



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, May 24, 2021

4:00 PM

Council Chambers

REGULAR MEETING AMENDED AGENDA

THIS MEETING MAY BE ACCESSED BY VIDEO CONFERENCING. To participate, please register at

https://mansfieldtexas.zoom.us/webinar/register/WN_a3nV9bAYRJkMoVHV9eZz-A by 4:00 p.m. on Monday, May 24, 2021 or join by telephone at 1-888-788-0099 (Toll Free). If joining by phone, please provide the Webinar ID number and password below:

Webinar ID: 983-6692-2275

Passcode: 1234567

Citizen comments and public hearing comments may also be submitted through the city's website www.mansfieldtexas.gov or by sending an email to susana.marin@mansfieldtexas.gov. All comments must be submitted by 4:00 p.m. on Monday, May 24, 2021. Comments received will be read into the record by the Mayor.

1. 4:00 P.M. - CALL MEETING TO ORDER

2. 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 Pending Litigation - Cause No. 348-270155-14

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. DC-20-16161

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. DC-C202100171

Seek Advice of City Attorney Regarding Preliminary Legislative Legal Update and Possible Impacts

Seek Advice of City Attorney Regarding the American Rescue Plan

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

Land Acquisition for Future Development

C. Personnel Matters Pursuant to Section 551.074

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

Economic Development Project #19-02

Economic Development Project #21-18

3. 6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION

4. 7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

5. INVOCATION

6. PLEDGE OF ALLEGIANCE

7. TEXAS PLEDGE

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

8. RECOGNITION

Recognition of Harvesting in Mansfield Center

9. OATH OF OFFICE

Mike Leyman

Casey Lewis

Julie Short

10. ELECTION OF MAYOR PRO TEM**11. CITIZEN COMMENTS**

Citizens wishing to address the Council on non-public hearing agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Council as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK UNLESS YOU ARE SPEAKING ON A SCHEDULED PUBLIC HEARING ITEM. After the close of the citizen comments portion of the meeting only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

In order to be recognized during the "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow card located at the Assistant City Secretary's seating place. Please present the card to the Assistant City Secretary prior to the start of the meeting.

12. COUNCIL ANNOUNCEMENTS**13. SUB-COMMITTEE REPORTS**

[21-4088](#) Minutes - Approval of the May 10, 2021 Revitalization of Historic Downtown Mansfield Meeting Minutes (vote will be only by members of the sub-committee) (Lewis, Tonore, and Bounds)

Presenters: Susana Marin

Attachments: [5-10-21 DRAFT Meeting Minutes](#)

[21-4089](#) Minutes - Approval of the May 12, 2021 Hotel/Motel Occupancy Tax Funds Policy and Allocation Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee) (Short, Evans, and Lewis)

Presenters: Susana Marin

Attachments: [5-12-21 DRAFT Meeting Minutes](#)

[21-4090](#) Minutes - Approval of the May 17, 2021 Public Memorials Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee) (Leyman, Broseh, and Tonore)

Presenters: Susana Marin

Attachments: [5-17-21 DRAFT Meeting Minutes](#)

[21-4101](#) Minutes - Approval of the May 21, 2021 Revitalization of Historic Downtown Mansfield Meeting Minutes (vote will be only by members of the sub-committee) (Lewis, Tonore, and Bounds) (Addendum to Agenda)

Presenters: Susana Marin

Attachments: [5-21-21 DRAFT Meeting Minutes](#)

14. 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

Introduction of New Employees

Annual Realtors' Breakfast Update - Bernadette McCranie

Mansfield Volunteer Program Appreciation Event Update - Bernadette McCranie

Community Services Project Update - Matt Young

MISD Proposal to Route Asa Low Busses to Clover Hill Driveway Update - Bart VanAmburgh

Union Pacific Railroad Construction Project at North Street Update - Bart VanAmburgh

B. Business Services Department Report

[21-4093](#) Presentation of the Monthly Financial Report for the Period Ending April 30, 2021

Presenters: Troy Lestina and Bryan Rebel

Attachments: [April 2021 Financials](#)

15. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

16. 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

[21-4092](#) Resolution - A Resolution Authorizing Funding for an Amount Not to Exceed \$278,523.60 and Awarding a Contract for the Construction of the FY 2020 Community Development Block Grant Project for Lake Street Paving, Drainage and Utility Improvements (Pond Street to Tarrant Street) to McClendon Construction Company, Inc. (Street Bond Fund, Utility Fund, and the 2020 Community Development Block Grant)

Presenters: Bart VanAmburgh

Attachments: [Resolution](#)
[Bid Tabulation](#)

[Map](#)

[21-4087](#) Minutes - Approval of the May 10, 2021 Regular City Council Meeting
Minutes

Presenters: Susana Marin

Attachments: [5-10-21 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

17. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

[21-4056](#) Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Amending Section 155.099(B)(9)(b) of the Code of Ordinances, "Zoning," Related to the Setback for a Swimming Pool from a Rear Property Line (OA#21-003)

Presenters: Matt Jones

Attachments: [Ordinance](#)

[Pool Setback Comparison Table](#)

18. NEW BUSINESS

[21-4054](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas Expressing Support For or Opposition to Proposed Bills During the 87th Legislative Session; Authorizing the City Manager to Communicate to Members of the Legislature About Such Bills; and Providing an Effective Date

Presenters: Joe Smolinski and Bernadette McCranie

Attachments: [Resolution](#)

[21-4086](#) Resolution - A Resolution of the City of Mansfield, Texas Amending Section 1.08, "Creation of Committees, Boards and Commissions and Election of Mayor Pro Tem" of the Procedural Rules of Council by Which the City Council of Mansfield Conducts its Meetings

Presenters: City Council

Attachments: [Resolution](#)

[Exhibit A](#)

[21-4091](#) Consideration of an Ordinance Requesting the Abandonment of a Portion of a Drainage Easement Relating to the South Holland Road Phase Two Improvements to Hott Family Limited Partnership

Presenters: Bart VanAmburgh

Attachments: [Ordinance](#)

[Exhibit A and B](#)

[Map](#)

[21-4096](#) Discussion and Possible Action by the City of Mansfield, Texas,

Establishing an Economic Development Program for Community Activation Grants and Temporary Retail Vendor Recruitment in the Historic Mansfield Reinvestment Zone Pursuant to Chapter 380 of the Texas Local Government Code to Promote Economic Development and Stimulate Business and Commercial Activity in the City

Presenters: Nicolette Allen

Attachments: [Community Activation + Pop Up Business Incubator Grant Program DRAFT](#)

19. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the May 24, 2021 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, May 20, 2021 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, City Secretary

Approved as to form:

City Attorney

DATE OF POSTING: _____ TIME: _____ am/pm

DATE TAKEN DOWN: _____ TIME: _____ am/pm

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. PLEASE SILENCE ALL PAGERS, CELL PHONES & OTHER ELECTRONIC EQUIPMENT WHILE THE CITY COUNCIL MEETING IS IN SESSION.



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
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STAFF REPORT

File Number: 21-4088

Agenda Date: 5/24/2021

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Title

Minutes - Approval of the May 10, 2021 Revitalization of Historic Downtown Mansfield Meeting
Minutes (vote will be only by members of the sub-committee) (Lewis, Tonore, and Bounds)

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 May 10, 2021 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

1200 E. Broad St.
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mansfieldtexas.gov

Meeting Minutes - Draft

City Council - Revitalization of Historic Downtown Mansfield Sub-Committee

Monday, May 10, 2021

2:00 PM

City Hall

CALL TO ORDER

Chair Tonore called the meeting to order at 2:00 p.m.

Staff Present: City Manager, Joe Smolinski; Deputy City Manager, Shelly Lanners; Assistant City Manager, Matt Jones; Director of Finance, Troy Lestina; Historic Downtown Mansfield Coordinator, Nicolette Allen; Assistant City Secretary, Keera Seiger

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEMS

Review, Discussion and Current Progress with Downtown Zoning

Historic Downtown Mansfield Coordinator Nicolette Allen provided an update on the start dates of the City's new Director of Planning and Planning Manager, and noted the projects they will be working on. There was discussion regarding downtown zoning and Deputy City Manager Shelly Lanners spoke on boundary lines, including those of the Tax Increment Reinvestment Zone, and wayfinding. Assistant City Manager Matt Jones presented a draft of the map of the downtown area sub-districts and answered questions regarding a grandfather clause for existing properties/businesses, setbacks, regulation of property, and rezoning. City Manager Joe Smolinski answered questions regarding boundaries.

Review and Discussion of the Community Activation Grant

Nicolette presented a draft version of the Community Activation Grant and discussed the reason for the program, pop-up business requirements, and applications. Nicolette answered questions regarding eligibility requirements to receive a grant under this program such as the types of businesses, and the number of attendees an event must have. There was discussion regarding the event summary that must be submitted after the event takes place, the opportunities for this grant program, the need for community activity and entertainment, eligible projects and expenses, ineligible projects and events, and the possibility of organizations reimbursing the city.

Director of Finance Troy Lestina answered questions regarding pop-up businesses, sales tax and events such as a farmer's market.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Chair Tonore recessed the meeting into executive session at 3:05 p.m. Chair Tonore called the executive session to order at 3:05 p.m. Chair Tonore adjourned executive session at 3:29 p.m.

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

Land Acquisition for Future Development

ADJOURN

Chair Tonore adjourned the meeting at 3:29 p.m.

ATTEST: Todd Tonore, Chair

Susana Marin, City Secretary



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STAFF REPORT

File Number: 21-4089

Agenda Date: 5/24/2021

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Title

Minutes - Approval of the May 12, 2021 Hotel/Motel Occupancy Tax Funds Policy and Allocation Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee) (Short, Evans, and Lewis)

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 May 12, 2021 Hotel/Motel Occupancy Tax Funds Policy and Allocation Sub-Committee Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

1200 E. Broad St.
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Meeting Minutes - Draft

City Council - Hotel/Motel Occupancy Tax Funds Policy and Allocation Sub-Committee

Wednesday, May 12, 2021

10:00 AM

City Hall

CALL TO ORDER

Chair Short called the meeting to order at 10:05 a.m.

Staff Present: City Manager, Joe Smolinski; Deputy City Manager, Shelly Lanners; Assistant City Manager, Matt Jones; Director of Finance, Troy Lestina; Assistant Director of Finance, Bryan Rebel; Director of Community Engagement, Theresa Cohagen; City Secretary, Susana Marin; Assistant City Secretary, Keera Seiger

Absent 1 - Casey Lewis

Present 2 - Julie Short and Michael Evans

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEM

Discussion Regarding the Hotel/Motel Occupancy Tax Fund Allocation Process

City Secretary Susana Marin provided information regarding the Hotel/Motel Occupancy Tax Fund Allocation Process and how the process has been conducted in the past. Director of Community Engagement Theresa Cohagen provided the date for the mandatory training (June 8, 2021 at 10:00 a.m.) and the date for when the applications are due (July 15, 2021 at 5:00 p.m.). There was discussion regarding how the process went last year and improvements that could be made this year, including making the opportunity to receive funding more widely known by posting on social media and the City's website and holding an additional meeting for organizations and/or people who are new to the process. Theresa discussed hotel room rates and weddings, and answered questions regarding the use of HOT funds. Director of Finance Troy Lestina discussed the financials including the budgeted hotel revenue, collected revenue, expenditures, and allocations. Deputy City Manager Shelly Lanners answered questions regarding wayfinding signage. There was discussion regarding making organizations aware that this isn't their only funding source available to them, sponsorships, how to encourage organizations to become self-sufficient, and setting limitations for the funds, such as limiting the number of years an organization may participate and receive money.

ADJOURN

Chair Short adjourned the meeting at 10:51 a.m.

ATTEST: Julie Short, Chair

Susana Marin, City Secretary



CITY OF MANSFIELD

1200 E. Broad St.
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STAFF REPORT

File Number: 21-4090

Agenda Date: 5/24/2021

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the May 17, 2021 Public Memorials Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee) (Leyman, Broseh, and Tonore)

Requested Action

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

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the May 17, 2021 Public Memorials Sub-Committee Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council - Public Memorials Sub-Committee

Monday, May 17, 2021

4:00 PM

Multi-Purpose Room

1. CALL TO ORDER

Chair Leyman called the meeting to order at 4:00 p.m.

Staff Present: Deputy City Manager, Shelly Lanners; Assistant City Manager, Matt Jones; Director of Planning, Jason Alexander; Director of Community Services, Matt Young; Parks and Recreation Marketing and Communications Manager, Ann Beck; Senior Park Planner, James Fish; Assistant City Secretary, Keera Seiger

Present 3 - Larry Broseh; Mike Leyman and Michael Evans

2. CITIZEN COMMENTS

There were no citizen comments.

3. DISCUSSION ITEMS

Discussion Regarding Veterans Memorial Design Elements

Directory of Community Services Matt Young introduced Mark Hatchel with Kimley Horn, who will be assisting staff with the design of the Veterans Memorial. Matt began his presentation by explaining that the Sub-Committee and the Veterans Memorial Tribute Foundation would be revisiting the three models and concepts for a Veterans Memorial created by students at the University of Texas at Arlington at the end of the meeting to provide feedback to staff on the features of the models. Matt discussed the timeline of the history of the Julian Feild Park - Veterans Memorial and then presented a list of questions staff aimed to get answers to during the meeting in order to narrow down what the Sub-Committee and Foundation are looking for in this Veterans Memorial. Matt next presented images of various Veterans Memorials in different cities and discussed the unique attributes of each of them.

Matt answered questions regarding flags, the visibility of the Veterans Memorial from Broad Street, and which wars to include in the Memorial. There was discussion regarding the previous Veterans Memorial monuments, the current Veterans Memorial monument, which branches of the armed forces to include, and whether the memorial should recognize individual names.

Following discussion, the Sub-Committee and the Foundation members reviewed each UTA model to give their feedback to staff regarding plaza features/scale, water features, seating areas, and materials. Chair Leyman commended staff on their presentation.

4. **ADJOURNMENT**

Chair Leyman adjourned the meeting at 5:18 p.m.

ATTEST: Mike Leyman, Chair

Susana Marin, City Secretary



CITY OF MANSFIELD

1200 E. Broad St.
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STAFF REPORT

File Number: 21-4101

Agenda Date: 5/24/2021

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the May 21, 2021 Revitalization of Historic Downtown Mansfield Meeting
Minutes (vote will be only by members of the sub-committee) (Lewis, Tonore, and Bounds)
(Addendum to Agenda)

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 May 21, 2021 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council - Revitalization of Historic Downtown Mansfield Sub-Committee

Friday, May 21, 2021

10:00 AM

City Hall

CALL TO ORDER

Chair Tonore called the meeting to order at 10:04 a.m.

Staff present: City Manager, Joe Smolinski; Deputy City Manager, Shelly Lanners; Assistant City Manager, Matt Jones; Director of Finance, Troy Lestina; Director of Planning, Jason Alexander; Historic Downtown Mansfield Coordinator, Nicolette Allen; Assistant City Secretary, Keera Seiger

Present 3 - Casey Lewis; Tamera Bounds and Todd Tonore

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEMS

Follow-Up Discussion Regarding the Community Activation Grant

Historic Downtown Mansfield Coordinator Nicolette Allen presented a revised draft of the Community Activation Grant with the changes as discussed at the last Sub-Committee meeting, as well as the draft of the Pop-Up Shop/Business Incubator Grant Program. There was discussion regarding the budgeted amount to set aside for the programs, the limit on the number of years a business can participate in the programs, boundaries, the application and approval time frame, types of pop-up businesses eligible under the program, eligible expenses, how these programs differ from the Hotel/Motel Occupancy Tax Funds Program, funding, health inspections for food/restaurant pop-ups, and sales tax for retail pop-ups. Nicolette, Deputy City Manager Shelly Lanners, and Director of Finance Troy Lestina answered questions.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Chair Tonore recessed the meeting into executive session at 10:46 a.m. Chair Tonore called the executive session to order at 10:46 a.m. Chair Tonore adjourned the executive session at 12:12 p.m.

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

Land Acquisition for Future Development

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 #21-09

Economic Development Project #21-10

RECONVENE INTO REGULAR BUSINESS SESSION

Chair Tonore reconvened the meeting into regular business session at 12:12 p.m.

A motion was made by Sub-Committee Member Lewis to make a recommendation to Council to move forward with property acquisition as discussed in executive session. Seconded by Chair Tonore. The motion CARRIED by the following vote:

Aye: 3 - Casey Lewis;Tamera Bounds and Todd Tonore

Nay: 0

Abstain: 0

A motion was made by Sub-Committee Member Lewis to make a recommendation to Council to approve the Community Activation Grant and Pop-Up Business Incubator Grant Programs. Seconded by Sub-Committee Member Bounds. The motion CARRIED by the following vote:

Aye: 3 - Casey Lewis;Tamera Bounds and Todd Tonore

Nay: 0

Abstain: 0

ADJOURNMENT

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

ATTEST: _____ Todd Tonore, Chair

_____ Susana Marin, City Secretary



CITY OF MANSFIELD

1200 E. Broad St.
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STAFF REPORT

File Number: 21-4093

Agenda Date: 5/24/2021

Version: 1

Status: To Be Presented

In Control: City Council

File Type: Consideration Item

Agenda Number:

Title

Presentation of the Monthly Financial Report for the Period Ending April 30, 2021

Requested Action

Attached is the Monthly Financial Report for the period ending April 30, 2021 for Council's review.

Recommendation

Review the Financial Statement for the period ending April 30, 2021.

Description/History

Monthly Financial Report

Justification

To advise Council of the city's financial condition.

Funding Source

N/A

Prepared By

Troy Lestina, Director of Finance
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 April 30, 2021 of the fiscal year ending September 30, 2021.

Significant Financial Activity through the Period

- Capital Improvements –
 - Equipment replaced, \$743,978
 - Streets, \$412,831
 - Fire Station #5 (including land), \$4,768,051, current year - \$2,133,194
 - Man House renovation, \$1,102,029, current year - \$441,621
 - Police Station, \$386,778 , current year - \$385,867
- Authorized Refunding Bonds, \$7,425,000
 - Refunding Water & Sewer GO Bonds, Series 2009
 - Refunding Water & Sewer GO Bonds, Series 2011
 - Saving \$1.3 million over 10 years

General Fund Financial Activity

General fund assets are \$497,982,914, deferred outflows of resources are 18,179,360, liabilities are \$264,754,611; deferred inflows of resources are \$6,359,849 and general fund net position is \$245,047,818. Unassigned reserves and general fund balance was \$41,869,846 as of April 30, 2021.

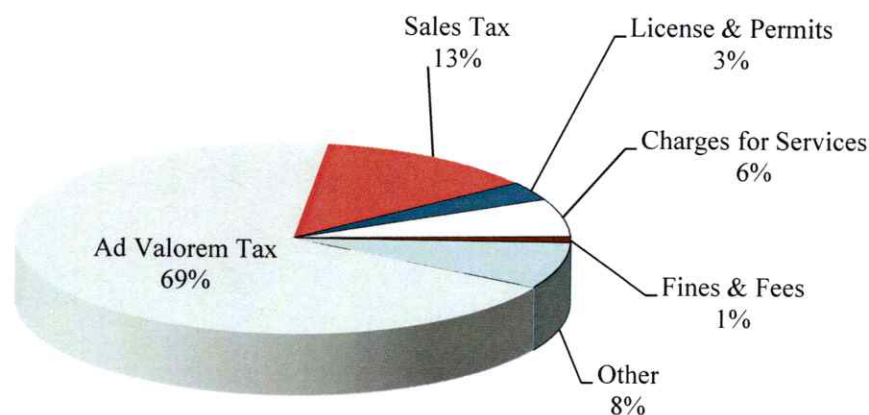
City of Mansfield, Texas interim unaudited financial report for the month and seven (7) month period ended April, 2021

2021

Overall general fund revenue collected as of April 30, 2021 is 84.41% of anticipated collections. Expenditures as of April 30, 2021 are in line with budgeted expectations or 53.58% of the expected expenditures have been spent as of April 30, 2021. As of April 30, 2021 the City's current net assets are at estimated results.

General Fund Revenues

Allocation of Receipts as of April 30, 2021

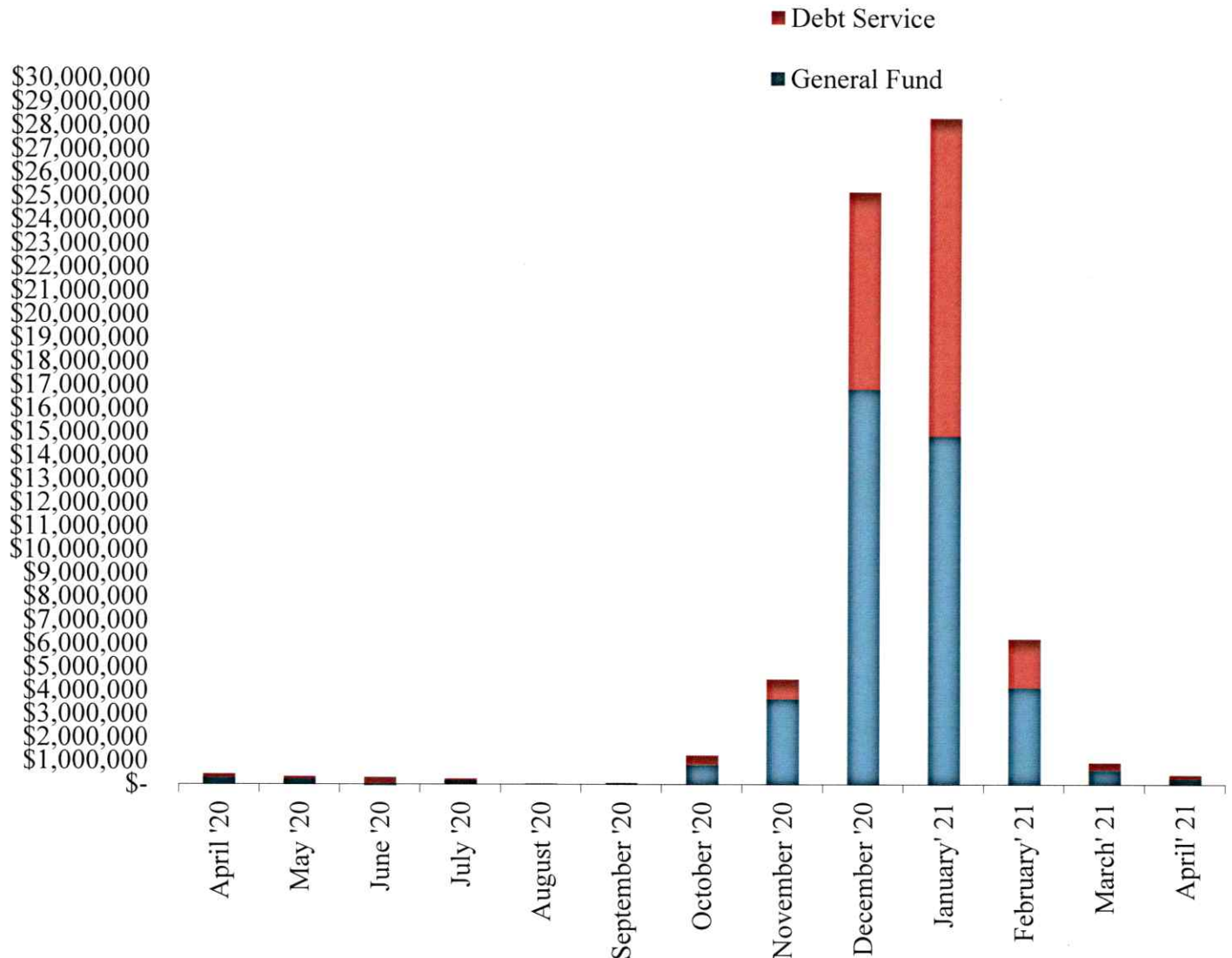


Property Tax Collections

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 April 30, 2021 are \$39,484,977. Last year's collections were \$39,335,755 for the same period - a 0.38% increase over prior year.

As of April 30, 2021, actual debt service property tax collections were \$17,468,405. For the same period last year, property tax collections were \$17,443,111 – an increase of 0.15%.

Ad Valorem Tax Collections by Month



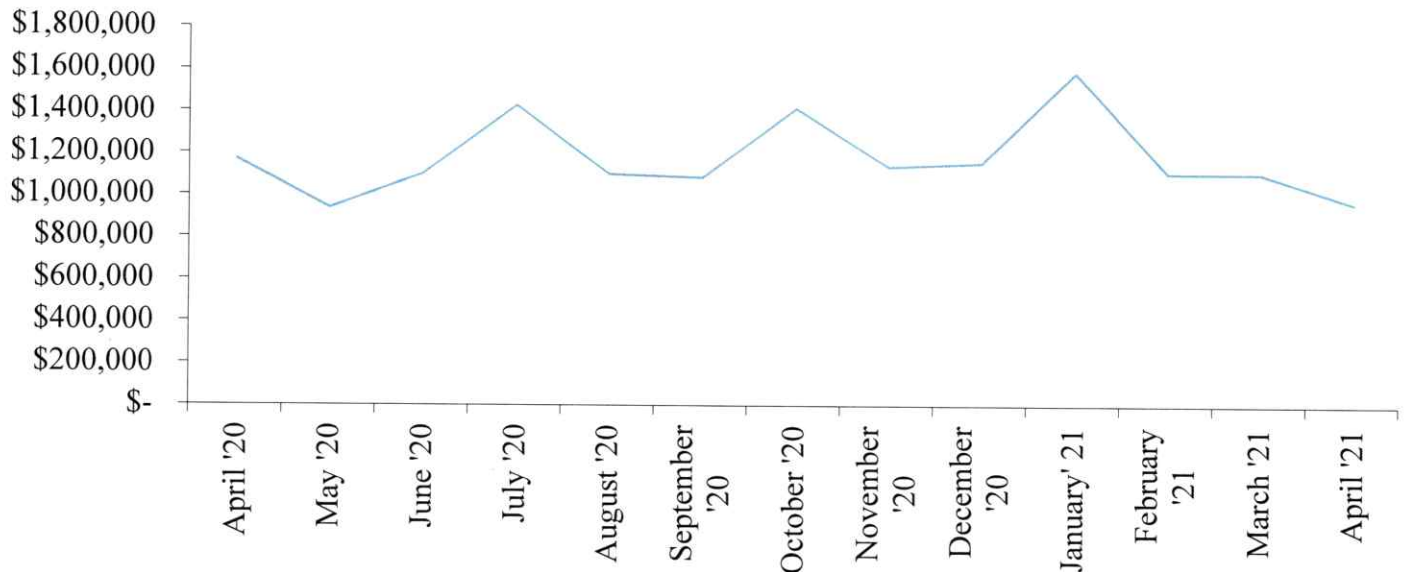
Sales Tax

The City's budgeted sales tax revenue is 19.70% of the total budgeted revenue for the City. Collections for the first seven months amount to 10.83% of total budgeted collections for fiscal 2021. Sales tax per capita is \$178 as budgeted. Sales Tax collections for the period April 1, 2021 through April 30, 2021, total \$1,635,008 as compared to \$1,168,430 for the same period last year. This is an increase of 39.93% over the same period as last year.

City of Mansfield, Texas interim unaudited financial report for the month and seven (7) month period ended April, 2021

2021

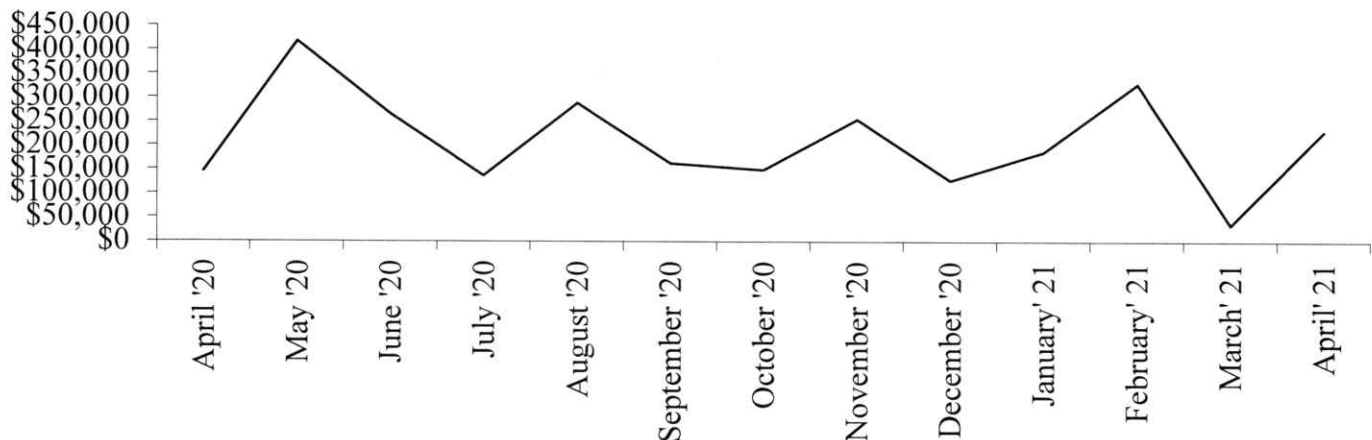
Sales Tax Collections



Building Permits

Building activity has increased in year over year comparisons. Building Permits increased in April 2021 compared to April 2020. Permit revenues for this period compared to the same period last year are \$230,256 and \$141,991 respectively, representing an increase of \$88,265 or 62.16% more than the same period last year. Building activity for the year is above budgeted estimates.

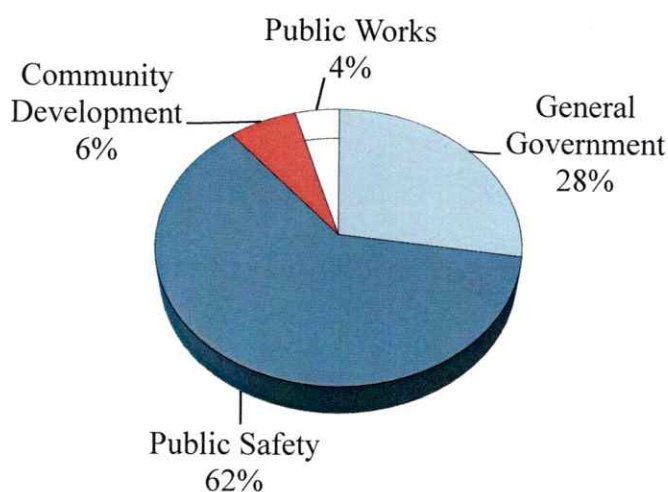
Building Permits Collections by Month



Expenditure/Uses

The City has spent \$36,239,051 of its expected expenditures of \$67,640,387 or 53.58% 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. Almost \$40,413,201 will be spent on the policing needs and fire needs of the City. Expenditures are at expectations as of April 30, 2021.

Actual Expenses



Water & Sewer Financial Activity

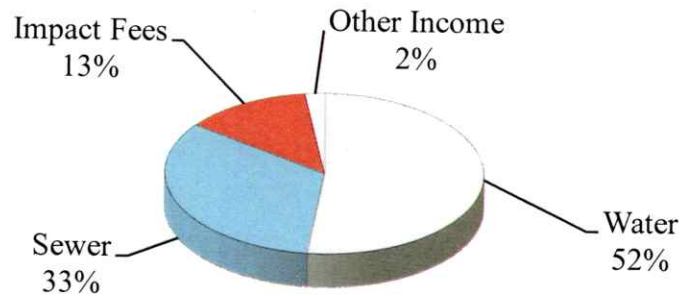
Water & Sewer assets are \$256,462,212, deferred outflows of resources are \$4,292,376 fund liabilities are \$44,877,114; deferred inflows of resources are \$581,712 and fund net position is \$215,295,762. Unassigned reserves are \$23,065,532 as of April 30, 2021.

Operating Revenue is on pace with the budget for this fiscal year. The sale of Water & Sewer alone represents 84.99% of the total revenue collected to date; 12.95% of the Fund's revenue has been collected from impact fees. Currently the Fund has collected 64.10% of its Budgeted Revenue to date or \$23,075,709 of \$36,000,198 in Budgeted Revenue.

City of Mansfield, Texas interim unaudited financial report for the month and seven (7) month period ended April, 2021

2021

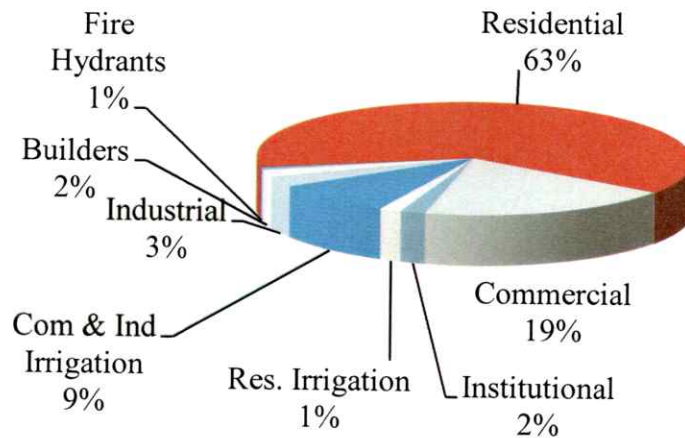
Revenues



Consumption Class	Water Accounts		Consumption ('000)		Avg Consmt Per Acct	
	April '21	April '20	April '21	April '20	April '21	April '20
Residential	20,315	19,670	136,226	103,720	6,706	5,273
Commercial	767	753	41,088	33,675	53,570	44,721
Institutional	157	159	3,987	3,363	25,397	21,149
Residential Irrigation	906	906	3,424	1,266	3,779	1,397
Com & Ind Irrigation	852	790	19,433	9,085	22,809	11,500
Industrial	130	132	6,491	7,852	49,928	59,481
Builders	544	325	4,038	2,385	7,424	7,338
Fire Hydrants	50	51	1,880	1,007	37,600	19,737
Residential Key Branch	6	7	32	40	5,338	5,773
Bulk Untreated Water	4	4	1,498	10	374,500	2,500
Bulk Treated Water	6	6	89,758	73,329	14,959,666	12,221,475
	23,737	22,803	307,856	235,730		

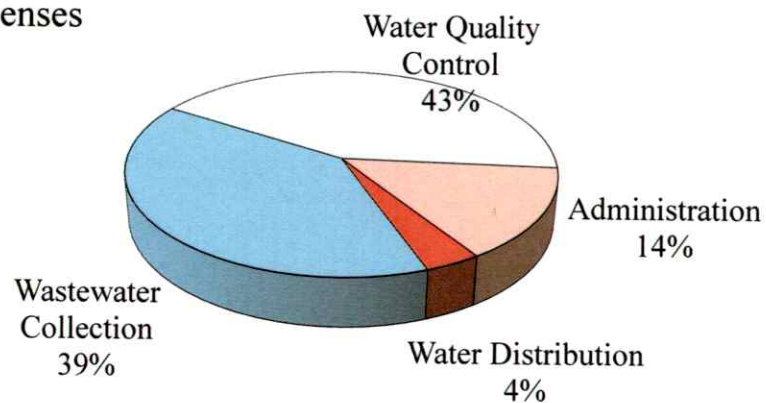
Consumption to date is up over prior year's consumption due to increasing connections. In a year over year comparison, customer accounts have increased by 934 new connections.

Average Consumption Per Account



The Department's expenses are under anticipated levels to date. Note that the overall expenditure activity of the fund (excluding depreciation) indicates 52.05% of the funds have been expended to date. The costs of raw water and sewer treatment are within budgeted estimates.

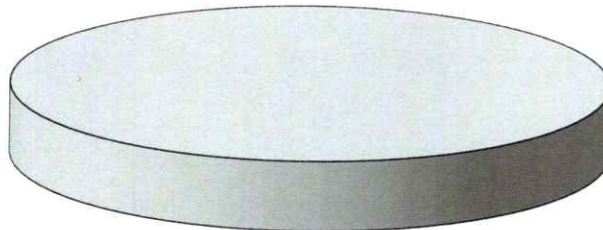
Water & Sewer Expenses



INVESTMENT SCHEDULE:

A schedule of investments is included in your packet for period ended April 30, 2021.

Investment Summary



Money Markets
100%

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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.

City of Mansfield, Texas

Comparative Statement of Net Position - General Fund
April 30, 2021 and 2020 (Unaudited)

	Fiscal 2021	Fiscal 2020
<u>ASSETS</u>		
Cash and Investments	\$ 41,923,238	\$ 38,500,612
Receivables:		
Current Year Taxes	1,106,986	156,507
Delinquent Taxes (Net of Allowance of \$656,819)	-	-
Accounts (Net of Allowance of \$240,056)	858,714	2,137,153
Ambulance	1,012,265	1,354,322
Municipal Court	28,122	39,338
Due From Other Funds	-	558,010
Capital Assets (net of accumulated depreciation)	453,053,593 *	434,803,657
Total Assets	\$ 497,982,918	\$ 477,549,599
<u>DEFERRED OUTFLOW OF RESOURCES</u>		
Deferred Pension Contributions	\$ 3,925,423	\$ 3,289,904
Deferred OPEB Contributions	2,145,464	31,975
Deferred Investment Losses	387,125	6,285,867
Deferred Assumption Changes	242,190	48,092
Deferred Actuarial Experience	9,121,809	7,934,328
Deferred Loss on Refunding	2,357,349 *	2,641,100
Total Deferred Outflows of Resources	18,179,360	20,231,266
Total Assets and Deferred Outflows of Resources	516,162,278	497,780,865
<u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 476,346	\$ 449,296
Accrued Liabilities	435,760	679,544
Deferred Revenue	2,147,373	1,550,167
Noncurrent liabilities:		
Due within one year	15,512,302 *	12,572,026
Due in more than one year	246,182,830 *	214,709,154
Total Liabilities	264,754,611	229,960,187
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Prepaid Rent	1,333,333 *	1,493,333
Deferred Assumption Changes	1,216,897	812,491
Deferred Investment Gains	3,800,551	-
Deferred actuarial experience	-	-
Deferred gain of refunding	9,068 *	-
Total Deferred Inflows of Resources	6,359,849	2,305,824
<u>FUND BALANCES:</u>		
Invested in capital assets, net of related debt	191,358,461 *	207,522,477
Assigned for deferred outflows/inflows	11,819,511	17,925,442
Unassigned	41,869,846	40,066,935
Total Fund Balances	245,047,818	265,514,854
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 516,162,278	\$ 497,780,865

* 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.

City of Mansfield, Texas

Summary Statement of Activities

For the Month and Seven Months Ended April 30, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ORIGINAL BUDGET	FY21 POSITIVE (NEGATIVE) BUDGET	FY21 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes	\$ 1,616,446	\$ 1,775,765	\$ 50,884,191	\$ 51,340,326	\$ 58,725,515	\$ (7,841,324)	86.65%
License And Permits	378,823	199,856	1,827,837	974,034	1,780,379	47,458	102.67%
Grant Revenue	68,078	31,753	172,390	115,785	200,905	(28,515)	85.81%
Charges For Services	524,526	906,470	3,660,927	3,992,577	5,625,213	(1,964,286)	65.08%
Fines And Fees	89,537	55,229	572,896	660,439	1,247,639	(674,744)	45.92%
Interest Earnings	-	19,132	6,181	234,470	50,000	(43,819)	12.36%
Contributions	-	-	-	-	-	-	0.00%
Miscellaneous	247,844	45,514	691,146	353,079	864,854	(173,707)	79.91%
Total Revenues	2,925,254	3,033,719	57,815,568	57,670,710	68,494,505	(10,678,937)	84.41%
EXPENDITURES:							
General Government	1,164,442	1,078,689	9,928,473	8,305,612	17,392,784	7,490,064	57.08%
Public Safety	2,900,315	2,759,943	22,356,425	21,089,657	40,413,201	18,056,777	55.32%
Public Works	316,870	526,724	1,560,519	2,118,001	4,865,186	3,304,667	32.08%
Community Development	377,748	320,861	2,393,634	2,214,238	4,969,216	2,575,582	48.17%
Total Expenditures	4,759,375	4,686,217	36,239,051	33,727,508	67,640,387	31,427,090	53.58%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	(1,834,121)	(1,652,498)	21,576,517	23,943,202	854,118		
OTHER FINANCING SOURCES (USES)							
Reserve/Contingency	-	(9,384)	(403,441)	(50,376)	(29,833)	(141,861)	1352.33%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
Financing, net	-	-	-	-	-	-	0.00%
Sources	-	-	-	-	2,537,347	(2,537,347)	0.00%
(Uses)	(68,644)	(539,976)	(1,490,529)	(1,235,197)	(3,361,632)	2,550,234	44.34%
Total Other Financing Sources (Uses)	(68,644)	(549,360)	(1,893,970)	(1,285,573)	(854,118)	(128,974)	221.75%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(1,902,765)	(2,201,858)	19,682,547	22,657,629	0		
FUND BALANCE							
BEGINNING	43,772,611	42,268,793	22,187,299	17,409,306	21,934,063		
ENDING	\$ 41,869,846	\$ 40,066,935	\$ 41,869,846	\$ 40,066,935	\$ 21,934,063		

City of Mansfield, Texas

Statement of Activities - Budget and Actual - General Fund

For the Month and Seven Months Ended April 30, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ORIGINAL BUDGET	FY21 POSITIVE (NEGATIVE) BUDGET	FY21 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes-Current	\$ 239,337	\$ 278,938	\$ 39,379,274	\$ 39,182,903	\$ 40,720,947	\$ (1,341,673)	96.71%
Taxes-Prior	13,736	9,410	105,703	152,852	174,144	(68,441)	60.70%
Gas Royalty Income	-	1,131	427,692	430,836	479,458	(51,766)	89.20%
Franchise Taxes	325,826	233,913	3,216,970	3,320,604	3,435,645	(218,675)	93.64%
Sales Taxes	974,152	1,169,456	7,415,919	7,958,931	13,494,430	(6,078,511)	54.96%
Mix Drink Taxes	17,112	54,824	112,963	110,394	238,831	(125,868)	47.30%
Delinquent P&I	46,283	28,093	225,670	183,806	182,060	43,610	123.95%
Total Taxes	1,616,446	1,775,765	50,884,191	51,340,326	58,725,515	(7,841,324)	86.65%
LICENSE & PERMITS							
Building Permits	230,256	141,991	1,310,901	697,570	1,321,583	(10,682)	99.19%
Other Lic/Permits	148,567	57,865	516,936	276,464	458,796	58,140	112.67%
Total License & Permits	378,823	199,856	1,827,837	974,034	1,780,379	47,458	102.67%
GRANT REVENUE	68,078	31,753	172,390	115,785	200,905	(28,515)	85.81%
CHARGES FOR SERVICES							
Sanitation	344,219	319,075	2,310,120	2,162,055	3,685,500	(1,375,380)	62.68%
Ambulance Services	135,980	111,572	952,313	935,058	1,555,713	(603,400)	61.21%
Fines & Fees-Engineering	44,327	475,823	398,494	895,464	384,000	14,494	103.77%
Total Charges For Services	524,526	906,470	3,660,927	3,992,577	5,625,213	(1,964,286)	34.54%
FINES & FEES							
Fines & Fees-Court	79,026	28,528	392,316	430,370	876,499	(484,183)	44.76%
Fines & Fees-Other	10,511	26,701	180,580	230,069	371,140	(190,560)	48.66%
Total Fines & Fees	89,537	55,229	572,896	660,439	1,247,639	(674,744)	45.92%
INTEREST EARNINGS	-	19,132	6,181	234,470	50,000	(43,819)	12.36%
MISCELLANEOUS							
Jail Contract Housing	73,536	0	220,607	0	287,937	(67,329)	76.62%
Certificate Of Occupancy	1,080	660	8,220	7,200	15,480	(7,260)	53.10%
Mowing	0	190	2,019	4,475	-	2,019	0.00%
Sale Of Property	19,609	3,672	19,624	9,084	-	19,624	0.00%
Zoning Fees	20,900	3,285	45,200	39,847	78,000	(32,800)	57.95%
Plat Fees	0	0	0	0	57,541	(57,541)	0.00%
Miscellaneous	132,719	37,707	395,476	292,473	425,896	(30,420)	92.86%
Total Miscellaneous	247,844	45,514	691,146	353,079	864,854	(173,707)	79.91%
Total Revenues	\$ 2,925,254	\$ 3,033,719	\$ 57,815,568	\$ 57,670,710	\$ 68,494,505	\$ (10,678,937)	84.41%

City of Mansfield, Texas

Statement of Activities - Budget and Actual - General Fund

For the Month and Seven Months Ended April 30, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ORIGINAL BUDGET	FY21 POSITIVE (NEGATIVE) BUDGET	FY21 PERCENT COLLECTED TO BUDGET
<u>EXPENDITURES:</u>							
GENERAL GOVERNMENT							
Non-departmental	\$ 146,617	\$ 107,063	\$ 1,487,075	\$ 813,833	\$ 3,524,863	\$ 2,037,788	42.19%
City Council	7,818	7,921	99,062	64,664	180,485	81,423	54.89%
Intern Program	2,393	-	6,043	-	-	(6,043)	0.00%
Administration	89,648	65,116	1,134,368	511,543	1,271,060	136,692	89.25%
Legal	18,496	60,834	489,389	370,700	494,392	5,003	98.99%
City Records	15	-	20,678	-	-	(20,678)	0.00%
Human Resources	62,706	58,433	546,741	413,017	786,415	239,674	69.52%
Finance	38,296	44,817	141,706	330,354	222,749	81,043	63.62%
Accounting	50,401	26,326	245,821	253,035	517,706	271,885	47.48%
Purchasing	25,150	6,594	200,914	56,022	362,973	162,059	55.35%
Tax Collection	-	616	322,895	333,847	350,008	27,113	92.25%
Information Technology	58,799	46,825	478,627	440,490	1,029,888	551,261	46.47%
Sanitation	279,536	257,520	1,648,551	1,523,018	3,063,499	1,414,948	53.81%
Public Records	10,426	-	25,753	-	-	-	0.00%
Budget	-	6,589	42	52,321	-	(42)	0.00%
City Secretary	31,333	29,386	264,227	296,805	488,326	224,099	54.11%
Planning Administration	82,374	89,393	689,352	649,425	1,206,684	517,332	57.13%
Construction Codes Boards	119	-	369	50,288	42,674	42,305	0.86%
Planning/Zoning Comm	460	317	3,227	6,597	13,187	9,960	24.47%
Engineering	42,522	37,915	294,482	255,573	406,962	112,480	72.36%
Historic Landmark	24	19	363	620	2,105	1,742	17.26%
Development Services	15,573	22,122	232,150	244,338	333,371	101,221	69.64%
Building Inspection	97,486	91,492	661,199	639,238	1,254,255	593,056	52.72%
Board of Adjustments	-	130	156	898	2,818	2,662	5.54%
Code Compliance	45,188	42,948	341,263	346,379	657,365	316,102	51.91%
Building Maintenance	59,062	76,313	594,020	652,607	1,180,999	586,979	50.30%
Total	1,164,442	1,078,689	9,928,473	8,305,612	17,392,784	7,490,064	57.08%
PUBLIC SAFETY							
Police Administration	129,760	99,225	1,140,223	1,137,411	1,770,723	630,500	64.39%
Communications	201,818	180,136	1,793,592	1,717,073	3,129,212	1,335,620	57.32%
Patrol	711,484	720,973	5,286,654	5,394,202	10,299,262	5,012,608	51.33%
CID And Narcotics	226,865	241,201	1,836,262	1,780,122	3,226,900	1,390,638	56.90%
Jail Operations	95,456	-	697,406	-	1,214,874	517,468	57.41%
Animal Control	61,343	50,261	432,951	395,431	773,204	340,253	55.99%
CVE Traffic Enforcement	20,923	21,609	164,110	166,786	332,552	168,442	49.35%
Traffic Enforcement	32,386	43,544	490,672	314,647	665,082	174,410	73.78%
K-9 Patrol	9,879	13,124	72,032	113,600	140,548	68,516	51.25%
COPS	54,736	45,242	395,041	251,165	772,580	377,539	51.13%
Municipal Court	44,751	53,154	339,201	409,301	603,599	264,398	56.20%
Training	48,056	41,077	348,977	245,311	651,167	302,190	53.59%
Police Grant Expenditures	55,136	60,460	380,278	281,133	392,460	12,183	96.90%
Fire Administration	125,863	101,469	776,862	722,146	1,818,629	1,041,767	42.72%
Fire Prevention	52,059	76,529	418,852	531,537	833,619	414,767	50.24%
Emergency Management	55,027	62,687	503,749	402,285	848,756	345,007	59.35%
Fire Operations	974,773	949,252	7,279,563	7,227,507	12,940,034	5,660,471	56.26%
Total	2,900,315	2,759,943	22,356,425	21,089,657	40,413,201	18,056,777	55.32%

City of Mansfield, Texas

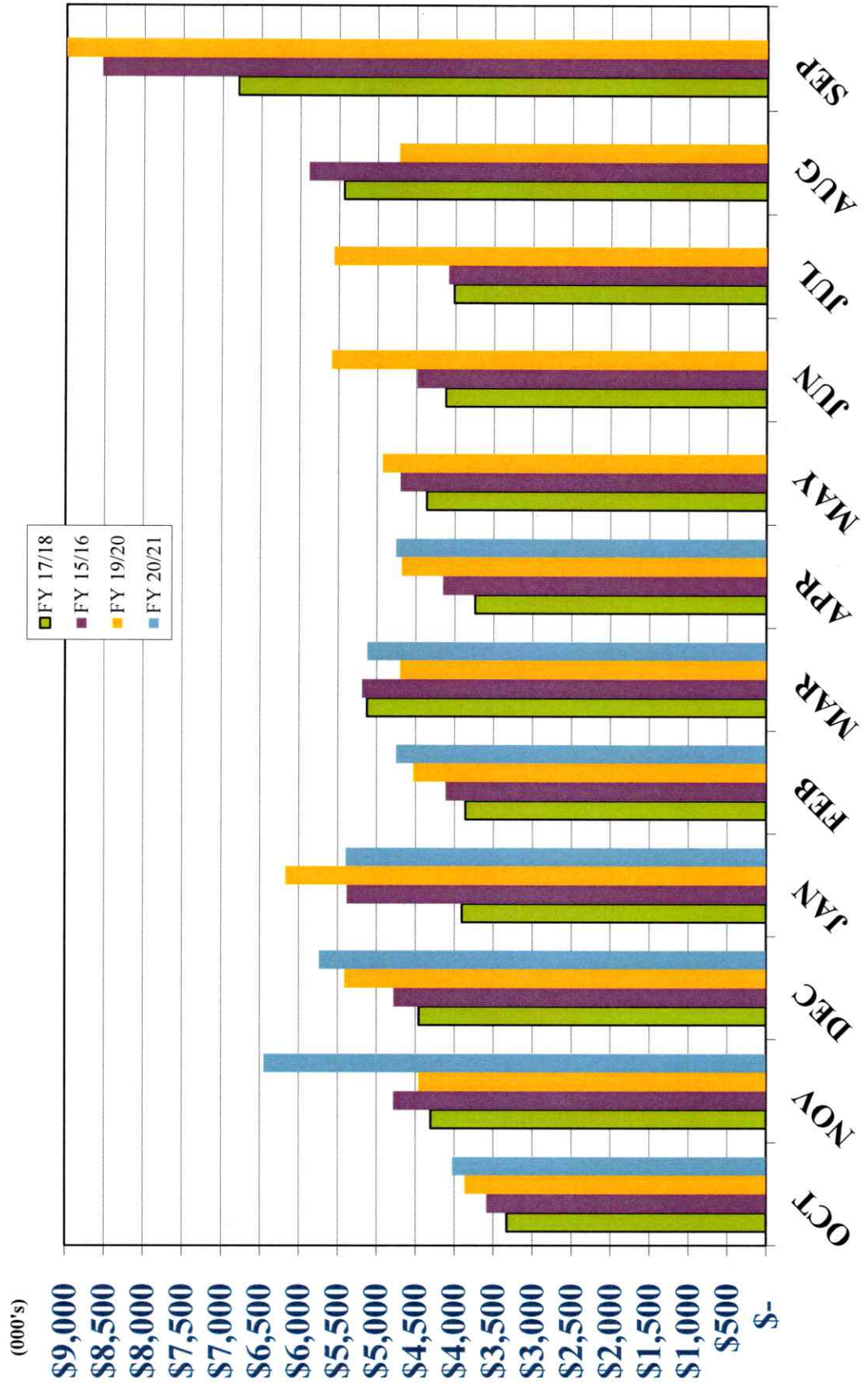
Statement of Activities - Budget and Actual - General Fund

For the Month and Seven Months Ended April 30, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ORIGINAL BUDGET	FY21 POSITIVE (NEGATIVE) BUDGET	FY21 PERCENT COLLECTED TO BUDGET
PUBLIC WORKS							
Street Maintenance	316,870	526,724	1,560,519	2,118,001	4,865,186	3,304,667	32.08%
Traffic Control	-	-	-	-	-	-	0.00%
Total	316,870	526,724	1,560,519	2,118,001	4,865,186	3,304,667	32.08%
COMMUNITY SERVICES							
Parks & Recreation Operations	161,303	157,982	953,844	989,919	2,287,401	1,333,557	41.70%
Communications & Marketing	64,309	20,184	250,502	161,615	362,181	111,679	69.16%
Downtown Parking	293	293	2,889	3,582	-	(2,889)	0.00%
Senior Citizens	18,255	26,240	133,458	170,831	308,929	175,471	43.20%
Cultural Services	22,463	27,236	237,340	240,502	518,244	280,904	45.80%
Library	111,125	88,926	815,601	647,789	1,492,461	676,860	54.65%
Total	377,748	320,861	2,393,634	2,214,238	4,969,216	2,575,582	48.17%
TOTAL EXPENDITURES	\$ 4,759,375	\$ 4,686,217	\$ 36,239,051	\$ 33,727,508	\$ 67,640,387	\$ 31,427,090	53.58%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	(1,834,121)	(1,652,498)	21,576,517	23,943,202	854,118		
OTHER FINANCING SOURCES (USES)							
SOURCES:							
Utility Fund-Transfer	-	-	-	-	2,295,947	(2,295,947)	0.00%
MEDC - Transfer	-	-	-	-	241,400	(241,400)	0.00%
TIF #1 - Transfer	-	-	-	-	-	-	0.00%
Bond Proceeds	-	-	-	-	-	-	0.00%
Premiums on Bond Issuance	-	-	-	-	-	-	0.00%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
Total Other Financing Sources	-	-	-	-	2,537,347	(2,537,347)	0.00%
(USES):							
Land	-	-	-	-	-	-	0.00%
MPFDC	-	-	-	-	(499,592)	499,592	0.00%
Transfers	-	-	-	-	(1,535,772)	1,535,772	0.00%
PFA Insurance	-	-	(805,488)	(677,373)	(719,068)	(71,837)	109.99%
Economic Incentives	(68,644)	(539,976)	(685,041)	(557,824)	(607,200)	586,707	3.38%
Discount on Bond Issuance	-	-	-	-	-	-	0.00%
Bond Issuance Costs	-	-	-	-	-	-	0.00%
Reserve/Contingency	-	(9,384)	(403,441)	(50,376)	(29,833)	(141,861)	575.52%
Total Other Financing Uses	(68,644)	(549,360)	(1,893,970)	(1,285,573)	(3,391,465)	2,408,373	28.99%
Total Other Financing Sources (Uses)	(68,644)	(549,360)	(1,893,970)	(1,285,573)	(854,118)	(128,974)	
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(1,902,765)	(2,201,858)	19,682,547	22,657,629	0		
UNRESERVED FUND BALANCE							
BEGINNING	43,772,611	42,268,793	22,187,299	17,409,306	21,934,063		
ENDING	\$ 41,869,846	\$ 40,066,935	\$ 41,869,846	\$ 40,066,935	\$ 21,934,063		

CITY OF MANSFIELD

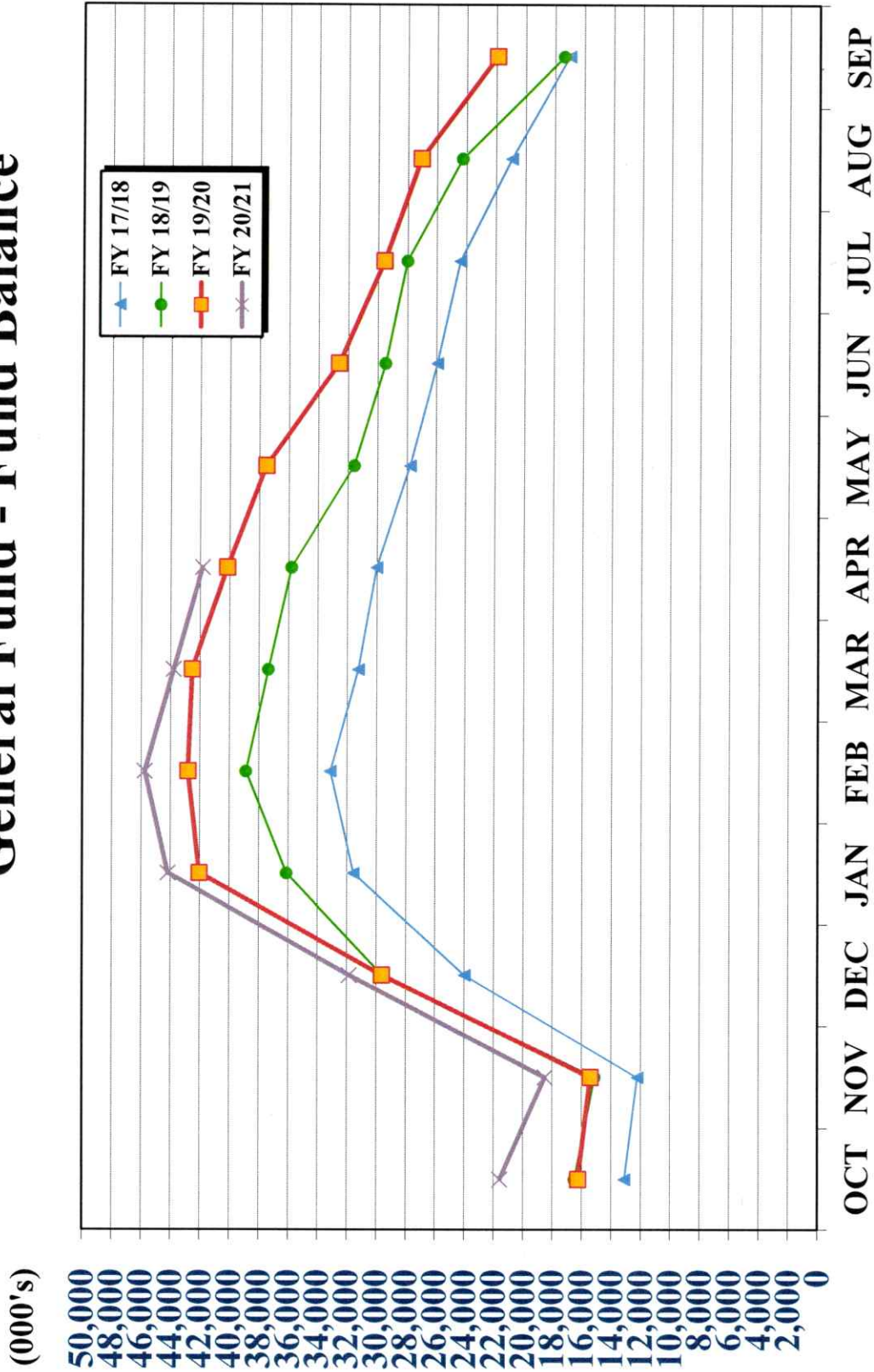
General Fund - Total Expenditures





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 Tree Mitigation Fund is used to account for the funds paid by developers to restore and maintain trees in the City of Mansfield.

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

City of Mansfield, Texas

Comparative Statement of Net Position - Tax Increment Reinvestment Zone Fund Number One
April 30, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 4,759,668	\$ 3,635,827
Due From Other Funds	24,581	24,581
Total Assets	<u>\$ 4,784,249</u>	<u>\$ 3,660,408</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 604,987	\$ 685,575
Retainage Payable	-	-
Total Liabilities	<u>604,987</u>	<u>685,575</u>
FUND BALANCES:		
Fund Balance	4,178,778	2,963,075
Excess Revenues Over Expenditures	<u>484</u>	<u>11,758</u>
Total Fund Balances	<u>4,179,262</u>	<u>2,974,833</u>
Total Liabilities And Fund Balances	<u>\$ 4,784,249</u>	<u>\$ 3,660,408</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - TIRZ Number One Fund
For the Month and Seven Months Ended April 30, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
<u>REVENUES:</u>				
Taxes, Penalties, And Interest	\$ -	\$ -	-	-
Interest Income	-	541	484	11,758
Total Revenues	-	541	484	11,758
<u>EXPENDITURES:</u>				
General Government	-	-	-	-
Debt Service -	-	-	-	-
Principal Retirement	-	-	-	-
Interest	-	-	-	-
Lease Payments	-	-	-	-
Bond Issuance Cost	-	-	-	-
Fiscal Charges	-	-	-	-
Total Expenditures	-	-	-	-
Excess Of Revenues Over (Under) Expenditures	-	541	484	11,758
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfers Out	-	-	-	-
Bonds Issued	-	-	-	-
Premium on Bonds Issued	-	-	-	-
Discounts on Bonds Issued	-	-	-	-
Payment to Refunded Bond Escrow Agent	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balances	-	541	484	11,758
FUND BALANCE, BEGINNING	4,179,262	2,974,292	4,178,778	2,963,075
FUND BALANCE, ENDING	\$ 4,179,262	\$ 2,974,833	\$ 4,179,262	\$ 2,974,833

City of Mansfield, Texas

Comparative Balance Sheet - Tax Increment Reinvestment Zone Fund Number Two
April 30, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 534,417	\$ 301,882
Total Assets	<u>\$ 534,417</u>	<u>\$ 301,882</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Due To Other Funds	-	558,010
Retainage Payable	-	-
Total Liabilities	<u>-</u>	<u>558,010</u>
FUND BALANCES:		
Fund Balance	389,497	(256,128)
Excess Revenues Over Expenditures	<u>144,920</u>	<u>-</u>
Total Fund Balances	<u>534,417</u>	<u>(256,128)</u>
Total Liabilities And Fund Balances	<u>\$ 534,417</u>	<u>\$ 301,882</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - TIRZ Number Two Fund
For the Month and Seven Months Ended April 30, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
<u>REVENUES:</u>				
Taxes, Penalties, And Interest	\$ 144,920	\$ -	\$ 144,920	\$ -
Interest Income	-	-	-	-
Total Revenues	144,920	-	144,920	-
<u>EXPENDITURES:</u>				
General Government	-	-	-	-
Debt Service -	-	-	-	-
Principal Retirement	-	-	-	-
Interest	-	-	-	-
Lease Payments	-	-	-	-
Bond Issuance Cost	-	-	-	-
Fiscal Charges	-	-	-	-
Total Expenditures	-	-	-	-
Excess Of Revenues Over (Under) Expenditures	144,920	-	144,920	-
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfers In / (Out)	-	-	-	-
Premium on Bonds Issued	-	-	-	-
Discounts on Bonds Issued	-	-	-	-
Payment to Refunded Bond Escrow Agent	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balances	144,920	-	144,920	-
FUND BALANCE, BEGINNING	389,497	(256,128)	389,497	(256,128)
FUND BALANCE, ENDING	\$ 534,417	\$ (256,128)	\$ 534,417	\$ (256,128)

City of Mansfield, Texas

Commitments or Performance Agreements
to be Paid from TIRZ Revenue (if produced):

April 30, 2021 (unaudited)

	TIRZ #1	TIRZ #2	
Southpointe Phase I - \$5,000,000	\$5,000,000		
Southpointe Phase II - \$14,500,000	\$9,331,250		
HEB - \$1,964,800 + 400,000	\$2,364,800		
Stillwater - \$1,934,540	\$1,934,540		
Sowell - \$1,541,115	\$1,149,558		
Kroger - \$1,421,696	\$769,745		
Land		\$962,133	*
Lofts - \$1,229,396		\$1,229,396	
Restaurant Tacos & Avocados		\$558,010	**
	\$20,549,893	\$2,749,539	

* Series of land transactions paid for by General Fund

** Paid for by General Fund – Forgivable loan

City of Mansfield, Texas

Comparative Statement of Net Position - Tree Mitigation Fund
April 30, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 27,715	\$ 27,696
Inventory	-	-
Total Assets	<u>\$ 27,715</u>	<u>\$ 27,696</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Accrued Liabilities	-	-
Total Liabilities	<u>-</u>	<u>-</u>
FUND BALANCES:		
Fund Balance	27,711	27,461
Excess Revenues Over Expenditures	4	235
Total Fund Balances	<u>27,715</u>	<u>27,696</u>
Total Liabilities And Fund Balances	<u>\$ 27,715</u>	<u>\$ 27,696</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -
Tree Mitigation Fund - For the Month and Seven Months Ended April 30, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
<u>REVENUES:</u>				
Tree Mitigation Fee	\$ -	\$ -	\$ -	\$ -
Interest Income	-	18	4	235
Total Revenues	-	18	4	235
<u>EXPENDITURES:</u>				
Administrative Services	-	-	-	-
Contractual Services	-	-	-	-
Other Equipment	-	-	-	-
Total Expenditures	-	-	-	-
Excess Of Revenues Over (Under) Expenditures	-	18	4	235
<u>OTHER FINANCING SOURCES (USES)</u>				
Refunding Bonds Issued	-	-	-	-
Premium on Bonds Issued	-	-	-	-
Discounts on Bonds Issued	-	-	-	-
Payment to Refunded Bond Escrow Agent	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balances	-	18	4	235
FUND BALANCE, BEGINNING	27,715	27,678	27,711	27,461
FUND BALANCE, ENDING	\$ 27,715	\$ 27,696	\$ 27,715	\$ 27,696

City of Mansfield, Texas

Comparative Statement of Net Position - Hotel/Motel Occupancy Tax Fund
April 30, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 1,143,320	\$ 915,416
Accounts Receivable	2,577	2,585
Total Assets	<u>\$ 1,145,897</u>	<u>\$ 918,001</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accrued Liabilities	\$ 14,340	\$ 12,944
Total Liabilities	<u>14,340</u>	<u>12,944</u>
FUND BALANCES:		
Fund Balance	1,034,174	992,477
Excess Revenues Over Expenditures	97,383	(87,420)
Total Fund Balances	<u>1,131,557</u>	<u>905,057</u>
Total Liabilities And Fund Balances	<u>\$ 1,145,897</u>	<u>\$ 918,001</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - Hotel/Motel Occupancy Tax Fund
For the Seven Months Ended April 30, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ORIGINAL BUDGET	FY21 OVER (UNDER) BUDGET	FY21 PERCENT COLLECTED T BUDGET
REVENUES:							
Hotel Occupancy Tax	\$ 33,773	\$ 23,021	\$ 306,796	\$ 211,901	\$ 593,563	\$ (286,767)	51.69%
Miscellaneous Income	2,572	11,513	8,528	24,960	-	8,528	0.00%
Total Revenues	36,345	34,534	315,324	236,861	593,563	(278,239)	53.12%
EXPENDITURES:							
Mansfield Historical Society	-	-	-	-	-	-	0.00%
Mansfield Invitational	-	-	-	40,000	39,000	(39,000)	0.00%
The LOT	-	3,452	-	10,721	32,000	(32,000)	0.00%
Mansfield Rotary Club	-	-	-	-	-	-	0.00%
Farr Best Theater	-	-	508	242	-	508	0.00%
Discover Historic Mansfield	-	-	-	-	-	-	0.00%
Mansfield Tourism	28,924	20,426	187,904	186,576	410,000	(222,096)	45.83%
Pickled Mansfield Society	7,891	34,502	7,891	34,502	30,000	(22,109)	26.30%
Mansfield Comm Theater - Mainstage	-	-	-	-	-	-	0.00%
Mansfield Police Dept. - Electronic Signage	-	-	-	-	-	-	0.00%
Mansfield Police Dept. - Explorer Competition	-	-	-	-	5,000	(5,000)	0.00%
Mansfield Commission for the Arts	-	3,033	1,803	6,407	36,000	(34,197)	5.01%
Historic Landmark Commission	-	-	-	4,395	-	-	0.00%
Man House Museum	-	837	-	6,323	-	-	0.00%
Tommy King Foundation	-	-	-	28,465	-	-	0.00%
Sister Cities Celebration	-	-	-	-	5,000	(5,000)	0.00%
Friends of the Library	-	-	-	-	4,000	(4,000)	0.00%
Championship Basketball	-	-	-	-	6,000	(6,000)	0.00%
Wayfinding Program	-	-	13,335	6,650	-	13,335	0.00%
Reserve	-	-	6,500	-	26,563	(20,063)	24.47%
Total Expenditures	36,815	62,250	217,941	324,281	593,563	(375,622)	36.72%
Excess Of Revenues Over (Under) Expenditures	(470)	(27,716)	97,383	(87,420)			
FUND BALANCE, BEGINNING	1,132,027	932,773	1,034,174	992,477			
FUND BALANCE, ENDING	\$ 1,131,557	\$ 905,057	\$ 1,131,557	\$ 905,057			

City of Mansfield, Texas

Comparative Budget and Cash Analysis - Hotel/Motel Occupancy Tax Fund For the Seven Months Ended April 30, 2021 (Unaudited)

	Budgeted Request	FY21 Amount To Date	Available Budget	FY21 PERCENT COLLECTED TO BUDGET
REVENUES:				
Hotel Occupancy Tax	\$ 593,563	\$ 306,795	\$ 286,768	51.69%
Rental of Facilities	-	8,338	(8,338)	0.00%
Interest Income	-	190	(190)	-
Total Revenues	593,563	315,323	278,240	53.12%
EXPENDITURES:				
Mansfield Historical Society	-	-	-	0.00%
Mansfield Invitational	39,000	-	39,000	0.00%
The LOT	32,000	-	32,000	0.00%
Discover Historic Mansfield - Farr Best Concerts	-	508	(508)	0.00%
Mansfield Tourism	410,000	187,904	222,096	45.83%
Pickled Mansfield Society	30,000	7,891	22,109	26.30%
Manfield Police Dept.	5,000	-	5,000	0.00%
Mansfield Commission for the Arts	36,000	1,803	34,197	5.01%
Historic Landmark Commission	-	-	-	0.00%
Desert Love Film Festival	-	-	-	0.00%
Man House Museum	-	-	-	0.00%
Tommy King Foundation	-	-	-	0.00%
Sister Cities Celebration	5,000	-	5,000	0.00%
Wayfinding Program	-	13,335	(13,335)	0.00%
Friends of the Library	4,000	-	4,000	0.00%
Championship Basketball	6,000	-	6,000	0.00%
Reserve	26,563	6,500	20,063	24.47%
Total Expenditures	593,563	217,941	375,622	36.72%
Revenues / (Expenditures)	-	97,382	(97,382)	

SUPPLEMENTAL INFORMATION: CASH ANALYSIS

Beginning Cash Balance for Fiscal Year 2021	1,045,938
Plus: FY2021 Cash Collections	315,323
Less: FY2021 Cash Expenditures	(217,941)
Cash Balance as of April 30, 2021	1,143,320
Remaining Hotel/Motel Occupancy Funds to Collect	286,768
Remaining Hotel/Motel Occupancy Funds to Expend	(375,622)
Projected Cash Balance at September 30, 2021	1,054,466

City of Mansfield, Texas

Comparative Statement of Net Position - Mansfield Parks Facilities Development Corporation
April 30, 2021 and 2020 (Unaudited)

<u>ASSETS:</u>	<u>2021</u>	<u>2020</u>
Cash And Investments	\$ 5,176,317	\$ 3,392,314
Restricted Cash and Investments	4,780,817	3,579,132
Receivables:		
Accounts	329,690	814,282
Prepays	-	-
Total Assets	<u>\$ 10,286,824</u>	<u>\$ 7,785,728</u>
<u>LIABILITIES & FUND BALANCES:</u>		
LIABILITIES:		
Accounts Payable	\$ 186,948	\$ 200,241
Retainage Payable	-	-
Other Liabilities	1,000,000	1,000,000
Deferred Revenue	1,731,161	1,712,301
Total Liabilities	<u>2,918,109</u>	<u>2,912,542</u>
FUND BALANCES:		
Fund Balance	5,758,216	4,943,996
Excess Revenues Over (Under)		
Expenditures	<u>1,610,499</u>	<u>(70,810)</u>
Total Fund Balances	<u>7,368,715</u>	<u>4,873,186</u>
Total Liabilities And Fund Balances	<u>\$ 10,286,824</u>	<u>\$ 7,785,728</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - Mansfield Parks Facilities Development Corporation
- For the Month and Seven Months Ended April 30, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ADOPTED BUDGET	FY21 OVER (UNDER) BUDGET	FY21 PERCENT COLLECTED TO BUDGET
REVENUES:							
Sales Tax Revenue	\$ 223,634	\$ 321,259	\$ 1,864,066	\$ 2,129,862	\$ 3,593,857	\$ (1,729,791)	51.87%
Contributions	-	-	9,659	17,634	58,026	(48,367)	16.65%
Interest Earnings	-	3,277	1,477	53,375	24,000	(22,523)	6.15%
Other Income	-	-	8,028	13,878	-	8,028	0.00%
MAC Revenue	149,543	8,744	1,081,240	266,066	1,922,667	(841,427)	56.24%
Lease Royalties	10,717	7,579	59,353	383,943	120,000	(60,647)	49.46%
Park Land Dedication Revenue	234,000	185,250	1,019,750	376,750	725,000	294,750	140.66%
Total Revenues	617,894	526,109	4,043,573	3,241,508	6,443,550	(2,399,977)	62.75%
EXPENDITURES:							
Administration	105,083	219,603	951,049	1,803,814	2,555,916	(1,604,867)	37.21%
Field Operations	55,504	54,881	342,970	339,522	740,335	(397,365)	46.33%
Community Park Operations	83,239	84,781	522,990	474,282	1,150,765	(627,775)	45.45%
Nature Education Operations	10,201	10,280	66,443	74,777	175,587	(109,144)	37.84%
Recreational Center	55,970	55,874	350,261	451,171	990,796	(640,535)	35.35%
Neighborhood Park Operations	9,384	8,731	58,309	77,272	247,315	(189,006)	23.58%
Athletic Complex	-	-	-	-	-	-	0.00%
Rose Park	-	-	-	-	-	-	0.00%
Oliver Nature Park	-	-	-	-	-	-	0.00%
McClendon Park	-	-	-	-	-	-	0.00%
Chandler Park	-	-	-	-	-	-	0.00%
Linear Park	-	-	-	-	-	-	0.00%
Hardy Allmon Park	-	-	-	-	-	-	0.00%
Neighborhood Parks	-	-	-	-	-	-	0.00%
Projects	-	-	-	-	-	-	0.00%
Quadrants	-	-	-	-	-	-	0.00%
Non-Departmental	21,592	11,024	141,052	91,480	1,082,428	(941,376)	13.03%
Total Expenditures	340,973	445,174	2,433,074	3,312,318	6,943,142	(4,510,068)	35.04%
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	276,921	80,935	1,610,499	(70,810)	(499,592)	2,110,091	-322.36%
OTHER FINANCING SOURCES (USES):							
Operating Transfers In	-	-	-	-	499,592	-	0.00%
Operating Transfers (Out)	-	-	-	-	-	-	0.00%
Cash Reserves	-	-	-	-	-	-	0.00%
Bond Proceeds	-	-	-	-	-	-	0.00%
Premium on Bonds issued	-	-	-	-	-	-	0.00%
Discounts on Bond issued	-	-	-	-	-	-	0.00%
Total Other Financing Sources (Uses)	-	-	-	-	499,592	-	0.00%
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	276,921	80,935	1,610,499	(70,810)			
FUND BALANCE, BEGINNING	7,091,794	4,792,251	5,758,216	4,943,996			
FUND BALANCE, ENDING	\$ 7,368,715	\$ 4,873,186	\$ 7,368,715	\$ 4,873,186			

City of Mansfield, Texas

Comparative Statement of Net Position - Mansfield Economic Development Corporation
April 30, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 13,417,410	\$ 4,702,458
Accounts Receivable	1,764	585,979
Restricted Assets:		
Cash and Investments, Projects	1,401,790	6,391,383
Fixed Assets (net of accumulated depreciation)	9,803,758	10,361,384
Total Assets	<u>\$ 24,624,722</u>	<u>\$ 22,041,204</u>
<u>LIABILITIES AND NET ASSETS</u>		
LIABILITIES:		
Accounts Payable	\$ 3,703	\$ 3,967
Accrued Liabilities	3,240	77,313
Retainage Payable	254,785	4,671
Bonds Payable	23,430,000	25,170,000
Unamortized Discounts on Bonds	(152,080)	(165,474)
Unamortized Premiums	1,030,757	1,097,410
Deferred Amount on Refunding	(92,602)	(120,383)
Contract Commitments	24,596,139 *	10,897,663
Total Liabilities	<u>49,073,942</u>	<u>36,965,167</u>
NET ASSETS:		
Restricted	1,401,790	6,391,383
Unassigned	(25,851,010)	(21,315,346)
Total Net Assets	<u>(24,449,220)</u>	<u>(14,923,963)</u>
Total Liabilities & Net Assets	<u>\$ 24,624,722</u>	<u>\$ 22,041,204</u>

*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.

City of Mansfield, Texas

Manfield Economic Development Corporation Statement of Activities
For the Month and Seven Months Ended April 30, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
OPERATING REVENUES:				
Sales Tax Revenue	\$ 487,076	\$ 584,728	\$ 3,707,960	\$ 3,979,463
Gas Royalties	-	-	-	-
Miscellaneous	-	-	-	-
Rental Of Facilities	-	-	-	-
Total Operating Revenues	487,076	584,728	3,707,960	3,979,463
OPERATING EXPENDITURES:				
Administration	41,170	53,015	333,268	344,699
Promotions	3,609	-	16,996	30,421
Retention	37	-	69	7,154
Development Plan	-	-	8	-
Projects	390,225	845,180	1,525,764	1,795,417
Non-Departmental	-	114,258	2,806,752	123,570
Depreciation	251	251	1,773	1,780
Total Operating Expenditures	435,292	1,012,704	4,684,630	2,303,041
OPERATING INCOME	51,784	(427,976)	(976,670)	1,676,422
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	-	2,213	1,083	37,286
Gain or (loss) on sale of property	-	-	6,181,329	-
Bonds issued	-	-	-	-
Premiums on bonds issued	-	-	-	-
Discounts on bonds issued	-	-	-	-
Amortization	-	-	-	-
Interest and fiscal charges	-	-	(436,916)	(458,237)
Total Nonoperating Revenue	-	2,213	5,745,496	(420,951)
INCOME BEFORE OPERATING TRANSFERS	51,784	(425,763)	4,768,826	1,255,471
OPERATING TRANSFERS:				
Operating Transfers In (Out)	-	-	-	(25,223)
CHANGE IN NET ASSETS	51,784	(425,763)	4,768,826	1,230,248
NET ASSETS, BEGINNING	(24,501,004)	(14,498,200)	(9,788,636)	(5,256,548)
NET ASSETS, PROJECTS	- **	-	(19,429,410) **	(10,897,663)
NET ASSETS, ENDING	\$ (24,449,220)	\$ (14,923,963)	\$ (24,449,220)	\$ (14,923,963)

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

City of Mansfield, Texas

Comparative Statement of Net Position - Southpointe PID
April 30, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 215,426	\$ 145,167
Receivables:		
Current Year PID Assessment	-	7,674
Total Assets	<u>\$ 215,426</u>	<u>\$ 152,841</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 24,582	\$ -
Deferred Revenue	1,000	7,674
Total Liabilities	<u>25,582</u>	<u>7,674</u>
FUND BALANCES:		
Fund Balance	(12,287)	2,036
Excess Revenues Over Expenditures	202,131	143,131
Total Fund Balances	<u>189,844</u>	<u>145,167</u>
Total Liabilities And Fund Balances	<u>\$ 215,426</u>	<u>\$ 152,841</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - Southpointe PID
For the Month and Seven Months Ended April 30, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
<u>REVENUES:</u>				
PID Assessment	\$ 4,200	\$ 7,065	\$ 307,669	\$ 255,174
Penalties & Interest	-	9	1,923	568
Total Revenues	4,200	7,074	309,592	255,742
<u>EXPENDITURES:</u>				
General government	32,121	27,713	107,461	112,611
Public safety	-	-	-	-
Public works	-	-	-	-
Culture and recreation	-	-	-	-
Total Expenditures	32,121	27,713	107,461	112,611
Excess Of Revenues Over (Under) Expenditures	(27,921)	(20,639)	202,131	143,131
Net Change in Fund Balances	(27,921)	(20,639)	202,131	143,131
FUND BALANCE, BEGINNING	217,765	165,806	(12,287)	2,036
FUND BALANCE, ENDING	\$ 189,844	\$ 145,167	\$ 189,844	\$ 145,167

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.

City of Mansfield, Texas

Comparative Statement of Net Position - General Obligation Debt Service
April 30, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 7,715,420	\$ 6,384,428
Receivables:		
Current Year Taxes	522,271	70,518
Delinquent Taxes (Net of Allowance of \$413,673)	-	-
Total Assets	<u>\$ 8,237,691</u>	<u>\$ 6,454,946</u>
 <u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Deferred Revenue	522,271	70,518
Total Liabilities	<u>522,271</u>	<u>70,518</u>
FUND BALANCES:		
Fund Balance	3,888,921	1,697,691
Excess Revenues Over Expenditures	3,826,499	4,686,737
Total Fund Balances	<u>7,715,420</u>	<u>6,384,428</u>
Total Liabilities And Fund Balances	<u>\$ 8,237,691</u>	<u>\$ 6,454,946</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - General Obligation Debt Service
- For the Month and Seven Months Ended April 30, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ORIGINAL BUDGET	FY21 OVER (UNDER) BUDGET	FY21 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes, Penalties, And Interest	\$ 146,086	\$ 151,974	\$ 17,468,405	\$ 17,443,111	\$ 16,482,315	\$ 986,090	105.98%
Miscellaneous	-	-	200	-	-	200	0.00%
Interest Income	-	327	89	4,362	-	89	0.00%
Total Revenues	146,086	152,301	17,468,694	17,447,473	16,482,315	986,379	105.98%
EXPENDITURES:							
Debt Service -							
Principal Retirement	-	-	10,660,000	9,925,000	10,710,000	(50,000)	99.53%
Interest	-	-	2,972,874	2,808,652	5,772,315	(2,799,441)	51.50%
Lease Payments	-	-	-	-	-	-	0.00%
Bond Issuance Cost	-	-	-	97,047	-	-	0.00%
Fiscal Charges	-	3,500	9,321	4,627,914	-	9,321	0.00%
Total Expenditures	-	3,500	13,642,195	17,458,613	16,482,315	(2,840,120)	82.77%
Excess Of Revenues Over (Under) Expenditures	146,086	148,801	3,826,499	(11,140)			
OTHER FINANCING SOURCES (USES)							
Refunding Bonds Issued	-	4,475,000	-	4,475,000			
Premium on Bonds Issued	-	222,877	-	222,877			
Discounts on Bonds Issued	-	-	-	-			
Payment to Refunded Bond Escrow Agent	-	-	-	-			
Total Other Financing Sources (Uses)	-	4,697,877	-	4,697,877			
Net Change in Fund Balances	146,086	4,846,678	3,826,499	4,686,737			
FUND BALANCE, BEGINNING	7,569,334	1,537,750	3,888,921	1,697,691			
FUND BALANCE, ENDING	\$ 7,715,420	\$ 6,384,428	\$ 7,715,420	\$ 6,384,428			

City of Mansfield, Texas

Comparative Statement of Net Position - Mansfield Parks Facilities Development Corporation Debt Service
April 30, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 1,703,803	\$ 1,686,286
Total Assets	<u>\$ 1,703,803</u>	<u>\$ 1,686,286</u>
 <u>LIABILITIES AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accrued Interest Payable	\$ 4,651	\$ 4,650
Total Liabilities	<u>4,651</u>	<u>4,650</u>
 <u>FUND BALANCES:</u>		
Fund Balance	510,814	517,136
Excess Revenues Over (Under) Expenditures	<u>1,188,338</u>	<u>1,164,500</u>
Total Fund Balances	<u>1,699,152</u>	<u>1,681,636</u>
Total Liabilities And Fund Balances	<u>\$ 1,703,803</u>	<u>\$ 1,686,286</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - Mansfield Parks Facilities Development Corporation
- For the Month and Seven Months Ended April 30, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ADOPTED BUDGET	FY21 OVER (UNDER) BUDGET	FY21 PERCENT COLLECTED TO BUDGET
<u>REVENUES:</u>							
Taxes, Penalties, And Interest	\$ 262,780	\$ 263,322	\$ 1,839,458	\$ 1,843,252	\$ 3,153,358	\$ (1,313,900)	58.33%
Other Income	-	-	-	-	-	-	0.00%
Total Revenues	262,780	263,322	1,839,458	1,843,252	3,153,358	(1,313,900)	58.33%
<u>EXPENDITURES:</u>							
Debt Service							
Principal Retirement	-	-	649,179	673,552	1,855,000	(1,205,821)	35.00%
Interest And Fiscal Charges	-	-	1,941	1,700	1,298,358	(1,296,417)	0.15%
Non-departmental	-	3,500	-	3,500	-	-	0.00%
Total Expenditures	-	3,500	651,120	678,752	3,153,358	(2,502,238)	20.65%
Excess Of Revenues Over (Under) Expenditures	262,780	259,822	1,188,338	1,164,500			
<u>OTHER FINANCING SOURCES (USES):</u>							
Bond Proceeds	-	-	-	-			
Total Other Financing Sources (Uses)	-	-	-	-			
FUND BALANCE, BEGINNING	1,436,372	1,421,814	510,814	517,136			
FUND BALANCE, ENDING	\$ 1,699,152	\$ 1,681,636	\$ 1,699,152	\$ 1,681,636			

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.

City of Mansfield, Texas

Comparative Statement of Net Position - Street & Infrastructure Construction Fund
April 30, 2021 and 2020 (Unaudited)

	<u>2021</u>	<u>2020</u>
<u>ASSETS</u>		
Cash And Investments	\$ 23,959,862	\$ 31,440,488
Receivables	-	-
Projects In Process		
Current Year	412,831	4,781,531
Prior Year	<u>364,041</u>	<u>9,246,689</u>
Total Assets	<u>\$ 24,736,734</u>	<u>\$ 45,468,708</u>
 <u>LIABILITIES AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 91,663	\$ 146,781
Deposits	406,233	1,349
Retainage Payable	175,954	365,907
Other Liabilities	<u>-</u>	<u>-</u>
Total Liabilities	<u>673,850</u>	<u>514,037</u>
 <u>FUND BALANCES:</u>		
Fund Balance	22,520,904	33,469,149
Excess Revenues Over (Under)		
Expenditures	<u>1,541,980</u>	<u>11,485,522</u>
Total Fund Balance	<u>24,062,884</u>	<u>44,954,671</u>
Total Liabilities And Fund Balance	<u>\$ 24,736,734</u>	<u>\$ 45,468,708</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -

Street Construction Fund - For the Month and Seven Months Ended April 30, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
REVENUES:				
Recoveries	\$ -	\$ -	\$ -	\$ 6,529
Contributions	-	-	-	-
Intergovernmental	-	-	-	-
Roadway Impact Fees	161,678	153,106	1,852,226	627,909
Interest Income	-	6,302	3,388	109,133
Total Revenues	161,678	159,408	1,855,614	743,571
EXPENDITURES:				
Administrative	49,477	43,413	313,634	342,024
Street Improvements	-	-	-	-
Total Expenditures	49,477	43,413	313,634	342,024
EXCESS OF REVENUES OVER(UNDER) EXPENDITURES	112,201	115,995	1,541,980	401,547
OTHER FINANCING SOURCES (USES):				
Transfers	-	-	-	-
Bond Proceeds	-	-	-	10,579,960
Bond Issuance Costs	-	-	-	(94,716)
Premiums on Bond Issuance	-	-	-	598,731
Discounts on Bond Issuance	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	11,083,975
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	112,201	115,995	1,541,980	11,485,522
FUND BALANCE, BEGINNING	23,950,683	44,838,676	22,520,904	33,469,149
FUND BALANCE, ENDING	\$ 24,062,884	\$ 44,954,671	\$ 24,062,884	\$ 44,954,671

City of Mansfield, Texas

Comparative Statement of Net Position - Building Construction Fund
April 30, 2021 and 2020 (Unaudited)

	<u>2021</u>	<u>2020</u>
<u>ASSETS</u>		
Cash And Investments	\$ 10,934,567	\$ 13,755,046
Construction in Progress	<u>-</u>	<u>-</u>
Total Assets	<u>\$ 10,934,567</u>	<u>\$ 13,755,046</u>
 <u>LIABILITIES AND FUND BALANCE</u>		
LIABILITIES:		
Accounts Payable	\$ 5,826	\$ -
Due to Other Funds	-	-
Retainage Payable	<u>245,737</u>	<u>-</u>
Total Liabilities	<u>251,563</u>	<u>-</u>
 FUND BALANCE:	13,760,605	3,667,344
Excess Revenues Over (Under)		
Expenditures	<u>(3,077,601)</u>	<u>10,087,702</u>
Total Fund Balance	<u>10,683,004</u>	<u>13,755,046</u>
Total Liabilities And Fund Balance	<u>\$ 10,934,567</u>	<u>\$ 13,755,046</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -

Building Construction Fund - For the Month and Seven Months Ended April 30, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
REVENUES:				
Interest Income	\$ -	\$ 1,143	\$ 286	\$ 14,902
Rental Of Facilities	-	-	-	-
Contributions	-	-	-	-
Miscellaneous Income	-	-	22,236	-
Grant Revenue	-	-	-	-
Total Revenues	-	1,143	22,522	14,902
EXPENDITURES:				
Administration	20,266	-	54,152	-
Library	-	-	38,570	-
Fire Station #5	340,845	3,739	2,133,194	113,362
Man House	185,087	10,000	441,621	81,313
Wayfinding	-	-	4,905	-
Police Station	15,655	-	385,867	-
Tactical Training Facility	-	-	41,814	-
Total Expenditures	561,853	13,739	3,100,123	194,675
Excess Revenues Over (Under)				
Expenditures	(561,853)	(12,596)	(3,077,601)	(179,773)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	-	9,800,588
Bond Issuance Costs	-	-	-	(87,739)
Premiums on Bond Issuance	-	-	-	554,626
Discounts on Bond Issuance	-	-	-	-
Operating Transfer In (Out)	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	10,267,475
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(561,853)	(12,596)	(3,077,601)	10,087,702
FUND BALANCE, BEGINNING	11,244,857	13,767,642	13,760,605	3,667,344
FUND BALANCE, ENDING	\$ 10,683,004	\$ 13,755,046	\$ 10,683,004	\$ 13,755,046

City of Mansfield, Texas

Comparative Statement of Net Position - Equipment Replacement Fund
April 30, 2021 and 2020 (Unaudited)

	<u>2021</u>	<u>2020</u>
<u>ASSETS</u>		
Cash And Investments	<u>\$ 3,669,529</u>	<u>\$ 4,636,301</u>
Total Assets	<u><u>\$ 3,669,529</u></u>	<u><u>\$ 4,636,301</u></u>
<u>LIABILITIES AND FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	<u>\$ -</u>	<u>\$ 80</u>
Retainage Payable	<u>-</u>	<u>-</u>
Total Liabilities	<u>\$ -</u>	<u>\$ 80</u>
FUND BALANCE:	4,247,249	1,451,406
Excess Revenues Over Expenditures	<u>(577,720)</u>	<u>3,184,815</u>
Total Fund Balance	<u>3,669,529</u>	<u>4,636,221</u>
Total Liabilities And Fund Balance	<u><u>\$ 3,669,529</u></u>	<u><u>\$ 4,636,301</u></u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -

Equipment Replacement Fund - For the Month and Seven Months Ended April 30, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Grants	-	-	-	-
Other Income	456	-	31,440	173,371
Interest Income	-	1	2	38
Total Revenues	<u>456</u>	<u>1</u>	<u>31,442</u>	<u>173,409</u>
EXPENDITURES:				
Administration	-	-	-	-
Information Services	-	-	40,655	1,500
Code Enforcement	-	-	-	390,895
Planning	35,690	-	79,520	102,664
Streets	-	76,209	66,345	164,337
Animal Control	-	106,511	-	106,511
City Hall	-	-	-	-
Parks Department	-	-	178,527	-
Library	-	-	3,395	-
Fire	114,109	-	136,627	-
Police Department	<u>12,420</u>	<u>17,019</u>	<u>238,909</u>	<u>271,237</u>
Total Expenditures	<u>162,219</u>	<u>199,739</u>	<u>743,978</u>	<u>1,037,144</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>(161,763)</u>	<u>(199,738)</u>	<u>(712,536)</u>	<u>(863,735)</u>
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	-	3,864,453
Bond Issuance Costs	-	-	-	(34,596)
Premium on Bond Issuance	-	-	-	218,693
Discounts on Bond Issuance	-	-	-	-
Sale of city property	9,944	-	20,166	-
Transfer In (Out)	<u>-</u>	<u>-</u>	<u>114,650</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>9,944</u>	<u>-</u>	<u>134,816</u>	<u>4,048,550</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	<u>(151,819)</u>	<u>(199,738)</u>	<u>(577,720)</u>	<u>3,184,815</u>
FUND BALANCE, BEGINNING	<u>3,821,348</u>	<u>4,835,959</u>	<u>4,247,249</u>	<u>1,451,406</u>
FUND BALANCE, ENDING	<u>\$ 3,669,529</u>	<u>\$ 4,636,221</u>	<u>\$ 3,669,529</u>	<u>\$ 4,636,221</u>

City of Mansfield, Texas

Comparative Statement of Net Position - Parks Construction Fund
April 30, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 65,868	\$ -
Total Assets	<u>\$ 65,868</u>	<u>\$ -</u>
 <u>LIABILITIES AND FUND BALANCE</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ 897,311
Retainage Payable	-	-
Total Liabilities	<u>-</u>	<u>897,311</u>
 FUND BALANCE:	66,306	(81,574)
Excess Revenues Over Expenditures	<u>(438)</u>	<u>(815,737)</u>
Total Fund Balance	<u>65,868</u>	<u>(897,311)</u>
Total Liabilities And Fund Balance	<u>\$ 65,868</u>	<u>\$ -</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -

Parks Construction Fund - For the Month and Seven Months Ended April 30, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Recoveries	-	-	-	-
Interest Income	-	-	-	-
Total Revenues	-	-	-	-
EXPENDITURES:				
Parks Administration Building	-	-	-	-
Dog Park	56	127,296	438	815,737
FieldHouse	-	-	-	-
Matlock Community Park	-	-	-	-
Pond Branch	-	-	-	-
Total Expenditures	56	127,296	438	815,737
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(56)	(127,296)	(438)	(815,737)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	-	-
Bond Issuance Costs	-	-	-	-
Premiums on Bond Issuance	-	-	-	-
Discounts on Bond Issuance	-	-	-	-
Transfer In (out)	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(56)	(127,296)	(438)	(815,737)
FUND BALANCE, BEGINNING	65,924	(770,015)	66,306	(81,574)
FUND BALANCE, ENDING	\$ 65,868	\$ (897,311)	\$ 65,868	\$ (897,311)

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 Law Enforcement Complex Fund – The purpose of this fund is to account for the user fees and charges in association with the housing of inmates for other agencies.

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.

City of Mansfield, Texas

Statement of Net Position - Utility Fund
April 30, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 27,083,175	\$ 30,574,079
Receivables:		
Accounts (net of allowance of \$1,305,852)	4,477,037	5,540,215
Inventory	597,829	1,135,093
Restricted Assets:		
Cash and Investments	12,768,515	11,421,451
Fixed Assets (net of accumulated depreciation)	211,535,656	191,715,589
Total Assets	256,462,212	240,386,427
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Deferred pension contributions	453,665	364,615
Deferred OPEB contributions	240,655	4,297
Deferred investment losses	43,398	689,351
Deferred actuarial experience	1,091,859	1,011,900
Deferred assumption changes	28,656	5,863
Deferred loss on refunding	2,434,143	2,638,327
Total deferred outflows of resources	4,292,376	4,714,353
Total Assets and Deferred Outflows of Resources	\$ 260,754,588	\$ 245,100,780

City of Mansfield, Texas

Statement of Net Position - Utility Fund
April 30, 2021 and 2020 (Unaudited)

	<u>2021</u>	<u>2020</u>
<u>LIABILITIES</u>		
Accounts Payable	\$ 33,809	\$ 42,722
Accrued Liabilities	181,621	325,677
Payable From Restricted Assets:		
Deposits	1,658,579	1,579,070
Bonds Payable-Current		-
Accrued Interest	358,968	914,660
Accounts Payable	-	-
Accrued Liabilities	-	-
Retainage Payable	745,378	313,989
From Unrestricted Assets:		
Current	3,461,961	3,461,961
Long-Term, Net	31,046,123	34,508,084
Compensated Absences	619,460	433,582
Net OPEB liability	4,675,403	4,298,243
Total OPEB liability	118,618	106,471
Net pension liability	1,977,194	2,929,016
Total Liabilities	<u>44,877,114</u>	<u>48,913,475</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Deferred assumption changes	108,403	111,429
Deferred investment gains	473,309	-
Total deferred inflows of resources	<u>581,712</u>	<u>111,429</u>
<u>NET POSTION</u>		
Invested In Capital Assets (net of related debt)	179,461,715	156,383,872
Reserved for Debt Service	5,626,283	6,037,749
Reserved for Capital Projects	7,142,232	5,383,703
Unreserved	<u>23,065,532</u>	<u>28,270,552</u>
Total Net Positon	<u>215,295,762</u>	<u>196,075,876</u>
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u>\$ 260,754,588</u>	<u>\$ 245,100,780</u>

City of Mansfield

Comparative Combined Statement of Activities -
Utility Fund - For the Month and Seven Months Ended April 30, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ADOPTED BUDGET	FY21 OVER (UNDER) BUDGET	PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Water Service	\$ 1,574,458	\$ 1,328,131	\$ 11,911,528	\$ 11,993,511	\$ 20,864,579	\$ (8,953,051)	57.09%
Sewer Service	1,059,138	930,493	7,700,326	7,472,959	12,571,745	(4,871,419)	61.25%
Water Penalties	-	-	-	282,600	510,000	(510,000)	0.00%
Water Taps	-	-	-	6,440	18,811	(18,811)	0.00%
Meter Set Fee	43,880	35,070	174,840	115,560	98,940	75,900	176.71%
Utility Miscellaneous	2,840	2,355	44,991	78,772	60,000	(15,009)	74.99%
Restore Service Fee	1,877	368	4,254	60,515	125,000	(120,746)	3.40%
Sewer Tap	-	-	-	1,270	2,000	(2,000)	0.00%
Water Impact Fees	510,700	228,340	2,110,580	1,001,390	900,000	1,210,580	234.51%
Sewer Impact Fees	203,400	132,510	876,857	605,153	600,000	276,857	146.14%
Pretreatment Fees	-	-	72,770	54,646	60,000	12,770	121.28%
Other Income	19,782	23,166	179,563	139,632	189,123	(9,560)	94.95%
Contribution	-	-	-	-	-	-	0.00%
Total Revenues	\$ 3,416,075	\$ 2,680,433	\$ 23,075,709	\$ 21,812,448	\$ 36,000,198	\$ (12,924,489)	64.10%

City of Mansfield

Comparative Combined Statement of Activities -
Utility Fund - For the Month and Seven Months Ended April 30, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ADOPTED BUDGET	FY21 OVER (UNDER) BUDGET	PERCENT COLLECTED TO BUDGET
OPERATING EXPENSES:							
Administration	93,185	132,139	727,680	915,835	1,590,717	(863,037)	45.75%
Billing And Collection	81,244	65,331	520,735	543,213	969,006	(448,271)	53.74%
Meter Reading/Repairs	69,377	83,617	581,189	514,664	1,126,045	(544,856)	51.61%
Water Distribution	68,304	52,894	459,543	404,058	917,633	(458,090)	50.08%
Wastewater Collection	666,326	709,986	4,917,240	4,918,772	8,683,160	(3,765,920)	56.63%
Water Treatment	200,021	699,971	4,953,973	5,122,660	10,085,210	(5,131,237)	49.12%
Water Quality	44,587	39,023	310,871	299,723	563,705	(252,834)	55.15%
Water Demand Management	11,917	10,217	70,621	84,460	157,792	(87,171)	44.76%
Depreciation	303,387	311,402	2,194,195	2,202,634	-	2,194,195	0.00%
Total Operating Expenses	1,538,348	2,104,580	14,736,047	15,006,019	24,093,268	(9,357,220)	61.16%
OPERATING INCOME (LOSS)	1,877,727	575,853	8,339,662	6,806,429	11,906,930	(3,567,269)	
NONOPERATING REVENUES (EXPENSES):							
Non-Departmental	(70,322)	(79,164)	(579,432)	(560,563)	(6,046,983)	5,467,551	9.58%
Interest Revenue	-	13,220	7,597	229,693	24,000	(16,403)	31.65%
Debt Service	(119,656)	(129,569)	(837,592)	(906,986)	(3,300,000)	2,462,408	25.38%
Bad Debt Expense	-	-	-	-	(48,000)	48,000	0.00%
Net Nonoperating Revenues (Expenses)	(189,978)	(195,513)	(1,409,427)	(1,237,856)	(9,370,983)	7,961,556	15.04%
INCOME (LOSS) BEFORE OPERATING TRANSFERS	1,687,749	380,340	6,930,235	5,568,573	2,535,947	4,394,287	273.28%
OPERATING TRANSFERS:							
Transfers In (Out)	-	-	(331,095)	(259,329)	(2,535,947)	2,204,852	13.06%
Net Operating Transfers	-	-	(331,095)	(259,329)	(2,535,947)	2,204,852	13.06%
CHANGE IN NET POSITION	1,687,749	380,340	6,599,140	5,309,244	-	6,599,139	
NET POSITION, BEGINNING	213,608,013	195,695,536	208,696,622	190,766,632	208,696,622	-	
NET POSITON, ENDING	\$ 215,295,762	\$ 196,075,876	\$ 215,295,762	\$ 196,075,876	\$ 208,696,622	\$ 6,599,139	

CITY OF MANSFIELD
UTILITY FUND
REVENUE BOND COVERAGE

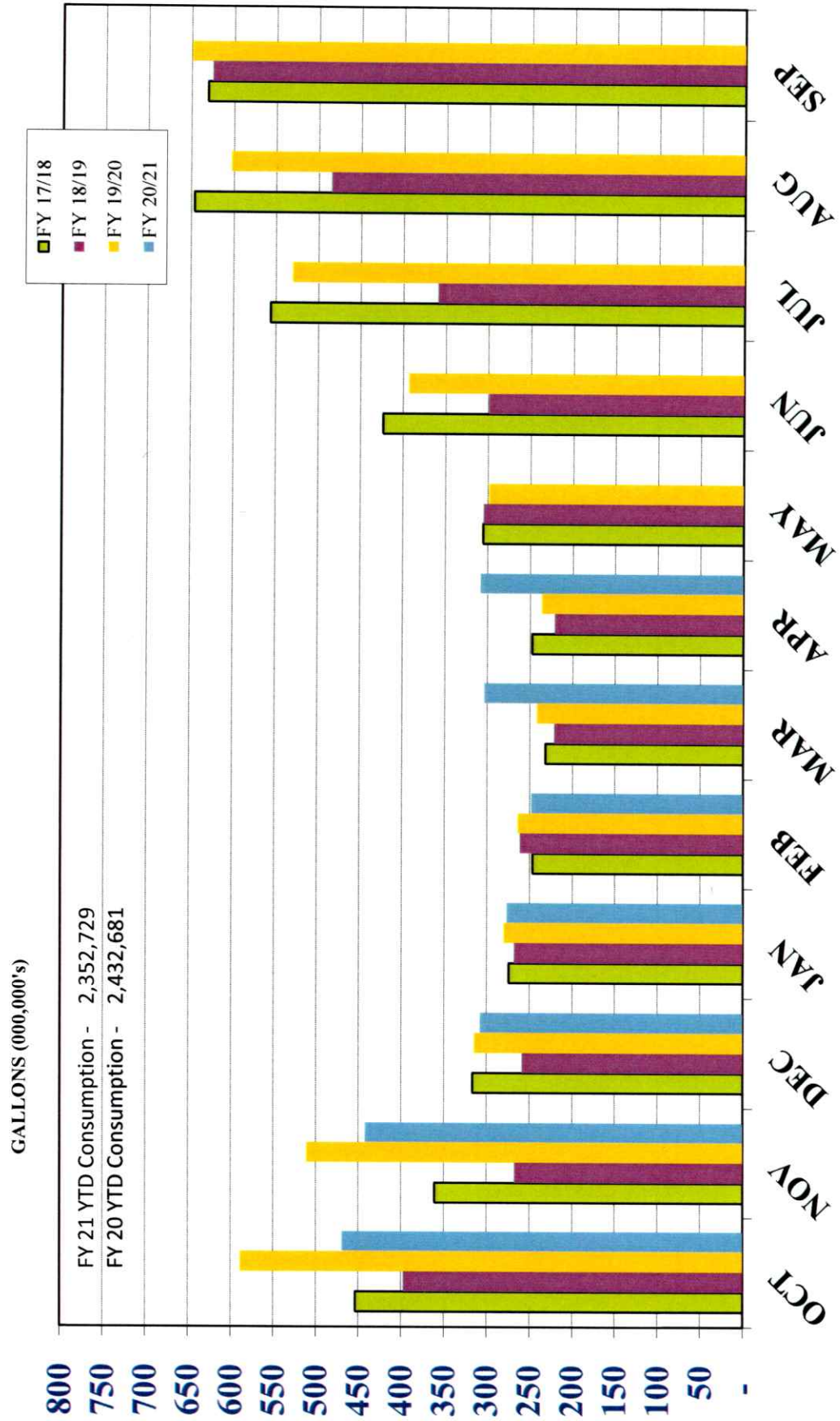
Definition of Bond Coverage:

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, 2020, 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 2020, the City achieved a 3.64 bond coverage ratio which exceeded the 1.10 required by the bond ordinance. For fiscal year 2021, the bond coverage ratio is projected at 2.54.



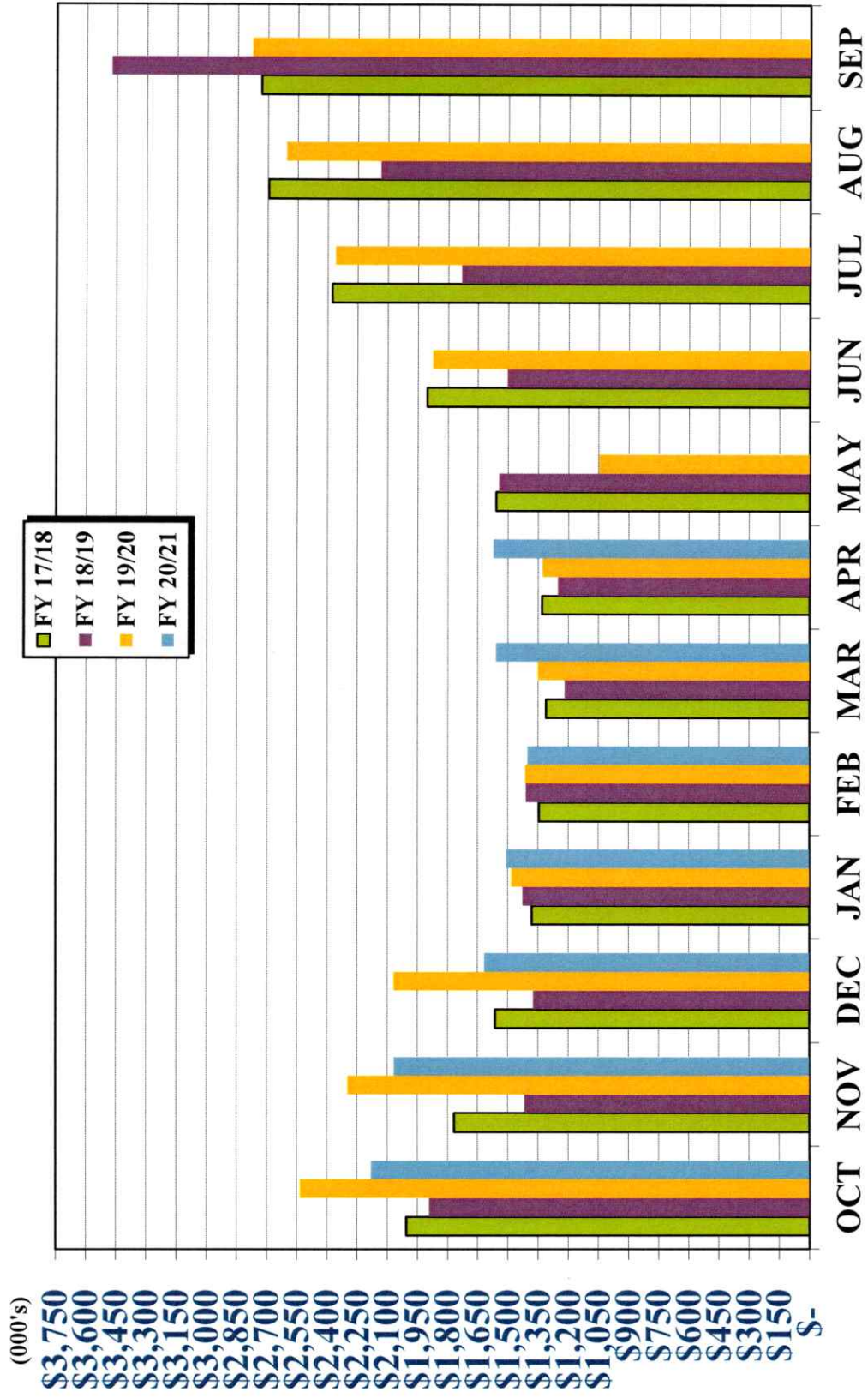
CITY OF MANSFIELD

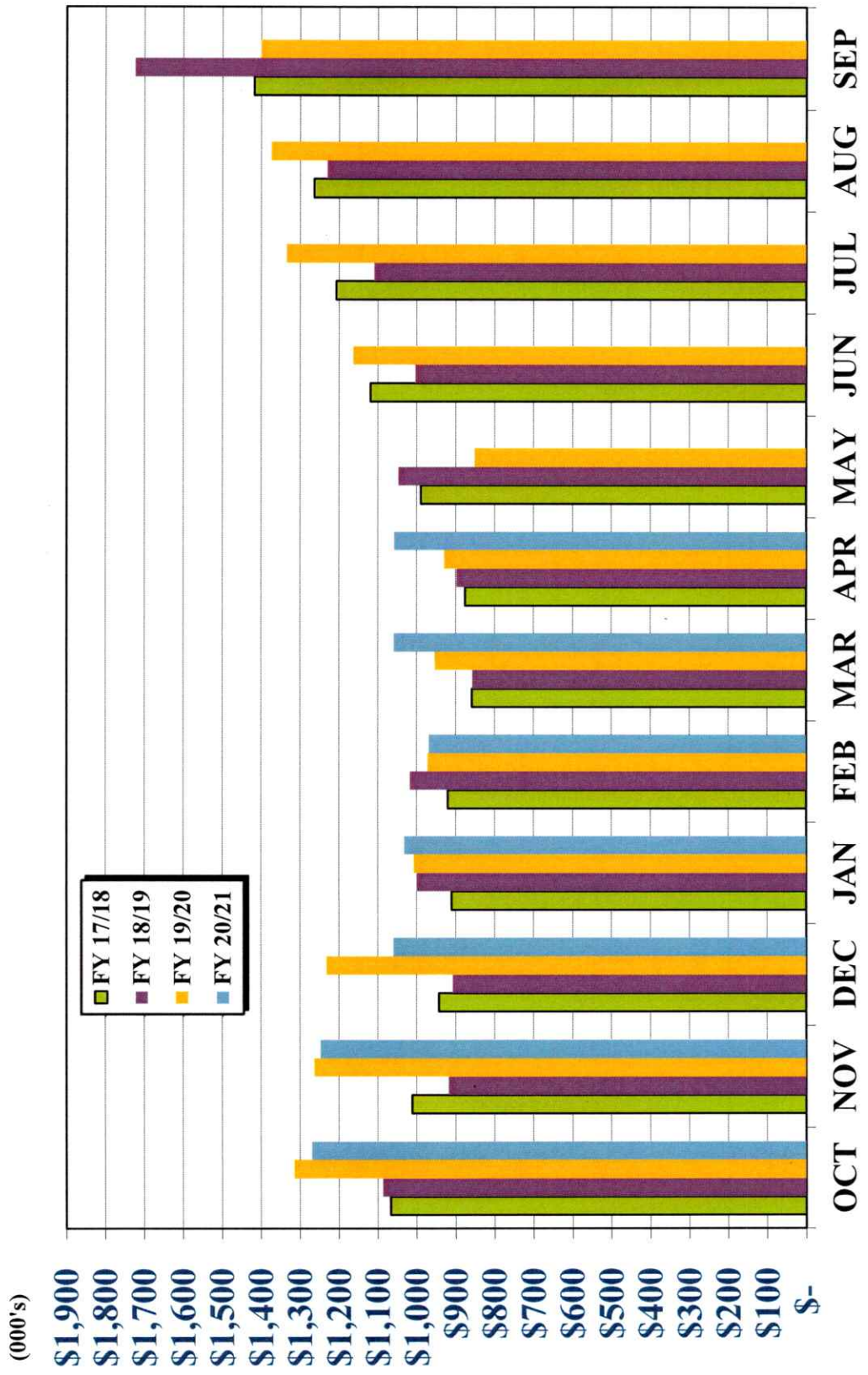
WATER CONSUMPTION



CITY OF MANFIELD

UTILITY FUND - WATER SALES

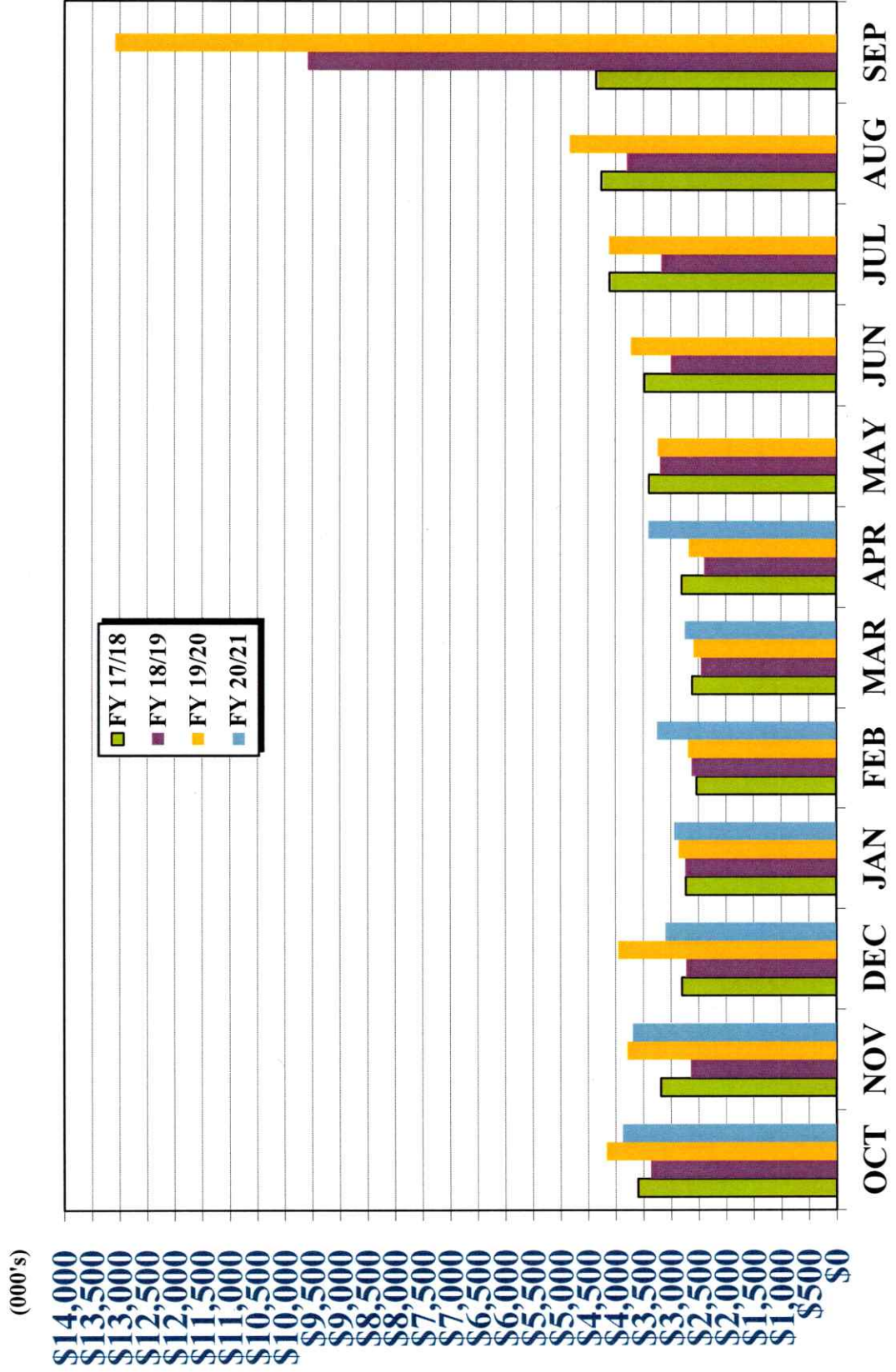






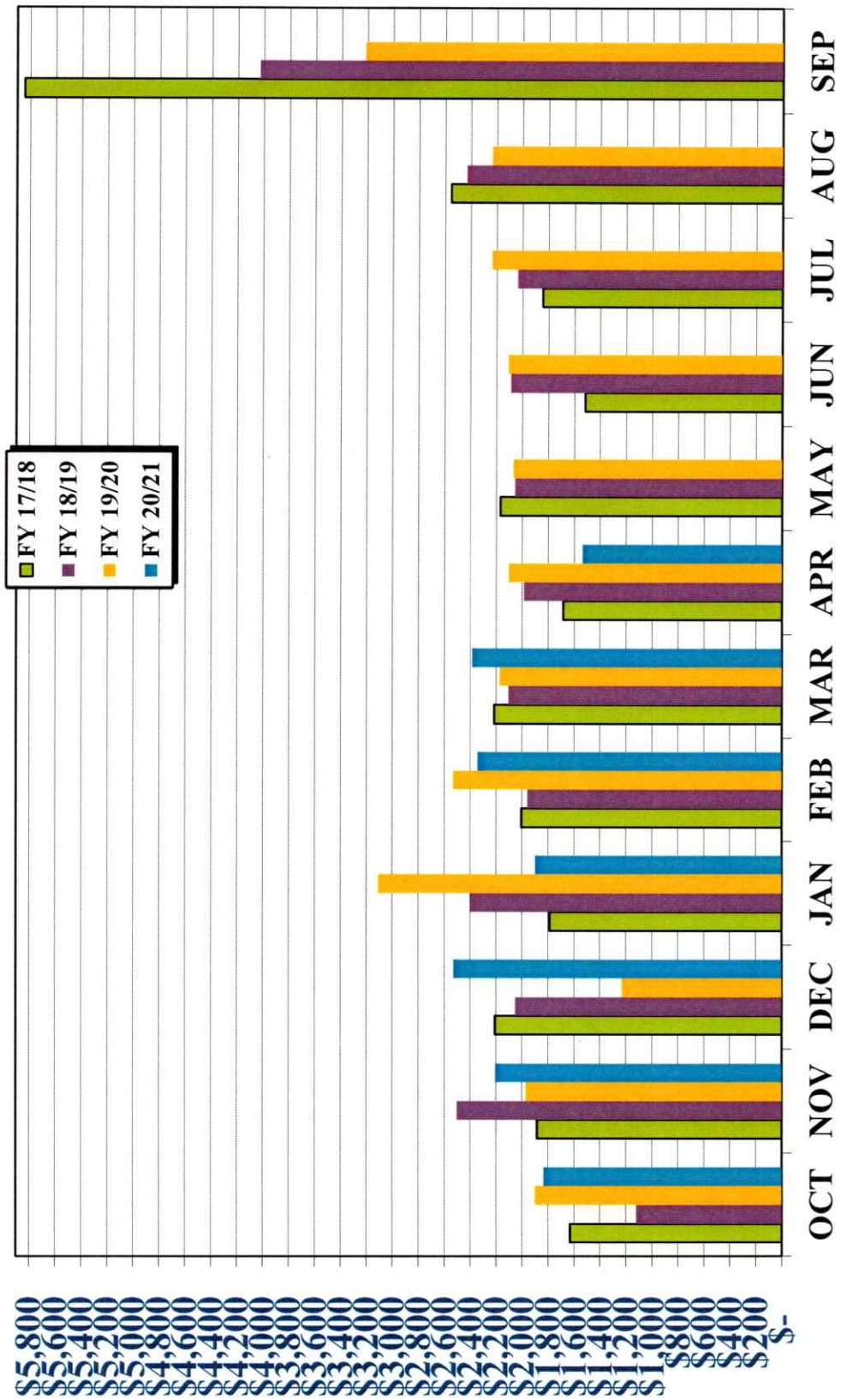
CITY OF MANSFIELD

UTILITY FUND - TOTAL REVENUES



UTILITY OPERATING EXPENDITURES

(000's)



City of Mansfield, Texas

Statement of Net Position - Law Enforcement Complex
April 30, 2021 and 2020 (Unaudited)

	<u>2021</u>	<u>2020</u>
<u>ASSETS</u>		
Cash And Investments	\$ 0	\$ -
Receivables:		
Accounts	0	582,937
Inventory	-	34,228
Restricted Assets:		
Cash And Investments	127,335	183,964
Fixed Assets (net of accumulated depreciation)	<u>5,456,277</u>	<u>5,692,274</u>
Total Assets	<u>5,583,612</u>	<u>6,493,403</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Deferred pension contributions	416,591	465,082
Deferred OPEB contributions	167,729	5,091
Deferred investment losses	(0)	414,144
Deferred assumption changes	26,314	11,705
Deferred actuarial experience	<u>819,196</u>	<u>1,349,279</u>
Total Deferred Outflows of Resources	<u>1,429,830</u>	<u>2,245,301</u>
<u>TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</u>	<u>\$ 7,013,442</u>	<u>\$ 8,738,704</u>

City of Mansfield, Texas

Statement of Net Position - Law Enforcement Complex
April 30, 2021 and 2020 (Unaudited)

	2021	2020
<u>LIABILITIES</u>		
Accounts Payable	\$ 36,850	\$ 875,099
Accrued Liabilities	-	-
Payable From Restricted Assets:		
Inmate Trust	25,655	44,471
General Obligation Debt Payable:		
Bonds Payable-Current	392,720	442,409
Accrued Interest	3,068	3,414
Long-Term		
Compensated Absences	0	1,078,555
Total OPEB liability	108,925	134,769
Net OPEB liability	3,237,919	5,092,347
Net pension liability	1,815,617	3,563,664
Total Liabilities	5,620,754	11,234,728
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Deferred assumption changes	79,972	186,253
Deferred investment gains	404,575	-
Deferred loss on refunding	12,388	14,078
Total Deferred Inflows of Resources	496,935	200,331
<u>NET POSITION</u>		
Invested in Capital Assets (net of related debt)	5,125,433	5,371,335
Unreserved	(4,229,680)	(8,067,690)
Total Net Position	895,753	(2,696,355)
<u>TOTAL LIABILITIES, DEFERRED INFLOWS OF OF RESOURCES, AND NET POSITION</u>	\$ 7,013,442	\$ 8,738,704

City of Mansfield, Texas

Comparative Combined Statement of Activities - Law Enforcement Complex
For the Month and Seven Months Ended April 30, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
OPERATING REVENUES:				
Charges For Services	\$ -	\$ 569,970	\$ -	\$ 3,958,287
Salary Reimbursement	-	5,434	-	79,347
Miscellaneous	-	-	-	26,291
Transportation	-	271	-	2,588
Commissary Sales	-	41,937	-	228,390
Telephone Commission	-	20,201	-	161,180
Total Operating Revenues	-	637,813	-	4,456,083
OPERATING EXPENSES:				
Administration	-	26,369	84	193,748
Operations	-	446,675	-	3,343,742
Support	854	50,699	854	357,582
Food Service	-	22,576	-	213,596
Medical Service	-	32,390	-	296,588
Commissary	-	24,030	-	211,063
Depreciation	19,378	19,487	136,935	138,367
Total Operating Expenses	20,232	622,226	137,873	4,754,686
OPERATING INCOME (LOSS)	(20,232)	15,587	(137,873)	(298,603)
NON OPERATING REVENUES (EXPENSES)				
Interest Revenue	-	-	-	-
Other Income	-	-	6,512	-
Other Expenses	-	(26,762)	(2,863)	(187,337)
Gain/(loss) on sale of assets	-	-	-	-
Amortization	-	-	-	-
Interest And Fiscal Charges	(1,128)	(1,224)	(7,897)	(8,567)
Net Nonoperating Revenues (Expenses)	(1,128)	(27,986)	(4,248)	(195,904)
INCOME (LOSS) BEFORE OPERATING TRANSFERS	(21,360)	(12,399)	(142,121)	(494,507)
OPERATING TRANSFERS:				
Transfer In (Out)	-	-	-	-
Net Operating Transfers	-	-	-	-
CHANGE IN NET POSITION	(21,360)	(12,399)	(142,121)	(494,507)
NET POSITION, BEGINNING	917,113	(2,683,956)	1,037,874	(2,201,848)
NET POSITION, ENDING	\$ 895,753	\$ (2,696,355)	\$ 895,753	\$ (2,696,355)

City of Mansfield, Texas

Statement of Net Position - Drainage Utility Fund
April 30, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 5,087,776	\$ 4,383,254
Accounts Receivable	310,251	354,996
Restricted Assets:		
Cash and Investments	337,272	335,794
Fixed Assets (Net of accumulated depreciation)	8,426,150	8,408,872
Total Assets	14,161,449	13,482,916
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Deferred pension contributions	47,806	36,001
Deferred OPEB contributions	23,151	399
Deferred investment losses	4,167	74,161
Deferred assumption changes	3,020	428
Deferred actuarial experience	113,466	92,602
Deferred loss on refunding	95,307	119,133
Total deferred outflows of resources	286,917	322,724
Total Assets and Deferred Outflows of Resources	\$ 14,448,366	\$ 13,805,640
<u>LIABILITIES</u>		
Accounts Payable	\$ 3,421	\$ 2,961
Accrued Liabilities	57,335	44,411
Retainage Payable	5,126	6,976
Bond Payable	2,315,000	2,745,000
Accrued Interest Payable	19,938	24,268
Unamortized Discounts on Bonds	(18,334)	(22,305)
Unamortized Premiums on Bonds	23,134	29,607
Total OPEB liability	12,500	11,673
Net OPEB liability	448,915	399,153
Net pension liability	208,350	231,629
Total Liabilities	3,075,385	3,473,373
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Deferred assumption changes	16,628	7,928
Deferred investment gains	49,875	-
Total deferred inflows of resources	66,503	7,928
<u>NET POSITION</u>		
Invested in Capital Assets (net of related debt)	5,871,656	5,033,202
Reserved for Debt Service	357,210	24,268
Unrestricted	5,077,612	5,266,869
Total Net Position	11,306,478	10,324,339
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$ 14,448,366	\$ 13,805,640

City of Mansfield, Texas

Comparative Combined Statement of Activities - Drainage Utility Fund
For the Month and Seven Months Ended April 30, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
OPERATING REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Licenses Fee-Gaswells/Pipelines	-	-	-	-
Drainage Fee	226,752	222,680	1,571,980	1,547,506
Total Operating Revenues	226,752	222,680	1,571,980	1,547,506
OPERATING EXPENSES:				
Administration	67,841	77,579	513,579	434,340
General Maintenance	26,538	18,345	226,673	127,296
Depreciation	14,871	14,771	103,966	104,872
Total Operating Expenses	109,250	110,695	844,218	666,508
OPERATING INCOME (LOSS)	117,502	111,985	727,762	880,998
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	-	364	325	7,899
Other Income	4,650	-	4,963	653
Amortization	-	-	-	-
Interest and fiscal charges	(6,646)	(8,089)	(48,212)	(58,315)
Net Nonoperating Revenue	(1,996)	(7,725)	(42,924)	(49,763)
INCOME (LOSS) BEFORE OPERATING TRANSFERS	115,506	104,260	684,838	831,236
OPERATING TRANSFERS				
Operating Transfers In	-	-	-	-
Operating Transfers Out	-	-	-	-
Net Operating Transfers	-	-	-	-
CHANGE IN NET POSITION	115,506	104,260	684,838	831,236
NET POSITION, BEGINNING	11,190,971	10,220,079	10,621,640	9,493,103
NET POSITION, ENDING	\$ 11,306,478	\$ 10,324,339	\$ 11,306,478	\$ 10,324,339

CITY OF MANSFIELD, TEXAS
SALES TAX COMPARISON
INFORMATION

GENERAL FUND
YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2020 TO SEPTEMBER 2021

MONTH	FY20	FY21	DOLLAR VALUE INCREASE (DECREASE) FY 2020/2021	PERCENTAGE INCREASE (DECREASE) FY 2020/2021
OCTOBER	973,126.76	1,088,496.91	115,370.15	11.86%
NOVEMBER	1,227,674.02	1,419,747.37	192,073.35	15.65%
DECEMBER	1,062,055.58	1,137,620.48	75,564.90	7.11%
JANUARY	1,037,023.19	1,158,578.39	121,555.20	11.72%
FEBRUARY	1,538,992.70	1,595,982.42	56,989.72	3.70%
MARCH	987,055.68	1,112,384.55	125,328.87	12.70%
Subtotal	6,825,927.93	7,512,810.12	686,882.19	10.06%
APRIL	1,168,429.55	1,635,008.34	466,578.79	39.93%
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	7,994,357.48	9,147,818.46	1,153,460.98	14.43%
BUDGET		13,462,618.00	517,792.52	
OVER/(UNDER) BUDGET		(4,314,799.54)	0.04	

MANSFIELD PARKS FACILITIES DEVELOPMENT CORP.
YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2020
TO SEPTEMBER 2021

MONTH	FY20	FY21	DOLLAR VALUE INCREASE (DECREASE) FY 2020/2021	PERCENTAGE INCREASE (DECREASE) FY 2020/2021
OCTOBER	486,563.38	544,248.46	57,685.08	11.86%
NOVEMBER	613,837.01	709,873.69	96,036.68	15.65%
DECEMBER	531,027.79	568,810.24	37,782.45	7.11%
JANUARY	518,511.59	579,289.19	60,777.60	11.72%
FEBRUARY	769,496.35	797,991.21	28,494.86	3.70%
MARCH	493,527.84	556,192.28	62,664.44	12.70%
Subtotal	3,412,963.96	3,756,405.07	343,441.11	10.06%
APRIL	584,214.77	817,504.17	233,289.40	39.93%
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	3,997,178.73	4,573,909.24	576,730.51	14.43%

MANSFIELD ECONOMIC DEVELOPMENT CORP.
YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2020 TO SEPTEMBER 2021

MONTH	FY20	FY21	DOLLAR VALUE INCREASE (DECREASE) 2020/2021	PERCENTAGE INCREASE (DECREASE) 2020/2021
OCTOBER	486,563.38	544,248.46	57,685.08	11.86%
NOVEMBER	613,837.01	709,873.69	96,036.68	15.65%
DECEMBER	531,027.78	568,810.24	37,782.46	7.11%
JANUARY	518,511.59	579,289.19	60,777.60	11.72%
FEBRUARY	769,496.35	797,991.21	28,494.86	3.70%
MARCH	493,527.83	556,192.28	62,664.45	12.70%
Subtotal	3,412,963.94	3,756,405.07	343,441.13	10.06%
APRIL	584,214.77	817,504.17	233,289.40	39.93%
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	3,997,178.71	4,573,909.24	576,730.53	14.43%

GENERAL FUND
MANSFIELD PARKS DEVELOPMENT CORP.
AND
MANSFIELD ECONOMIC DEVELOPMENT CORP.
COMBINED TOTAL YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2020 TO SEPTEMBER 2021

MONTH	FY20	FY21	DOLLAR VALUE INCREASE (DECREASE) FY 2020/2021	PERCENTAGE INCREASE (DECREASE) FY 2020/2021
OCTOBER	1,946,253.52	2,176,993.83	230,740.31	11.86%
NOVEMBER	2,455,348.04	2,839,494.75	384,146.71	15.65%
DECEMBER	2,124,111.15	2,275,240.96	151,129.81	7.11%
JANUARY	2,074,046.37	2,317,156.77	243,110.40	11.72%
FEBRUARY	3,077,985.40	3,191,964.84	113,979.44	3.70%
MARCH	1,974,111.35	2,224,769.10	250,657.75	12.70%
Subtotal	13,651,855.83	15,025,620.25	1,373,764.42	10.06%
APRIL	2,336,859.09	3,270,016.68	933,157.59	39.93%
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	15,988,714.92	18,295,636.93	2,306,922.01	14.43%
BUDGET		26,925,236.00		
OVER/(UNDER) BUDGET		(8,629,599.07)		

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 April for Fiscal Year 2021.



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 4/30/2021

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	?	468,065.91	468,065.91	468,065.91	?	N/A	1		0.67	15 - Street Construction
Sub Total / Average AIM Invesco				?	468,065.91	468,065.91	468,065.91	?	1	0.00	0.67	
Nations Funds												
Nations Funds MM	MF0008	10/25/1999	?	26,598.62	26,598.62	26,598.62	?	N/A	1		0.04	06 - Tree Mitigation
Nations Funds MM	MF0008	10/25/1999	?	152,188.29	152,188.29	152,188.29	?	N/A	1		0.22	39 - Economic Development
Nations Funds MM	MF0008	10/25/1999	?	445,544.87	445,544.87	445,544.87	?	N/A	1		0.64	10 - Debt Services
Nations Funds MM	MF0008	10/25/1999	?	2,292,122.61	2,292,122.61	2,292,122.61	?	N/A	1		3.27	23 - Mansfield Parks 1/2 Sales Tax
Nations Funds MM	MF0008	10/25/1999	?	606,758.26	606,758.26	606,758.26	?	N/A	1		0.87	24 - Mansfield Parks Land Dedication
Nations Funds MM	MF0008	10/25/1999	?	1,457,375.28	1,457,375.28	1,457,375.28	?	N/A	1		2.08	28 - Utility Construction Fund 28
Nations Funds MM	MF0008	10/25/1999	?	3,361,709.79	3,361,709.79	3,361,709.79	?	N/A	1		4.80	15 - Street Construction
Nations Funds MM	MF0008	10/25/1999	?	4,873,423.85	4,873,423.85	4,873,423.85	?	N/A	1		6.96	25 - Water & Sewer
Nations Funds MM	MF0008	10/25/1999	?	4,168,481.38	4,168,481.38	4,168,481.38	?	N/A	1		5.95	01 - General Fund
Nations Funds MM	MF0008	4/11/2012	?	3,009,037.99	3,009,037.99	3,009,037.99	?	N/A	1		4.29	27 - Revenue Bond Reserve
Nations Funds MM	MF0008	8/1/2016	?	1,542,210.31	1,542,210.31	1,542,210.31	?	N/A	1		2.20	86 - 2016 Streets Construction
Nations Funds MM	MF0008	8/1/2016	?	1,615,899.51	1,615,899.51	1,615,899.51	?	N/A	1		2.31	309 - Library Expansion
Nations Funds MM	MF0008	12/1/2017	?	25,960.91	25,960.91	25,960.91	?	N/A	1		0.04	87 - 2017 Streets Construction
Nations Funds MM	MF0008	7/2/2018	?	1,600,050.75	1,600,050.75	1,600,050.75	?	N/A	1		2.28	873 - MEDC Construction
Sub Total / Average Nations Funds				?	25,177,362.42	25,177,362.42	25,177,362.42	?	1	0.00	35.93	
TexStar												
TexStar LGIP	TEXSTAR	11/2/2012	?	53,845.53	53,845.53	53,845.53	?	N/A	1		0.08	10 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	?	7,300,592.22	7,300,592.22	7,300,592.22	?	N/A	1		10.42	28 - Utility Construction Fund 28

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
TexStar LGIP	TEXSTAR	11/2/2012	?	1,063,444.90	1,063,444.90	1,063,444.90	?	N/A	1		1.52	24 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	?	2,441,939.80	2,441,939.80	2,441,939.80	?	N/A	1		3.49	23 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	?	1,516,126.35	1,516,126.35	1,516,126.35	?	N/A	1		2.16	81 - Street Construction 2012 Issue
TexStar LGIP	TEXSTAR	11/2/2012	?	996,998.95	996,998.95	996,998.95	?	N/A	1		1.42	19 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	?	1,484,062.24	1,484,062.24	1,484,062.24	?	N/A	1		2.12	50 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	?	832,925.03	832,925.03	832,925.03	?	N/A	1		1.19	39 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	?	8,500,423.33	8,500,423.33	8,500,423.33	?	N/A	1		12.13	01 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	?	1,956,209.09	1,956,209.09	1,956,209.09	?	N/A	1		2.79	15 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	?	79,593.28	79,593.28	79,593.28	?	N/A	1		0.11	16 - Building Construction
TexStar LGIP	TEXSTAR	11/2/2012	?	231,549.98	231,549.98	231,549.98	?	N/A	1		0.33	38 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	?	11,277,447.63	11,277,447.63	11,277,447.63	?	N/A	1		16.10	25 - Water & Sewer
TexStar LGIP	TEXSTAR	1/8/2014	?	4,837.37	4,837.37	4,837.37	?	N/A	1		0.01	22 - Equipment Replacement
TexStar LGIP	TEXSTAR	11/30/2014	?	583,203.06	583,203.06	583,203.06	?	N/A	1		0.83	08 - Hotel
TexStar LGIP	TEXSTAR	8/31/2016	?	972,135.90	972,135.90	972,135.90	?	N/A	1		1.39	86 - 2016 Streets Construction
TexStar LGIP	TEXSTAR	12/31/2017	?	3,436,000.94	3,436,000.94	3,436,000.94	?	N/A	1		4.90	87 - 2017 Streets Construction
TexStar LGIP	TEXSTAR	7/31/2018	?	1,688,310.08	1,688,310.08	1,688,310.08	?	N/A	1		2.41	873 - MEDC Construction
Sub Total / Average TexStar			?	44,419,645.68	44,419,645.68	44,419,645.68	?		1	0.00	63.40	
Total / Average			?	70,065,074.01	70,065,074.01	70,065,074.01	?		1	0.00	100	

City of Mansfield
 Portfolio Holdings
 Tracker Portfolio Set Up - by Portfolio (Fund)
 Report Format: By Transaction
 Group By: Portfolio Name
 Average By: Face Amount / Shares
 Portfolio / Report Group: All Portfolios
 As of 4/30/2021

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
01 - General Fund												
Nations Funds MM	MF0008	Money Market	10/25/1999	?	4,168,481.38	4,168,481.38	4,168,481.38	?	N/A	1		5.95
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	8,500,423.33	8,500,423.33	8,500,423.33	?	N/A	1		12.13
Sub Total / Average 01 - General Fund				?	12,668,904.71	12,668,904.71	12,668,904.71	?		1	0.00	18.08
06 - Tree Mitigation												
Nations Funds MM	MF0008	Money Market	10/25/1999	?	26,598.62	26,598.62	26,598.62	?	N/A	1		0.04
Sub Total / Average 06 - Tree Mitigation				?	26,598.62	26,598.62	26,598.62	?		1	0.00	0.04
08 - Hotel												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/30/2014	?	583,203.06	583,203.06	583,203.06	?	N/A	1		0.83
Sub Total / Average 08 - Hotel				?	583,203.06	583,203.06	583,203.06	?		1	0.00	0.83
10 - Debt Services												
Nations Funds MM	MF0008	Money Market	10/25/1999	?	445,544.87	445,544.87	445,544.87	?	N/A	1		0.64
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	53,845.53	53,845.53	53,845.53	?	N/A	1		0.08
Sub Total / Average 10 - Debt Services				?	499,390.40	499,390.40	499,390.40	?		1	0.00	0.71
15 - Street Construction												
AIM Invesco MM	AIM	Money Market	9/30/1999	?	468,065.91	468,065.91	468,065.91	?	N/A	1		0.67
Nations Funds MM	MF0008	Money Market	10/25/1999	?	3,361,709.79	3,361,709.79	3,361,709.79	?	N/A	1		4.80
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	1,956,209.09	1,956,209.09	1,956,209.09	?	N/A	1		2.79
Sub Total / Average 15 - Street Construction				?	5,785,984.79	5,785,984.79	5,785,984.79	?		1	0.00	8.26
16 - Building Construction												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	79,593.28	79,593.28	79,593.28	?	N/A	1		0.11

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
Sub Total / Average 16 - Building Construction												
				?	79,593.28	79,593.28	79,593.28	?		1	0.00	0.11
19 - Drainage Utility Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	996,998.95	996,998.95	996,998.95	?	N/A	1		1.42
Sub Total / Average 19 - Drainage Utility Fund												
				?	996,998.95	996,998.95	996,998.95	?		1	0.00	1.42
22 - Equipment Replacement												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	1/8/2014	?	4,837.37	4,837.37	4,837.37	?	N/A	1		0.01
Sub Total / Average 22 - Equipment Replacement												
				?	4,837.37	4,837.37	4,837.37	?		1	0.00	0.01
23 - Mansfield Parks 1/2 Sales Tax												
Nations Funds MM	MF0008	Money Market	10/25/1999	?	2,292,122.61	2,292,122.61	2,292,122.61	?	N/A	1		3.27
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	2,441,939.80	2,441,939.80	2,441,939.80	?	N/A	1		3.49
Sub Total / Average 23 - Mansfield Parks 1/2 Sales Tax												
				?	4,734,062.41	4,734,062.41	4,734,062.41	?		1	0.00	6.76
24 - Mansfield Parks Land Dedication												
Nations Funds MM	MF0008	Money Market	10/25/1999	?	606,758.26	606,758.26	606,758.26	?	N/A	1		0.87
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	1,063,444.90	1,063,444.90	1,063,444.90	?	N/A	1		1.52
Sub Total / Average 24 - Mansfield Parks Land Dedication												
				?	1,670,203.16	1,670,203.16	1,670,203.16	?		1	0.00	2.38
25 - Water & Sewer												
Nations Funds MM	MF0008	Money Market	10/25/1999	?	4,873,423.85	4,873,423.85	4,873,423.85	?	N/A	1		6.96
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	11,277,447.63	11,277,447.63	11,277,447.63	?	N/A	1		16.10
Sub Total / Average 25 - Water & Sewer												
				?	16,150,871.48	16,150,871.48	16,150,871.48	?		1	0.00	23.05
27 - Revenue Bond Reserve												
Nations Funds MM	MF0008	Money Market	4/11/2012	?	3,009,037.99	3,009,037.99	3,009,037.99	?	N/A	1		4.29
Sub Total / Average 27 - Revenue Bond Reserve												
				?	3,009,037.99	3,009,037.99	3,009,037.99	?		1	0.00	4.29
28 - Utility Construction Fund 28												

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
Nations Funds MM	MF0008	Money Market	10/25/1999	?	1,457,375.28	1,457,375.28	1,457,375.28	?	N/A	1		2.08
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	7,300,592.22	7,300,592.22	7,300,592.22	?	N/A	1		10.42
<hr/>												
Sub Total / Average 28 - Utility Construction Fund 28				?	8,757,967.50	8,757,967.50	8,757,967.50	?		1	0.00	12.50
<hr/>												
309 - Library Expansion												
Nations Funds MM	MF0008	Money Market	8/1/2016	?	1,615,899.51	1,615,899.51	1,615,899.51	?	N/A	1		2.31
Sub Total / Average 309 - Library Expansion				?	1,615,899.51	1,615,899.51	1,615,899.51	?		1	0.00	2.31
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38 - MEDC I&S Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	231,549.98	231,549.98	231,549.98	?	N/A	1		0.33
Sub Total / Average 38 - MEDC I&S Fund				?	231,549.98	231,549.98	231,549.98	?		1	0.00	0.33
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39 - Economic Development												
Nations Funds MM	MF0008	Money Market	10/25/1999	?	152,188.29	152,188.29	152,188.29	?	N/A	1		0.22
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	832,925.03	832,925.03	832,925.03	?	N/A	1		1.19
Sub Total / Average 39 - Economic Development				?	985,113.32	985,113.32	985,113.32	?		1	0.00	1.41
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50 - TIF												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	1,484,062.24	1,484,062.24	1,484,062.24	?	N/A	1		2.12
Sub Total / Average 50 - TIF				?	1,484,062.24	1,484,062.24	1,484,062.24	?		1	0.00	2.12
<hr/>												
81 - Street Construction 2012 Issue												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	1,516,126.35	1,516,126.35	1,516,126.35	?	N/A	1		2.16
Sub Total / Average 81 - Street Construction 2012 Issue				?	1,516,126.35	1,516,126.35	1,516,126.35	?		1	0.00	2.16
<hr/>												
86 - 2016 Streets Construction												
Nations Funds MM	MF0008	Money Market	8/1/2016	?	1,542,210.31	1,542,210.31	1,542,210.31	?	N/A	1		2.20
TexStar LGIP	TEXSTAR	Local Government Investment Pool	8/31/2016	?	972,135.90	972,135.90	972,135.90	?	N/A	1		1.39
Sub Total / Average 86 - 2016 Streets Construction				?	2,514,346.21	2,514,346.21	2,514,346.21	?		1	0.00	3.59

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
87 - 2017 Streets Construction												
Nations Funds MM	MF0008	Money Market	12/1/2017	?	25,960.91	25,960.91	25,960.91	?	N/A	1		0.04
TexStar LGIP	TEXSTAR	Local Government Investment Pool	12/31/2017	?	3,436,000.94	3,436,000.94	3,436,000.94	?	N/A	1		4.90
Sub Total / Average 87 - 2017 Streets Construction				?	3,461,961.85	3,461,961.85	3,461,961.85	?		1	0.00	4.94
873 - MEDC Construction												
Nations Funds MM	MF0008	Money Market	7/2/2018	?	1,600,050.75	1,600,050.75	1,600,050.75	?	N/A	1		2.28
TexStar LGIP	TEXSTAR	Local Government Investment Pool	7/31/2018	?	1,688,310.08	1,688,310.08	1,688,310.08	?	N/A	1		2.41
Sub Total / Average 873 - MEDC Construction				?	3,288,360.83	3,288,360.83	3,288,360.83	?		1	0.00	4.69
Total / Average				?	70,065,074.01	70,065,074.01	70,065,074.01	?		1	0.00	100



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4092

Agenda Date: 5/24/2021

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution Authorizing Funding for an Amount Not to Exceed \$278,523.60 and Awarding a Contract for the Construction of the FY 2020 Community Development Block Grant Project for Lake Street Paving, Drainage and Utility Improvements (Pond Street to Tarrant Street) to McClendon Construction Company, Inc. (Street Bond Fund, Utility Fund, and the 2020 Community Development Block Grant)

Requested Action

Consider the Resolution authorizing funding for an amount not to exceed \$278,523.60 and awarding a contract for the construction of the FY 2020 Community Development Block Grant Project for Lake Street Paving, Drainage and Utility Improvements to McClendon Construction Company, Inc.

Recommendation

The Engineering Staff recommends approval of the Resolution.

Description/History

This project is the FY 2020 CDBG project with a total estimated cost of \$278,523.60. The attached vicinity map shows the limits of the proposed Lake Street Paving and Utility improvements.

The project was bid at the offices of Tarrant County Community Development on May 5, 2021 and there were three bidders for the project. Bids ranged from a low bid of \$196,452.00 to a high bid of \$243,136.80. The bid tabulation is attached. The low bidder was GRod Construction, LLC. GRod Construction acknowledged they do not have the ability to construct the street pavement with a paving machine which is a requirement of the City. The next lowest bidder was McClendon Construction Company, Inc. McClendon Construction Company, Inc. was determined to be the lowest and best bidder. The contract time for this project is One Hundred Twenty (120) calendar days or approximately 4 months.

The requested funds are for a construction contract in the amount of \$239,352.00, a 5% construction contingency, material testing, survey, and other miscellaneous services needed to complete the construction of the project within a budget not to exceed \$278,523.60.

The funding will be in the amounts of \$177,771.00 from the 2020 Community Development Block Grant, \$42,661.50 from the Utility Fund, and \$58,091.10 from the Street Bond Fund.

Justification

McClendon Construction Company, Inc. has successfully completed capital improvement projects in the City of Mansfield in the past. The Engineering Department feels that McClendon Construction Company, Inc. has the necessary staff and equipment to successfully complete the project within the required contract time.

The Director of Public Works will be in attendance at the meeting to answer Council's questions regarding the proposed contract. A resolution is attached for Council's consideration.

Funding Source

The funding will be from the 2020 Community Development Block Grant, the Street Bond Fund and Utility Fund.

Prepared By

Trace Hilton, Project Engineer, Engineering Department, 817-276-4247

RESOLUTION NO. _____**A RESOLUTION AWARDDING A CONTRACT FOR THE CONSTRUCTION OF THE FY 2020 COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT FOR LAKE STREET PAVING, DRAINAGE AND UTILITY IMPROVEMENTS (POND STREET TO TARRANT STREET) TO MCCLENDON CONSTRUCTION COMPANY, INC.; APPROPRIATING FUNDS; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS**

WHEREAS, the Tarrant County Court Community Development Department has publicly advertised and requested competitive bids for the construction of Lake Street Paving and Utility Improvements (Pond Street to Tarrant Street); and,

WHEREAS, all bids were received, opened and publicly read aloud on May 5, 2021; and,

WHEREAS, the expenditure of \$177,771.00 of the funds stated herein will be secured from the FY 2020 Community Development Block Grant; and,

WHEREAS, the excess expenditure for the project will be secured from the Street Bond Fund and Utility Fund; and,

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

WHEREAS, after review of all bids received, it is the recommendation and determination of Council that the "lowest and best" bid is that of McClendon Construction Company, Inc.

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

SECTION 1.

The City Manager or his Designee is hereby authorized and directed to execute contractual documents with McClendon Construction Company, Inc. for construction for an amount not to exceed Two Hundred Fifty-One Thousand Three Hundred Nineteen and 60/100 Dollars (\$251,319.60).

SECTION 2.

The City Manager or his Designee is hereby authorized and directed to execute contractual documents for surveying, material testing and other miscellaneous services to complete construction of the project.

SECTION 3.

Funding is hereby authorized in the amount of Two Hundred Seventy-Eight Thousand Five Hundred Twenty-Three and 60/100 Dollars (\$278,523.60) to complete the construction of this project.

PASSED AND APPROVED THIS THE 24TH DAY OF MAY, 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



TNP JOB NO: TAR 20304
 ENGINEER'S ESTIMATE: \$186,300
 BID DATE: MAY 5, 2021
 BID TIME: 11:00 am

BID TABULATION REPORT

CLIENT: TARRANT COUNTY
 DESCRIPTION: PAVING, DRAINAGE & WATER
 IMPROVEMENTS FOR LAKE STREET (Pond St to Tarrant St)
 IN THE CITY OF MANSFIELD

BIDDERS

BID TIME: 11:00 am				GROD Construction, LLC		McClendon Construction Co., Inc.		Reliable Paving, Inc.	
ITEM NO.	DESCRIPTION OF ITEMS	QUANTITY	UNIT						
PAVING IMPROVEMENTS				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A1	Right of Way Preparation	LS	1	\$12,500.00	\$12,500.00	\$32,000.00	\$32,000.00	\$32,000.00	\$32,000.00
A2	Unclassified Street Excavation	CY	400	\$40.00	\$16,000.00	\$40.00	\$16,000.00	\$48.00	\$19,200.00
A3	7" Reinforced Concrete Pavement with Integral Curb (29' B-B)	SY	611	\$76.00	\$46,436.00	\$78.00	\$47,658.00	\$91.00	\$55,601.00
A4	8" Lime Stabilized Subgrade	SY	656	\$22.00	\$14,432.00	\$15.00	\$9,840.00	\$30.00	\$19,680.00
A5	Hydrated Lime @ 42#/SY	TON	14	\$230.00	\$3,220.00	\$186.00	\$2,604.00	\$212.00	\$2,968.00
A6	6" Reinforced Concrete Driveway Approach and Transition	SY	51	\$77.00	\$3,927.00	\$110.00	\$5,610.00	\$62.00	\$3,162.00
A7	6" HMA Transition Pavement and Driveway Transition	SY	157	\$55.00	\$8,635.00	\$70.00	\$10,990.00	\$74.00	\$11,618.00
A8	Gravel Driveway Transition	SY	10	\$52.00	\$520.00	\$50.00	\$500.00	\$125.00	\$1,250.00
A9	Reinforced Concrete Header	LF	27	\$25.00	\$675.00	\$15.00	\$405.00	\$20.00	\$540.00
A10	Temporary Crushed Stone Driving Surface	TON	200	\$41.00	\$8,200.00	\$20.00	\$4,000.00	\$51.00	\$10,200.00
A11	4" Concrete Sidewalk	SF	994	\$7.50	\$7,455.00	\$14.00	\$13,916.00	\$8.00	\$7,952.00
A12	Reconstruct ADA Curb Ramp	EA	1	\$2,300.00	\$2,300.00	\$2,500.00	\$2,500.00	\$2,000.00	\$2,000.00
A13	Parkway Restoration	SY	750	\$4.00	\$3,000.00	\$10.00	\$7,500.00	\$2.40	\$1,800.00
A14	Topsoil	SY	750	\$8.00	\$6,000.00	\$2.00	\$1,500.00	\$5.40	\$4,050.00
A15	Solid Block Sodding	SY	750	\$9.00	\$6,750.00	\$6.50	\$4,875.00	\$9.60	\$7,200.00
A16	Traffic Control	LS	1	\$7,800.00	\$7,800.00	\$7,500.00	\$7,500.00	\$8,900.00	\$8,900.00
A17	Erosion Control & SWPPP	LS	1	\$1,500.00	\$1,500.00	\$4,500.00	\$4,500.00	\$3,750.00	\$3,750.00
A18	Miscellaneous Paving Allowance	LS	1	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
	PAVING SUBTOTAL			\$155,350.00		\$177,898.00		\$197,871.00	
DRAINAGE IMPROVEMENTS									
B1	18" Class III Reinforced Concrete Pipe	LF	54	\$130.00	\$7,020.00	\$155.00	\$8,370.00	\$90.00	\$4,860.00
B2	Type 'P' Headwall	EA	3	\$2,100.00	\$6,300.00	\$2,000.00	\$6,000.00	\$3,000.00	\$9,000.00
B3	Ditch Regrading	LF	200	\$23.00	\$4,600.00	\$27.00	\$5,400.00	\$9.00	\$1,800.00
B4	Trench Safety	LF	54	\$3.00	\$162.00	\$1.00	\$54.00	\$1.20	\$64.80
B5	Miscellaneous Drainage Allowance	LS	1	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
	DRAINAGE SUBTOTAL			\$19,082.00		\$20,824.00		\$16,724.80	



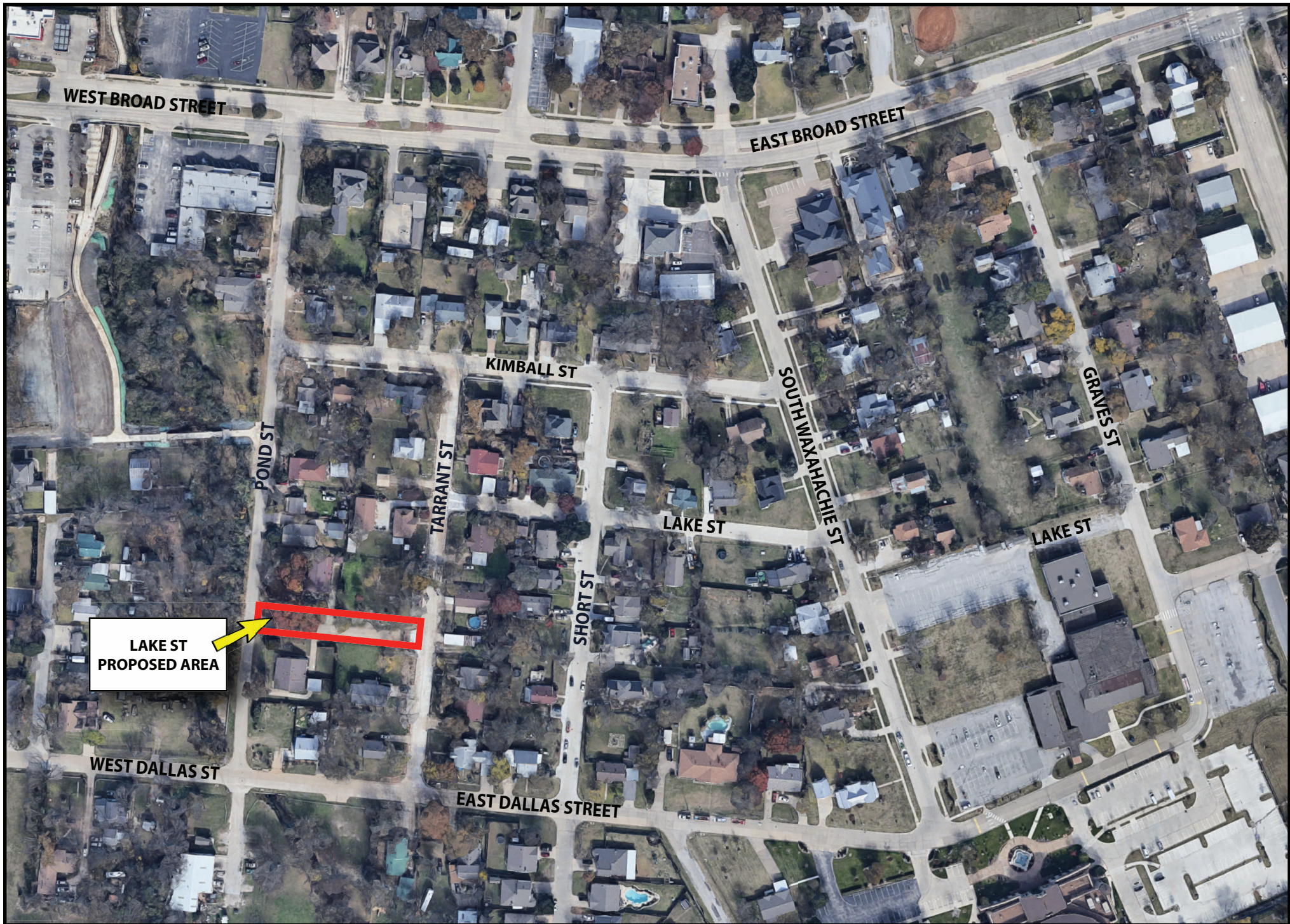
TNP JOB NO: TAR 20304
 ENGINEER'S ESTIMATE: \$186,300
 BID DATE: MAY 5, 2021
 BID TIME: 11:00 am

BID TABULATION REPORT

CLIENT: TARRANT COUNTY
 DESCRIPTION: PAVING, DRAINAGE & WATER
 IMPROVEMENTS FOR LAKE STREET (Pond St to Tarrant St)
 IN THE CITY OF MANSFIELD

BID DATE: MAY 5, 2021 BID TIME: 11:00 am				BIDDERS					
				GROD Construction, LLC		McClendon Construction Co., Inc.		Reliable Paving, Inc.	
ITEM NO.	DESCRIPTION OF ITEMS	QUANTITY	UNIT						
WATER IMPROVEMENTS									
C1	Temporary Water Service	LS	1	\$2,500.00	\$2,500.00	\$11,500.00	\$11,500.00	\$3,400.00	\$3,400.00
C2	6" PVC (DR 18) Water Line	LF	230	\$46.00	\$10,580.00	\$90.00	\$20,700.00	\$62.50	\$14,375.00
C3	Short Water Service Connection	EA	1	\$2,500.00	\$2,500.00	\$1,650.00	\$1,650.00	\$1,440.00	\$1,440.00
C4	Long Water Service Connection	EA	1	\$2,500.00	\$2,500.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00
C5	Connect to Existing Water Line	EA	2	\$1,000.00	\$2,000.00	\$1,750.00	\$3,500.00	\$3,000.00	\$6,000.00
C6	Trench Safety	LF	230	\$3.00	\$690.00	\$1.00	\$230.00	\$1.20	\$276.00
C7	Miscellaneous Water Allowance	LS	1	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00
	WATER SUBTOTAL			\$22,020.00		\$40,630.00		\$28,541.00	
TOTAL BID				\$196,452.00		\$239,352.00		\$243,136.80	

Approved: Chris A. Edwards





CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4087

Agenda Date: 5/24/2021

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the May 10, 2021 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 May 10, 2021 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, May 10, 2021

3:30 PM

Council Chambers

REGULAR MEETING

3:30 P.M. - CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 3:33 p.m.

Mayor Evans advised the public they could participate during the meeting by registering through the link provided on the posted agenda or by phone. He also advised the public could address the Council by submitting an online speaker card through the city's website or by direct email to City Secretary Susana Marin.

Present 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

WORK SESSION

Update on Initial Budget Requests

Director of Finance Troy Lestina provided a brief update regarding the FY 2022 projected budget.

Update on Preliminary Tax Rolls

Troy Lestina presented the preliminary tax valuations and compared them to last year's numbers. He answered Council questions and will provide the Council with more information.

Update on July Debt Issuance

Troy Lestina gave a recap of the capital projects discussion which occurred at the April 26, 2021 City Council meeting and discussed the issuance of \$9.5 million in debt and the timeline that would need to be followed. Director of Transportation and Public Works Bart VanAmburgh, City Manager Joe Smolinski, and Police Chief Tracy Aaron answered Council questions. There was discussion regarding which projects to move forward with in regard to the debt issuance. Council directed staff to move forward with the same projects as previously discussed.

Update on November Bond Election

Troy Lestina presented the deadlines and schedule of events for a November bond election. There was discussion regarding which projects to put on the ballot and if November is too soon for a bond election. Joe Smolinski, Bart VanAmburgh, and Director of Community Services Matt Young answered Council questions. City Attorney Allen Taylor answered staff questions. Council gave their consensus to push back the

bond election to May of 2022.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 4:58 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 5:11 p.m. Mayor Evans adjourned the executive session at 6:53 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. DC-20-16161

Seek Advice of City Attorney Related to Pending Litigation - Cause No. DC-C202100171

Seek Advice of City Attorney Regarding Zoning Authority of Local Governments

Seek Advice of City Attorney Regarding Preliminary Legislative Legal Update and Possible Impacts

Seek Advice of City Attorney Regarding A Municipality's Authority on Issues Relating to Local Elections

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

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 #21-16

6:00 P.M. – CLASS 1 SPRING INTERNS CEREMONY WITH CITY COUNCIL

City Council and City staff recognized the Class 1 Spring Interns for completing their internships.

7:00 PM - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Evans reconvened into regular business session at 7:08 p.m.

INVOCATION

Walnut Ridge Baptist Church Pastor Erik Erby gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Lewis 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 Broseh led the Texas Pledge.

PROCLAMATION**[21-4061](#)****Emergency Medical Services Week**

Mayor Evans read and presented the Emergency Medical Services Week proclamation to Assistant Fire Chief Jeff Smith and City Emergency Medical Services personnel. Chief Smith made brief comments.

[21-4071](#)**National Police Week**

Mayor Evans read and presented the National Police Week proclamation to Police Chief Tracy Aaron and Mansfield Police Officers. Chief Aaron made brief comments.

RECOGNITION**Recognition of Class 1 Spring Interns**

Internship Coordinator Nicolette Allen recognized City interns Briana Date, Faith Whatley, Gabriel Lewis, Olivia Weatherford, and Taher Abubakar for completing the Spring internship program. Gabriel spoke on his experience as an intern for the City.

CITIZEN COMMENTS

Mallory York, 1210 S Lamar Street, Dallas - Mr. York spoke regarding domestic violence.

Reema Sethi, 6302 Northridge Parkway, Allen - Mr. Sethi spoke regarding the negative experience he's had working with a developer to get a home built in Mansfield.

COUNCIL ANNOUNCEMENTS

Mayor Pro Tem Leyman thanked the community for re-electing him to serve on City Council and posed a question to staff regarding a street construction project in the city.

Council Member Short thanked the city for her re-election, stated she is excited to serve another term on Council, and thanked her family for their support.

Council Member Lewis thanked his family for their support and encouraged the Class 1 Interns to apply for City jobs.

Council Member Tonore congratulated Mayor Pro Tem Leyman and Council Members Short and Lewis on their re-election and stated he is looking forward to continuing to work together.

Council Member Bounds congratulated Mayor Pro Tem Leyman and Council Members Short and Lewis on their re-election and stated she is excited the team will remain in-tact. She also stated that she attended the Historic Downtown Wine Walk this past weekend and remarked that it was a great event.

Council Member Broseh recognized Pastor Erik Erby from Walnut Ridge Baptist Church for organizing the outpouring of support into the community last weekend and congratulated his colleagues on their re-election.

Mayor Evans also gave his congratulations to his re-elected colleagues and to the community. He also stated National Nurses Day was held last week and the outstanding work our nurses do on a daily basis is greatly appreciated, and also gave recognition to our teachers.

SUB-COMMITTEE REPORTS

[21-4065](#)

Minutes - Approval of the May 4, 2021 Public Memorials Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee) (Leyman, Broseh, Tonore)

As Chairman of the Sub-Committee, Mayor Pro Tem Leyman reported the possibility of a November bond election was presented to the Veterans Memorial Tribute Foundation and the Sub-Committee received support from the Foundation.

A motion was made by Mayor Pro Tem Leyman to approve the minutes of the May 4, 2021 Public Memorials Sub-Committee Meeting as presented. Seconded by Council Member Broseh. The motion CARRIED by the following vote:

Aye: 3 - Larry Broseh; Mike Leyman and Michael Evans

Nay: 0

Abstain: 0

Non-Voting: 4 - Julie Short; Casey Lewis; Todd Tonore and Tamera Bounds

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Assistant Chief Smith gave an update regarding the City's COVID-19 vaccination clinic

and answered questions.

Neighborhood Leadership Roundtable Quarterly Update

Assistant to the City Manager Bernadette McCranie gave a brief update regarding the Neighborhood Leadership Roundtable. Bernadette noted that Director of Utilities Jeff Price and the water utilities team presented to the HOAs ways to help conserve water and the resources that are available to them as we head into the heat of the summer. On a different note, Bernadette stated that applications for My Mansfield Muni-Versity Class 2 will be available on May 12, 2021.

Business Services Department Report

[21-4068](#)

Presentation of the Monthly Financial Report for the Period Ending March 31, 2021

Troy Lestina stated he was available for questions.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

No action was taken.

CONSENT AGENDA

[21-4047](#)

Resolution - A Resolution of the City of Mansfield, Texas, Approving an Economic Development Agreement Between the Mansfield Economic Development Corporation, and TMI Real Estate Ventures, LLC.; Authorizing the MEDC President To Execute Said Agreement; and Providing an Effective Date

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION AND TMI REAL ESTATE VENTURES, LLC; AUTHORIZING THE MEDC PRESIDENT TO EXECUTE SAID AGREEMENT; 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: 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: RE-3746-21

[21-4062](#)

Resolution - A Resolution of the City of Mansfield, Texas, Approving an

Economic Development Agreement Between the Mansfield Economic Development Corporation, and American Carton Company, Inc.; Authorizing the MEDC President To Execute Said Agreement; and Providing an Effective Date

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION AND AMERICAN CARTON COMPANY, INC.; AUTHORIZING THE MEDC PRESIDENT TO EXECUTE SAID AGREEMENT; 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: 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: RE-3747-21

[21-4066](#)

Resolution - A Resolution Authorizing Publication of Notice of Intention to Issue Certificates of Obligation; Approving the Preparation of a Preliminary Official Statement and a Notice of Sale; And Expressing Intent to Reimburse Expenditures to be Incurred

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; APPROVING THE PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT AND A NOTICE OF SALE; PROVIDING FOR THE EFFECTIVE DATE THEREOF; AND EXPRESSING INTENT TO REIMBURSE EXPENDITURES TO BE INCURRED

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

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

Aye: 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: RE-3748-21

[21-4067](#)

Resolution - A Resolution Awarding a Construction Contract for the Rebuild of Concord Drive to XIT Paving and Construction, Inc.; Authorizing and Directing the City Manager to Execute Contract Documents; and Authorizing Funding for an Amount Not to Exceed \$370,000.00 (Street Bond Fund)

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

A RESOLUTION AWARDED A CONSTRUCTION CONTRACT FOR THE REBUILD OF CONCORD DRIVE TO XIT PAVING AND CONSTRUCTION, INC.; AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS; AND AUTHORIZING FUNDING FOR AN AMOUNT NOT TO EXCEED \$370,000.00 (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: 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: RE-3749-21

[21-4082](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Inter-Local Agreement by and Between the City of Mansfield and the City of Burleson for Jail Services and Authorizing its Execution through its Duly Appointed and Authorized City Managers; and Providing an Effective Date

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE AN INTER-LOCAL AGREEMENT WITH THE CITY OF BURLESON TO PROVIDE THEM JAIL SERVICES

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

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

Enactment No: RE-3750-21

[21-4063](#)

Minutes - Approval of the April 26, 2021 Regular City Council Meeting Minutes

A motion was made by Council Member Lewis to approve the minutes of the April 26, 2021 Regular City Council Meeting as presented. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

[21-4064](#)

Minutes - Approval of the April 29, 2021 Joint City Council and Mansfield Independent School District Board Meeting Minutes

A motion was made by Council Member Lewis to approve the minutes of the April 29, 2021 Joint City Council and Mansfield Independent School District Board Meeting as presented. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

END OF CONSENT AGENDA

OLD BUSINESS

[21-4045](#)

Consideration of a Request for a Specific Use Permit for Apartments on Approximately 12.869 Acres out of the E. McAnear Survey, Abstract No. 1005, Tarrant County, TX, Located at the Southeast Corner of Regency Pkwy. and Nahvi Rd.; Ryan Conway of JLB Partners (Developer) on Behalf of Mike Sellers of First Baptist Church, Michael P. Collini, and John C. Arnold of Fifteen Oaks Mansfield, L.P. (owners) (SUP#21-001)

Assistant City Manager Matt Jones spoke regarding Council's directive at the previous meeting to meet with the developer regarding the possibility of a Public Improvement District. Matt noted staff and the developer have decided upon entering into a maintenance agreement instead of a PID and answered Council questions.

A motion was made by Council Member Lewis to approve the Specific Use Permit with the condition that the developer enter into a maintenance agreement with the City for the lifetime of the project.

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

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

Nay: 1 - Larry Broseh

Abstain: 0

PUBLIC HEARING AND FIRST READING

[21-4056](#)

Ordinance - Public Hearing and First Reading on an Ordinance Amending Section 155.099(B)(9)(b) of the Code of Ordinances, "Zoning," Related to the Setback for a Swimming Pool from a Rear Property Line (OA#21-003)

Matt Jones noted this item was staff initiated, explained the reason for this amendment, and answered Council questions.

Mayor Evans opened the public hearing at 8:20 p.m. With no one wishing to speak, Mayor Evans continued the public hearing through second reading at 8:20 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 CODE OF ORDINANCES OF THE CITY OF MANSFIELD, TEXAS AS HERETOFORE AMENDED BY AMENDING SECTION 155.099(B)(9)(b) OF SAID ORDINANCE REGARDING THE SETBACK OF A SWIMMING POOL FROM A REAR PROPERTY LINE; 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: 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

21-4046

Ordinance - Public Hearing Continuation and Second and Final Reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District to PD Planned Development District for Single-Family Residential Uses on Approximately 4 Acres out of The Ray Grevious Survey, Abstract No. 1307, Tarrant County, TX, Located at 2349 N. Holland Rd.; Jeff Linder of Bannister Engineering (Engineer) on Behalf of Mouaz Allababidi of Allababidi Foundation, LLC (Owner) (ZC#21-003)

Matt Jones gave a brief presentation, noted the revisions the owner has made since the last meeting, and answered Council questions.

Mayor Evans continued the public hearing at 8:25 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:26 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 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 SINGLE-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 Lewis. The motion CARRIED by the following vote:

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

Nay: 1 - Mike Leyman

Abstain: 0

Enactment No: OR-2207-21

NEW BUSINESS

21-4069

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Canvassing the Returns of the General Election Held in the City of Mansfield, Texas on May 1, 2021, for the Purpose of Electing a Council Member, Place 3; Council Member, Place 4; and a Council Member, Place 5

Susana Marin presented the final election report.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, CANVASSING THE RETURNS OF THE GENERAL ELECTION HELD IN THE CITY OF MANSFIELD, TEXAS ON MAY 1, 2021, FOR THE PURPOSE OF ELECTING A COUNCIL MEMBER, PLACE 3; A COUNCIL MEMBER, PLACE 4; AND A COUNCIL MEMBER, PLACE 5

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

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

Aye: 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: RE-3751-21

21-4070

Discussion and Possible Action Regarding the Burial of Overhead Electric

Utilities

Matt Jones gave a brief presentation and answered Council questions.

A motion was made by Council Member Broseh to approve the burial of overhead electric utilities. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

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

Nay: 1 - Casey Lewis

Abstain: 0

ADJOURN

A motion was made by Council Member Short to adjourn the meeting at 8:35 p.m. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4056

Agenda Date: 5/24/2021

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 Amending Section 155.099(B)(9)(b) of the Code of Ordinances, "Zoning," Related to the Setback for a Swimming Pool from a Rear Property Line (OA#21-003)

Requested Action:

To consider the proposed amendment.

Recommendation:

The Planning and Zoning Commission held a public hearing on May 3, 2021, and voted to recommend approval.

City Council voted 7 to 0 to approve at First Reading.

Description/History

Section 155.099(B)(9)(b) currently requires the water's edge of a swimming pool to be located at least 7.5 feet from the rear property line. This setback was established when the City required residential lots to have a 7.5 utility easement along the rear property line. The setback was intended to prevent damage to the pool when a franchise utility conducted work in the easement.

The City now requires franchise utilities to be located in a 10-foot easement along the front property line except in special cases where utilities are needed in the rear yard. Additionally, many of the new developments have smaller lots with smaller rear yards. With these changes, Staff proposes an amendment to reduce the minimum rear yard setback for swimming pools from 7.5 feet to 5 feet. The 5-foot side yard setback and the requirement that pool cannot encroach into a utility easement will remain.

Staff surveyed neighboring cities to compare pool setbacks. The most common of the cities contacted were 5 feet for both the side and rear properties lines. A minimum 5-foot setback between the fence on the side and rear property lines and the pool will provide adequate circulation around the pool. A pool setback is measured from the water's edge of the pool to the property line. Flatwork decking is permitted in the setback up to the property line.

The proposed amendment reads as follows:

"(b) A swimming pool may be located anywhere on a premise except in the required front yard, provided that the water's edge of the

swimming pool shall not be located closer than five feet to any side property line or ~~seven and one half~~ five feet to any rear property line, or within any easement. Swimming pool pump and filter installations shall not be located within the front yard or any public easement and shall be screened from adjacent property and public streets.”

Justification

See information above.

Funding Source

Not applicable.

Prepared by

Art Wright

Planner II

817-276-4226

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD, TEXAS AS HERETOFORE AMENDED BY AMENDING SECTION 155.099(B)(9)(b) OF SAID ORDINANCE REGARDING THE SETBACK OF A SWIMMING POOL FROM A REAR PROPERTY LINE; 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 the Code of Ordinances of the 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 all interested citizens, the governing body of the City is of the opinion and finds that the Code of Ordinances should be amended.

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

SECTION 1.

That Section 155.099(B)(9)(b) of the Code of Ordinances, “Zoning,” is hereby amended to read as follows:

“(b) A swimming pool may be located anywhere on a premise except in the required front yard, provided that the water's edge of the swimming pool shall not be located closer than five feet to any side property line or five feet to any rear property line, or within any easement. Swimming pool pump and filter installations shall not be located within the front yard or any public easement and shall be screened from adjacent property and public streets.”

SECTION 2.

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

SECTION 3.

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 Zoning Ordinance as a whole.

SECTION 4.

Any person, firm or corporation violating any of the provisions of this ordinance or the Zoning Ordinance, 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 5.

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

FIRST READING APPROVED ON THE 10TH DAY OF MAY, 2021.

DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 24TH DAY OF MAY, 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY

Allen Taylor, City Attorney

Pool Setback Comparison

City	Side Setback	Rear Setback
Mansfield	5'	7.5'
Arlington	5'	5'
Grand Prairie	3'	3'
Midlothian	5'	5'
Cedar Hill	No standard setbacks; depends on the subdivision	
South Lake	5'	5'
Keller	5'	5'
Waxahachie	Must fall within building line; usually 5' from the rear and 3' from the side	
Euless	5'	5'
North Richland Hills	6' (20' if adjacent to street)	6'
Flower Mound	5'	5'



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4054

Agenda Date: 5/24/2021

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 Expressing Support For or Opposition to Proposed Bills During the 87th Legislative Session; Authorizing the City Manager to Communicate to Members of the Legislature About Such Bills; and Providing an Effective Date

Requested Action

Discuss and consider legislative bills.

Recommendation

Approve Resolution

Description/History

The 87th Texas Legislature is currently in session and considering a number of bills that can or will have a direct impact on how local governments provide services.

Justification

Staff is asking for City Council to express support or opposition of the bills identified so that their position may be communicated to members of the Texas Legislature on their behalf.

Funding Source

N/A

Prepared By

Bernadette McCranie
Assistant to the City Manager
bernadette.mccranie@mansfieldtexas.gov
817.276.4266

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS EXPRESSING SUPPORT FOR AND OPPOSITION TO PROPOSED BILLS DURING THE 87TH LEGISLATIVE SESSION; AUTHORIZING THE CITY MANAGER TO COMMUNICATE TO MEMBERS OF THE LEGISLATURE ABOUT SUCH BILLS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the 87th Texas Legislative Session is currently in progress; and,

WHEREAS, the City Council of the City of Mansfield desires to express support for and opposition to certain proposed bills; and,

WHEREAS, the City Council further desires to authorize the City Manager and his designees to communicate to members of the Legislature on such bills.

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

SECTION 1.

The City Council expresses support for and opposition to the bills identified on the attached Exhibit "A".

SECTION 2.

The City Manager and his designees are authorized to communicate, through testimony or other means, the support for or opposition to the bills identified on the attached Exhibit "A" to members of the Texas Legislature, the appropriate legislative committees, and committee members.

SECTION 3.

This Resolution shall become effective from and after its passage.

PASSED AND APPROVED THIS THE 24TH DAY OF MAY, 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4086

Agenda Date: 5/24/2021

Version: 1

Status: New Business

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution of the City of Mansfield, Texas Amending Section 1.08, "Creation of Committees, Boards and Commissions and Election of Mayor Pro Tem" of the Procedural Rules of Council by Which the City Council of Mansfield Conducts its Meetings

Requested Action

Approval of resolution.

Recommendation

Approval of resolution.

Description/History

Discussion was held regarding amending the Procedural Rules of Council. Exhibit A outlines the desired changes.

Justification

To meet Council's request.

Funding Source

N/A

Prepared By

Susana Marin, TRMC
817-276-4203

RESOLUTION NO. _____**A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, AMENDING SECTION 1.08, "CREATION OF COMMITTEES, BOARDS AND COMMISSIONS AND ELECTION OF MAYOR PRO TEM", OR THE PROCEDURES OF COUNCIL BY WHICH THE CITY COUNCIL OF MANSFIELD CONDUCTS ITS MEETINGS**

WHEREAS, the City Council of the City of Mansfield, Texas adopted Resolution No. 477 on the 23rd day of January, 1989 establishing its rules and order of business; and,

WHEREAS, the City Council of the City of Mansfield, Texas adopted Resolution No. 524 on the 2nd day of November, 1989 amending Section 1.05, "Order of Business", Subsection B, "Presentations, by Members of Council"; and,

WHEREAS, the City Council of the City of Mansfield, Texas adopted Resolution No. RE-2340-07 on the 27th day of August, 2007 amending the Procedural Rules of Council; and,

WHEREAS, the City Council of the City of Mansfield, Texas adopted Resolution No. RE-2436-08 on the 9th day of June, 2008 amending the Procedural Rules of Council; and,

WHEREAS, the City Council of the City of Mansfield, Texas adopted Resolution No. RE-3672-20 on the 10th day of August, 2020 amending the procedural rules of Council; and,

WHEREAS, the City Council of the City of Mansfield, Texas recognizes that it is in the best interest of the citizens of the City of Mansfield that Section 1.08, "Creation of Committees, Boards and Commissions and Election of Mayor Pro Tem", of the Procedural Rules of Council be amended as provided herein to better serve the citizens of Mansfield; and,

WHEREAS, after review and deliberation of all facts therein, it is the consideration of the City Council that it is in the best interest of public health, safety and welfare that the City amends the Procedural Rules of Council.

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

SECTION 1.

The City Council hereby adopts the amendments to 1.08, "Creation of Committees, Boards and Commissions and Election of Mayor Pro Tem", of the Procedural Rules of Council attached herein as Exhibit "A".

SECTION 2.

This resolution shall be effective upon its passage.

PASSED AND APPROVED THIS 24TH DAY OF MAY, 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

CITY OF MANSFIELD

PROCEDURAL RULES OF CITY COUNCIL

Section 1.01 Authority

Pursuant to Article III, Section 3.09 of the Charter of the City of Mansfield, the following rules shall be in effect until such time as they are amended or new rules are adopted in the manner provided by these rules.

Section 1.02 General Rules

- A. Meetings to the Public: Every regular, special or called meeting of the City Council shall be opened to the public provided that meetings need not be open to the public under the exceptions prescribed in Chapter 551, Texas Government Code.
- B. Quorum; Required Vote on Matters: Four (4) members of the City Council shall constitute a quorum, and the affirmative vote of at least four (4) of those attending any meeting at which a quorum is present shall be required to conduct any business of the city or adopt any ordinance or resolution. In zoning cases wherein a written protest against a change in zoning is signed by twenty (20) percent or more of the property owners either in the area of the lots or land included in such proposed zoning change or of the lots or land immediately adjoining same and extending two hundred (200) feet there from, such zoning change shall not become effective except by the favorable vote of three-fourths (6 members) of all the members of the City Council. (State law reference-Zoning Changes, V.A.C.S. Art. 1011e). *(Amended 8/10/20)*
- C. Compelling Attendance: The City Council may compel the attendance of absent members. If the Mayor or any City Council Member fails to maintain the foregoing qualification, shall be absent without valid excuse from three (3) consecutive regularly scheduled meetings, or shall fail to maintain an eighty (80) percent attendance record for each elected year without valid excuse, the City Council must declare a vacancy at its next regular meeting and shall fill the vacancy as set forth in the City Charter. (Article III, Section 3.02)
- D. Minutes: Accurate minutes of all proceedings of the City Council shall be kept by the City Secretary in books to be provided for that purpose. Both citizen's and City Council member's comments are to be summarized in the minutes.
- E. Right of Floor: Any City Council Member wishing to speak shall be recognized by the Mayor, and shall confine remarks generally to the subject under consideration. No City Council Member shall be allowed to speak more than once on any one subject until every City Council Member wishing to speak has done so.
- F. City Manager: The City Manager, or other appointed person acting in the City Manager's behalf, shall attend all meetings of the City Council unless excused. The City Manager may make recommendations to the City Council and shall have the right to take part in all discussions of the City Council, but shall have no vote.

In order to establish and maintain an effective City Council and City Manager relationship the City Council has established an ongoing evaluation and review process to evaluate the

performance of the City Manager and to ensure effective communication and goal orientation. The evaluation will occur under the process set forth in Attachment A to these rules which is entitled "City Manager Evaluation". The attachment may be periodically modified, amended or updated by City Council action. In order to further foster the relationship between the City Council and the City Manager at each quarterly meeting an update on city owned public/private partnerships will be provided by the City Manager. (Added 8/10/20)

- G. City Attorney: The City Attorney shall attend all meetings of the City Council unless excused, by the City Manager and shall advise the City Council on questions of law and procedures. The City Manager is required to ensure an attorney is present at all City Council meetings.
- H. City Secretary: The City Secretary (or in City Secretary's absence the Assistant City Secretary) shall attend all meetings of the City Council unless excused, by the City Manager who will ensure a person is appointed to take minutes and administer the role of the City Secretary) and shall keep the official minutes.
- I. Rules of Order: Unless in conflict with these rules, the latest version, Robert's Rules of Order Revised shall govern the proceedings of the City Council in all cases.
- J. Suspension of Rules: Any provision of these rules not governed by the City Charter or State law may be temporarily suspended by a majority vote (four) of all members of the City Council. The vote on any such suspension shall be taken and entered upon the records. If there is an objection to suspending the rules, a vote is required to proceed.
- K. Amendments to Rules: These rules may be permanently amended, or new rules may be adopted by a majority vote (four) of all members of the City Council. Any such amendments shall be adopted and recorded by resolution.

Section 1.03 Meetings

- A. Regular Meetings: The City Council shall meet regularly on the second and fourth Monday of each month. The regular meetings of the City Council shall be held in the Council Chambers of the City Hall unless otherwise established by City Council. (Amended 06-09-08)
- B. Special Meetings: Special meetings may be held on the call of the Mayor or four (4) City Council Members with no less than seventy-two (72) hours notice to each City Council Member. Emergency meetings may be called by the Mayor or Mayor Pro Tem in the Mayor's absence, or four (4) members, after notice has been posted two (2) hours. All meetings shall be open to the public and public notice shall be given in compliance with Chapter 551, Texas Government Code.
- C. Recessed Meetings: Any meeting of the City Council may be recessed to a later time, provided that no recess shall be for a longer period than until the next regular scheduled meeting.
- D. Work Sessions: Work sessions may be held on the call of the Mayor or four (4) City Council Members with no less than seventy-two (72) hours notice to each City Council Member. The purpose is to research, analyze, and review any matter which requires special information

and study. Such meetings shall be open to the public and notice thereof shall be given in compliance with Chapter 551, Texas Government Code.

- E. Executive Sessions: Participants to open and close executive sessions are limited strictly to City Council Members, the City Manager, Assistant City Managers, Director of Business Services, and the City Attorneys. No other staff members, attorneys, board/committee members or individuals are allowed. At the request of City Council, City Manager or City Attorney, individual(s) may be requested to attend to address or receive instruction for a specific executive session agenda item. That individual(s) is dismissed from executive session prior to addressing the next agenda item.
- F. Orientation Meeting: The City Manager shall schedule an orientation workshop during the month of July each year. The purpose of the meeting is to provide an overview presentation of information to assist new City Council Members in serving as members of a local legislative body. New City Council Members orientation form entitled “New City Council Member Orientation Form” attached hereto shall be utilized and completed as part and parcel of the new City Council Members orientation. *(Added 8/10/20)*
- G. City Council Team Building: The City Council shall schedule an annual team building retreat to be held in a workshop format. The meeting will occur in the summer or fall of each year and shall provide the City Council the opportunity to participate in Team Building Activities, Exercises and Programs designed to improve communication and problem solving skills. *(Added 8/10/20)*

Section 1.04 Duties of Mayor

- A. Chairman and Duties: The Mayor, if present, shall preside as chairman at all meetings of the City Council. In the absence of the Mayor, the Mayor Pro Tem shall preside. In the absence of both the Mayor and the Mayor Pro Tem, the City Secretary shall call the City Council to order, whereupon a temporary chairman shall be elected by the members of the City Council present. Upon the arrival of the Mayor, or of the Mayor Pro Tem if the Mayor does not then arrive, the temporary chairman or the Mayor Pro Tem, as the case may be, shall immediately relinquish the chair upon the conclusion of the business immediately before the City Council.
- B. Call to Order: The meetings of the City Council shall be called to order by the Mayor/Chairman.
- C. Preservation of Order: The Mayor/Chairman shall preserve order and decorum, prevent personalities or the impugning of City Council Members’ motives, and restrict City Council Members in debate to the question under discussion.
- D. Points of Order: The Mayor/Chairman shall determine all points of order, subject to the right of any City Council Members to appeal to the City Council. If any appeal is taken, the question shall be "Shall the decision of the Mayor/Chairman be sustained?"
- E. Questions to be Stated: Immediately prior to voting, the Mayor/Chairman shall state “Is there any City Council Member requesting the floor on this item?” If the answer is “yes”, then Mayor/Chairman will relinquish the floor to said City Council Member for discussions. If the answer is “no”, then state, “Seeing no one requesting the floor, please vote on the (state the question being submitted). After voting, the Mayor/Chairman shall announce the result.

A roll call vote shall be taken upon request of any member.

F. Vote Change: In the event of a vote change, an immediate roll call vote shall be taken.

Section 1.05 Order of Business

- A. Agenda: The order of business of each regular meeting shall be as contained in the agenda prepared by the City Manager and the Mayor, with final approval by the Mayor. The agenda for any regularly scheduled meeting shall be a listing by topic of subjects to be considered by the City Council and shall endeavor to be delivered to members of the City Council no later than Thursday before a regularly scheduled Monday meeting to which it pertains. The agenda for all special meetings and work sessions shall be posted in accordance with Chapter 551, Texas Government Code, delivered to City Council Members (3) business days before such meeting. All agendas are made available at the meeting and on the city's website. *(Amended 8/10/20)*
- B. Agenda Requests by City Council Members: Providing policy for City Council placement of certain items on the City Council meeting agenda: *(Added 8/10/20)*
1. Any member of City Council may request that an item be placed on a City Council meeting agenda.
 2. That request will be submitted to the City Secretary on the form previously designated by the City Secretary
 3. The City Secretary will send out to all members of City Council by email a copy of the request upon her receipt and will advise the other members of City Council that the request has been made and that the item will be placed on the next available agenda only if two other members of City Council, acting independently, submit a written request to the City Secretary's office of their interest in having the item placed on the agenda for discussion.
 4. In order to be compliant with the Open Meetings Law, there is to be no discussion between members of City Council regarding any item that is requested until the item is scheduled and discussed on the City City Council agenda.
 5. The City Secretary will place an item that receives three (3) written requests on the agenda and will list as "sponsors" of the proposed discussion issue the names of those City Council Members who wish to sponsor the discussion.
- C. City Council Member Project Requests: Any request by a City Council Member for a particular project, to have city staff conduct research or to compile information outside of normal reporting procedures must be made through the City Manager's office and must have support of three (3) City Council Members. *(Added 8/10/20)*
- D. Agenda Deadline: Any person desiring to present a subject for the City Council's consideration shall advise the City Secretary's Office of that fact not later than 12:00 noon on the first or third Tuesday preceding the meeting at which the subject is requested to be considered; provided, however that the City Manager may grant exceptions to said deadline. The City Manager shall have the authority to limit the agenda to a reasonable number of items which can be considered as part of the order of business of any regular meeting. In such cases, any request to appear on the agenda shall be communicated to members of City Council during the pre-City Council work session and if desired by City Council, scheduled at the next regular meeting of City Council for action on the request.

- E. Communication to Mayor and City Council Members: The City Manager shall provide the City Council Members with written analysis of items to be acted upon by the City Council at its meeting.
- F. Reading of Minutes: Unless a reading of the minutes of a City Council meeting is requested by a City Council Member and passed by a majority vote of the City Council, such minutes may be approved without reading if the city secretary has previously furnished each City Council Member with a copy thereof.
- G. Public Hearings: A public hearing may be held as part of any regular meeting or may in itself constitute a special meeting and shall be called to order and governed by all other provisions relating thereto to regular meetings and special meetings. Once a public hearing has been closed, the discussion by City Council of any item on the agenda shall not be re-opened to public discussion, except by City Council, with approval of two-thirds (5 City Council Members) of all members of City Council. Such motion shall be considered as a motion to limit or extend limits of debate.
- H. Petition Deadlines: Any person desiring to present a petition before City Council shall present the petition made by the petitioners to the City Secretary no later than one week after the public hearing and/or the first reading. A petition to be presented regarding a zoning change request or any issue that is scheduled for public hearing by City Council, not otherwise prescribed by the Texas Statutes or the City Charter, shall be presented as provided in Section 1.09 of these Procedural Rules.

Section 1.06 Consideration of Ordinances, Resolutions and Motions

- A. Form: All ordinances and resolutions shall be presented to the City Council only in printed or typewritten form and ordinances shall be approved as to form and legality by the City Attorney.
- B. Ordinances: All ordinances shall be passed in accordance with the provisions of the City Charter.
- C. Recording of Votes: Voting, except on procedural motions, shall be by roll call and the ayes and nays shall be recorded in the minutes. Unless a member of the City Council states that such member is not voting, silence of such City Council Member shall be recorded as an affirmative vote. Every City Council Member and the Mayor must vote on all issues unless there is a declared and recorded conflict of interest.
- D. Majority Vote Required: Unless specifically provided otherwise, approval of every ordinance, resolution, or motion shall require the affirmative vote of a majority of all members of the City Council (four). In case of a 3-2 vote with only five (5) City Council Members present, an item will automatically be scheduled for reconsideration at the next regular City Council meeting.
- E. Tie Vote: In the event of a tie in votes on any motion, the issue will be carried over for reconsideration for the next official City Council meeting. No action by the City Council can be passed or failed unless four (4) of the City Council Members at the meeting vote for its passage or failure.

- F. Order of Precedence of Motions: The following motions shall have priority in the order indicated:

MOTION

UNDEBATABLE

1. To adjourn ^{2,3} (cannot be amended)
2. To recess¹
3. To raise a question of privilege (cannot be amended)
4. To lay on the table (cannot be amended)
5. To remove the previous question, majority vote (four) required (cannot be amended)
6. To limit or extend limits of debate, majority vote (four) required

DEBATABLE

7. To postpone to a certain time
8. To commit or refer
9. To amend³
10. To postpone indefinitely (cannot be amended)
11. A main motion

Footnotes:

1. The first two motions are not always privileged. To adjourn shall lose its privileged character and is a main motion if in any way qualified. To take a recess shall be privileged only when other business is pending.
 2. A motion to adjourn is not in order: (a) when repeated without intervening business or discussion; (b) when made as an interruption of a member while speaking, or (c) while a vote is being taken.
 3. A motion to amend shall be undebatable when the question to be amended is undebatable.
- G. Reconsideration: A motion to reconsider any action of the City Council can be made not later than the next succeeding regular meeting of the City Council. Such a motion can only be made by a member who voted with the majority. It can be seconded by any member. No question shall be twice reconsidered, except by unanimous consent of City Council, except that action relating to any contract may be reconsidered at any time before the final execution thereof.
- H. The Previous Question (Close Debate): When a member moves the previous question (to close debate), it shall be put as follows:

"Shall we vote on the question?"

There shall then be no further debate but pending amendments shall be put in their order before the main question. Unless otherwise stated, this motion is confined to the immediately preceding question. An affirmative vote of a majority (4 members) of the City Council is required to move the previous question. If the motion is lost, the main question remains before the City Council for further debate.

If there is no objection, an informal request to close debate or call the question shall be

honored by the Chairman without a vote.

- I. Withdrawal of Motions: A motion may be withdrawn or modified by its mover without asking permission until the motion has been stated by the Chairman. If the mover modifies their motion, the seconder may withdraw their second. After the question has been stated, the mover shall neither withdraw it nor modify it without the consent of the City Council.
- J. Amendments to Motions: No motion or proposition of a subject different from that under consideration shall be admitted under color of amendment. A motion to amend an amendment shall be in order, but one to amend an amendment to an amendment shall not be in order.

(Amended 8/10/20 – K removed)

Section 1.07 Votes Required

Approval of every ordinance, resolution, or motion shall require the affirmative vote of a majority of the entire City Council (4), except when the Charter, State statutes, or these rules impose other voting requirements. Questions on which the voting requirements are varied by the Charter, State statute or these rules are listed below.

A. Charter and State Statutory Requirements: *(Amended 8/10/20 – A.6 removed)*

1. Charter Amendment: Ordinance submitting proposed Charter Amendments must be adopted by a majority (4 members) vote of the City Council.
2. Levying Taxes: Ordinances providing for the assessment and collection of taxes require the approval of a majority (4 members) of the City Council.
3. Changing Paving Assessment: Changes in plans for paving assessment requires a majority (4 City Council Members) of the City Council.
4. Amending Zoning Ordinance: Provided that changes in zoning classifications, where a hearing is held by the City Council and such change is protested by owners of twenty percent (20%) or more of the area within two hundred (200) feet of the affected property must have the approval of three-fourths (6 members) of all members of the City Council.
5. Declaring Emergency - Unanimous Vote: In order for an emergency to be declared it shall be necessary that such measure be approved by the affirmative vote of all the members of the City Council present and voting.

B. City Council Rules Requirements:

1. Suspending Rules: City Council rules may be suspended by an affirmative vote of 2/3 (5 members) of all members of the City Council.

Section 1.08 Creation of Committees, Boards and Commissions & Election of Mayor Pro-Tem

- A. **City Council Committees**: The City Council may, as the need arises, authorize the appointment of "ad hoc" City Council committees. Any committee so created shall cease to exist upon the accomplishment of the special purpose for which it was created or when

abolished by a majority vote of the City Council. The Mayor shall appoint the members of committees created under this rule. Any appointment made by the Mayor can be changed by a majority vote of the City Council. All members of the City Council have the right to attend any committee meeting of a subcommittee of the City Council that has been posted under the Open Meetings Act. Non Committee City Council members shall speak and participate as citizens and will not participate in the committee discussion or vote after citizen comment periods have closed unless recognized by the Chairman of such committee. Should the members of any subcommittee recess into executive session only members of that subcommittee shall be allowed to attend the executive session. (Amended 8/10/20) (Amended 5/24/2021)

- B. Citizen Boards, Commissions, and Committees: The City Council may create other Committees, Boards and Commissions to assist in the conduct of the operation of the City government with such duties as the City Council may specify that are not inconsistent with the City Charter or Code. Memberships and selections of member shall be as provided by the City Council unless specified by the City Charter or Code. Any such Committee, Board, or Commission shall cease to exist upon the accomplishment of the special purpose for which it was created, or when abolished by a majority vote of the City Council, unless otherwise provided in the Code. No committee so appointed shall have powers other than advisory to the City Council or to the City Manager, except as otherwise specified by the Charter Code or State law.
- C. Selecting Members for Planning & Zoning Commission, Zoning Board of Adjustments, Mansfield Economic Development Corporation and Mansfield Park Facilities Development Corporation:
- a. All board members will be appointed by the City Council.
 - b. Term of office for all members is (2) two years.
 - c. Appointments are effective October 1 and terminate on September 30.
 - d. City Council interviews applicants for decision making boards prior to appointment.
 - e. All decision making boards, acting through their designated staff representative shall forward three (3) qualified candidates, if available, to the City Council for their consideration and appointment. Upon request of a City Council Member, all candidates submitting interest to serve on a board/commission in the last twelve (12) months will be furnished by the City Secretary to the City Council Members.
 - f. The designated staff representative shall forward current board member that request reappointment to the City Council for their consideration and appointment.
 - g. The city staff representative assigned to the advisory or decision making board will be responsible for the timely scheduling of candidate interviews for the board and City Council.
 - h. City Council interviews applicants and with a majority (4) votes appoints a board member.
 - i. City Council, at will, may release any or all board members from service without cause.
- D. Election of Mayor Pro-Tem: At its first regular meeting, following the municipal election and any required runoffs, the City Council shall elect from among its members, a Mayor Pro Tem who shall serve for a term of one (1) year or until his successor is qualified. He shall perform all duties of the Mayor in the absences or disability of the Mayor. All City Council Members interested in the Mayor Pro-Tem position shall give notice during this agenda item at such meeting. The selection of Mayor Pro-Tem occurs through paper ballot listing all Council Members that are interested in serving as Mayor Pro Tem. Each City Council

Member and Mayor present at the meeting must vote. The results are tabulated by the City Secretary and announced by the Mayor. *(Amended 8/10/20)*

Section 1.09 Filing Petitions Before City City Council (Adopted per minutes 8-22-88)

A petition to be presented regarding a zoning change request or on any issue that is scheduled for public hearing by City Council, not otherwise prescribed by the Texas Statutes or the City Charter, shall be presented in the following manner:

- A. Presenting Petition to City Secretary's Office: The petition shall be made by the petitioners and presented to the City Secretary no later than one week after the public hearing and/or first reading.
- B. Requirements on the Signature Page: The signatures on the petition need not be appended to one paper, but each signer shall personally sign their name thereto in ink or indelible pencil and shall print after the signature: 1) their name; 2) their place of residence, giving name of street and number; 3) their telephone number, and 4) the day, the month and year their signature was affixed.
- C. Property Owner's Name/Address as Shown on Last Approved Tax Roll: A person signing as a property owner shall note thereon opposite their name the name shown as the property owner and the property address as shown on the last approved official tax roll of the City.
- D. Description of Property: The petition shall contain a description of property involved in the public hearing.



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4091

Agenda Date: 5/24/2021

Version: 1

Status: Consideration

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Consideration of an Ordinance Requesting the Abandonment of a Portion of a Drainage Easement Relating to the South Holland Road Phase Two Improvements to Hott Family Limited Partnership

Requested Action

To consider the subject easement abandonment.

Recommendation

The Engineering Staff recommends the approval of the request to abandon a portion of a drainage easement relating to the South Holland Road Phase Two Improvements to Hott Family Limited Partnership.

Description/History

This drainage easement was acquired in 2000 to facilitate the construction of an off-site drainage channel as part of the Garden Heights Phase One development. Right-of-way was acquired in December 2020 for the construction of the South Holland Road Phase Two Improvements. The right-of-way acquired with the South Holland Road project encompasses all but approximately three feet of the drainage easement width.

Justification

The City currently has no public drainage infrastructure within the easement and does not anticipate needing it in the future.

Funding Source

No Funding Necessary

Prepared By

Gus Chavarria, Project Manager, Engineering Department, 817-276-4295

ORDINANCE NO. _____

AN ORDINANCE VACATING AND ABANDONING A 0.059 ACRE VARIABLE WIDTH DRAINAGE EASEMENT IN THE SAMUEL C. NEILL SURVEY, ABSTRACT NO 1159, TRACT 6A, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, DECLARING THAT SUCH PROPERTY IS UNNECESSARY FOR USE BY THE PUBLIC; AUTHORIZING THE MAYOR OF THE CITY OF MANSFIELD, TEXAS, TO EXECUTE A QUITCLAIM DEED RELEASING PUBLIC OWNERSHIP INTEREST OR CONTROL OF SAID DRAINAGE EASEMENTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Mansfield 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 Code; and,

WHEREAS, the City Council of the City of Mansfield, Texas, after careful study and consideration, has determined that the 0.059 acre variable width drainage easement in the Samuel C. Neill Survey, Abstract No. 1159, Tract 6A, City of Mansfield, Tarrant County, Texas, hereinafter more specifically described, is not being used by, nor useful or convenient to the public in general; therefore, it constitutes a public charge without a corresponding public benefit, and the public would be better served and benefited by the vacation and abandonment. Said easement is described in Exhibits "A" and "B" attached hereto and made a part hereof for all purposes; and,

WHEREAS, in order to remove any question as to the continued interest or ownership of the public in said easement, the City desires to execute a Quitclaim Deed releasing all title, ownership and control in said easement to the owner of the underlying property;

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

SECTION 1.

The drainage easement, as described hereinabove, is not being used by, nor useful or convenient to the public in general. This easement constitutes a public charge without a corresponding benefit, and the public would be better served and benefited by its vacation and abandonment. Accordingly, the above described easement, a 0.059 acre variable width drainage easement in the Samuel C. Neill Survey, Abstract No. 1159, Tract 6A, City of Mansfield, Tarrant County, Texas, is hereby vacated and abandoned as public property and such area so abandoned shall revert in fee simple to the owner of the underlying property.

SECTION 2.

The Mayor of the City of Mansfield, Texas, is hereby authorized and empowered to execute a quitclaim deed releasing all claims to title, ownership, or control of the easement described hereinabove, on behalf of the City of Mansfield, Texas.

SECTION 3.

A copy of said quitclaim deed shall be presented for filing with the County Clerk of Tarrant County, Texas by the office of the City Secretary.

SECTION 4.

This Ordinance shall become effective immediately upon its passage as provided by law.

DULY PASSED ON THE FIRST AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 24TH DAY OF MAY, 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Allen Taylor, City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION
DRAINAGE EASEMENT ABANDONMENT

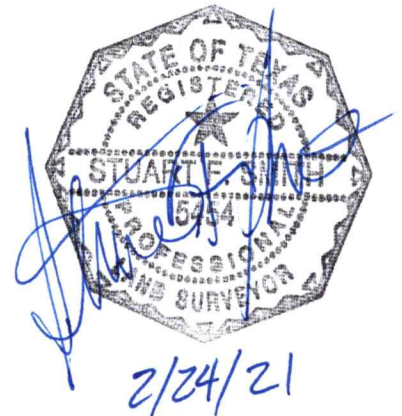
BEING 0.059 acre of land located in the SAMUEL C. NIEL SURVEY, Abstract No. 1159, Mansfield, Tarrant County, Texas, and being a portion of the tract of land designated as Tract III, in the deed to Hott Family Limited Partnership, recorded in Instrument No. D209316707, of the Deed Records of Tarrant County, Texas. Said 0.059 acre of land being more particularly described by metes and bounds as follows:

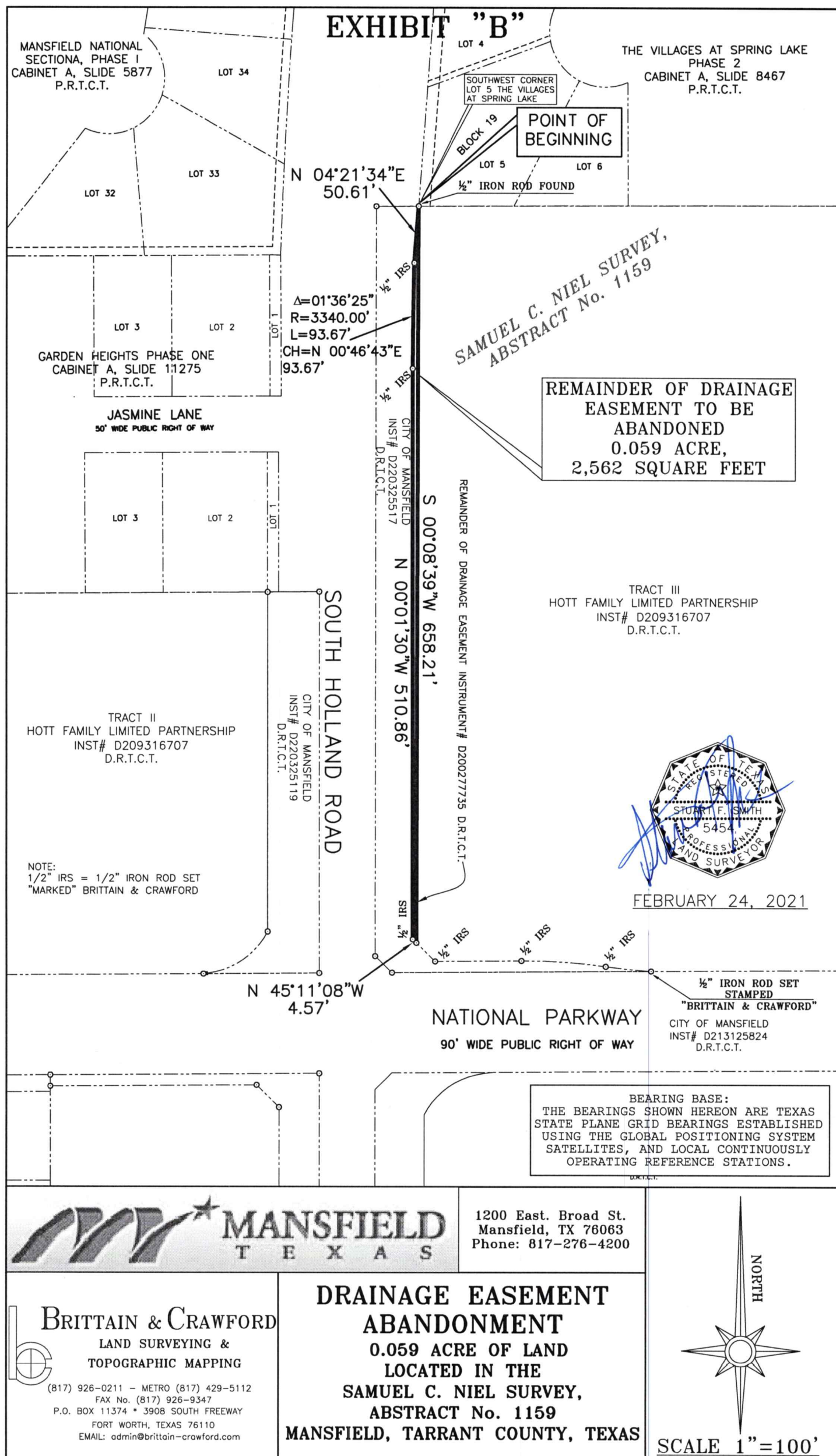
BEGINNING at a ½" iron rod found lying in the North boundary line of said Tract III, being the Southwest corner of Lot 5, The Villages at Spring Lake, Phase 2, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 8467, of the Plat Records of Tarrant County, Texas;

THENCE S 00° 08' 39" W 658.21 feet, along the East boundary line of an existing drainage easement, recorded in Instrument No. D200277735, of the Deed Records of Tarrant County, Texas, to a point in the new East right-of-way line of South Holland Road;

THENCE along the new East right-of-way line of South Holland Road, as follows:

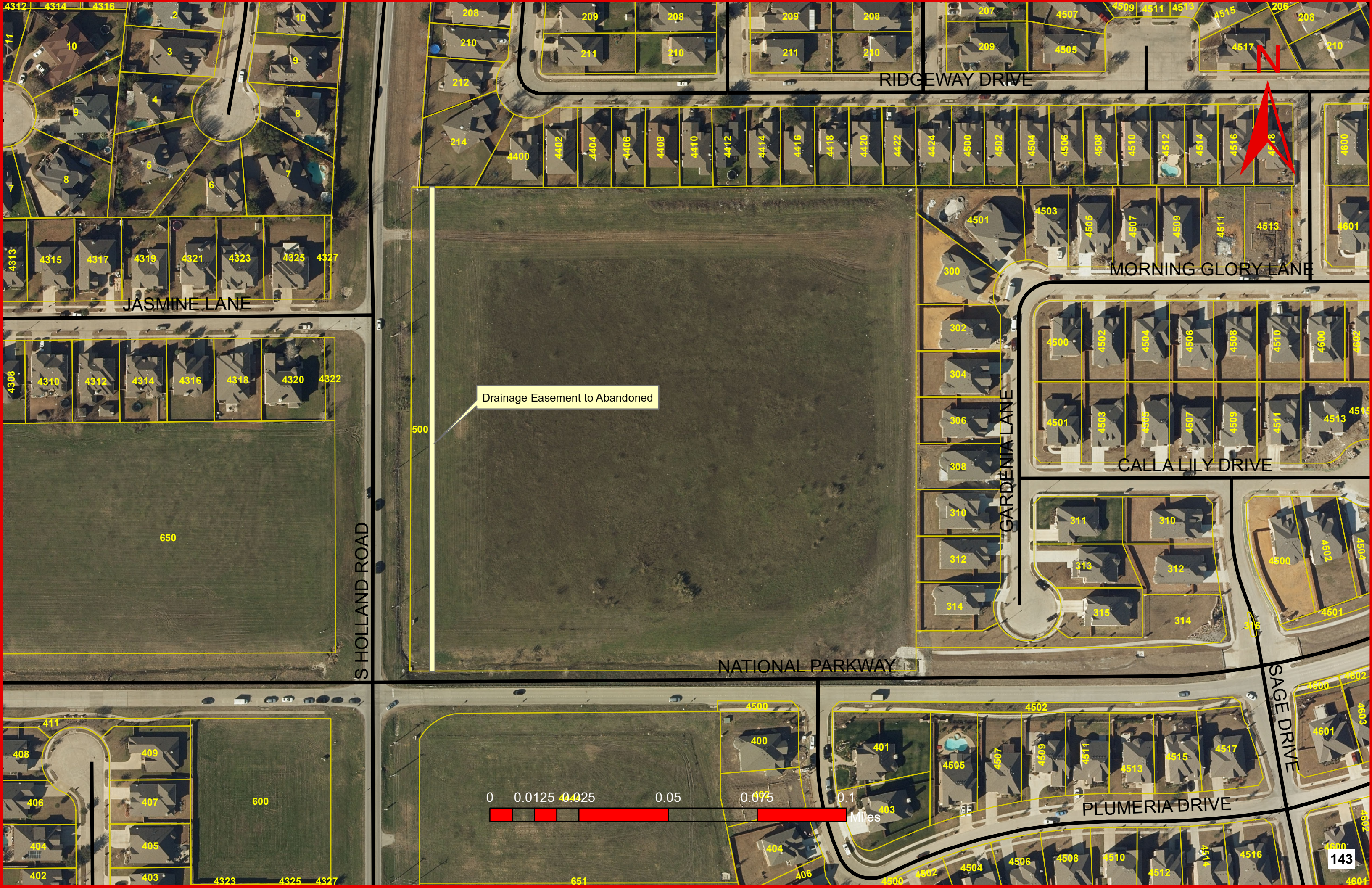
1. N 45° 11' 08" W 4.57 feet, to a ½" iron rod marked "Brittain & Crawford" set;
2. N 00° 01' 30" W 510.86 feet, to a ½" iron rod marked "Brittain & Crawford" set at the beginning of a curve to the right;
3. NORTHEASTERLY 93.67 feet, along said curve to the right, having a radius of 3340.00 feet, a central angle of 01° 36' 25", and a chord bearing N 00° 46' 43" E 93.67 feet, to a ½" iron rod marked "Brittain & Crawford" set at the end of said curve;
4. N 04° 21' 34" E 50.61 feet, to the POINT OF BEGINNING containing 0.059 acre (2,562 square feet) of land.



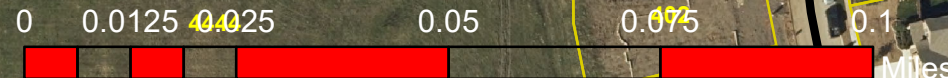




MAN Holland - PDE Abandonment Hott		2/25/2021
Scale: 1 inch= 76 feet	File: MAN Holland - PDE Abandonment Hott.ndp	
Tract 1: 0.0588 Acres (2562 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/567638), Perimeter=1318 ft.		
01 s00.0839w 658.21		
02 n45.1108w 4.57		
03 n00.0130w 510.86		
04 Rt, r=3340.00, chord=n00.4643e 93.67		
05 n04.2134e 50.61		



Drainage Easement to Abandoned





CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4096

Agenda Date: 5/24/2021

Version: 1

Status: New Business

In Control: City Council

File Type: Consideration Item

Agenda Number:

Title

Discussion and Possible Action by the City of Mansfield, Texas, Establishing an Economic Development Program for Community Activation Grants and Temporary Retail Vendor Recruitment in the Historic Mansfield Reinvestment Zone Pursuant to Chapter 380 of the Texas Local Government Code to Promote Economic Development and Stimulate Business and Commercial Activity in the City

Requested Action

To approve the economic development program in the Historic Mansfield Reinvestment Zone.

Recommendation

Approve the terms of the Historic Downtown Mansfield Community Activation Grant and Pop-Up Shop/Business Incubator Grant Program.

Description/History

The Downtown Development Strategies produced by Halff & Associates were adopted on July 27, 2020. In accordance with the intent of the strategies to encourage place-making, branding, commercial growth, economic development, and fostering of community relationships, the Historic Downtown Mansfield Community Activation Grant and Pop-Up Shop/Business Incubator Program was drafted. Recommendations and feedback on the program were given by the Revitalization of Historic Downtown Mansfield Sub-Committee on May 10th and May 21st.

Justification

See information above.

Funding Source

The program will be funded by a combination of one or more of the following sources: General Fund and/or Tax Increment Reinvestment Zone Fund.

Prepared By

Nicolette Allen, Historic Downtown Mansfield Coordinator



HISTORIC DOWNTOWN MANSFIELD COMMUNITY ACTIVATION GRANT

DRAFT 05.14.2021

Program Purpose

To subsidize the fees associated with producing special events, live entertainment production through AV/sound equipment upgrades, programs that promote local artists, and other community activation efforts within the Historic Downtown Mansfield area.

Assistance from the City of Mansfield on any event, fundraiser, or community function is intended and expected to help create more walkability and to encourage unique visitors to the downtown area. Funded events are expected to provide unique opportunities for business promotion and experiences for visitors and residents to support the community as a whole.

This program provides grant assistance for organizations, individuals, and/or businesses to incentivize successful events within the Historic Downtown Mansfield area by (1) establishing mutually beneficial partnerships between the City and the community; (2) equitably controlling how the City provides event contributions to eligible organizations; (3) creating visibility for downtown through event publicity and promotion during event activities; and (4) supporting the Downtown Development Strategies adopted by the Mansfield City Council on July 27, 2020.

Grant awards are available to a wide variety of community activation events including sporting, tourism, arts and cultural, general, health and human services, and major community events. Only events/activities hosted within the Historic Downtown Mansfield area may participate in this program.

How will projects be chosen?

Applications can also be accepted on a rolling basis throughout the year within the identified timeframe that is appropriate to the date of the event.

City Staff will determine eligibility based on information provided in the application package, comments from other City departments, and in accordance with the Community Activation Grant Program expectations.

Each applicant may apply for no more than three (3) projects. A project is 1) a single event, performance, and/or activity; or 2) a series of events, performances, or activities that are related. All grant monies must go directly to the activities associated with the project.

Community Activation Grant Requirements

In the case of the Community Activation Grant, recipients must meet the following requirements:

- ❑ Agree to create visibility for the Historic Downtown Mansfield area through prominent acknowledgement of its support and assistance, using event publicity at the event itself (will utilize City-provided logos in all marketing materials). Promotional opportunities will be provided as detailed in the application and require approval from City Staff.
- ❑ Applications must be submitted at least **forty-five (45) days prior** to the event, but **no more than one hundred and eighty (180) days prior**.
- ❑ Applicants are required to submit an event summary (proposed event activities, needs, and expected outcomes such as financial goals and estimated attendance), a budget from the prior year's event (if applicable), and a proposed event budget for the current event.
- ❑ All recipients receiving grant awards are required to complete an Event Recap Report within 30 days of the event's end. Any organization which does not comply with this will be ineligible for future requests.
 - ❑ The Event Recap Report is a full written Financial Accounting and Evaluation Report. The Report will describe the project and will include copies of programs, brochures, flyers, original press releases, news clippings, photos of events, and related documents. The report will also include a final itemized budget of costs incurred and description of foot traffic/customers served. If after 30 days recipients fail to submit the Event Recap Report, any remaining funds will be automatically forfeited.
 - ❑ If extenuating circumstances occur, it is the responsibility of the organization to contact the City of Mansfield to request a 30-day grace extension.
- ❑ Recipients for community events/activities are required to offer in-kind event participation and other contributions of goods, services, or programs that will benefit Historic Downtown Mansfield and support its mission to provide for unique opportunities for businesses and experiences for visitors and residents.
 - ❑ Examples of such contributions may include: vendor booth/table space at the event, VIP seating, event tickets, etc.
- ❑ Must be open to the public.
- ❑ Provide an economic benefit to the Historic Downtown Mansfield area.
- ❑ May recur annually.
- ❑ For businesses/property owners in the Historic Downtown area, recipients are eligible to use grant funding to reimburse the purchase of site-specific, installed equipment which provides them the opportunity to provide live entertainment (ex: professional quality audio-entertainment systems).
- ❑ For art grants, artists may apply to receive project-based funding, and will be required to include City-provided logos on their website sponsor page, onsite (sponsor signage), and any collateral associated with the grant award.

Eligible Community Activation Grant Projects List

The following is a list of eligible expenditures for reimbursement, including but not limited to:

- Equipment rental (AV, stage, traffic control, etc)
- Expendable supplies/materials (for example: paint supplies for an art exhibition)
- Marketing, Printing, Publications (which promote the event to the City and surrounding areas)
- Public Safety/Policing

The Community Activation Grant program supports community events, such as, *but not limited to:

<ul style="list-style-type: none">• Music festivals• Concerts• Parades• Expos• Art shows or events	<ul style="list-style-type: none">• Food festivals and events• Holiday events• Community education events• Rodeos• Car Shows
--	--

*An applicant may apply for grant funding for an event other than those listed above. The eligibility of the event for program funds will be determined by City Council.

Ineligible Community Activation Projects

- ☐ Private functions that are not open to the public
- ☐ Lobbying, legislative efforts, political action committees, causes, campaigns or candidates or projects/programs promoting a political agenda
- ☐ Programs, projects, or events promoting a religious doctrine
- ☐ Organizations that discriminate based on race, ethnicity, color, sex, religion, age, national origin, ancestry, citizenship, sexual orientation, gender identity and/or expression, disability, marital status, genetic information, veteran status, or other legally protected factors
- ☐ Multi-year commitments
- ☐ Events that are completed or conducted before the date of the application
- ☐ Projects or organizations that have not satisfactorily fulfilled their obligations to the City
- ☐ Permit fees, media services (for private purposes), and liquor license fees do not qualify for grant reimbursement

Helpful questions to consider when applying for the Community Activation Grant:

1. Is the event located in Historic Downtown Mansfield?
2. Does the event meet or support the Downtown Development Strategies?
3. Will the event provide a unique experience and be a benefit to the visitors and residents of the City?
4. Is the event open to the public?
5. Will the event proceeds, if any, benefit the community as a whole?
6. If successful, will the event have a meaningful economic impact?
7. Is this the best possible use of the program's limited resources?
8. Has the applicant been awarded an incentive payment in the previous twelve (12) months?

FUNDING

Community Activation Grant

The following funding for the Community Activation Grant program is based on a maximum of **\$50,000** annual cash budget, and the program will continue accepting applications until all funding has been exhausted.

Awards will be limited to **fifty (50%) percent** of the investment in the project, and will be reimbursed upon receipt of proof of expenditures. Awards are intended for the eligible costs/activities outlined in the Eligible Community Activation Grant Projects list.

If an applicant does not have the funding necessary for a match, such an applicant may request a waiver from the matching requirement. Said waiver will be approved upon the recommendation of the Mansfield City Council.

Organizations are allowed to request the award in advance of the event when funds are to be used for marketing and promotional purposes. In this instance, an invoice for payment must be submitted to the City of Mansfield, who may make the payment to the payee/vendor on behalf of the organization.

Total Annual Cash Incentive Commitment: \$50,000



HISTORIC DOWNTOWN MANSFIELD COMMUNITY ACTIVATION GRANT APPLICATION

DRAFT 05.14.2021

The Historic Downtown Mansfield Community Activation Grant Program is designed to help subsidize the fees associated with producing special events, live entertainment production through AV/sound equipment upgrades, programs that promote local artists, and other community activation efforts within the Historic Downtown Mansfield area. The applications are submitted to the Historic Downtown Coordinator, and upon qualification of eligibility requirements applications will go to City Council for approval. Please contact staff if you have any questions about eligibility or documentation.

Submit Applications to:

Mansfield City Hall
Attn: Nicolette Allen
1200 East Broad St.
Mansfield, Texas 76063

Office: 817-276-4264
Email: historicdowntown@mansfieldtexas.gov

Date of Application	
Business/Organization Name	
Applicant's Name	
Address	
Phone Number	
Email	
Website	
Tell us about your event (use a separate page if additional space is needed.)	
What specific event or activity is being promoted or marketed?	

How will your event help promote community activation in Historic Downtown Mansfield?	
Total amount of funds requested to promote this event or activity	
Date(s), Time, Location of Event	
Total Number of Days of the Event	<p>_____ day(s)</p> <p>Consecutive? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
Has the Organization/Applicant applied for fund for this event before?	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
Is this a one time only event or a recurring event?	<p><input type="checkbox"/> Singular <input type="checkbox"/> Recurring</p>
Is one of the goals of this event to raise funds for charity/scholarship?	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If so, what percentage of funds raised will be donated or given away?</p> <p>_____</p>
Choose the category(ies) that applies to your event or activity:	<p><input type="checkbox"/> Music festivals</p> <p><input type="checkbox"/> Concerts</p> <p><input type="checkbox"/> Parades</p> <p><input type="checkbox"/> Expos</p> <p><input type="checkbox"/> Art shows or events</p>

	<input type="checkbox"/> Food festivals and events <input type="checkbox"/> Holiday events <input type="checkbox"/> Community education events <input type="checkbox"/> Rodeos <input type="checkbox"/> Car Shows <input type="checkbox"/> Other: _____												
Projected Attendance													
Previous Year's Attendance <i>(put N/A if not applicable)</i>													
Describe your attendance goals for this event and identify steps used to achieve these goals.	<i>(use a separate page if additional space is needed)</i>												
Registration/Entrance fee per visitor (if any)													
FUNDING AND MARKETING The organization applying for the grant is expected to make every effort to develop a viable budget and an effective marketing plan that is designed to promote your event to residents and visitors.													
Describe your budget . Please provide a budget list that includes any current expenditures as well as all projected event costs (rentals, entertainment, traffic control, safety, marketing, etc.).													
<table border="1"> <thead> <tr> <th>Item/Description</th><th>\$ Amount</th></tr> </thead> <tbody> <tr> <td><i>I.e. Promotions (brochures, social media ad boosting, posters)</i></td><td><i>\$3,000</i></td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>		Item/Description	\$ Amount	<i>I.e. Promotions (brochures, social media ad boosting, posters)</i>	<i>\$3,000</i>								
Item/Description	\$ Amount												
<i>I.e. Promotions (brochures, social media ad boosting, posters)</i>	<i>\$3,000</i>												
<i>(use a separate page if additional space is needed)</i> Do you have the prior year's event budget attached to the application? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable													

Applicants are expected to obtain at least 50% of the expected costs.

Total costs for period of use	\$
Funding requested from Council	\$
Confirmed funds from other sources	\$

Describe your **marketing plan**. Please provide a detailed list of the media used, amount spent, type of product used (brochure, website, print ads, etc). Be prepared to identify the promotional opportunities which will create publicity for the Historic Downtown Mansfield area.

Media/Product Type	Site/Location	Target Audience	\$ Amount	Will the Downtown Program be included in this promo?
<i>I.e. 3,000 brochures</i>	<i>Bicycle shops in DFW</i>	<i>Cycling pros</i>	<i>\$2,000</i>	<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>

(use a separate page if additional space is needed)

Total advertising/promotion budget for the specific activity/event for which you are applying:

What is your organization's direct contribution to the activity/event budget?

What other sources of funding are being used for this activity/event?

Describe your **financial goals** for this event and identify steps used to achieve these goals:

What impact will funds from the Community Activation Grant Program have on the viability of this event:

Recipients for community events/activities are required to offer in-kind event participation and other contributions of goods, services, or programs that will benefit the Historic Downtown Program and support its mission to provide for unique opportunities for business promotion and experiences for visitors and residents to support the community as a whole. Examples of such contributions may include: free vendor booth/table space at the event, VIP seating, event tickets, etc.

Describe the **in-kind event participation opportunity** you will provide.

Item	Quantity	Cost Equivalent
<i>I.e. 10x10 booth space at event</i>	<i>1</i>	<i>\$50</i>

SPECIAL NOTE: Grants from the Historic Downtown Mansfield Community Activation Grant Program must be used only for applicable reimbursements related to community activities. Expenditure of funds for unauthorized reimbursements will impact funding decisions and an applicant's future funding eligibility.

Applicants agree that they are responsible for ensuring that they comply with all licenses, health and safety considerations, planning regulations, insurance, rents, rates, and other operational requirements.

Applicants agree to indemnify and hold harmless the City of Mansfield/Historic Downtown Mansfield staff, volunteers, its employees and its agents, and City Council, in connection with any action, claim, lawsuit, charge, or proceeding, including but not limited to any civil action, based upon and/or arising out of the recipient's use of the funds provided by the City of Mansfield pursuant to this contract.

If approved, an offer will be made to the applicant in writing. Funding will be subject to a formal agreement to be signed by both parties. This will include the requirement for robust account-keeping and monitoring of the impact on the business. Applicants should retain evidence of costs/expenses incurred in the form of receipts.

Failure to comply with these requirements may result in forfeiture of final payments, required reimbursements and/or disqualification from consideration of future applications. If you have any questions regarding any aspect of the Historic Downtown Mansfield Community Activation Grant Program, call 817-276-4264.

APPLICANT

Organization Name

Date

Signature of Authorized Representative

Printed Name of Authorized Representative

Application Attachments

In addition to this completed and signed application, include the following attachments when you submit your grant request:

- ☐ Itemized budget for proposed project
- ☐ Letter from the property owner providing approval for the proposed project
- ☐ Any other information deemed necessary by City of Mansfield staff in order to fully understand the project

Please note, any modifications or alterations to the proposed project(s) must be submitted in writing to the City of Mansfield, and is subject to approval by the Mansfield City Council.

Helpful Guidance

Regarding the **marketing plan**, if your project is selected, Historic Downtown Mansfield may require to be listed as an EVENT SPONSOR of your event or activity. Organizations shall comply with the following request for acknowledgement of sponsorship:

1. Include the line "This project was made possible, in part, by a grant from Historic Downtown Mansfield" in press releases and other literature.
2. All use of official logos shall be submitted in writing to Historic Downtown Mansfield.
3. Promotional pieces submitted to media outlets should be submitted simultaneously to Historic Downtown Mansfield. Historic Downtown Mansfield may be reached at 817-276-4264.
4. Each promotional piece must have a telephone number that can be called for more information.
5. Provide a website address for those seeking information.
6. Follow other/additional requirements as put forth in the award notification letter.



HISTORIC DOWNTOWN MANSFIELD POP-UP SHOP/BUSINESS INCUBATOR PROGRAM

DRAFT 05.14.2021

Program Purpose

The Historic Downtown Mansfield Pop-Up Shop/Business Incubator Program is established to bring together entrepreneurs, artists, makers, and small businesses with local property owners to fill vacant spaces and activate Historic Downtown Mansfield. Historic Downtown Mansfield is home to unique small businesses, a thriving art community, and creative entrepreneurs and the City believes that expanding active retail spaces will benefit residents, existing businesses, and visitors alike. The purpose of this program is to cultivate an encouraging environment for entrepreneurs in Historic Downtown.

What are pop-ups?

The Historic Downtown Mansfield area supports pop-ups and small businesses that complement the area and provide a forum for special events that contribute to the local economy.

Pop-up businesses can be:

- A temporary retail space which utilizes a vacant commercial space for a shorter, non-standard lease period
- A "Pop-In" - displays of items for sale utilizing another downtown business storefront or window space
- An event style pop-up where the press and public can attend and generate a ton of buzz around their brand
- An immersive experience in which a physical space gives customers the opportunity to see, feel, and experience the business' brand - often includes interactive displays or other unexpected physical elements

Pop-ups temporarily occupy a physical space like a downtown building, may be located inside another business or empty storefront, in an art or gallery space, or may be in a non-traditional space like a sidewalk, trailer, or outdoor kiosk.

One might open a pop-up business for many reasons.

- Usable business space is limited, so creative forms are required.
- Existing buildings may require extensive rehab or remodeling, so testing a product or an idea before investing is desired.
- A business may be transitioning from online to a brick and mortar, and a temporary retail space is a way to simulate the retail experience and gain valuable insights into operations and demand.
- Business intelligence on the potential market may be scarce, so running a temporary test market will determine product or business feasibility and longevity.

How will projects be chosen?

Applications can also be accepted on a rolling basis throughout the year and city staff will determine eligibility based on information provided in the application package and in accordance with the Pop-Up Shop/Business Incubator Program expectations.

Priority will be given to businesses with industries that diversify the existing area. Additionally, to businesses with 3 or fewer employees, including owner(s). Additional priority will be given to applications from local residents and locally based businesses.

Pop-Up Shop/Business Incubator Program Grant

In the case of the Pop-Up Shop/Business Incubator Program Grant, recipients must meet the following requirements:

- ❑ Agree to create visibility for the Historic Downtown Mansfield area through prominent acknowledgement of its support and assistance, using event publicity at the event itself (will utilize City-provided logos in all marketing materials). Promotional opportunities will be provided as detailed in the application and require approval from City Staff.
- ❑ Applicants submitting for a proposed pop-up of thirty (<30) or fewer days should submit their applications at least a thirty (30) days prior to their proposed start date. Applicants submitting for a proposed pop-up of greater than thirty (>30) days should submit their applications at least sixty (60) days prior to their proposed start date.
- ❑ Applicants are required to submit a Business Plan and a proposed budget for the pop-up shop. A complete list of documentation requirements is listed with the application.
- ❑ All recipients receiving grant awards are required to complete a Pop-Up Shop Recap Report within 30 days of the closure of the pop-up shop. Any business which does not comply with this will be ineligible for future requests **(would we allow pop-up shops to request funding more than once?)**.
 - ❑ The Pop-Up Shop Recap Report is a written Financial Accounting and Evaluation Report. The Report will describe the project and will include copies of marketing materials and related items. Reports are required to share monthly sales figures and should analyze the foot traffic, sales, revenues generated, photographs of use, and level of social media engagement. The report will also include details of how the applicant intends to move forward with the retail enterprise, or, if not taking the enterprise forward, why now. If after 30 days recipients fail to submit the Pop-Up Shop Recap Report, any remaining funds will be automatically forfeited.
 - ❑ If extenuating circumstances occur, it is the responsibility of the organization to contact the City of Mansfield to request a 30-day grace extension.
- ❑ Provide an economic benefit to the Historic Downtown Mansfield area.
- ❑ Pop-Up Shop must be open to/accessible by the public.

Eligible Pop-Up Shop Projects/Expenditures

The following is a list of eligible expenditures for reimbursement, including but not limited to:

- Signage & Window Displays
- Site furnishings (like lighting, storage, furniture, partitions, decor, and/or product racks & displays)
- Site improvements (like basic interior repairs)
- Checkout/POS systems
- Rental assistance

The Pop-Up Shop/Business Incubator Program supports business ventures, such as, *but not limited to:

HARDLINES RETAIL	SOFTLINES RETAIL
<ul style="list-style-type: none"> • Kitchen & Cooking Supplies • Home Decor & Furniture • Bath & Beauty Supplies • Jewelry • Artisan Grocery Retail Items • Stationary, Books & Media • Plants & Floral • Artwork / Creative • Gift Items / Miscellaneous 	<ul style="list-style-type: none"> • Women's Apparel & Accessories • Men's Apparel & Accessories • Athleisure Wear • Footwear & Shoes • Accessories / Specialty Fashion
	EXPERIENCES
	<ul style="list-style-type: none"> • Boutique fitness • Interactive product development • Launch Party • Restaurant/Bar/Cafe • Educational workshops
RETAIL WE'RE NOT LOOKING FOR: (?) <ul style="list-style-type: none"> • Tobacco, and Vape Supplies; Guns & Firearms; Pawn Shops, Ebay Stores, and Thrift Shops; Adult Stores; or, Non-retail Office, Event Space, or Business Service Users. 	

*An applicant may apply for grant funding for a pop-up business venture other than those listed above. The eligibility of the business for program funds will be determined by City Council.

Ineligible Pop-Up Projects/Expenditures

- ☐ Permit fees and liquor license fees
- ☐ Media services (for private purposes)
- ☐ Insurance costs
- ☐ Employee wages
- ☐ Purchase of stock for the shop
- ☐ Private businesses that do not serve the general public
- ☐ Businesses related to lobbying, legislative efforts, political action committees, causes, campaigns or candidates or projects/programs promoting a political agenda
- ☐ Businesses centered around promoting a religious doctrine

- ❑ A business which discriminates based on race, ethnicity, color, sex, religion, age, national origin, ancestry, citizenship, sexual orientation, gender identity and/or expression, disability, marital status, genetic information, veteran status, or other legally protected factors
- ❑ Pop-Up Shops that have already been opened and/or completed before the date of the application
- ❑ Businesses or organizations that have not satisfactorily fulfilled their obligations to the City

FUNDING

Pop-Up Shop/Business Incubator Program

The following funding for the Pop-Up Shop/Business Incubator Program is based on a maximum of **\$50,000** annual cash budget, and the program will continue accepting applications until all funding has been exhausted.

Awards will be limited to **fifty (50%) percent** of the investment in the project, and will be reimbursed upon receipt of proof of expenditures. Awards are intended for the eligible costs/activities outlined in the Eligible Pop-Up Shop Projects/Expenditures list.

If an applicant does not have the funding necessary for a match, such an applicant may request a waiver from the matching requirement. Said waiver will be approved upon the recommendation of the Mansfield City Council.

Organizations are allowed to request the award in advance of opening the Pop-Up Shop when funds are to be used for site-specific displays and/or marketing and promotional purposes. In this instance, an invoice for payment must be submitted to the City of Mansfield, who may make the payment to the payee/vendor on behalf of the organization.

Total Annual Cash Incentive Commitment: \$50,000



HISTORIC DOWNTOWN MANSFIELD POP-UP SHOP/BUSINESS INCUBATOR PROGRAM GRANT APPLICATION

DRAFT 05.14.2021

The Historic Downtown Mansfield Pop-Up Shop/Business Incubator Program is designed to help close the gap between local independent retailers and vacant storefronts within the Historic Downtown Mansfield area. The applications are submitted to the Historic Downtown Coordinator, and upon qualification of eligibility requirements applications will go to City Council for approval. Please contact staff if you have any questions about eligibility or documentation.

Submit Applications to:

Mansfield City Hall
Attn: Nicolette Allen
1200 East Broad St.
Mansfield, Texas 76063

Office: 817-276-4264

Email: historicdowntown@mansfieldtexas.gov

Date of Application	
Business/Organization Name	
Applicant's Name	
Address	
Phone Number	
Email	
Website	
Address of premises to be used	
Name of the Landlord (or managing agent)	

Address	
Phone Number	
Email Address	
Has the landlord expressed support for the temporary use? Tell us more here if needed.	
Who else is directly involved in the project?	
Have you operated a temporary/pop up shop before?	If yes, when/where?
Tell us about your business (use a separate page if additional space is needed.)	
What type of products will your business sell?	
How will your business help promote economic development and growth in Historic Downtown Mansfield?	
Total amount of funds requested to conduct your pop-up shop?	
Date(s), Proposed Operating Hours, Location of Pop-Up Shop	

Total Number of Days your Pop-Up Shop will be open	_____ day(s) Consecutive? <input type="checkbox"/> Yes <input type="checkbox"/> No
Has the Business/Applicant applied for fund for this event before?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is one of the goals of this event to raise funds for charity/scholarship?	<input type="checkbox"/> Yes <input type="checkbox"/> No If so, what percentage of funds raised will be donated or given away? _____
Choose the category(ies) that applies to your Pop-Up Shop:	<input type="checkbox"/> Kitchen & Cooking Supplies <input type="checkbox"/> Home Decor & Furniture <input type="checkbox"/> Bath & Beauty Supplies <input type="checkbox"/> Jewelry <input type="checkbox"/> Artisan Grocery Retail Items <input type="checkbox"/> Stationary, Books & Media <input type="checkbox"/> Plants & Floral <input type="checkbox"/> Artwork / Creative <input type="checkbox"/> Gift Items / Miscellaneous <input type="checkbox"/> Women's Apparel & Accessories <input type="checkbox"/> Men's Apparel & Accessories <input type="checkbox"/> Athleisure Wear <input type="checkbox"/> Footwear & Shoes <input type="checkbox"/> Accessories / Specialty Fashion <input type="checkbox"/> Boutique fitness <input type="checkbox"/> Interactive product development <input type="checkbox"/> Launch Party <input type="checkbox"/> Restaurant/Bar/Cafe <input type="checkbox"/> Educational workshops <input type="checkbox"/> Other: _____
FUNDING AND MARKETING The business applying for the grant is expected to make every effort to develop a viable budget and an effective marketing plan that is designed to promote your pop-up shop to residents and visitors .	

Describe your **budget**. Please provide a budget list that includes any projected costs necessary to conduct your pop-up shop (signage & window displays, site furnishings, furniture, partitions, product racks & displays, checkout/POS systems, promotions, rent, rates, etc.).

Item/Description	\$ Amount
<i>I.e. 30 day rent + utilities</i>	\$3,000
	\$
	\$
	\$
	\$

(use a separate page if additional space is needed)

Applicants are expected to obtain at least 50% of the expected costs.

Total costs for period of use	\$
Funding requested from Council	\$
Confirmed funds from other sources	\$

Describe your **marketing plan**. As pop-ups are a fleeting experience, business owners don't get the benefit of long-term clientele building. Its success hinges on the marketing leading up to the launch as well as the momentum earned on opening day. Please provide a detailed list of the media used, amount spent, type of product used (brochure, website, print ads, etc). Be prepared to identify the promotional opportunities which will create publicity for the Historic Downtown Mansfield area.

Media/Product Type	Site/Location	Target Audience	\$ Amount	Will the Downtown Program be included in this promo?
<i>I.e. Social Media Ad Boosts</i>	<i>Instagram & Facebook</i>	<i>Families within a 20-mile radius</i>	\$500	<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>

				<input type="checkbox"/>
<i>(use a separate page if additional space is needed)</i>				
<p>List your social media handles/website:</p> <p>Website: _____</p> <p>Instagram: _____ Facebook: _____</p> <p>Pinterest: _____ Twitter: _____</p> <p>Youtube: _____ LinkedIn: _____</p> <p>Snapchat: _____ TikTok: _____</p>				
<p>Total advertising/promotion budget for your pop-up shop:</p> 				
<p>What impact will funds from the Pop-Up Shop/Business Incubator Program have on the viability of this event:</p> 				
<p>SPECIAL NOTE: Participants in the Pop-Up Shop/Business Incubator Program will be required to submit a Pop-Up Shop Recap Report, which is a written Financial Accounting and Evaluation Report. The Report will include copies of marketing materials, monthly sales figures, an analysis of foot traffic, sales, revenues generated, and level of social media engagement. Participants in the program should predetermine their framework for tracking key performance indicators, and at the conclusion of the pop-up should be able to answer: what worked, what didn't, their ROI, whether it's worth opening a permanent shop, and what they might have done differently. *If after 30 days recipients fail to submit the Pop-Up Shop Recap Report, any remaining funds will be automatically forfeited.</p>				
<p>Applicants agree that they are responsible for ensuring that they comply with all licenses, health and safety considerations, planning regulations, insurance, rents, rates, and other operational requirements.</p>				
<p>Applicants agree to indemnify and hold harmless the City of Mansfield/Historic Downtown Mansfield staff, volunteers, its employees and its agents, and City Council, in connection with any action, claim, lawsuit, charge, or proceeding, including but not limited to any civil action, based upon and/or</p>				

arising out of the recipient's use of the funds provided by the City of Mansfield pursuant to this contract.

If approved, an offer will be made to the applicant in writing. Funding will be subject to a formal agreement to be signed by both parties. This will include the requirement for robust account-keeping and monitoring of the impact on the business. Applicants should retain evidence of costs/expenses incurred in the form of receipts.

Failure to comply with these requirements may result in forfeiture of final payments, required reimbursements and/or disqualification from consideration of future applications. If you have any questions regarding any aspect of the Historic Downtown Mansfield Pop-Up Shop/Business Incubator Program, call 817-276-4264.

APPLICANT

Organization Name

Date

Signature of Authorized Representative

Printed Name of Authorized Representative

Application Attachments

In addition to this completed and signed application, include the following attachments when you submit your program request:

- ☐ Letter of Interest
- ☐ Description of Business Plan
- ☐ Audited Financial Statement OR two years of tax returns
- ☐ Letter/lease agreement from the property owner providing approval for the proposed project
 - ☐ A site visit/meeting with the applicant may be required
- ☐ Photos of your existing operation
- ☐ Description of planned fixtures, display materials, paint colors and graphics
- ☐ Existing branding and marketing materials
- ☐ Description of past business and retail experience
- ☐ Adherence to City insurance requirements
- ☐ Any other information deemed necessary by City of Mansfield staff in order to fully understand the project

Optional: Competitive applications may also include supporting documents such as:

- ☐ Window display plan and other aesthetic materials
- ☐ Description of any special events or programs planned for the duration of the pop-up

Please note, any modifications or alterations to the proposed project(s) must be submitted in writing to the City of Mansfield, and is subject to approval by the Mansfield City Council.

Helpful Guidance

Regarding the **marketing plan**, if your project is selected, Historic Downtown Mansfield may require to be listed as a SPONSOR of your pop-up shop. Organizations shall comply with the following request for acknowledgement of sponsorship:

1. Include the line “This project was made possible, in part, by a grant from Historic Downtown Mansfield” in press releases and other literature.
2. All use of official logos shall be submitted in writing to Historic Downtown Mansfield.
3. Promotional pieces submitted to media outlets should be submitted simultaneously to Historic Downtown Mansfield. Historic Downtown Mansfield may be reached at 817-276-4264.
4. Each promotional piece must have a telephone number that can be called for more information.
5. Provide a website address for those seeking information.
6. Participants may take advantage of marketing opportunities such as: reaching out to local publications for coverage, pitching influencers and bloggers, creating events and advertisements on Facebook, email campaigns to customer database, leverage direct mailers, generate buzz and FOMO through various promotional strategies, and more.
7. Follow other/additional requirements as put forth in the award notification letter.

Your business plan is the foundation of your business. A good business plan guides a business owner through each stage of starting and managing their business. Components of a high-level, startup **business plan** are listed below:

1. Key Partnerships: Note other businesses or services you’ll work with to run your business. Consider suppliers, manufacturers, subcontractors and similar strategic partners.
2. Key Activities: List of the ways your business will gain a competitive advantage. For example: selling direct to consumers, or using technology to tap into a sharing economy.
3. Key Resources: List of resources that will be leveraged to create value for your customers. For example: staff, capital, intellectual property, etc.
4. Value Proposition: A clear and compelling statement about the unique value your company brings to the market.
5. Customer Relationships: Description of how customers will interact with your business. The purpose of your pop-up shop is all about connecting with customers. Be prepared to provide a level of service that has your customers spreading the word, coming back, and remembering your brand once you’ve gone.
6. Customer Segments: A clear sense of who your business will serve.
7. Channels: The most important ways you talk to your customers, including any existing marketing plan or branding materials. You will want to give yourself enough lead time before the opening to generate interest and create an experience that will get people talking.
8. Cost Infrastructure: Define your cost strategy, and the most significant costs associated with pursuing it.
9. Revenue Streams: Explanation of how your company will make money. For example: direct sales, membership fees, etc.