSARY FOR USE BY THE PUBLIC; AUTHORIZING THE MAYOR OF THE CITY OF MANSFIELD, TEXAS, TO EXECUTE QUITCLAIM DEEDS RELEASING PUBLIC OWNERSHIP INTEREST OR CONTROL OF SAID EASEMENTS; AND PROVIDING FOR AN EFFECTIVE DATE

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

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

Aye: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Enactment No: OR-2292-23

23-5274

Resolution - A Resolution Awarding a Contract for Construction of the Turner Way Wastewater Lift Station Rehabilitation Project to Dake Construction, and Authorizing Funding for an Amount Not to Exceed \$1,204,610.00 (Utility Fund)

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

A RESOLUTION AWARDING A CONTRACT FOR CONSTRUCTION OF THE TURNER WAY WASTEWATER LIFT STATION REHABILITATION PROJECT TO DAKE CONSTRUCTION FOR AN AMOUNT NOT TO EXCEED \$1,204,610.00 (UTILITY FUND)

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

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

Aye: 6 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans and

Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: RE-4005-23

23-5282

Resolution - A Resolution Authorizing Funding for the Installation of Roofing at Fire Station No. 4 to McClung Roofing Through the Interlocal Purchasing System (OMNIA Partners) for an Amount Not to Exceed One Hundred Seventeen Thousand Two Hundred and Sixty Dollars \$117,260.00 (General Fund)

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

A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT FOR THE INSTALLATION OF ROOFING AT FIRE STATION NO. 4 TO MCCLUNG ROOFING THROUGH THE INTERLOCAL PURCHASING SYSTEM (OMNIA PARTNERS) FOR AN AMOUNT NOT TO EXCEED ONE HUNDRED SEVENTEEN THOUSAND AND TWO HUNDRED AND SIXTY DOLLARS (\$117,260.00); AND PROVIDING AN EFFECTIVE DATE (GENERAL FUND)

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

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

Aye: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0
Abstain: 0

Enactment No: RE-4006-23

23-5285

Resolution - A Resolution Authorizing Funding in an Amount Not to Exceed \$530,000.00 and Approval of Contracts, Including Design Services and Survey Services with Dunaway Associates, LLC, to Prepare West. Broad Street at Retta Rd. for Public Bidding and Construction (Street Bond Fund)

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

A RESOLUTION AUTHORIZING FUNDING IN AN AMOUNT NOT TO EXCEED \$530,000.00 AND APPROVAL OF CONTRACTS, INCLUDING DESIGN SERVICES WITH DUNAWAY ASSOCIATES, LLC, TO PREPARE WEST BROAD STREET AT RETTA RD. FOR PUBLIC BIDDING AND CONSTRUCTION (STREET BOND FUND)

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

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

Aye: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and

Tamera Bounds

Nay: 0
Abstain: 0

Enactment No: RE-4007-23

23-5286

Resolution - A Resolution Authorizing the Acquisition and Transfer of the Knob Hill Water Supply Corporation ("Knob Hill") Water Distribution Facilities and Customers to the City of Mansfield and Authorizing the City Manager or his Designee to Execute a Contract with Knob Hill and Make Application for Sale Transfer Merger (STM) with the Public Utility Commission (PUC)

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE ACQUISITION AND TRANSFER OF THE KNOB HILL WATER SUPPLY CORPORATION ("KNOB HILL") WATER DISTRIBUTION FACILITIES AND CUSTOMERS TO THE CITY OF MANSFIELD, TEXAS ("MANSFIELD"); AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE AN AGREEMENT DESIGNATING RETAIL WATER SERVICE TERRITORY AND TRANSFERRING DISTRIBUTION FACILITIES AND CUSTOMERS BETWEEN MANSFIELD AND KNOB HILL; AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE SUCH DOCUMENTS AND TO TAKE SUCH ACTIONS AS NECESSARY, OR REQUESTED, BY THE PUBLIC UTILITY COMMISSION OF TEXAS AND/OR THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY TO COMPLETE THE ACQUISITION AND TRANSFER OF THE KNOB HILL WATER DISTRIBUTION FACILITIES AND CUSTOMERS TO MANSFIELD; AND, PROVIDING AN EFFECTIVE DATE

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

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

Aye: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and

Tamera Bounds

Nay: 0
Abstain: 0

Enactment No: RE-4008-23

23-5278 Minutes - Approval of the March 20, 2023 Regular City Council Meeting Minutes

A motion was made by Council Member Broseh to approve the minutes of the March 20, 2023 Regular City Council Meeting as presented. Seconded by

Council Member Bounds. The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and

Tamera Bounds

Nay: 0
Abstain: 0

END OF CONSENT AGENDA

PUBLIC HEARING

23-5288

Ordinance - Public Hearing and First and Final Reading on an Ordinance Approving Proposed Amendments to Section 155.072 of the Mansfield Code of Ordinances Related to Limiting the Number of Principal Buildings and Outbuildings Permitted in the D-1 and D-2 Zones within the D, Downtown District, and Permitting Row Houses By-Right in the D-2 and SD-1 Zones within the D, Downtown District (OA#23-003)

Jason Alexander presented the item, spoke on further amendments for multi-family, and answered Council questions.

Mayor Evans opened the public hearing at 8:14 p.m.

Mayor Evans recognized the following non-speaker:

Ben Hartman, 509 Alvarado - Support

Mayor Evans closed the public hearing at 8:14 p.m.

A motion was made by Council Member Lewis to approve the first and final reading of the following ordinance:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AMENDING CHAPTER 155, "ZONING," OF THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD, TEXAS, TO AMEND PROVISIONS OF THE D, DOWNTOWN DISTRICT TO MODIFY STANDARDS RELATED TO LIMITING THE NUMBER OF BUILDINGS THAT MAY BE BUILT ON A LOT IN THE D-1 AND D-2 ZONES; TO MODIFY STANDARDS RELATED TO MULTI-FAMILY RESIDENTIAL BUILDINGS IN THE D-2 AND D-3 ZONES; 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

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

Seconded by Council Member Short.

Council Member Lewis clarified that the motion was to include the document that was in front of Council that includes the multi-family amendments. City Attorney Bradley Anderle confirmed it was the understanding of the City Council that the motion included the clarification.

The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans and

Tamera Bounds

Nay: 0
Abstain: 0

Enactment No: OR-2293-23

23-5290

Ordinance - Public Hearing and First and Final Reading on an Ordinance of the City Council of the City of Mansfield, Texas, Amending the Boundaries of Tax Increment Reinvestment Zone Number One, City of Mansfield, Texas; Extending the Term of Tax Increment Reinvestment Zone Number One, City of Mansfield, Texas; Approving an Amended and Restated Final Project and Finance Plan for Tax Increment Reinvestment Zone Number One, City of Mansfield, Texas; Making Certain Findings; Providing a Severability Clause; and Providing for an Immediate Effective Date

Assistant City Manager Matt Jones presented the item and answered questions.

Mayor Evans opened the public hearing at 8:23 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:23 p.m.

A motion was made by Council Member Lewis to approve the first and final reading of the following ordinance, with a clarification that James McKnight Parks East and West be included in the boundary extension:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE BOUNDARIES OF TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF MANSFIELD, TEXAS; EXTENDING THE TERM OF TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF MANSFIELD, TEXAS; APPROVING AN AMENDED AND RESTATED FINAL PROJECT AND FINANCE PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF MANSFIELD, TEXAS; MAKING CERTAIN FINDINGS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE

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

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

Aye: 6 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans and

Tamera Bounds

Nay: 0
Abstain: 0

Enactment No: OR-2294-23

PUBLIC HEARING AND FIRST READING

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of zoning from C-2, Community Business District to S, South Mansfield Form Based Development District on Approximately 12.899 Acres in the Joseph Lawrence Survey, Abstract No. 616, City of Mansfield, Ellis County, Texas on Property Located at 3400 Harmon Road; M.R. Development, Developer (ZC#23-004)

Jason Alexander presented the item. Applicant Kim McCaslin, M.R. Development, presented and answered Council questions.

Mayor Evans opened the public hearing at 8:57 p.m. With no one wishing to speak, Mayor Evans continued the public hearing at 8:57 p.m.

A motion was made by Council Member Short to approve the first reading of the following ordinance:

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

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

Aye: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0
Abstain: 0

23-5271

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to PD, Planned Development District with C-2, Community Business District Uses and Eating Places with Drive-Through Service (Two Quick Service Restaurants) on Approximately 2.08 Acres Located at 1734 N. US 287; DEB 287, LLC, Owner; First Hartford Realty Corporation, Developer; and Bohler Engineering, Engineer (ZC#23-002)

Jason Alexander stated the applicant submitted a letter requesting this item be withdrawn.

Mayor Evans opened the public hearing at 8:57 p.m. With no one wishing to speak, Mayor Evans continued the public hearing at 8:57 p.m.

There was no action taken.

PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from SF-7.5/12, Single-Family Residential District and PD, Planned Development District to D, Downtown District, D-1, Sub-Urban Zone on Approximately 1.460 Acres Located at 505 W. Kimball St., 506 W. Kimball St., and 509 Alvarado St.; Benjamin Hartman, owner

Jason Alexander presented the item and answered questions. Bradley Anderle advised the Council. Applicant Benjamin Hartman spoke and answered questions.

Mayor Evans continued the public hearing at 9:06 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 9:06 p.m.

A motion was made by Council Member Short to approve the second and final reading of the following ordinance:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 155, "ZONING", OF THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO AD, DOWNTOWN DISTRICT, D-1, SUB- URBAN ZONE, 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

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

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

Aye: 4 - Larry Broseh; Julie Short; Casey Lewis and Michael Evans

Nay: 2 - Todd Tonore and Tamera Bounds

Abstain: 0

Enactment No: OR-2295-23

23-5212

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from PD, Planned Development District to PD, Planned Development District Multi-Family Residential Uses on Approximately 7.77 Acres out of the Henry Odell Survey, Abstract No. 1196, Tarrant County, Texas, on Property Located at 1725 E. Broad Street; Bridgeview Real Estate, owner/developer (ZC#22-019)

Jason Alexander presented the item and answered Council questions. Applicant Dru Guillot, Bridgeview Real Estate, answered Council questions. Joe Smolinski and Matt Jones made brief comments.

Mayor Evans continued the public hearing at 9:21 p.m.

Aaron Swapp, 261 Carlin Road - Mr. Swapp spoke in opposition to the item.

Amanda Stukey, 333 Carlin Road - Ms. Stukey spoke in opposition to the item.

Nicole Zaitoon, 321 Carlin Road - Ms. Zaitoon spoke in opposition to the item.

Greg Kunasek, 405 Carlin Road - Mr. Kunasek spoke in opposition the item.

Steve Nelson, 257 Carlin Road - Mr. Nelson spoke in support of the item.

With no one else wishing to speak, Mayor Evans closed the public hearing at 9:34 p.m.

A motion was made by Council Member Short to approve the second and final reading of the following ordinance with the suggestion from Planning on the parking structure recommendations and with the understanding that there will be a development agreement prior to permit:

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 PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR MULTI-FAMILY RESIDENTIAL USES; 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

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

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

Aye: 4 - Larry Broseh; Julie Short; Michael Evans and Tamera Bounds

Nay: 2 - Casey Lewis and Todd Tonore

Abstain: 0

Enactment No: OR-2296-23

NEW BUSINESS

23-5273 Discussion and Possible Action Considering the Approval of a Resolution Regarding the Nomination of A Candidate to Serve on the Board of Directors for the Tarrant Appraisal District for the Calendar Years 2022 and 2023

Deputy City Manager Troy Lestina presented the item. Mayor Evans spoke on work he's done regarding this item.

There was no action taken.

Ordinance - First and Final Reading on an Ordinance Approving a
Development Agreement with BV Landco LP Regarding the
Development of Approximately 26.801 Acres, Being Lot 2R2, Block 47,
Hillcrest Addition, According to the Plat Filed in Cabinet A, Slide 9110,
and Lot 3, Block 47, Hillcrest Addition, According to the Plat Filed in
Volume 388-45, Page 29, Plat Records, Tarrant County, Texas, Located
at 203 South Wisteria Street and 1304 East Broad Street; Approving a

Concept Plan and Phasing Plan; Providing that this Ordinance Shall Be Cumulative of All Ordinances; Providing a Savings Clause; Providing for a Penalty Clause; Providing a Severability Clause; and Providing an Effective Date

Jason Alexander presented the item and along with Matt Jones, answered Council questions.

A motion was made by Council Member Short to approve the first and final reading of the following ordinance:

AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT WITH BV LANDCO LV REGARDING· PROPERTY BEING DESCRIBED AS APPROXIMATELY 26.801 ACRES, BEING LOT 2R2, BLOCK 47, HILLCREST ADDITION, ACCORDING TO THE PLAT FILED IN. CABINET A, SLIDE 9110, AND LOT 3, BLOCK 47, HILLCREST ADDITION, ACCORDING TO THE PLAT FILED IN VOLUME 388-45, PAGE 29, PLAT RECORDS, TARRANT COUNTY, TEXAS, LOCATED AT 203 SOUTH WISTERIA STREET AND 1304 EAST BROAD STREET; APPROVING A CONCEPT PLAN AND PHASING PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

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

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

Aye: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0
Abstain: 0

Enactment No: OR-2297-23

ADJOURN

A motion was made by Council Member Lewis to adjourn the meeting at 10:02 p.m. Seconded by Council Member Short. The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

	Michael Evans, Mayor
ATTEST:	
	Susana Marin, City Secretary
	Susana Mann, Only Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 23-5305

Agenda Date: 4/24/2023 Version: 1 Status: Public Hearing

In Control: City Council File Type: Consideration Item

Agenda Number:

Title

Public Hearing - A Public Hearing Regarding Certain Type "B" Projects that the Mansfield Economic Development Corporation, A Type "A" Economic Development Corporation, Proposes to Undertake in the City of Mansfield

Requested Action

No Action

Recommendation

Staff presentation and Public Hearing only

Description/History

A public hearing is required to present certain Type "B" projects listed hereafter that the Mansfield Economic Development Corporation ("Corporation") proposes to undertake in the City of Mansfield (the "City") and pay for with the revenues of the sales and use tax levied by the City for the benefit of the Corporation and such projects considering the results of the May 6, 2023 local election.

The proposed projects include the following: projects related to recreational or community facilities, including but not limited to, land, buildings, equipment, facilities and improvements found by the board of directors to be required or suitable for use for professional and amateur sports, including children's sports, entertainment, tourist, convention, public park purposes and events, auditoriums, amphitheaters, parks and park facilities, open space improvements, related store, restaurant, concession, automobile parking facilities, related transportation facilities, related roads, streets, water and sewer facilities, other related improvements to enhance these projects, any other projects or improvements found by the Corporation's board of directors to promote new or expanded business development, and maintenance and operating costs associated with any of the above detailed projects; and a professional multi-sport venue and related infrastructure, as defined in Chapter 334.001 of the Texas Local Government Code, and maintenance and operating costs of such project.

Prepared By

Jason Moore, Executive Director Economic Development



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 23-5270

Agenda Date: 4/24/2023 Version: 2 Status: Second Reading

In Control: City Council File Type: Ordinance

Agenda Number:

Title

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from C-2, Community Business District to S, South Mansfield Form Based Development District on Approximately 12.899 Acres in the Joseph Lawrence Survey, Abstract No. 616, City of Mansfield, Ellis County, Texas on Property Located at 3400 Harmon Road; M.R. Development, Developer (ZC#23-004)

Requested Action

To consider the subject zoning change request

Recommendation

The Planning and Zoning Commission held a public hearing on March 22, 2023, and voted 5 to 0 to recommend approval of the zoning change request.

Vote:

Ayes: 5 - Axen, Mainer, Bennett, Groll, and Shaw

Nays: 0

Absent: 2 - Goodwin and Thompson

The Department of Planning and Development Services recommends approval.

First Reading

The City Council met on April 10, 2023, and voted 6 to 0 to approve the zoning change at First Reading.

Description/History

Existing Use: Vacant

Existing Zoning: C-2, Community Business District

Land Use Plan: Sub-Area 7

Surrounding Land Use & Zoning:

North - Multi-family residential, PD, Planned Development District South - Single-family residential, PD, Planned Development District

East - Vacant, C-2, Community Business District and PR, Pre-Development District

West - Single-family residential, PD, Planned Development District

Thoroughfare Plan Specification:

State Highway 360 - Frontage Road and Freeway

File Number: 23-5270

Harmon Road - 2-lane residential street

Synopsis

The applicant is requesting to rezone the property from the C-2, Community Business District, to the S, South Mansfield Form-based Development District, on approximately 12.899 acres to accommodate mixed-use development. The policy recommendations for Sub-Area 7 in the Official Land Use Plan support development projects that are compatible with the goals of The Reserve Planned Development.

Staff Analysis

The primary intent of the recently adopted S, South Mansfield Form-based Development District, is to enable and to encourage a development pattern that is compact, mixed-use, walkable, and sustainable. To that end, the S, South Mansfield Form-based Development District is structured using the principles and practices of the rural-to-urban transect that, as used in this zoning district, create predictable urbanism by regulating building form and design.

The subject property consists of 12.899 acres. As proposed, the property will be developed for multi-family residential, rowhouse, neighborhood-oriented commercial and civic space. It is expected that the design of the site and the arrangement of buildings will create a mixed-use destination that is focused on distinct architecture and complementary amenities.

Because the property is greater than two (2) acres in area, a special land assemblage plan and a development agreement will be required. 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 is approved administratively by the Department of Planning and Development Services. The development agreement must be approved by the City Council, and it will reinforce a pattern of development that is mixed-use and will achieve the community's vision for sustainable growth.

The S, South Mansfield Form-based Development District relies extensively on transect zones and special districts to establish the allowable uses and building design standards. The transect zone that directs this proposed development must be shown on the required special land assemblage plan.

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.

A site plan and building plan is required prior to plat approval or the issuance of a building permit, as provided for in Section 155.111 of the Mansfield Code of Ordinances.

Summary

File Number: 23-5270

The S, South Mansfield Form-based Development District provides a specific set of development form-based standards that enables and encourages а creative development that is mixed-use, connected, walkable and visually harmonious. The residential neighborhood-oriented possible introduction of а range of options, commercial and other related civic activities have the potential to create a dynamic locus of activity along State Highway 360. As such, the presence of civic and passive spaces with public art and other amenities are highly encouraged.

Prepared By

Art Wright, AICP, Principal Planner 817-276-4226

ORDINANCE NO.	ORDINANCE	NO.		
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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 FORMBASED 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.

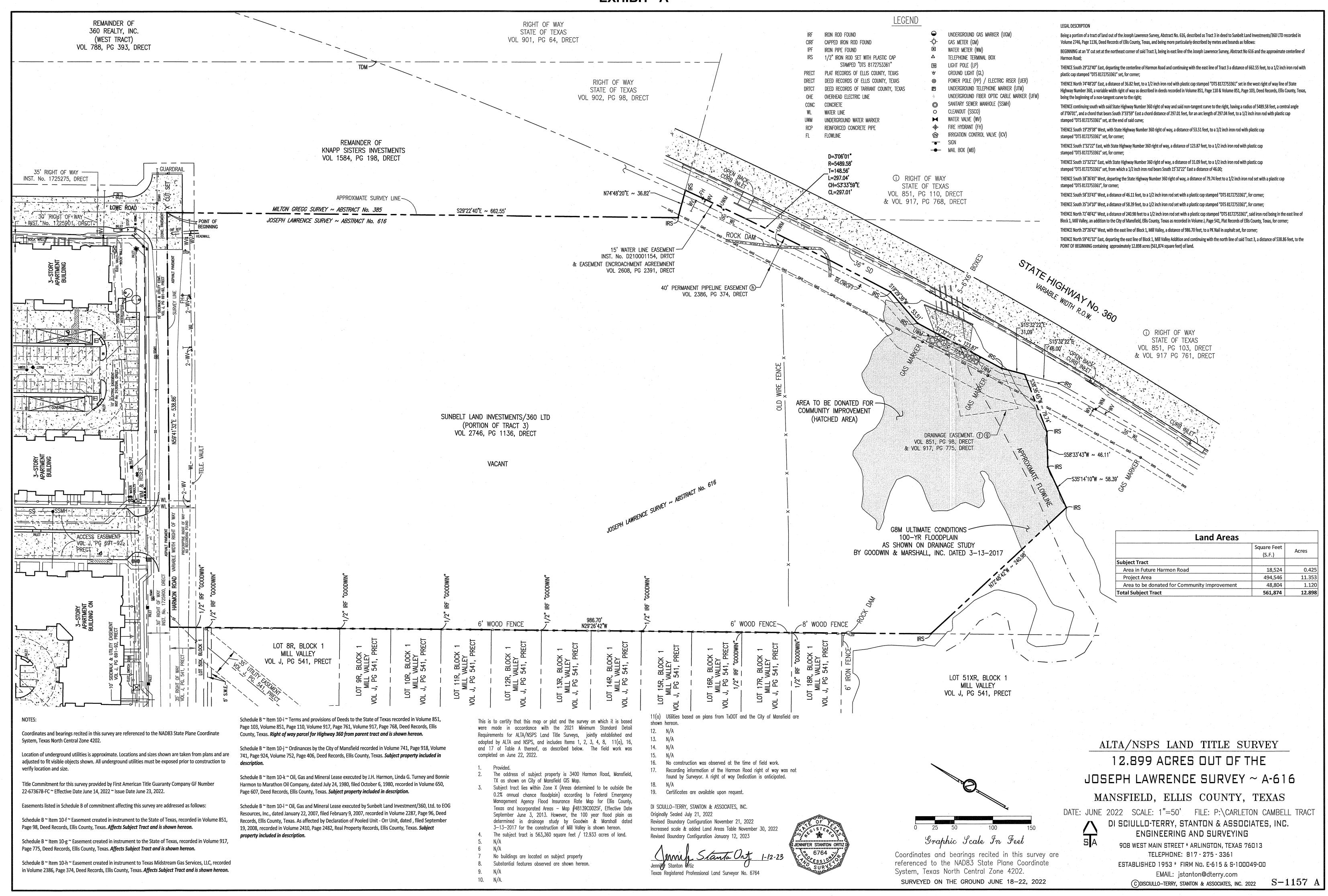
Ordinance No 23-5270
Page 2 of 2
SECTION 4.
That the above-described property shall be used only in the manner and for the purposes provided for in the Chapter 155 "Zoning" of the Code of Ordinances, City of Mansfield, Texas of the City, as amended herein by the granting of this zoning classification.
SECTION 5.
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.
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 upon its passage in accordance with the Charter of the City, as provided by law.
FIRST READING APPROVED ON THE 10^{TH} DAY OF APRIL, 2023.
DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 24^{TH} DAY OF APRIL, 2023.
Michael Evans, Mayor ATTEST:

Susana Marin, City Secretary

Bradley Anderle, City Attorney

APPROVED AS TO FORM AND LEGALITY

160



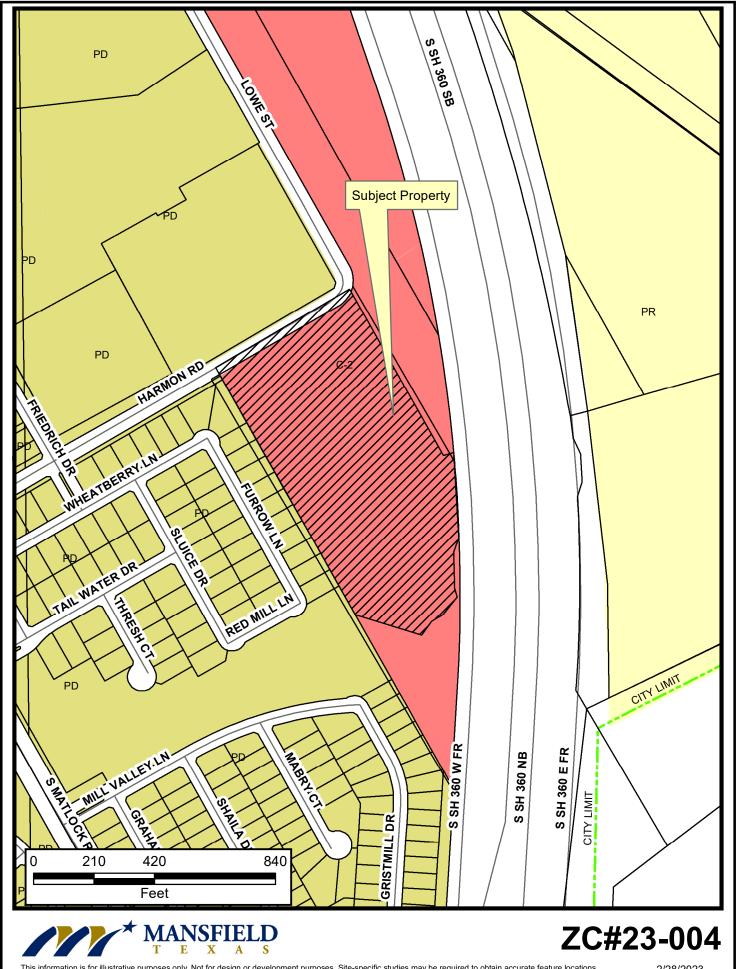




ZC#23-004

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.

2/28/2023



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.

2/28/2023

Property Owner Notification for ZC#23-004

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
385 M GREGG & 616 J LAWRENCE 4.837 ACRES		THREE SIXTY REALTY INC c\0 MR ROSWELL M CURTIS III	790 ANDREWS AV APT A301	DELRAY BEACH, FL	334837257
385 M GREGG & 616 J LAWRENCE 8.598 ACRES		KNAPP SISTERS INV LTD	PO BOX 2243	MANSFIELD, TX	760630047
616 J LAWRENCE 14.4 ACRES		SUNBELT LAND INVESTMENT 360 LT	3015 NEW YORK AVE	GRAND PRAIRIE, TX	75052
935 L RUSSELL 4.33 ACRES		RUBY 07 SPMTGE LLC	6723 WEAVER RD STE 108	ROCKFORD, IL	611148021
LOT 10R BLK 1 MILL VALLEY 0.18 AC		CARTER STEVEN A & BRANDI L	1605 FURROW LN	MANSFIELD, TX	76063
LOT 11R BLK 1 MILL VALLEY 0.18 AC		MOODY EVONDALE L & MARCIA ELIZ	1607 FURROW LN	MANSFIELD, TX	76063
LOT 12R BLK 1 MILL VALLEY 0.18 AC		HA HIEP & NGUYEN TRAM	1609 FURROW LN	MANSFIELD, TX	76063
LOT 13R BLK 1 MILL VALLEY .18 AC		CHANTHARAJ PETER	1701 FURROW LN	MANSFIELD, TX	76063
LOT 14R BLK 1 MILL VALLEY 0.18 AC		AVELINO ANDREW & KARA	1703 FURROW LN	MANSFIELD, TX	76063
LOT 15R BLK 1 MILL VALLEY 0.18 AC		ALEXANDER SYLVESTER & EVE L	1705 FURROW LN	MANSFIELD, TX	76063
LOT 16R BLK 1 MILL VALLEY 0.18 AC		VAZQUEZ OLGA & FRANCISCO LEYVA	1707 FURROW LN	MANSFIELD, TX	76063
LOT 17R BLK 1 MILL VALLEY .18 AC		NGO QUANG	1709 FURROW LN	MANSFIELD, TX	76063
LOT 18R BLK 1 MILL VALLEY .18 AC		CARTER MICHAEL W & RONDA	1711 FURROW LN	MANSFIELD, TX	76063
LOT 1R BLK 2 MILL VALLEY 0.21 AC		HOOD TYLER C & CHAVEZ ALYSSA M	1600 FURROW LN	MANSFIELD, TX	76063
LOT 2 BLK 1 THE JULIAN AT SOUTHPOINTE PH 2 8.197 AC		SOUTH POINTE PARTNERS II LP	4201 SPRING VALLEY RD STE 800	DALLAS, TX	75244
LOT 2R BLK 2 MILL VALLEY 0.18 AC		ADEYEMO ADESOJI J & BOLANIE	1602 FURROW LN	MANSFIELD, TX	76063
LOT 34R BLK 1 MILL VALLEY .15 AC		ST JULIAN ANDREW P & PAIGE T	1801 GRISTMILL DR	MANSFIELD, TX	76063
LOT 3R BLK 2 MILL VALLEY 0.18 AC		BAKARI RAMANOU & ADEKUNLE SILIFAT	1604 FURROW LN	MANSFIELD, TX	76063
LOT 4R BLK 2 MILL VALLEY 0.18 AC		SHARICK CONNIE K & JAMES	1606 FURROW LN	MANSFIELD, TX	76063

Tuesday, February 28, 2023

Property Owner Notification for ZC#23-004

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
LOT 50XR BLK 1 MILL VALLEY 0.21 AC		MILL VALLEY COMMUNITY ASSOCIAT	8668 JOHN HICKMAN PKWY STE 801	FRISCO, TX	75034
LOT 51XR BLK 1 MILL VALLEY 8.5606 AC		CITY OF MANSFIELD TEXAS	1200 E BROAD ST	MANSFIELD, TX	76063
LOT 5R BLK 2 MILL VALLEY 0.18 AC		KEESE APRIL ETAL	1700 FURROW LN	MANSFIELD, TX	76063
LOT 6R BLK 1 MILL VALLEY .18 AC		TRAN ARNOLD C ETAL	3311 WHEATBERRY LN	MANSFIELD, TX	76063
LOT 6R BLK 2 MILL VALLEY 0.18 AC		DARKOMA SAM S & WALKER DIAMOND	1702 FURROW LN	MANSFIELD, TX	76063
LOT 7R BLK 1 MILL VALLEY .29 AC		STOUT CYNTHIA L	3313 WHEATBERRY LN	MANSFIELD, TX	76063
LOT 7R BLK 2 MILL VALLEY 0.18 AC		OWENS COREY P	1704 FURROW LN	MANSFIELD, TX	76063
LOT 8R BLK 1 MILL VALLEY 0.34 AC		STEVENSON MICHAEL & ADRIANNE	1601 FURROW LN	MANSFIELD, TX	76063
LOT 8R BLK 2 MILL VALLEY 0.18 AC		EJUWA ENAJITE & GODDEY	1706 FURROW LN	MANSFIELD, TX	76063
LOT 8X BLK 4 (OPEN SPACE) SOUTHPOINTE PH 6A .4785 AC		RUBY 07 SPMTGE LLC	6723 WEAVER RD STE 108	ROCKFORD, IL	61114
LOT 9R BLK 1 MILL VALLEY .18 AC		SMITH LORRA & WILLIAM J	1603 FURROW LN	MANSFIELD, TX	76063
LOT 9R BLK 2 MILL VALLEY .21 AC		ODOM QUINCY L & NICHOLE	1708 FURROW LN	MANSFIELD, TX	76063

Tuesday, February 28, 2023



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 23-5313

Agenda Date: 4/24/2023 Version: 1 Status: New Business

In Control: City Council File Type: Ordinance

Agenda Number:

Title

Ordinance - First and Final Reading on an Ordinance Approving a Development Agreement with M.R. Development Corporation and Carleton Development, LTD, Regarding the Development of Approximately 12.899 Acres out of the Joseph Lawrence Survey, Abstract No. 616, Described as Tract 3 in a Deed to Sunbelt Land Investments/360 LTD Recorded in Volume 2746, Page 1136, Deed Records of Ellis County, Texas; Approving a Concept Plan and Phasing Plan; Providing that this Ordinance Shall Be Cumulative of All Ordinances; Providing a Savings Clause; Providing for a Penalty Clause; Providing a Severability Clause; and Providing an Effective Date

Requested Action

Approve and execute the development agreement in accordance with the provisions of the S, South Mansfield Form-based Development District.

Recommendation

That the City Council approve the agreement as presented.

Description/History

At the April 24, 2023, meeting, the City Council with be considering approval of a change of zoning to the S, South Mansfield Form-Based Development District for the Campbell Development on approximately 12.899 acres located at 3400 Harmon Road. The property will be developed for multi-family residential, rowhouse, neighborhood-oriented commercial and civic space. If the zoning request is approved, the developer would like to proceed with approval of the development agreement.

Section 155.073(D) of the S, South Mansfield Form-based Development District requires that a developer or a property owner enter into a development agreement and that the provisions of such agreement be approved by the City Council. The required development agreement must include a concept plan depicting proposed layout, proposed transect zone boundaries, proposed civic space types, proposed development intensity, and proposed building types; a phasing plan for the development; and other relevant information.

The development agreement, as presented, is consistent with the provisions set forth in Section 155.73(D) of the S, South Mansfield Form-based Development District and it specifically includes: (i) limitations on the transect zones (e.g., T-4, Urban Transition and T-5, Urban Center Transect Zones); (ii) height restrictions limiting principal buildings to a maximum of two (2) stories when abutting certain zoning districts that

File Number: 23-5313

allow for single-family residential development; (iii) specific provisions for exterior finish material; (iv) additional urban design considerations to elevate the aesthetic of the area described and identified as the "Promenade"; and (v) a phasing plan which calls for the construction of this development in a single phase. The development agreement does constitute a "permit" and the development a "project" as such terms are defined in Chapter 245 of the Texas Local Government Code.

Prepared By

Jason Alexander, AICP, CEcD, Executive Director of Planning and Development Services 817-276-4229

AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT WITH BV LANDCO LV REGARDING PROPERTY BEING DESCRIBED AS APPROXIMATELY 12.898 ACRES OUT OF THE JOSEPH LAWRENCE SURVEY, ABSTRACT NO. 616, DESCRIBED AS TRACT 3 IN DEED TO SUNBELT LAND INVESTMENTS/360 LTD RECORDED IN VOLUME 2746, PAGE 1136, DEED RECORDS OF ELLIS COUNTY, TEXAS; APPROVING A CONCEPT PLAN AND PHASING PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Mansfield, Texas, is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government; and,

WHEREAS, M.R. Development Corporation, a Texas Corporation, and Carleton Development, LTD, a Texas Limited Partnership, ("<u>Developer</u>") owns a certain 12.899-acre tract of real property (the "<u>Property</u>") more fully described in Exhibit A attached hereto and incorporated herein; and,

WHEREAS, Developer intends to develop the Property as mixed-use, with a complementary mixture of retail, residential, civic space, and other uses; and,

WHEREAS, the City Council considered and approved Developer's request to rezone the Property on the 24th day of April, 2023, to the S, South Mansfield Form-Based Development District ("District") as found and enumerated in the City's Zoning Ordinance; and,

WHEREAS, the City and Developer are desirous of creating a development agreement in accordance with the regulations for the District; and,

WHEREAS, the City Council of the City of Mansfield, Texas, does hereby deem it advisable and in the public interest to approve the development agreement, as described herein.

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

SECTION 1.

That the development agreement, concept plan, and phasing plan, attached hereto as Exhibit A, are approved.

SECTION 2.

That the use and development of the Property hereinabove described shall be subject to all the applicable regulations contained in Chapter 155 "Zoning" of the Code of Ordinances, City of

Ordinance No	23-5313	
Page 2 of 3		

Mansfield, the development agreement, the concept plan, and phasing plan attached hereto as Exhibit A, and all other applicable and pertinent ordinances of the City of Mansfield, Texas.

SECTION 3.

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

SECTION 4.

That all rights or remedies of the City of Mansfield, Texas, are expressly saved as to any and all violations of the Code of Ordinances, City of Mansfield, Texas, as amended, that have accrued at the time of the effective date of this ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 5.

That it is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such invalid or unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 6.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

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

DULY PASSED ON THE FIRST AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 24TH DAY OF APRIL, 2023.

Ordinance NoPage 3 of 3	23-5313
	Michael Evans, Mayor
ATTEST:	
Susana Marin, City Secretary	
APPROVED AS TO FORM AND LEGALITY:	
Bradley Anderle, City Attorney	

CITY OF MANSFIELD, TEXAS

S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT DEVELOPMENT AGREEMENT NO. 3.

This Development Agreement (this "AGREEMENT") is made and entered into by and between M.R. DEVELOPMENT CORPORATION, a Texas Corporation, and CARLETON DEVELOPMENT, LTD, a Texas Limited Partnership (LP), and their successors and assigns (collectively "DEVELOPER"), and the CITY OF MANSFIELD, TEXAS, a home rule city and municipal corporation (the "CITY"). The City and Developer may also be referred to collectively as the "PARTIES", or individually as a "PARTY".

RECITALS

WHEREAS, Developer intends to develop in partnership with City a certain +/-12.899 acres of real property (the "**PROPERTY**") more fully described in EXHIBIT "A" that is attached hereto and incorporated herein; AND

WHEREAS, Developer intends to develop the Property as a mixed-use community, with a complementary mixture of retail, residential, civic space, and other uses with an emphasis on cultural arts; **AND**

WHEREAS, the City Council considered and approved Developer's request to rezone the Property on the 24TH day of APRIL, 2023, to the "S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT" as found and enumerated in the City's Zoning Ordinance; AND

WHEREAS, the regulations that are provided for the "S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT" require the City and Developer to establish the terms and conditions for development of the Property and construction of the Project (as further defined in below) pursuant to a development agreement; **AND**

WHEREAS, the regulations that are provided for the "S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT" describe the minimum terms and conditions of such development agreement; **AND**

WHEREAS, the City and Developer are desirous of creating a development agreement in accordance with the regulations as set forth for the "S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT";

NOW, THEREFORE, in consideration of the mutual benefits and promises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer agree as follows:

ARTICLE I.

DEFINITIONS

In this Agreement, each of the following terms shall have the meanings indicated:

"EFFECTIVE DATE" shall mean the date that this Agreement is executed by the Parties.

"PROJECT" shall mean construction of a mixed-use community on the Property (as defined below) and includes, without limitation, the addition of commercial and multi-family uses,

pursuant to all the rules and regulations provided for the S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT as set forth in the Zoning Ordinance of the City.

"PROPERTY" shall have the meaning set forth in the Recitals to this Agreement, and consists of the real property described on EXHIBIT "A".

ARTICLE II.

OBLIGATIONS OF DEVELOPER

- **A.** <u>CONCEPT PLAN</u>. Developer shall develop (or cause to be developed) the Property and construct (or cause to be constructed) the Project in substantial accordance with the Concept Plan shown on the attached EXHIBIT "B".
 - 1. <u>TRANSECT ZONES</u>. The transect zones for the Project shall be limited to the following:
 - i. T-4, urban transition transect zone.
 - ii. T-5, urban center transect zone.
 - 2. <u>BUILDING HEIGHT RESTRICTIONS.</u> Principal buildings shall be restricted to a maximum building height of two (2) stories when abutting any property currently zoned as:
 - i. PR, Pre-development district.
 - ii. A, agricultural district.
 - iii. SF, single-family residential district.
 - iv. 2F, two-family residential district.

v. PD, planned development district, provided that single-family residential structures are an allowable use of land.

3. <u>ADDITIONAL PROJECT ATTRIBUTES.</u>

- i. Promenade Inspiration and Design. The inspiration and design of the pedestrian corridor generally running from the buildings labeled as "Brownstones" to through the pool courtyard and the community court to the Neighborhood Commercial Area (as defined below) and depicted in EXHIBIT "C" is hereby defined as the "PROMENADE". The Promenade shall take its inspiration and design from the images shown in EXHIBIT "C-1", EXHIBIT "C-2", and EXHIBIT "C-3".
- ii. Neighborhood Commercial Area. A neighborhood commercial area that, at a minimum, provides a first story fitness center and mail center on one side, and a first story coffee shop on the other as generally depicted in EXHIBIT "B". The coffee shop shall provide for a minimum of 1,200 square feet of building area for food service and other related business activities. Nothing contained in this agreement, however, shall limit, prohibit, or other restrict Developer from providing additional commercial space as permitted by the S. SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT.
- iii. Residential Product Types. The Project shall provide for the construction of four (4) residential product types:
 - a. Brownstones (i.e., attached single-family residential dwellings).
 - b. Flats (i.e., multi-family residential dwellings).
 - c. Row houses (i.e., attached single-family residential dwellings).

- d. Shop houses (i.e., live-work units).
 - I. In no circumstance shall any of the shop houses be restricted from being operated for commercial purposes as allowed by the regulations as set forth in the S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT by Developer or their successors and assigns.
- iv. Exterior Finish. Primary exterior finish shall be limited to brick, stone, and stucco. Secondary exterior finish shall be limited to cementitious fiber board, metal, and wood. Where used on a single building, secondary exterior finish shall not exceed 20 percent of the total building wall area, with each building façade being calculated independently.
 - Stucco shall be cement and shall be integral color or painted, with a smooth or a sand-finish.
 - b. Exterior insulation and finish systems (E.I.F.S.) and vinyl shall be prohibited.
- v. <u>Architectural character</u>. The architectural character of the four (4) different residential product types shall generally be inspired by the illustrations that are depicted in EXHIBIT "D".
- **B. PHASING PLAN.** Development of the Property and the construction of the Project shall be completed in a single phase.
- C. <u>APPLICABLE ORDINANCES AND REGULATIONS</u>. Developer shall develop (or shall cause to be developed) the Property in accordance with all City ordinances and regulations that apply to development within the City limits, and more specifically, City

development ordinances and regulations that apply within the "S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT" as found in the City's Zoning Ordinance, provided, however, that nothing contained herein shall prohibit Developer from requesting a warrant pursuant to provisions found in the "S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT" or any variance or other special exception from the City's ordinances and regulations and only in accordance with the procedures that are appropriate to the requested variance or exception or as outlined and agreed to in this agreement.

D. <u>CHAPTER 245 PERMIT AND PROJECT</u>. The Parties agree and acknowledge that this Agreement shall constitute a "permit" and the Project shall constitute a "project" as those terms are defined in Chapter 245 of the Texas Local Government Code.

[signatures on following pages]

EXECUTED to be effective as of the 24^{TH} day of **April**, 2023.

CITY OF	MANSFIELD, TEXAS:
BY:	
	City Manager or Designee
APPROV	ED AS TO FORM:
BY:	
	City Attorney
DEVELO	PER:
BY:	M.R. DEVELOPMENT CORPORATION, a Texas Corporation
	Kim McCaslin, Vice President
DEVELO	PPER:
BY:	CARLETON DEVELOPMENT, LTD, a Texas Limited Partnership
	Printice L. Gary, President
EXHIBIT	"A" – Metes and Bounds of +/-12.899 – Acres of Land (Survey).
EXHIBIT	"B" – Concept Plan.
EXHIBIT	"C" – Streetscape Design.
EXHIBIT	"D" – Architectural Character of Residential Product Types.

EXHIBIT "A" LEGAL DESCRIPTION

Being a portion of a tract of land out of the Joseph Lawrence Survey, Abstract No. 616, described as Tract 3 in deed to Sunbelt Land Investments/360 LTD recorded in Volume 2746, Page 1136, Deed Records of Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an 'X' cut set at the northeast corner of said Tract 3, being in east line of the Joseph Lawrence Survey, Abstract No 616 and the approximate centerline of Harmon Road;

THENCE South 29°22'40" East, departing the centerline of Harmon Road and continuing with the east line of Tract 3 a distance of 662.55 feet, to a 1/2 inch iron rod with plastic cap stamped "DTS 8172753361" set, for corner;

THENCE North 74°48′20" East, a distance of 36.82 feet, to a 1/2 inch iron rod with plastic cap stamped "DTS 8172753361" set in the west right of way line of State Highway Number 360, a variable width right of way as described in deeds recorded in Volume 851, Page 110 & Volume 851, Page 103, Deed Records, Ellis County, Texas, being the beginning of a non-tangent curve to the right;

THENCE continuing south with said State Highway Number 360 right of way and said non-tangent curve to the right, having a radius of 5489.58 feet, a central angle of 3°06'01", and a chord that bears South 3°33'59" East a chord distance of 297.01 feet, for an arc length of 297.04 feet, to a 1/2 inch iron rod with plastic cap stamped 'DJS 8172753361" set, at the end of said curve;

THENCE South 19°29'38" West, with State Highway Number 360 right of way, a distance of 53.51 feet, to a 1/2 inch iron rod with plastic cap stamped "DJS 8172753361" set, for corner;

THENCE South 1°32'22" East, with State Highway Number 360 right of way, a distance of 123.87 fee4to a 1/2 inch iron rod with plastic cap stamped "DJS 8172753361" set, for corner;

THENCE South 15°32'22" East, with State Highway Number 360 right of way, a distance of 31.09 feet, to a 1/2 inch iron rod with plastic cap stamped "DTS 8172753361" set, from which a 1/2 inch iron rod bears South 15°32'22" East a distance of 46.00;

THENCE South 38°36'45" West, departing the State Highway Number 360 right of way, a distance of 79.74 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361" for corner;

THENCE South 58°33'43" West, a distance of 46.11 feet, to a 1/2 incil iron rod set with a plastic cap stamped "DTS 8172753361", for corner;

THENCE South 35°14'10" West, a distance of 58.39 feet, to a 1/2 inch iron rod set with a plastic cap stamped "DTS81727S3361", for corner;

THENCE North 72°48'42" West, a distance of 240.98 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", said iron rod being in the east line of Block 1, Mill Valley, an addition to the City of Mansfield, Ellis County, Texas as recorded in Volume J, Page 541, Plat Records of Ellis County, Texas, for corner;

THENCE North 29°26'42" Wes\ with the east line of Block 1, Mill Valley, a distance of 986.70 feet, to a PK Nail in asphalt set, for corner,

THENCE North 59°41'32" East, departing the east line of Block 1, Mill Valley Addition and continuing with the north line of said Tract 3, a distance of 538.86 feet, to the POINT OF BEGINNING containing approximately 12.899 acres (561,874 square feet) of land.

EXHIBIT "B"

CONCEPT PLAN



EXHIBIT "C"

THE PROMENADE AREA – DESCRIBED



EXHIBIT "C-1"INSPIRATIONAL AND DESIGN IMAGES FOR THE PROMENADE



EXHIBIT "C-2" INSPIRATIONAL AND DESIGN IMAGES FOR THE PROMENADE

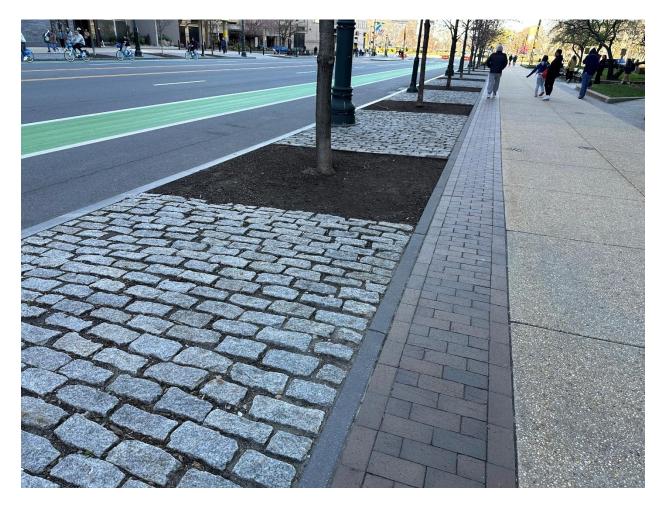


EXHIBIT "C-3"INSPIRATIONAL AND DESIGN IMAGES FOR THE PROMENADE



EXHIBIT "D"

ARCHITECTURAL CHARACTER OF RESIDENTIAL PRODUCT TYPES













CITY OF MANSFIELD

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

STAFF REPORT

File Number: 23-5304

Agenda Date: 4/24/2023 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 and Performance Agreement by and Between the Mansfield Economic Development Corporation ("MEDC") and Hoffman Cabinets, Inc. and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

Requested Action

Consider a Request for Infrastructure Improvement Assistance from Hoffman Cabinets

Recommendation

At the February 7, 2023 MEDC Board meeting, the board recommended actual cost, not to exceed \$135,000, for eligible infrastructure improvements, as described in the attached agreement.

Description/History

Hoffman Cabinets (Hoffman) is a 3rd generation family owned business that has made Mansfield home since 1978 on Sentry Dr. Hoffman manufactures custom cabinets for new homes and currently has about a 15% market share in the North Texas area and growing. The business has grown over the years from its original 10,000 SF to over 150,000 SF. They have not only grown in square footage, but also employees. They started with less than 10 and now employ over 500.

In 2015, Hoffman purchased the building at 1206 Antler Dr. At that time, MEDC entered into an Economic Development Agreement to assist with fire lane and electric infrastructure improvements. In addition to the Economic Development Agreement, MEDC sold Hoffman the adjoining 5.472 AC tract for a minimum 26,000 SF expansion. Due to their immense growth, they exceeded the minimum requirement and built approximately 76,000 SF.

Hoffman is now expanding into an adjacent 15,000 SF facility on Sentry Dr. The building is in disrepair and Hoffman is requesting assistance with utilities and the fire protection system. The total capital investment is estimated to be approximately \$765,000. Initially, no jobs are expected to be created.

Justification

The additional space will allow for their Sentry Dr. operations to spread out and offer much

File Number: 23-5304

needed additional parking. MEDC staff recommends assistance with the eligible infrastructure improvements in an amount not to exceed \$135,000.

Hoffman Cabinets has been in Mansfield for 40 years and has continued to grow their operation here locally. They are one of our largest industrial businesses.

Funding Source

Type A

Prepared By

Jason Moore, Executive Director, Economic Development

RESOLUTION NO.	
TESSE TIOT TO	

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT BY AND BETWEEN THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION ("MEDC") AND HOFFMAN CABINETS, INC. AND AUTHORIZING ITS EXECUTION BY THE PRESIDENT OF THE MEDC; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council has been presented a proposed Economic Development and Performance Agreement by and between Hoffman Cabinets, Inc., a copy of which is attached hereto as Exhibit "A": and incorporated herein by reference; and,

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

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

SECTION 1.

The terms and conditions of the Economic Development and Performance Agreement attached hereto as exhibit "A" have been reviewed by the City Council of the City of Mansfield, and found to be acceptable and in the best interest of the City of Mansfield and its citizens, and is hereby in all things approved.

SECTION 2.

The President of the MEDC is hereby authorized to execute the Economic Development and Performance Agreement, and all other documents in connection therewith, on behalf of the MEDC, substantially according to the terms and conditions set forth in the Agreement.

SECTION 3.

This Resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Mansfield, and it is accordingly so resolved.

PASSED AND APPROVED ON THIS THE 24TH DAY OF APRIL, 2023.

Michael Evans, Mayor	

Resolution No.	23-5304
Page 2 of 2	
ATTEST:	
Susana Marin, City Secretary	

ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT BETWEEN THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION AND HOFFMAN CABINETS, INC.

This Economic Development Agreement ("<u>Agreement</u>") is made and entered into by and between the MANSFIELD ECONOMIC DEVELOPMENT CORPORATION ("<u>Corporation</u>"), a nonprofit corporation organized under Title 12, Subtitle C1, of the Texas Local Government Code ("<u>Act</u>"), and HOFFMAN CABINETS, INC., a Texas corporation ("<u>Company</u>"). Company and the Corporation may sometimes hereafter be referred to individually as a "party" or collectively as the "parties."

RECITALS:

WHEREAS, Company is the owner of manufacturing facilities located within the City of Mansfield, Texas; and

WHEREAS, in Company desires to expand its business by moving into an additional existing facility, which requires renovations; and

WHEREAS, as a component of the renovations of the new facility, Company will be constructing fire protection and utility improvements; and

WHEREAS, Company has requested financial assistance from the Corporation for the construction of the improvements, and the Board of Directors of the Corporation find that the requested grant will be used to fund a "project" as defined in Section 501.103 of the Act and that such grant is required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises.

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," and "Company," have the meanings set forth above.

"Capital Investment" means the actual cost incurred related to the renovation of the Facility, including the actual construction costs of all 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. 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 both the Corporation and Company.

"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" means the date the parties have fulfilled their obligations under this Agreement.

"Facility" means the 15,000 square foot industrial building to be renovated by Company on the Property.

"Grant" means the payment 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 payment to a sum calculated as follows: the lesser of: (i) 100% of the actual costs of the Improvements, or (ii) \$135,000.

"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 any property or any business owned by Company within the City.

"Improvements" means the utilities, which includes water tap and one (1) fire hydrant; automatic wet pipe protection system; fire alarm allowance; fire line lead in; riser; fire department connection; and backflow preventer constructed by Company on the Property.

"Payment Request" means a written request from Company to Corporation for payment of the Grant, which request shall be accompanied by evidence reasonably satisfactory to Corporation to establish that Company is in compliance with this Agreement, including documentation of purchasing and construction costs of the Improvements and expenditure of the Capital Investment. "Property" means the real property more commonly known as 206 Sentry Drive, Mansfield, Texas.

"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 <u>Company Obligations</u>. In consideration of Corporation agreeing to pay Company the Grant in accordance with the terms and conditions of this Agreement, Company, agrees to:
 - (a) Do the following no later than July 31, 2023:
 - (i) Make a Capital Investment in an amount no less than \$763,875.00 for the Facility;
 - (ii) Complete the Improvements;
 - (iii) Design and construct the Facility and Improvements in compliance with all local, state, and federal codes and regulations, including, but not limited to building codes and other ordinances of the City of Mansfield; and
 - (iv) Obtain a Certificate of Occupancy for the Facility.
- 3.02 <u>Undocumented Workers</u>. 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 full satisfaction by Company of the conditions set forth above in Article 3, Company may send a Payment Request to the Corporation for the Grant, whereupon the Corporation shall pay the Grant to Company within thirty (30) days.

ARTICLE 5 TERMINATION, OFFSET, AND REPAYMENT

- 5.01 <u>Termination</u>. 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 either party, if the other 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 by Company become delinquent and such delinquency has not been cured within thirty (30) days after written notice thereof; or
 - (e) upon written notice by either 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) lawfully due to City of Mansfield by Company, regardless of whether the amount due arises pursuant to the terms of this Agreement, or otherwise, and regardless of whether or not the debt due to the City of Mansfield has been reduced to judgment by a court. Such offset right shall not apply to any sum timely and properly protested and contested in accordance with applicable law.

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 IN CONNECTION WITH THE IMPROVEMENTS OR FACILITY. COMPANY AGREES TO INDEMNIFY, DEFEND, 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 THE OBLIGATIONS UNDER THIS AGREEMENT, INCLUDING ANY ERRORS OR OMISSIONS, OR NEGLIGENT ACT OR OMISSION OF COMPANY, OR ITS OFFICERS, AGENTS, EMPLOYEES, OR CONTRACTORS.

ARTICLE 7 ACCESS TO INFORMATION

Upon the Corporation's request, Company agrees to provide the Corporation access to contract documents, invoices, receipts, records, and reports to verify Company's compliance with this Agreement.

ARTICLE 8 GENERAL PROVISIONS

- 8.01 <u>Mutual Assistance</u>. Company and the Corporation 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 <u>Representations and Warranties.</u> 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 operating the business, and that the Facility and Improvements shall conform to the applicable building codes, zoning ordinances and all other ordinances and regulations.
- 8.03 <u>Section or Other Headings.</u> 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 <u>Entire Agreement.</u> This Agreement contains the entire agreement between the parties with respect to the transaction contemplated herein.
- 8.05 <u>Amendment.</u> This Agreement may only be amended, altered, or revoked by written instrument signed by Company and the Corporation.

8.06 Successors and Assigns.

- (a) <u>Assignment</u>. 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 its rights and obligations hereunder only upon prior written approval of the Corporation.
- (b) <u>Collateral Assignment</u>. 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 the renovation of the Facility and construction of the Improvements, all rights, title, and interests of Company to receive the Grant 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 the 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 <u>Notice</u>. Any notice required or permitted to be delivered by this Agreement shall be deemed delivered by depositing same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses, or at such other addresses provided by the parties in writing:

COMPANY: Hoffman Cabinets, Inc.

204 Sentry Drive

Mansfield, Texas 76063

ATTN: Jon Hoffman, President

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 <u>Interpretation.</u> 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 <u>Applicable Law/Venue.</u> This Agreement is made, and shall be construed and interpreted under the laws of the State of Texas; exclusive venue for any legal action regarding this Agreement shall lie in Tarrant County, Texas.
- 8.10 <u>Severability.</u> 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 <u>Counterparts.</u> 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 <u>No Joint Venture.</u> 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 either 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 either party under this Agreement.
- 8.14 <u>Attorney's Fees.</u> In the event it should become necessary to take legal action to interpret or enforce the terms of this Agreement, the prevailing party in such action shall be entitled to recover from the non-prevailing party reasonable attorney's fees and costs of court.
- 8.15 <u>Limitation of Liability</u>. The parties further agree that neither party will be liable to the other under this Agreement for special, consequential (including lost profits), or exemplary damages.
- 8.16 Governmental Function. 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 City 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 the 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 <u>City Council Approval</u>. This Agreement is not valid unless first approved by the City Council of the City of Mansfield.
- 8.18 <u>Full Execution Required</u>. This Agreement will not be binding on either party unless fully executed by both parties.

MANSFIELD ECONOMIC DEVELOPMENT CORPORATION

	By:
	Larry Klos, Board President
	Date:
ATTEST:	
Board Secretary	_
HOFFMAN CABINETS, INC.	•
a Texas corporation	
By: ()	
Jon Hoffman, President	
Data: 12/20/1697	



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 23-5316

Agenda Date: 4/24/2023 Version: 1 Status: New Business

In Control: City Council File Type: Appointment

Agenda Number:

Title

Discussion and Possible Action Regarding an Appointment to the Planning and Zoning Commission

Requested Action

Appoint/Reappoint Board Member

Recommendation

Appointment is at the sole discretion of City Council.

Description/History

One of the current Planning and Zoning Commission Members, Stephen Groll, has submitted a letter of resignation from the Commission. His term is not set to expire until September of 2023, so staff is recommending that the Council make an appointment to fill his unexpired term.

Justification

N/A

Funding Source

N/A

Prepared By

Jason Alexander, Executive Director of Planning and Development Services 817-276-4229