



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, April 11, 2022

4:00 PM

Council Chambers

REGULAR MEETING AMENDED AGENDA

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

2. **WORK SESSION**

Discussion Regarding Proposed Project within the South Pointe Planned Development District

Upcoming Ordinance Revision Update

Discussion Regarding Downtown Mansfield Development Strategies

3. **RECESS INTO EXECUTIVE SESSION**

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

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

Seek Advice of City Attorney Regarding 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 Economic Development Project #21-28

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

Land Acquisition for Future Development

C. **Personnel Matters Pursuant to Section 551.074**

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

Economic Development Project #21-21

Economic Development Project #22-13

Economic Development Project #22-14

4. 6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION

5. 7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

6. INVOCATION

7. PLEDGE OF ALLEGIANCE

8. TEXAS PLEDGE

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

9. PROCLAMATIONS

[22-4616](#) Animal Care & Control Week

Attachments: [Animal Care & Control Week 2022](#)

[22-4617](#) National Emergency Telecommunicators Appreciation Week

Attachments: [NPSTW 2022](#)

10. CITIZEN COMMENTS

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

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

the start of the meeting.

11. COUNCIL ANNOUNCEMENTS

12. STAFF COMMENTS

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

A. City Manager Report or Authorized Representative

Current/Future Agenda Items

Bond Election Update - Bernadette McCranie

Government Finance Officers Association Distinguished Budget Presentation Award

B. Business Services Department Report

[22-4615](#) Presentation of the Monthly Financial Report for the Period Ending February 28, 2022

Presenters: Troy Lestina

Attachments: [Monthly Financials](#)

13. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

14. CONSENT AGENDA

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

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

[22-4619](#) Ordinance - Consideration of an Ordinance Repealing Ordinance No. OR-2243-22; Rejecting all Bids in Response to Project No. 2022-0804-01; and Providing an Effective Date

Presenters: Matt Jones

Attachments: [Ordinance](#)

[22-4604](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Execution of a Joint Election Agreement and Contract with Ellis County Elections Administrator to Perform Election Services for the May 7, 2022 Special Election; and Providing an Effective Date

Presenters: Susana Marin

Attachments: [Resolution](#)
[Joint Election Agreement](#)

[22-4605](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Execution of a Joint Election Agreement and Contract with the Tarrant County Elections Administrator to Perform Election Services for the May 7, 2022 Special Election; and Providing and Effective Date

Presenters: Susana Marin

Attachments: [Resolution](#)
[Joint Agreement](#)

[22-4606](#) Resolution - A Resolution of the City of Mansfield, Texas, Approving a Joint Election Agreement Between the City of Mansfield and the Mansfield Independent School District for a Joint Election to be Held on May 7, 2022; Providing for Early Voting and Election Day Procedures

Presenters: Susana Marin

Attachments: [Resolution](#)
[Joint Election Agreement](#)

[22-4620](#) Resolution - A Resolution to Consider Approving a BuyBoard Contract With Workplace Resource Group of Fort Worth, Texas in the Amount of \$282,277.73 for the Purchase and Installation of Furniture for the Mansfield Public Library

Presenters: Yolanda Botello

Attachments: [Resolution](#)

[22-4612](#) Request for Special Event Permit: 2022 Mansfield Farmers Market

Presenters: The Applicant and Jason Alexander

Attachments: [Mansfield Farmers Market](#)

[22-4587](#) Minutes - Approval of the March 9, 2022 Special City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [3-9-22 DRAFT Meeting Minutes](#)

[22-4610](#) Minutes - Approval of the March 21, 2022 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [3-21-22 DRAFT Meeting Minutes](#)

[22-4611](#) Minutes - Approval of the March 29-31, 2022 City Council Strategic Visioning Workshop Minutes

Presenters: Susana Marin

Attachments: [March 29-31 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA**15. PUBLIC HEARING AND FIRST READING**[22-4613](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Zoning Change from C-2, Community Business District to PD, Planned Development for Attached Townhome Single-Family and Community Business Commercial on 14.156 Acres of Land in the Henry McGehee Survey, Abstract No. 998, Generally Located at the Southeast Intersection of Debbie Lane and North Walnut Creek Drive on Property at 1700 North Walnut Creek Drive; John Arnold Skoburg Company, Developer (ZC#21-023)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Development Plan](#)

[Exhibit C - Building Elevations](#)

[Exhibit D - Landscape Plan](#)

[Exhibit E - PD Conditions](#)

[22-4614](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Zoning Change from PR, Pre-Development District to PD, Planned Development District for a Mixed Lot Single-family Residential Development (427 homes) and Community Business Commercial on 121.459 Acres of Land in the Thomas J. Hanks Survey, Abstract No. 644, Tarrant County, TX and Abstract No. 1109, Johnson County, TX, Located at 1101 W Broad St.; Mary Ann Johnston, Owner, Terrance Jobe Alluvium Development, Developer (ZC#21-020)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A - Property Description](#)

[Exhibit B - Starlin Ranch PD Regulations](#)

[Exhibit C-E - Starlin Ranch Exhibits](#)

[Exhibit F - Commercial Elevations](#)

[Table 1 Attachments](#)

16. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the April 11, 2022 Amended 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 Friday, April 8, 2022 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
mansfieldtexas.gov

STAFF REPORT

File Number: 22-4616

Agenda Date: 4/11/2022

Version: 1

Status: To Be Presented

In Control: City Council

File Type: Proclamation

Agenda Number:

Title

Animal Care & Control Week

Prepared By

Andrew Clark, Communications Manager

Communications & Outreach

817-276-4292

A Proclamation

By the Mayor of the City of Mansfield

WHEREAS, thousands of animal care and control professionals across the nation dedicate their lives to the health and safety of at-risk or helpless pets and animals; and

WHEREAS, these professionals work to rescue and protect animals from injury, disease, abuse and starvation, while also working tirelessly to reunite lost pets with their owners and find forever homes for animals in need; and

WHEREAS, Mansfield Animal Care & Control officers dedicate long hours to keeping the animals in our community safe and educating residents on how to best care for and protect their pets; and

WHEREAS, the National Animal Care & Control Association is committed to setting the standard of professionalism in animal welfare and public safety through training, networking and advocacy; and

WHEREAS, the association sets aside one week every April to recognize all animal care and control professionals and to show their appreciation for the work these dedicated officers do, not only for the communities they serve but for the millions of animals each year that are saved because of their work;

NOW, THEREFORE, I, Michael Evans, Mayor of the City of Mansfield, Texas, join with members of the City Council to proclaim April 10-16, 2022 as

ANIMAL CARE & CONTROL APPRECIATION WEEK

in the City of Mansfield and encourage Mansfield residents to show their appreciation and gratitude to the officers of Mansfield Animal Care & Control for their dedication to our city and to the welfare of Mansfield's animals.

IN WITNESS THEREOF, I do hereby set my hand and cause the official seal of the City of Mansfield to be affixed this 11th day of April, 2022.

Mayor



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4617

Agenda Date: 4/11/2022

Version: 1

Status: To Be Presented

In Control: City Council

File Type: Proclamation

Agenda Number:

Title
National Emergency Telecommunicators Appreciation Week

Prepared By
Andrew Clark, Communications Manager
Communications & Outreach
817-276-4292

A Proclamation

By the Mayor of the City of Mansfield

WHEREAS, emergencies can occur at anytime that require police, fire or emergency medical services; and

WHEREAS, when an emergency occurs the prompt response of police officers, firefighters and paramedics is critical to protect life and preserve property; and

WHEREAS, the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the Mansfield-Kennedale Police-Fire Communications Center; and

WHEREAS, public safety telecommunicators are the first and most critical contact our citizens have with emergency services, exhibiting compassion, understanding and professionalism during the performance of their jobs; and

WHEREAS, they also serve as a vital link for police officers and firefighters on the scene, monitoring on-scene activities by radio, these telecommunicators provide key information to help insure the safety of public safety personnel; and

WHEREAS, public safety telecommunicators of the City of Mansfield have contributed substantially to the apprehension of criminals, suppression of fires and treatment of patients;

NOW, THEREFORE, I, Michael Evans, Mayor of the City of Mansfield, Texas, join with members of the City Council to hereby proclaim April 10-16, 2022 as

NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK

in the City of Mansfield and ask residents to show appreciation to the men and women whose diligence and professionalism keep citizens safe.

IN WITNESS THEREOF, I do hereby set my hand and cause the official seal of the City of Mansfield to be affixed this 11th day of April, 2022.

Mayor



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4615

Agenda Date: 4/11/2022

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 February 28, 2022

Requested Action

Attached is the Monthly Financial Report for the period ending February 28, 2022 for Council's review.

Recommendation

Review the Financial Statement for the period ending February 28, 2022.

Description/History

Monthly Financial Report

Justification

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

Funding Source

N/A

Prepared By

Troy Lestina, Chief Financial Officer
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 five months ending February 28, 2022 of the fiscal year ending September 30, 2022.

Significant Financial Activity through the Period

- Capital Improvements –
 - Equipment replaced, \$1,822,300
 - Streets, \$1,966,358
 - Fire Station #5 (including land), \$5,849,204, current year - \$63,199
 - Man House renovation, \$1,447,596, current year - \$4,679
 - Police Station, \$904,323, current year - \$314,550
 - Library Expansion, \$592,233, current year \$439,264
 - Tactical Training Facility, \$781,448, current year \$631,466

General Fund Financial Activity

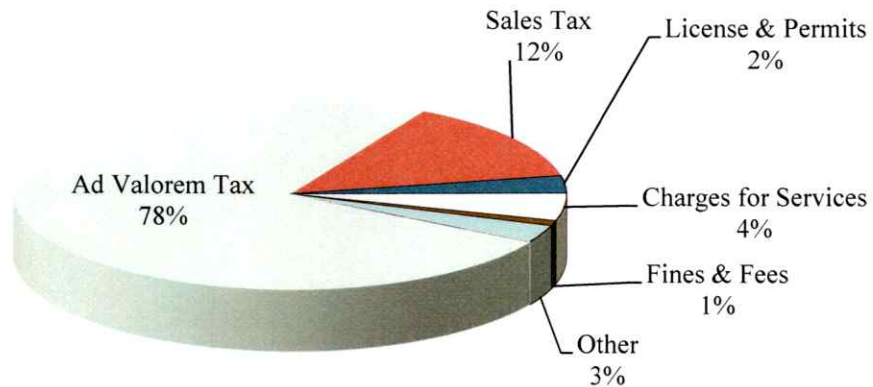
Overall general fund revenue collected as of February 28, 2022 is 74.04% of anticipated collections. Expenditures as of February 28, 2022 are in line with budgeted expectations or 39.12% of the expected expenditures have been spent as of February 28, 2022. As of February 28, 2022 the City's current net assets are at estimated results.

City of Mansfield, Texas interim unaudited financial report for the month and five (5) month period ended February, 2022

2022

General Fund Revenues

Allocation of Receipts as of February 28, 2022



Property Tax Collections

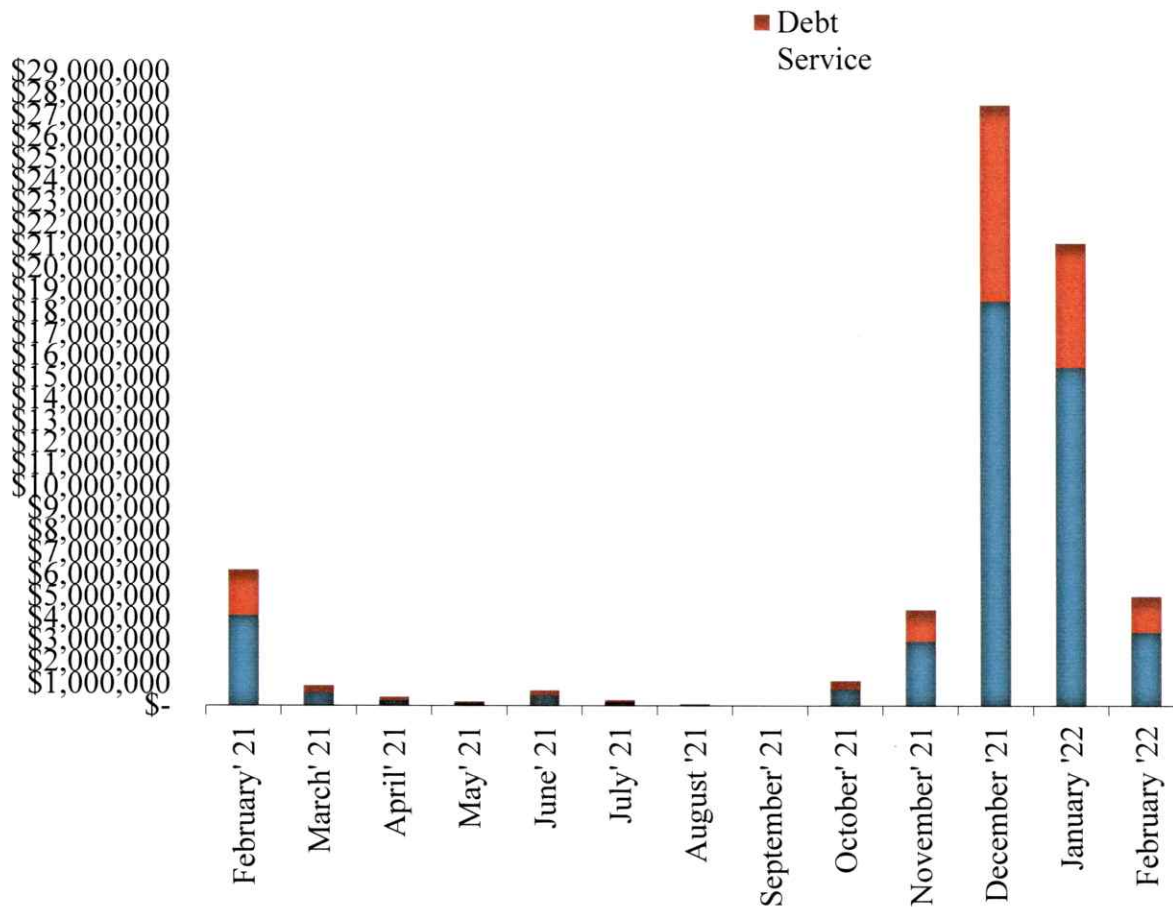
Most of the City's property tax is collected in the first four or six months of the fiscal year as property tax bills are generally due within the first four months of the City's fiscal year. Property tax collections through February 28, 2022 are \$40,993,895. Last year's collections were \$38,626,497 for the same period a 6.13% increase over prior year.

As of February 28, 2022, actual debt service property tax collections were \$18,059,320. For the same period last year, property tax collections were \$17,002,404 an increase of 6.22%.

City of Mansfield, Texas interim unaudited financial report for the month and five (5) month period ended February, 2022

2022

Ad Valorem Tax Collections by Month



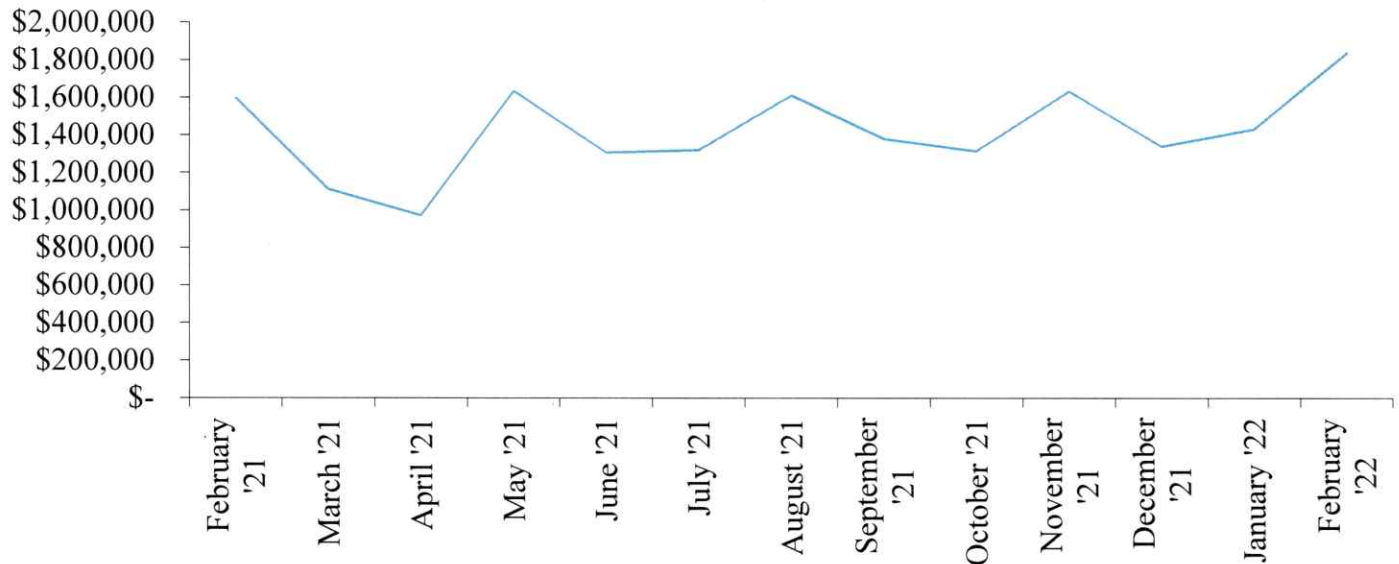
Sales Tax

Sales tax per capita is \$200 as budgeted. Sales Tax collections for the period February 1, 2022 through February 28, 2022, total \$1,842,128 as compared to \$1,595,982 for the same period last year. This is an increase of 15.42% over the same period as last year.

City of Mansfield, Texas interim unaudited financial report for the month and five (5) month period ended February, 2022

2022

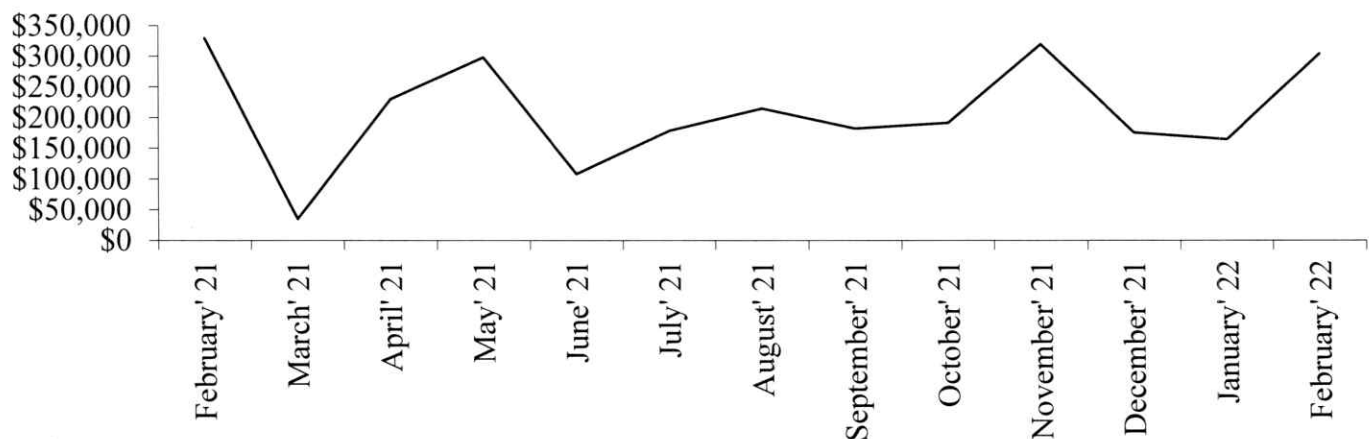
Sales Tax Collections



Building Permits

Building activity has increased in year over year comparisons. Building permits revenues in February 2022 compared to February 2021 are \$305,131 and \$329,735 respectively, representing a decrease of \$24,604 or 7.46% less than the same period last year. Building activity for the year is in line with budgeted estimates.

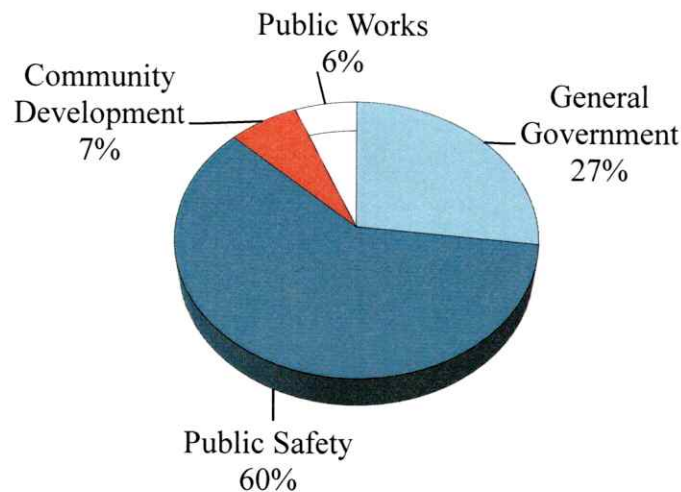
Building Permits Collections by Month



Expenditure/Uses

The City has spent \$28,614,810 of its expected expenditures of \$73,140,492 or 39.12% of the City total operating budget. The majority of the City's General Operating Fund is for the purposes of servicing the needs of the public's safety. A total of \$42,362,806 will be spent on the policing needs and fire needs of the City. Expenditures are at expectations as of February 28, 2022.

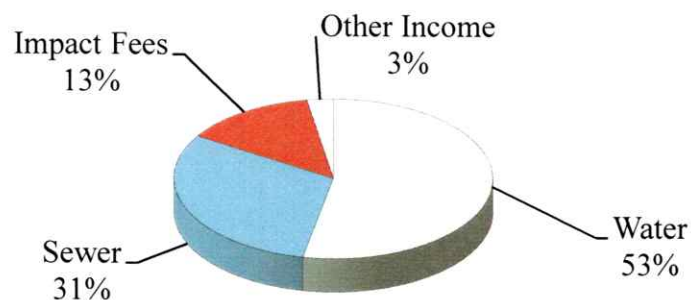
Actual Expenses



Water & Sewer Financial Activity

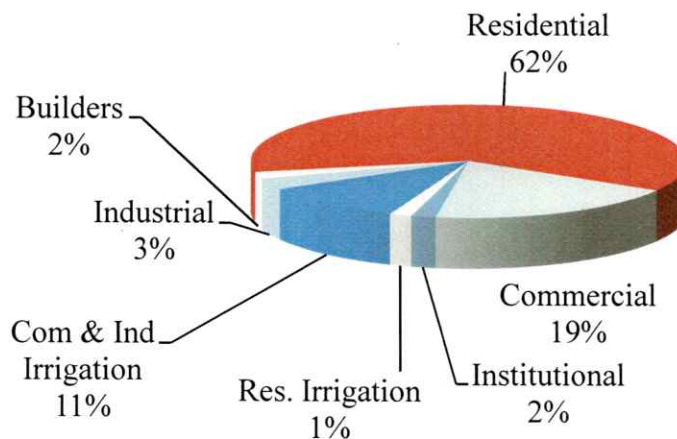
Currently the Fund has collected 50.37% of its Budgeted Revenue to date or \$19,192,597 of \$38,104,975 in Budgeted Revenue.

Revenues



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 1,124 new connections.

Average Consumption Per Account



The Department's expenses are at anticipated levels to date. The overall expenditure activity of the fund (excluding depreciation) indicates 40.15% of the budgeted expenses to date. The costs of raw water and sewer treatment are within budgeted estimates.

INVESTMENT SCHEDULE:

A schedule of investments is included in your packet for period ended February 28, 2022.

TABLE OF CONTENTS

TABLE OF CONTENTS	1
GENERAL FUND	
Definition	3
Comparative Statement of Net Position	4
Summary Revenues & Expenditures	5
Comparative Statement of Activities	6
Graphic Analysis – Revenues	9
Graphic Analysis – Expenditures	10
Graphic Analysis – Fund Balance	11
SPECIAL REVENUE FUNDS	
Definition	12
TIRZ (Tax Incremental Reinvestment Zone) Number One Fund	
Comparative Statement of Net Position	13
Comparative Statement of Activities	14
TIRZ (Tax Incremental Reinvestment Zone) Number Two Fund	
Comparative Statement of Net Position	15
Comparative Statement of Activities	16
Hotel/Motel Occupancy Tax Fund	
Comparative Statement of Net Position	17
Comparative Statement of Activities	18
Comparative Budget and Cash Analysis	19
Mansfield Parks Facilities Development Corporation	
Comparative Statement of Net Position	20
Comparative Statement of Activities	21
Mansfield Economic Development Corporation	
Comparative Statement of Net Position	22
Comparative Statement of Activities	23
South Pointe PID	
Comparative Statement of Net Position	24
Comparative Statement of Activities	25
DEBT SERVICE FUNDS	
Definition	26
General Obligation Debt Service Fund	
Comparative Statement of Net Position	27
Comparative Statement of Activities	28
Mansfield Parks Facilities Development Corporation Debt Service Fund	
Comparative Statement of Net Position	29
Comparative Statement of Activities	30

CAPITAL PROJECTS FUNDS

Definition	31
Street Construction Fund	
Comparative Statement of Net Position	32
Comparative Statement of Activities	33
Building Construction Fund	
Comparative Statement of Net Position	34
Comparative Statement of Activities	35
Equipment Replacement Fund	
Comparative Statement of Net Position	36
Comparative Statement of Activities	37
Park Construction Fund	
Comparative Statement of Net Position	38
Comparative Statement of Activities	39

ENTERPRISE FUNDS

Definition	40
Utility Fund	
Comparative Statement of Net Position	41
Comparative Statement of Activities	42
Revenue Bond Coverage	43
Graphic Analysis – Water Consumption	44
Graphic Analysis – Water Sales	45
Graphic Analysis – Sewer Service	46
Graphic Analysis – Total Revenues	47
Graphic Analysis – Total Expenditures	48
Drainage Utility Fund	
Comparative Statement of Net Position	49
Comparative Statement of Activities	50

SALES TAX COMPARISON 51

General Fund	
October 2021 to September 2022	52
Mansfield Parks Facilities Development Corporation	
October 2021 to September 2022	53
Mansfield Economic Development Corporation	
October 2021 to September 2022	54
Combined Sales Tax Comparison	
(General Fund, Mansfield Parks Facilities Development Corporation	
And Mansfield Economic Development Corporation)	
October 2021 to September 2022	55

SCHEDULE OF INVESTMENTS 56

GENERAL FUND

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

Comparative Statement of Net Position
February 28, 2022 and 2021 (Unaudited)

General Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash and Investments	\$ 49,674,052	\$ 44,233,076
Receivables:		
Current Year Taxes	1,073,961	416,228
Delinquent Taxes (Net of Allowance of \$1,575,003)	-	-
Accounts (Net of Allowance of \$254,026)	1,820,711	912,052
Ambulance	1,393,707	1,043,035
Municipal Court	42,342	28,122
Due From Other Funds	1,791,139	-
Capital Assets (net of accumulated depreciation)	483,749,129 *	453,053,593
Total Assets	\$ 539,545,041	\$ 499,686,106
<u>DEFERRED OUTFLOW OF RESOURCES</u>		
Deferred Pension Contributions	\$ 3,955,241	\$ 3,925,423
Deferred OPEB Contributions	689,754	2,145,464
Deferred Investment Losses	-	387,125
Deferred Assumption Changes	408,728	242,190
Deferred Actuarial Experience	7,153,795	9,121,809
Deferred Loss on Refunding	2,073,598 *	2,357,349
Total Deferred Outflows of Resources	14,281,116	18,179,360
Total Assets and Deferred Outflows of Resources	553,826,157	517,865,466
<u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 512,330	\$ 375,889
Accrued Liabilities	503,720	459,582
Deferred Revenue	2,510,010	1,487,385
Noncurrent liabilities:		
Due within one year	16,071,071 *	15,512,302
Due in more than one year	184,342,253 *	246,182,830
Total Liabilities	203,939,384	264,017,988
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Prepaid Rent	1,253,333 *	1,333,333
Deferred Assumption Changes	618,550	1,216,897
Deferred Investment Gains	5,634,688	3,800,551
Deferred actuarial experience	602,921	-
Plan Changes	18,550,639	-
Deferred gain of refunding	13,366 *	9,068
Total Deferred Inflows of Resources	26,673,497	6,359,849
<u>FUND BALANCES:</u>		
Invested in capital assets, net of related debt	283,335,805 *	191,358,461
Assigned for deferred outflows/inflows	(12,392,381)	11,819,511
Unassigned	52,269,852	44,309,657
Total Fund Balances	323,213,276	247,487,629
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 553,826,157	\$ 517,865,466

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

* Does not conform with Generally Accepted Accounting Principles 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 Five Months Ended February 28, 2022 and 2021 (Unaudited)

General Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes	\$ 5,394,207	\$ 4,364,555	\$ 49,559,232	\$ 44,934,796	\$ 62,625,967	\$ (13,066,735)	79.14%
License And Permits	373,290	382,119	1,618,832	1,402,720	2,368,344	(749,512)	68.35%
Grant Revenue	76,503	-	159,223	1,689	200,000	(40,777)	79.61%
Charges For Services	531,769	420,006	2,563,773	2,517,532	6,302,012	(3,738,239)	40.68%
Fines And Fees	98,049	71,140	481,086	379,046	1,228,878	(747,792)	39.15%
Interest Earnings	828	281	2,860	5,931	50,000	(47,140)	5.72%
Contributions	-	-	-	-	-	-	0.00%
Miscellaneous	169,117	22,994	683,669	405,055	1,597,273	(913,604)	42.80%
Total Revenues	6,643,763	5,261,095	55,068,675	49,646,769	74,372,474	(19,303,799)	74.04%
EXPENDITURES:							
General Government	1,414,196	1,384,322	7,706,215	7,666,029	19,101,216	11,394,995	40.34%
Public Safety	3,052,583	2,981,599	17,229,161	16,344,954	42,362,806	25,133,646	40.67%
Public Works	579,335	198,706	1,730,398	962,431	5,857,019	4,126,621	29.54%
Community Development	306,263	269,868	1,949,036	1,725,016	5,819,451	3,870,415	33.49%
Total Expenditures	5,352,377	4,834,495	28,614,810	26,698,430	73,140,492	44,525,677	39.12%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	1,291,386	426,600	26,453,865	22,948,339	1,231,982		
OTHER FINANCING SOURCES (USES)							
Reserve/Contingency	-	-	-	-	(61,178)	(141,861)	0.00%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
Financing, net	-	-	-	-	-	-	0.00%
Sources	-	-	-	-	2,759,961	2,759,961	0.00%
(Uses)	(765,929)	-	(1,577,918)	(825,981)	(3,930,765)	2,550,234	40.14%
Total Other Financing Sources (Uses)	(765,929)	-	(1,577,918)	(825,981)	(1,231,982)	5,168,334	128.08%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	525,457	426,600	24,875,947	22,122,358	-		
FUND BALANCE							
BEGINNING	51,744,395	43,883,057	27,393,905	22,187,299	21,934,063		
ENDING	\$ 52,269,852	\$ 44,309,657	\$ 52,269,852	\$ 44,309,657	\$ 21,934,063		

City of Mansfield, Texas

Statement of Activities - Budget and Actual

For the Month and Five Months Ended February 28, 2022 and 2021 (Unaudited)

General Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes-Current	\$ 3,342,844	\$ 4,107,759	\$ 40,810,606	\$ 38,545,703	\$ 43,052,467	\$ (2,241,861)	94.79%
Taxes-Prior	15,041	30,948	183,289	80,794	174,144	9,145	105.25%
Gas Royalty Income	1,119	445	429,212	426,553	433,879	(4,667)	98.92%
Franchise Taxes	134,906	143,379	350,747	340,581	3,559,504	(3,208,757)	9.85%
Sales Taxes	1,845,228	2,792	7,584,660	5,325,929	14,985,082	(7,400,422)	50.61%
Mix Drink Taxes	24,764	18,896	118,490	76,382	238,831	(120,341)	49.61%
Delinquent P&I	30,305	60,336	82,228	138,854	182,060	(99,832)	45.17%
Total Taxes	5,394,207	4,364,555	49,559,232	44,934,796	62,625,967	(13,066,735)	79.14%
LICENSE & PERMITS							
Building Permits	305,131	329,735	1,204,291	1,047,545	1,739,701	(535,410)	69.22%
Other Lic/Permits	68,159	52,384	414,541	355,175	628,643	(214,102)	65.94%
Total License & Permits	373,290	382,119	1,618,832	1,402,720	2,368,344	(749,512)	68.35%
GRANT REVENUE	76,503	-	159,223	1,689	200,000	(40,777)	79.61%
CHARGES FOR SERVICES							
Sanitation	358,545	308,777	1,702,919	1,619,794	4,049,047	(2,346,128)	42.06%
Ambulance Services	173,224	87,800	713,157	630,070	1,868,965	(1,155,808)	38.16%
Fines & Fees-Engineering	-	23,429	147,697	267,668	384,000	(236,303)	38.46%
Total Charges For Services	531,769	420,006	2,563,773	2,517,532	6,302,012	(3,738,239)	34.54%
FINES & FEES							
Fines & Fees-Court	72,008	49,088	346,417	238,136	858,769	(512,352)	40.34%
Fines & Fees-Other	26,041	22,052	134,669	140,910	370,109	(235,440)	36.39%
Total Fines & Fees	98,049	71,140	481,086	379,046	1,228,878	(747,792)	39.15%
INTEREST EARNINGS	828	281	2,860	5,931	50,000	(47,140)	5.72%
MISCELLANEOUS							
Jail Contract Housing	0	0	154,425	147,072	287,937	(133,512)	53.63%
Certificate Of Occupancy	960	1,260	5,340	7,080	14,400	(9,060)	37.08%
Mowing	335	0	10,265	2,019	-	10,265	0.00%
Sale Of Property	0	0	10,500	15	-	10,500	0.00%
Zoning Fees	13,100	6,700	39,258	24,300	78,000	(38,742)	50.33%
Health & Rent Inspection Fees	61,755	0	87,935	0	583,375	(495,440)	15.07%
Miscellaneous	92,967	15,034	375,946	224,569	633,561	(257,615)	59.34%
Total Miscellaneous	169,117	22,994	683,669	405,055	1,597,273	(913,604)	42.80%
Total Revenues	\$ 6,643,763	\$ 5,261,095	\$ 55,068,675	\$ 49,646,769	\$ 74,372,474	\$ (19,303,799)	74.04%

City of Mansfield, Texas

Statement of Activities - Budget and Actual
For the Month and Five Months Ended February 28, 2022 and 2021 (Unaudited)

General Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
EXPENDITURES:							
GENERAL GOVERNMENT							
Non-departmental	\$ 196,855	\$ 280,270	\$ 1,177,163	\$ 1,470,699	\$ 3,256,867	\$ 2,079,704	36.14%
City Council	10,173	5,652	82,980	78,838	231,059	148,079	35.91%
Intern Program	-	2,334	-	2,334	51,907	51,907	0.00%
Administration	135,131	102,401	708,711	937,257	1,598,654	889,943	44.33%
Legal	-	27,166	57,754	415,767	332,500	274,746	17.37%
Human Resources	88,942	52,361	439,856	343,500	839,816	399,960	52.38%
Finance	34,734	16,456	201,773	80,739	497,155	295,382	40.59%
Accounting	30,451	46,170	254,333	165,994	530,667	276,334	47.93%
Purchasing	27,405	25,187	336,245	150,577	394,807	58,563	85.17%
Tax Collection	52,636	-	333,945	307,067	366,008	32,063	91.24%
Information Technology	109,375	42,186	493,022	350,899	1,128,882	635,860	43.67%
Sanitation	289,852	280,668	1,160,448	1,091,100	3,316,513	2,156,065	34.99%
Public Records	21,503	4,949	92,699	4,949	299,629	206,930	30.94%
City Secretary	29,833	30,687	183,134	201,653	498,744	315,610	36.72%
Planning Administration	92,931	173,359	485,021	525,877	1,186,623	701,602	40.87%
Construction Codes Boards	-	-	305	250	30,175	29,870	1.01%
Planning/Zoning Comm	639	1,630	3,220	2,585	14,021	10,801	22.97%
Engineering	60,996	40,615	263,902	206,493	519,177	255,275	50.83%
Historic Landmark	-	27	21	339	3,150	3,129	0.67%
Development Services	15,684	15,403	218,512	201,174	368,753	150,241	59.26%
Building Inspection	79,047	91,710	453,334	472,986	1,283,724	830,390	35.31%
Board of Adjustments	-	-	1	156	1,948	1,947	0.03%
Code Compliance	44,738	50,033	225,514	248,708	546,261	320,747	41.28%
Rental & Health Inspection	18,305	-	96,401	-	518,275	421,874	18.60%
Building Maintenance	74,916	95,018	437,871	406,048	1,285,901	848,030	34.05%
Total	1,414,196	1,384,322	7,706,215	7,666,029	19,101,216	11,394,995	40.34%
PUBLIC SAFETY							
Police Administration	122,016	117,955	967,826	892,531	1,901,909	934,083	50.89%
Communications	182,026	181,123	1,417,987	1,372,798	3,234,850	1,816,863	43.83%
Patrol	674,739	847,840	3,608,188	3,884,085	10,059,714	6,451,526	35.87%
CID And Narcotics	242,008	216,165	1,319,588	1,374,606	3,499,688	2,180,100	37.71%
Jail Operations	110,331	87,954	609,451	507,346	1,437,858	828,407	42.39%
Animal Control	68,406	59,768	329,224	307,851	830,773	501,549	39.63%
CVE Traffic Enforcement	24,518	20,448	130,979	120,238	335,508	204,529	39.04%
Traffic Enforcement	42,578	47,769	260,202	246,757	641,442	381,240	40.57%
K-9 Patrol	10,118	9,642	53,623	50,110	142,687	89,064	37.58%
COPS	70,945	54,554	402,354	284,795	751,191	348,837	53.56%
Municipal Court	28,126	43,914	209,103	249,641	671,626	462,523	31.13%
Training	46,369	40,430	412,547	244,520	790,659	378,112	52.18%
Police Grant Expenditures	61,826	30,403	223,068	295,034	401,473	178,405	55.56%
Fire Administration	150,172	99,354	966,710	538,217	2,087,516	1,120,807	46.31%
Fire Prevention	58,480	48,471	314,842	317,829	848,824	533,982	37.09%
Emergency Management	110,676	76,874	382,727	362,293	895,450	512,723	42.74%
Fire Operations	1,049,249	998,935	5,620,742	5,296,303	13,831,638	8,210,896	40.64%
Total	3,052,583	2,981,599	17,229,161	16,344,954	42,362,806	25,133,646	40.67%

City of Mansfield, Texas

Statement of Activities - Budget and Actual

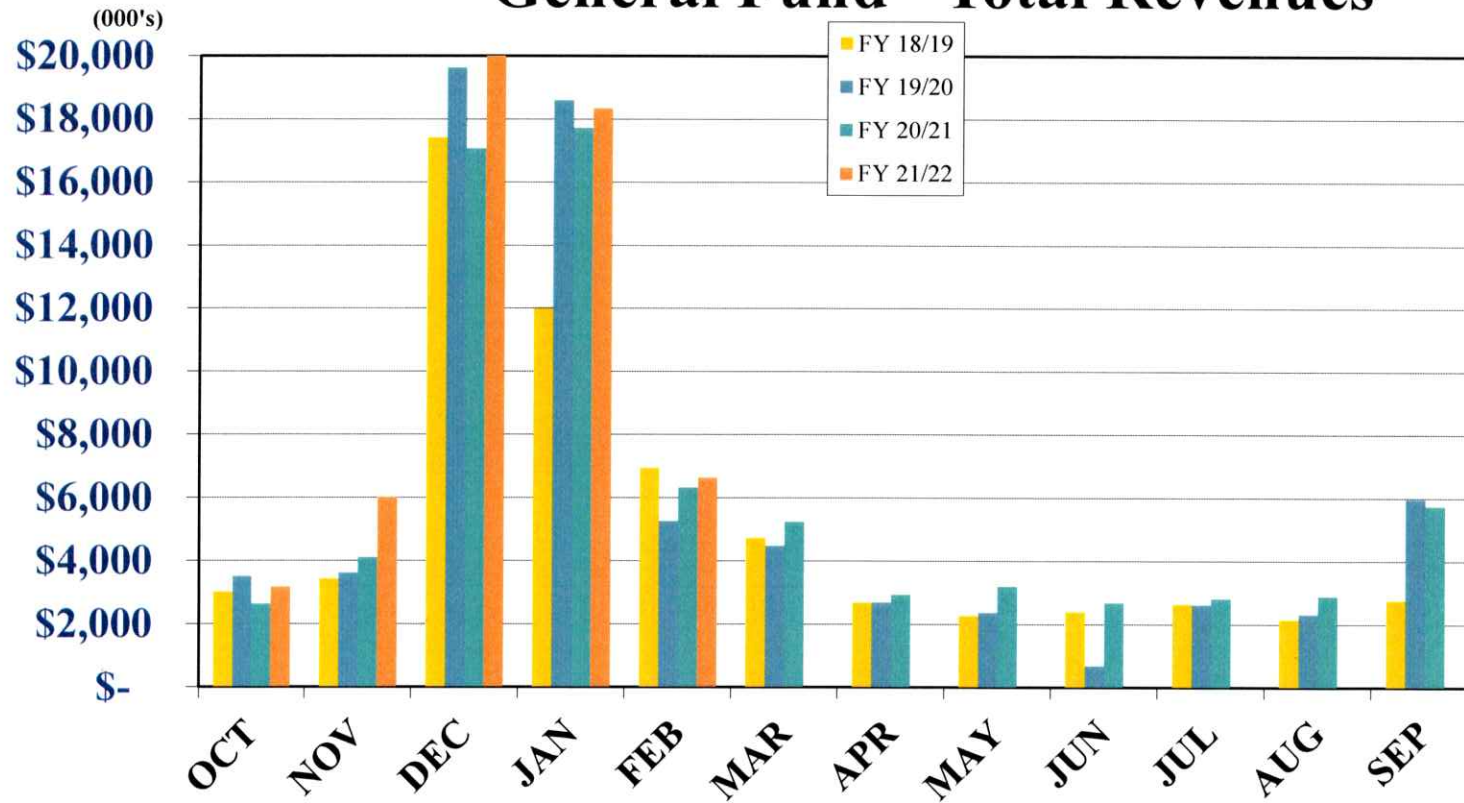
For the Month and Five Months Ended February 28, 2022 and 2021 (Unaudited)

General Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
PUBLIC WORKS							
Street Maintenance	579,335	198,706	1,730,398	962,431	5,857,019	4,126,621	29.54%
Traffic Control	-	-	-	-	-	-	0.00%
Total	579,335	198,706	1,730,398	962,431	5,857,019	4,126,621	29.54%
COMMUNITY SERVICES							
Parks & Recreation Operations	111,611	114,780	722,788	679,048	2,403,505	1,680,717	30.07%
Communications & Marketing	45,001	30,454	269,684	152,427	729,532	459,848	36.97%
Downtown Parking	-	-	-	-	-	-	0.00%
Senior Citizens	23,661	17,804	127,464	96,280	332,684	205,220	38.31%
Cultural Services	24,178	23,376	277,010	189,587	729,374	452,364	37.98%
Library	101,812	83,454	552,090	607,674	1,624,356	1,072,266	33.99%
Total	306,263	269,868	1,949,036	1,725,016	5,819,451	3,870,415	33.49%
TOTAL EXPENDITURES	\$ 5,352,377	\$ 4,834,495	\$ 28,614,810	\$ 26,698,430	\$ 73,140,492	\$ 44,525,677	39.12%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	1,291,386	426,600	26,453,865	22,948,339	1,231,982		
OTHER FINANCING SOURCES (USES)							
SOURCES:							
Utility Fund-Transfer	-	-	-	-	2,518,561	2,518,561	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	-	-	-	-	2,759,961	2,759,961	0.00%
(USES):							
Land	-	-	-	-	-	-	0.00%
MPFDC	-	-	-	-	(221,132)	499,592	0.00%
Transfers	-	-	-	-	(1,924,648)	1,535,772	0.00%
PFA Insurance	-	-	(780,866)	(805,488)	(848,985)	(71,837)	109.99%
Economic Incentives	(765,929)	-	(797,052)	(20,493)	(936,000)	586,707	3.38%
Discount on Bond Issuance	-	-	-	-	-	-	0.00%
Bond Issuance Costs	-	-	-	-	-	-	0.00%
Reserve/Contingency	-	-	-	-	(61,178)	(141,861)	575.52%
Total Other Financing Uses	(765,929)	-	(1,577,918)	(825,981)	(3,991,943)	2,408,373	28.99%
Total Other Financing Sources (Uses)	(765,929)	-	(1,577,918)	(825,981)	(1,231,982)	5,168,334	
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	525,457	426,600	24,875,947	22,122,358	-		
UNRESERVED FUND BALANCE							
BEGINNING	51,744,395	43,883,057	27,393,905	22,187,299	21,934,063		
ENDING	<u>\$ 52,269,852</u>	<u>\$ 44,309,657</u>	<u>\$ 52,269,852</u>	<u>\$ 44,309,657</u>	<u>\$ 21,934,063</u>		



CITY OF MANSFIELD

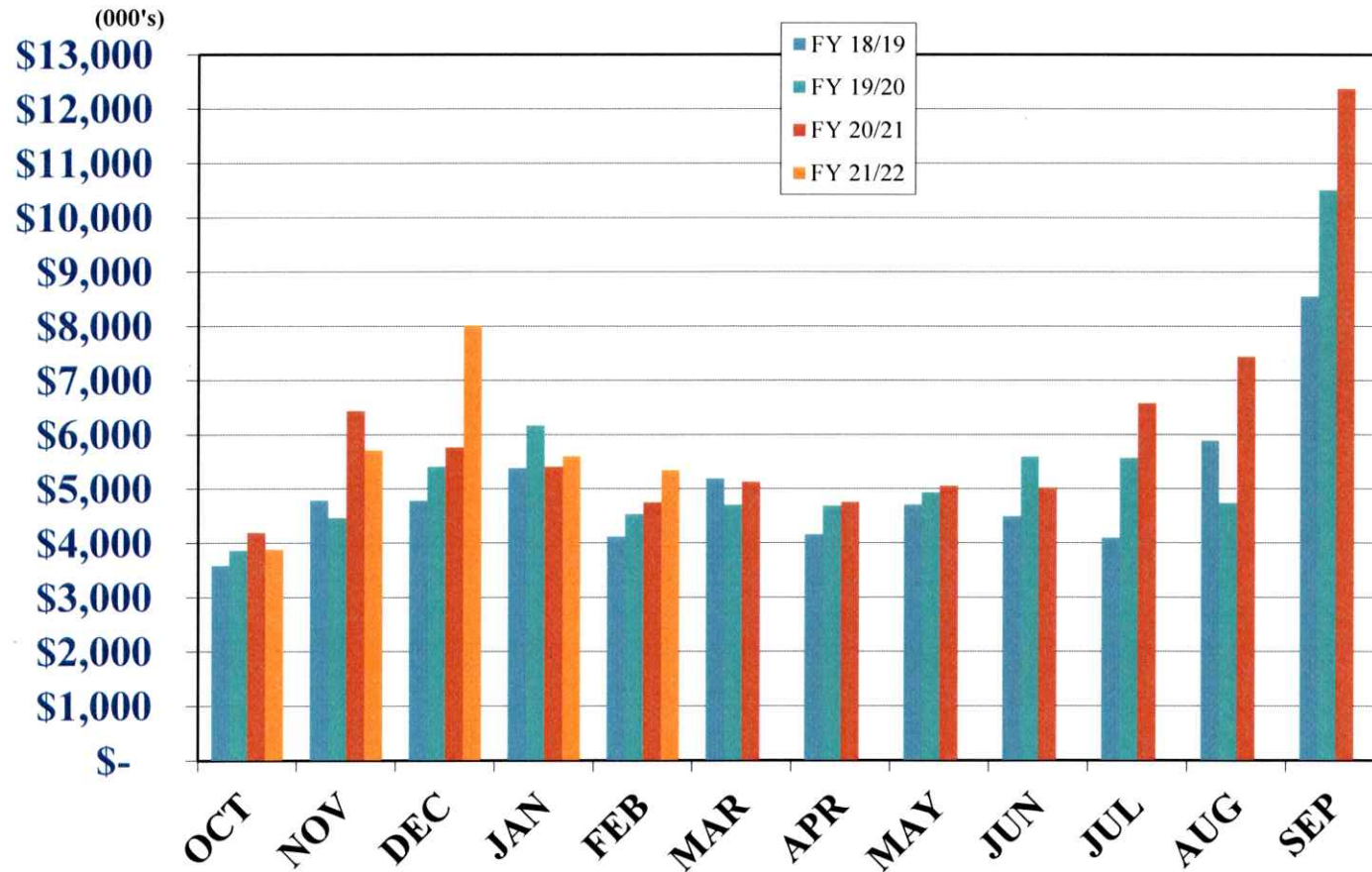
General Fund - Total Revenues





CITY OF MANSFIELD

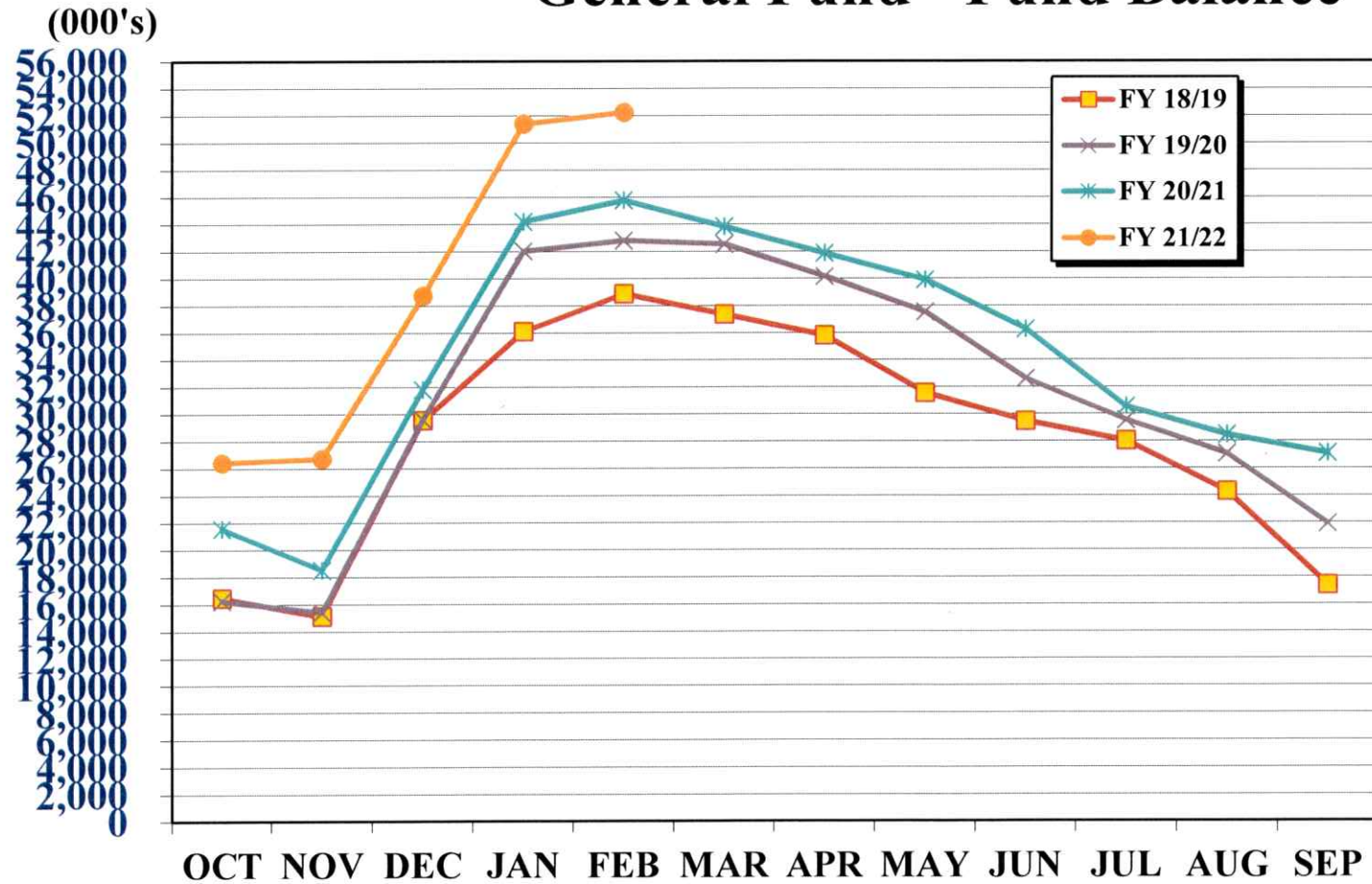
General Fund - Total Expenditures





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

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

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

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

City of Mansfield, Texas

Comparative Statement of Net Position
February 28, 2022 and 2021 (Unaudited)

Tax Increment Reinvestment Zone Fund One	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 5,349,456	\$ 4,840,229
Due From Other Funds	24,581	24,581
	<hr/>	<hr/>
Total Assets	<u>\$ 5,374,037</u>	<u>\$ 4,864,810</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 604,986	\$ 685,575
Retainage Payable	-	-
	<hr/>	<hr/>
Total Liabilities	<u>604,986</u>	<u>685,575</u>
FUND BALANCES:		
Fund Balance	5,252,236	4,178,778
Excess Revenues Over Expenditures	(483,185)	457
	<hr/>	<hr/>
Total Fund Balances	<u>4,769,051</u>	<u>4,179,235</u>
	<hr/>	<hr/>
Total Liabilities And Fund Balances	<u>\$ 5,374,037</u>	<u>\$ 4,864,810</u>

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Five Months Ended February 28, 2022 and 2021 (Unaudited)

Tax Increment Reinvestment Zone Fund Number One	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
<u>REVENUES:</u>				
Taxes, Penalties, And Interest	\$ -	\$ -	-	-
Interest Income	12	39	67	457
Total Revenues	12	39	67	457
<u>EXPENDITURES:</u>				
General Government	-	-	483,252	-
Debt Service -				
Principal Retirement	-	-	-	-
Interest	-	-	-	-
Lease Payments	-	-	-	-
Bond Issuance Cost	-	-	-	-
Fiscal Charges	-	-	-	-
Total Expenditures	-	-	483,252	-
Excess Of Revenues Over (Under) Expenditures	12	39	(483,185)	457
<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	12	39	(483,185)	457
FUND BALANCE, BEGINNING	4,769,039	4,179,196	5,252,236	4,178,778
FUND BALANCE, ENDING	\$ 4,769,051	\$ 4,179,235	\$ 4,769,051	\$ 4,179,235

City of Mansfield, Texas

Comparative Statement of Net Position
February 28, 2022 and 2021 (Unaudited)

Tax Increment Reinvestment Zone Fund Two	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 276,999	\$ 389,497
Receivable	700,000	-
	<hr/>	<hr/>
Total Assets	<u>\$ 976,999</u>	<u>\$ 389,497</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Due To Other Funds	1,791,139	-
Retainage Payable	-	-
	<hr/>	<hr/>
Total Liabilities	<u>1,791,139</u>	<u>-</u>
FUND BALANCES:		
Fund Balance	(814,140)	389,497
Excess Revenues Over Expenditures	-	-
	<hr/>	<hr/>
Total Fund Balances	<u>(814,140)</u>	<u>389,497</u>
Total Liabilities And Fund Balances	<u>\$ 976,999</u>	<u>\$ 389,497</u>

City of Mansfield, Texas

Comparative Statement of Activites

For the Month and Five Months Ended February 28, 2022 and 2021 (Unaudited)

Tax Increment Reinvestment Zone Fund Number Two	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
<u>REVENUES:</u>				
Taxes, Penalties, And Interest	\$ -	\$ -	\$ -	\$ -
Interest Income	-	-	-	-
Total Revenues	-	-	-	-
<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	-	-	-	-
<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	-	-	-	-
FUND BALANCE, BEGINNING	(814,140)	389,497	(814,140)	389,497
FUND BALANCE, ENDING	\$ (814,140)	\$ 389,497	\$ (814,140)	\$ 389,497

City of Mansfield, Texas

Comparative Statement of Net Position
February 28, 2022 and 2021 (Unaudited)

Hotel/Motel Occupancy Tax Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 1,639,807	\$ 1,043,672
Accounts Receivable	<u>2,577</u>	<u>2,577</u>
Total Assets	<u>\$ 1,642,384</u>	<u>\$ 1,046,249</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accrued Liabilities	<u>\$ 14,494</u>	<u>\$ 10,914</u>
Total Liabilities	<u>14,494</u>	<u>10,914</u>
FUND BALANCES:		
Fund Balance	1,492,876	1,034,174
Excess Revenues Over Expenditures	<u>135,014</u>	<u>1,161</u>
Total Fund Balances	<u>1,627,890</u>	<u>1,035,335</u>
Total Liabilities And Fund Balances	<u>\$ 1,642,384</u>	<u>\$ 1,046,249</u>

City of Mansfield, Texas

**Comparative Budget and Cash Analysis
For the Month and Five Months Ended February 28, 2022 and 2021 (Unaudited)**

Hotel/Motel Occupancy Tax Fund	Budgeted Request	FY22 Amount To Date	Available Budget	FY22 PERCENT COLLECTED TO BUDGET
REVENUES:				
Hotel Occupancy Tax	\$ 725,000	\$ 275,694	\$ 449,306	38.03%
Rental of Facilities	-	10,274	(10,274)	0.00%
Interest Income	-	26	(26)	-
Total Revenues	725,000	285,994	439,006	39.45%
EXPENDITURES:				
Mansfield Historical Society	-	-	-	0.00%
Mansfield Invitational	-	-	-	0.00%
The LOT	-	-	-	0.00%
Discover Historic Mansfield - Farr Best Concerts	-	2,050	2,050	0.00%
Mansfield Tourism	395,613	135,836	(259,777)	34.34%
Pickled Mansfield Society	68,100	-	(68,100)	0.00%
Mansfield Police Dept.	-	-	-	0.00%
Mansfield Commission for the Arts	47,100	250	(46,850)	0.53%
Historic Landmark Commission	-	-	-	0.00%
Desert Love Film Festival	-	-	-	0.00%
Man House Museum	-	-	-	0.00%
Tommy King Foundation	-	-	-	0.00%
Sister Cities Celebration	-	-	-	0.00%
Wayfinding Program	-	4,844	4,844	0.00%
Friends of the Library	-	-	-	0.00%
Championship Basketball Reserve	10,000	-	(10,000)	0.00%
	204,187	8,000	(196,187)	3.92%
Total Expenditures	725,000	150,980	(574,020)	20.82%
Revenues / (Expenditures)	-	135,014	(135,014)	

SUPPLEMENTAL INFORMATION: CASH ANALYSIS

Beginning Cash Balance for Fiscal Year 2022	1,504,793
Plus: FY2022 Cash Collections	285,994
Less: FY2022 Cash Expenditures	(150,980)
Cash Balance as of February 28, 2022	1,639,807
Remaining Hotel/Motel Occupancy Funds to Collect	449,306
Remaining Hotel/Motel Occupancy Funds to Expend	574,020
Projected Cash Balance at September 30, 2022	2,663,133

City of Mansfield, Texas

Statement of Activities - Budget and Actual
For the Month and Five Months Ended February 28, 2022 and 2021 (Unaudited)

Hotel/Motel Occupancy Tax Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED BUDGET
<u>REVENUES:</u>							
Hotel Occupancy Tax	\$ 63,236	\$ 55,006	\$ 275,695	\$ 151,138	\$ 725,000	\$ (449,305)	38.03
Miscellaneous Income	1,241	1,059	10,299	4,611	-	10,299	0.00
Total Revenues	64,477	56,065	285,994	155,749	725,000	(439,006)	39.45
<u>EXPENDITURES:</u>							
Mansfield Historical Society	-	-	-	-	-	-	0.00
Mansfield Invitational	-	-	-	-	-	-	0.00
The LOT	-	-	-	-	-	-	0.00
Mansfield Rotary Club	-	-	-	-	-	-	0.00
Farr Best Theater	109	127	2,050	436	-	(2,050)	0.00
Discover Historic Mansfield	-	-	-	-	-	-	0.00
Mansfield Tourism	20,364	24,832	135,836	134,025	395,613	259,777	34.34
Pickled Mansfield Society	-	-	-	-	68,100	68,100	0.00
Mansfield Commission for the Arts	250	-	250	292	47,100	46,850	0.53
Historic Landmark Commission	-	-	-	-	-	-	0.00
Man House Museum	-	-	-	-	-	-	0.00
Tommy King Foundation	-	-	-	-	-	-	0.00
Sister Cities Celebration	-	-	-	-	-	-	0.00
Friends of the Library	-	-	-	-	-	-	0.00
Championship Basketball	-	-	-	-	10,000	10,000	0.00
Wayfinding Program	-	6,500	4,844	19,835	-	(4,844)	0.00
Reserve	-	-	8,000	-	204,187	196,187	3.92
Total Expenditures	20,723	31,459	150,980	154,588	725,000	574,020	20.82
Excess Of Revenues Over (Under) Expenditures	43,754	24,606	135,014	1,161			
FUND BALANCE, BEGINNING	1,584,136	1,010,729	1,492,876	1,034,174			
FUND BALANCE, ENDING	\$ 1,627,890	\$ 1,035,335	\$ 1,627,890	\$ 1,035,335			

City of Mansfield, Texas

Comparative Statement of Net Position
February 28, 2022 and 2021 (Unaudited)

Mansfield Parks Facility Development Corp	Fiscal 2022	Fiscal 2021
<u>ASSETS:</u>		
Cash And Investments	\$ 7,781,075	\$ 4,965,382
Restricted Cash and Investments	5,934,068	4,533,247
Receivables:		
Accounts	736,445	814,280
Total Assets	<u>\$ 14,451,588</u>	<u>\$ 10,312,909</u>
<u>LIABILITIES & FUND BALANCES:</u>		
LIABILITIES:		
Accounts Payable	\$ 154,111	\$ 157,431
Other Liabilities	1,000,000	1,000,000
Deferred Revenue	1,339,220	1,639,077
Total Liabilities	<u>2,493,331</u>	<u>2,796,508</u>
FUND BALANCES:		
Fund Balance	9,776,667	5,758,216
Excess Revenues Over (Under)		
Expenditures	2,181,590	1,758,185
Total Fund Balances	<u>11,958,257</u>	<u>7,516,401</u>
Total Liabilities And Fund Balances	<u>\$ 14,451,588</u>	<u>\$ 10,312,909</u>

City of Mansfield, Texas

Statement of Activities - Budget and Actual

For the Month and Five Months Ended February 28, 2022 and 2021 (Unaudited)

Mansfield Parks Facility Development Corporation	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
REVENUES:							
Sales Tax Revenue	\$ 658,640	\$ 294,201	\$ 2,471,478	\$ 1,902,421	\$ 4,333,942	\$ (1,862,464)	57.03%
Contributions	-	-	3,084	9,659	32,862	(29,778)	9.38%
Interest Earnings	89	-	410	1,350	12,000	(11,590)	3.42%
Other Income	2,382	-	3,782	1,695	-	3,782	0.00%
MAC Revenue	73,835	65,587	1,026,778	760,751	2,153,000	(1,126,222)	47.69%
Lease Royalties	25,455	10,428	71,959	36,560	100,000	(28,041)	71.96%
Park Land Dedication Revenue	76,500	437,250	737,000	772,250	-	737,000	0.00%
Total Revenues	836,901	807,466	4,314,491	3,484,686	6,631,804	(2,317,313)	65.06%
EXPENDITURES:							
Administration	138,715	98,196	653,581	693,088	1,903,318	1,249,737	34.34%
Field Operations	35,433	43,991	269,313	248,158	842,991	573,678	31.95%
Community Park Operations	67,013	62,133	401,390	369,148	1,217,808	816,418	32.96%
Nature Education Operations	7,120	8,224	40,828	47,235	227,089	186,261	17.98%
Recreational Center	51,931	44,987	323,935	243,292	1,039,701	715,766	31.16%
Neighborhood Park Operations	15,249	5,540	79,868	42,242	259,245	179,377	30.81%
Quadrants	-	-	282,000	-	-	(282,000)	0.00%
Non-Departmental	13,135	13,135	81,986	83,338	1,362,783	1,280,797	6.02%
Total Expenditures	328,596	276,206	2,132,901	1,726,501	6,852,935	4,720,034	31.12%
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	508,305	531,260	2,181,590	1,758,185	(221,131)	2,402,721	-986.56%
OTHER FINANCING SOURCES (USES):							
Operating Transfers In	-	-	-	-	221,132	(221,132)	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)	-	-	-	-	221,132	(221,132)	0.00%
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	508,305	531,260	2,181,590	1,758,185			
FUND BALANCE, BEGINNING	11,449,952	6,985,141	9,776,667	5,758,216			
FUND BALANCE, ENDING	\$ 11,958,257	\$ 7,516,401	\$ 11,958,257	\$ 7,516,401			

City of Mansfield, Texas

Comparative Statement of Net Position
February 28, 2022 and 2021 (Unaudited)

Mansfield Economic Development Corporation	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 9,923,962	\$ 13,144,500
Accounts Receivable	660,152	557,956
Restricted Assets:		
Cash and Investments, Projects	1,144,551	2,127,934
Fixed Assets (net of accumulated depreciation)	36,758,068	10,360,105
Total Assets	<u>\$ 48,486,733</u>	<u>\$ 26,190,495</u>
<u>LIABILITIES AND NET ASSETS</u>		
LIABILITIES:		
Accounts Payable	\$ 8,927	\$ 383
Accrued Liabilities	3,240	3,240
Retainage Payable	20,133	216,999
Bonds Payable	21,635,000	23,430,000
Unamortized Discounts on Bonds	(138,685)	(152,080)
Unamortized Premiums	964,103	1,030,757
Deferred Amount on Refunding	(64,821)	(92,602)
Contract Commitments	34,014,146 *	11,442,602
Total Liabilities	<u>56,442,043</u>	<u>35,879,299</u>
NET ASSETS:		
Restricted	1,144,551	2,127,934
Unassigned	(9,099,861)	(11,816,738)
Total Net Assets	<u>(7,955,310)</u>	<u>(9,688,804)</u>
Total Liabilities & Net Assets	<u>\$ 48,486,733</u>	<u>\$ 26,190,495</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

Comparative Statement of Activities
For the Month and Five Months Ended February 28, 2022 and 2021 (Unaudited)

Mansfield Economic Development Corp.	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
OPERATING REVENUES:				
Sales Tax Revenue	\$ 922,614	\$ 557,588	\$ 3,792,330	\$ 3,219,157
Gas Royalties	-	-	-	-
Miscellaneous	-	-	10,608	-
Rental Of Facilities	-	-	-	-
Total Operating Revenues	922,614	557,588	3,802,938	3,219,157
OPERATING EXPENDITURES:				
Administration	53,273	50,272	384,702	227,509
Promotions	11,814	2,550	27,043	8,571
Retention	-	-	34	32
Development Plan	-	-	32	8
Projects	500,437	146	1,081,024	100,924
Non-Departmental	-	100,231	34,342	2,806,836
Depreciation	-	-	-	-
Total Operating Expenditures	565,524	153,199	1,527,177	3,143,880
OPERATING INCOME	357,090	404,389	2,275,761	75,277
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	60	-	186	993
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	-	-	(405,428)	(436,466)
Total Nonoperating Revenue	60	-	(405,242)	5,745,856
INCOME BEFORE OPERATING TRANSFERS	357,150	404,389	1,870,519	5,821,133
OPERATING TRANSFERS:				
Operating Transfers In (Out)	-	-	-	-
CHANGE IN NET ASSETS	357,150	404,389	1,870,519	5,821,133
NET ASSETS, BEGINNING	(8,312,460)	(10,093,193)	(9,825,829)	(9,788,636)
NET ASSETS, PROJECTS	- **	-	- **	(5,721,301)
NET ASSETS, ENDING	\$ (7,955,310)	\$ (9,688,804)	\$ (7,955,310)	\$ (9,688,804)

****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
February 28, 2022 and 2021 (Unaudited)

South Pointe PID	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 319,317	\$ 254,328
Receivables:		
Current Year PID Assessment	-	-
Total Assets	<u>\$ 319,317</u>	<u>\$ 254,328</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 24,582	\$ 24,582
Deferred Revenue	-	1,000
Total Liabilities	<u>24,582</u>	<u>25,582</u>
FUND BALANCES:		
Fund Balance	(23,581)	(12,287)
Excess Revenues Over Expenditures	<u>318,316</u>	<u>241,033</u>
Total Fund Balances	<u>294,735</u>	<u>228,746</u>
Total Liabilities And Fund Balances	<u>\$ 319,317</u>	<u>\$ 254,328</u>

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Five Months Ended February 28, 2022 and 2021 (Unaudited)

South Pointe PID	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
<u>REVENUES:</u>				
PID Assessment	\$ 10,812	\$ 5,000	\$ 435,344	\$ 291,249
Penalties & Interest	-	70	2,440	1,923
Total Revenues	10,812	5,070	437,784	293,172
<u>EXPENDITURES:</u>				
General government	16,982	22,916	119,468	52,139
Public safety	-	-	-	-
Public works	-	-	-	-
Culture and recreation	-	-	-	-
Total Expenditures	16,982	22,916	119,468	52,139
Excess Of Revenues Over (Under) Expenditures	(6,170)	(17,846)	318,316	241,033
Net Change in Fund Balances	(6,170)	(17,846)	318,316	241,033
FUND BALANCE, BEGINNING	300,905	246,592	(23,581)	(12,287)
FUND BALANCE, ENDING	\$ 294,735	\$ 228,746	\$ 294,735	\$ 228,746

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
February 28, 2022 and 2021 (Unaudited)

General Obligation Debt	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 9,700,470	\$ 7,250,658
Receivables:		
Current Year Taxes	523,754	202,780
Delinquent Taxes (Net of Allowance of \$837,176)	-	-
Total Assets	<u>\$ 10,224,224</u>	<u>\$ 7,453,438</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Deferred Revenue	<u>523,754</u>	<u>202,780</u>
Total Liabilities	<u>523,754</u>	<u>202,780</u>
FUND BALANCES:		
Fund Balance	5,365,014	3,888,921
Excess Revenues Over Expenditures	<u>4,335,456</u>	<u>3,361,737</u>
Total Fund Balances	<u>9,700,470</u>	<u>7,250,658</u>
Total Liabilities And Fund Balances	<u>\$ 10,224,224</u>	<u>\$ 7,453,438</u>

City of Mansfield, Texas

Comparative Statement of Activities
For the Month and Five Months Ended February 28, 2022 and 2021 (Unaudited)

General Obligation Debt	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 OVER (UNDER) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
<u>REVENUES:</u>							
Taxes, Penalties, And Interest	\$ 1,636,418	\$ 2,078,048	\$ 18,059,320	\$ 17,002,404	\$ 16,410,032	\$ 1,649,288	110.05%
Miscellaneous	-	-	76	-	-	76	0.00%
Interest Income	10	8	49	78	-	49	0.00%
Total Revenues	1,636,428	2,078,056	18,059,445	17,002,482	16,410,032	1,649,412	110.05%
<u>EXPENDITURES:</u>							
Debt Service -							
Principal Retirement	10,810,000	10,660,000	10,810,000	10,660,000	16,410,032	5,600,032	65.87%
Interest	2,905,811	2,972,874	2,905,811	2,972,874	-	(2,905,811)	0.00%
Lease Payments	-	-	-	-	-	-	0.00%
Bond Issuance Cost	-	-	-	-	-	-	0.00%
Fiscal Charges	2,856	2,100	8,178	7,871	-	(8,178)	0.00%
Total Expenditures	13,718,667	13,634,974	13,723,989	13,640,745	16,410,032	2,686,043	83.63%
Excess Of Revenues Over (Under) Expenditures	(12,082,239)	(11,556,918)	4,335,456	3,361,737			
<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	(12,082,239)	(11,556,918)	4,335,456	3,361,737			
FUND BALANCE, BEGINNING	21,782,709	18,807,576	5,365,014	3,888,921			
FUND BALANCE, ENDING	\$ 9,700,470	\$ 7,250,658	\$ 9,700,470	\$ 7,250,658			

City of Mansfield, Texas

Comparative Statement of Net Position
February 28, 2022 and 2021 (Unaudited)

Mansfield Parks Facility Development Corp. Debt Service	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 1,216,764	\$ 1,179,143
Total Assets	<u>\$ 1,216,764</u>	<u>\$ 1,179,143</u>
<u>LIABILITIES AND FUND BALANCES</u>		
LIABILITIES:		
Accrued Interest Payable	\$ 4,650	\$ 4,650
Total Liabilities	<u>4,650</u>	<u>4,650</u>
FUND BALANCES:		
Fund Balance	521,660	510,814
Excess Revenues Over (Under) Expenditures	<u>690,454</u>	<u>663,679</u>
Total Fund Balances	<u>1,212,114</u>	<u>1,174,493</u>
Total Liabilities And Fund Balances	<u>\$ 1,216,764</u>	<u>\$ 1,179,143</u>

City of Mansfield, Texas

Statement of Activities - Budget and Actual
For the Month and Five Months Ended February 28, 2022 and 2021 (Unaudited)

Mansfield Parks Facility Development Corp. Debt Service	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
<u>REVENUES:</u>							
Taxes, Penalties, And Interest	\$ 263,155	\$ 262,780	\$ 1,315,776	\$ 1,313,900	\$ 3,157,861	\$ (1,842,085)	41.67%
Other Income	-	-	-	-	-	-	0.00%
Total Revenues	263,155	262,780	1,315,776	1,313,900	3,157,861	(1,842,085)	41.67%
<u>EXPENDITURES:</u>							
Debt Service	-	-	-	-	-	-	-
Principal Retirement	-	-	-	-	1,910,000	1,910,000	0.00%
Interest And Fiscal Charges	800	-	625,322	650,221	1,247,861	622,539	50.11%
Non-departmental	-	-	-	-	-	-	0.00%
Total Expenditures	800	-	625,322	650,221	3,157,861	2,532,539	19.80%
Excess Of Revenues Over (Under) Expenditures	262,355	262,780	690,454	663,679			
<u>OTHER FINANCING SOURCES (USES):</u>							
Bond Proceeds	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-
FUND BALANCE, BEGINNING	949,759	911,713	521,660	510,814			
FUND BALANCE, ENDING	\$ 1,212,114	\$ 1,174,493	\$ 1,212,114	\$ 1,174,493			

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
February 28, 2022 and 2021 (Unaudited)

Street Construction Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 22,417,918	\$ 23,980,870
Receivables	-	-
Projects In Process		
Current Year	1,966,358	593,352
Prior Year	12,689,757	10,890,226
Total Assets	<u>\$ 37,074,033</u>	<u>\$ 35,464,448</u>
<u>LIABILITIES AND FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 55,418	\$ 55,418
Deposits	538,694	354,203
Retainage Payable	150,920	209,480
Other Liabilities	-	-
Total Liabilities	<u>745,032</u>	<u>619,101</u>
FUND BALANCES:		
Fund Balance	34,875,197	33,411,130
Excess Revenues Over (Under)		
Expenditures	1,453,804	1,434,217
Total Fund Balance	<u>36,329,001</u>	<u>34,845,347</u>
Total Liabilities And Fund Balance	<u>\$ 37,074,033</u>	<u>\$ 35,464,448</u>

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Five Months Ended February 28, 2022 and 2021 (Unaudited)

Street Construction Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
REVENUES:				
Recoveries	\$ -	\$ -	\$ -	\$ -
Contributions	-	-	-	-
Intergovernmental	-	-	-	-
Roadway Impact Fees	443,457	721,168	1,691,517	1,653,150
Interest Income	172	280	893	3,128
	<u>443,629</u>	<u>721,448</u>	<u>1,692,410</u>	<u>1,656,278</u>
Total Revenues	<u>443,629</u>	<u>721,448</u>	<u>1,692,410</u>	<u>1,656,278</u>
EXPENDITURES:				
Administrative	40,955	48,287	238,606	222,061
Street Improvements	-	-	-	-
	<u>40,955</u>	<u>48,287</u>	<u>238,606</u>	<u>222,061</u>
Total Expenditures	<u>40,955</u>	<u>48,287</u>	<u>238,606</u>	<u>222,061</u>
EXCESS OF REVENUES OVER(UNDER) EXPENDITURES	402,674	673,161	1,453,804	1,434,217
OTHER FINANCING SOURCES (USES):				
Transfers	-	-	-	-
Bond Proceeds	-	-	-	-
Bond Issuance Costs	-	-	-	-
Premiums on Bond Issuance	-	-	-	-
Discounts on Bond Issuance	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	402,674	673,161	1,453,804	1,434,217
FUND BALANCE, BEGINNING	<u>35,926,327</u>	<u>34,172,186</u>	<u>34,875,197</u>	<u>33,411,130</u>
FUND BALANCE, ENDING	<u>\$ 36,329,001</u>	<u>\$ 34,845,347</u>	<u>\$ 36,329,001</u>	<u>\$ 34,845,347</u>

City of Mansfield, Texas

Comparative Statement of Net Position
February 28, 2022 and 2021 (Unaudited)

Building Construction Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 16,509,376	\$ 11,849,304
Construction in Progress	<u>-</u>	<u>-</u>
Total Assets	<u>\$ 16,509,376</u>	<u>\$ 11,849,304</u>
 <u>LIABILITIES AND FUND BALANCE</u>		
LIABILITIES:		
Accounts Payable	\$ 3,054	\$ 2,862
Due to Other Funds	-	-
Retainage Payable	<u>328,970</u>	<u>199,756</u>
Total Liabilities	<u>332,024</u>	<u>202,618</u>
 FUND BALANCE:	 17,693,970	 13,760,605
Excess Revenues Over (Under)		
Expenditures	<u>(1,516,618)</u>	<u>(2,113,919)</u>
Total Fund Balance	<u>16,177,352</u>	<u>11,646,686</u>
Total Liabilities And Fund Balance	<u>\$ 16,509,376</u>	<u>\$ 11,849,304</u>

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Five Months Ended February 28, 2022 and 2021 (Unaudited)

Building Construction Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
REVENUES:				
Interest Income	\$ 35	\$ 26	\$ 174	\$ 247
Rental Of Facilities	-	-	-	-
Contributions	-	-	-	-
Miscellaneous Income	-	-	-	22,236
Grant Revenue	-	-	-	-
Total Revenues	35	26	174	22,483
EXPENDITURES:				
Administration	-	-	-	-
Library	155,335	6,797	439,264	32,825
Fire Station #5	11,054	279,966	63,199	1,517,793
Man House	24	82,471	4,679	255,539
Wayfinding	49,349	-	57,634	4,905
Police Station	-	26,527	314,550	297,438
Tactical Training Facility	631,478	-	637,466	27,902
Total Expenditures	847,240	395,761	1,516,792	2,136,402
Excess Revenues Over (Under) Expenditures	(847,205)	(395,735)	(1,516,618)	(2,113,919)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	-	-
Bond Issuance Costs	-	-	-	-
Premiums on Bond Issuance	-	-	-	-
Discounts on Bond Issuance	-	-	-	-
Operating Transfer In (Out)	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES				
	(847,205)	(395,735)	(1,516,618)	(2,113,919)
FUND BALANCE, BEGINNING	17,024,557	12,042,421	17,693,970	13,760,605
FUND BALANCE, ENDING	\$ 16,177,352	\$ 11,646,686	\$ 16,177,352	\$ 11,646,686

City of Mansfield, Texas

Comparative Statement of Net Position
February 28, 2022 and 2021 (Unaudited)

Equipment Replacement Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 550,855	\$ 3,918,421
Total Assets	<u>\$ 550,855</u>	<u>\$ 3,918,421</u>
<u>LIABILITIES AND FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 511	\$ -
Retainage Payable	<u>-</u>	<u>-</u>
Total Liabilities	<u>\$ 511</u>	<u>\$ -</u>
FUND BALANCE:	2,338,998	4,247,249
Excess Revenues Over Expenditures	<u>(1,788,654)</u>	<u>(328,828)</u>
Total Fund Balance	<u>550,344</u>	<u>3,918,421</u>
Total Liabilities And Fund Balance	<u>\$ 550,855</u>	<u>\$ 3,918,421</u>

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Five Months Ended February 28, 2022 and 2021 (Unaudited)

Equipment Replacement Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Grants	-	-	-	-
Other Income	15,824	-	33,646	39,573
Interest Income	-	-	-	1
Total Revenues	<u>15,824</u>	<u>-</u>	<u>33,646</u>	<u>39,574</u>
EXPENDITURES:				
Administration	-	-	-	-
Information Services	591	-	67,383	40,655
Code Enforcement	-	-	-	-
Planning	-	-	163,622	28,760
Streets	-	-	10,446	-
Animal Control	-	66,345	-	66,345
City Hall	-	-	-	-
Parks Department	-	-	31,818	178,526
Library	-	1,697	-	3,395
Fire	15,644	6,930	1,354,116	6,930
Police Department	<u>77,615</u>	<u>18,945</u>	<u>194,915</u>	<u>158,441</u>
Total Expenditures	<u>93,850</u>	<u>93,917</u>	<u>1,822,300</u>	<u>483,052</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>(78,026)</u>	<u>(93,917)</u>	<u>(1,788,654)</u>	<u>(443,478)</u>
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	-	-
Bond Issuance Costs	-	-	-	-
Premium on Bond Issuance	-	-	-	-
Discounts on Bond Issuance	-	-	-	-
Sale of city property	-	-	-	-
Transfer In (Out)	<u>-</u>	<u>-</u>	<u>-</u>	<u>114,650</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>114,650</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	<u>(78,026)</u>	<u>(93,917)</u>	<u>(1,788,654)</u>	<u>(328,828)</u>
FUND BALANCE, BEGINNING	<u>628,370</u>	<u>4,012,338</u>	<u>2,338,998</u>	<u>4,247,249</u>
FUND BALANCE, ENDING	<u>\$ 550,344</u>	<u>\$ 3,918,421</u>	<u>\$ 550,344</u>	<u>\$ 3,918,421</u>

City of Mansfield, Texas

Comparative Statement of Net Position
February 28, 2022 and 2021 (Unaudited)

Parks Construction Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ -	\$ 65,980
Total Assets	<u>\$ -</u>	<u>\$ 65,980</u>
<u>LIABILITIES AND FUND BALANCE</u>		
LIABILITIES:		
Accounts Payable	\$ 168,478	\$ -
Retainage Payable	<u>-</u>	<u>-</u>
Total Liabilities	<u>168,478</u>	<u>-</u>
FUND BALANCE:	(116,948)	66,306
Excess Revenues Over Expenditures	<u>(51,530)</u>	<u>(326)</u>
Total Fund Balance	<u>(168,478)</u>	<u>65,980</u>
Total Liabilities And Fund Balance	<u>\$ -</u>	<u>\$ 65,980</u>

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Five Months Ended February 28, 2022 and 2021 (Unaudited)

Parks Construction Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Recoveries	-	-	-	-
Interest Income	-	-	-	-
Total Revenues	-	-	-	-
EXPENDITURES:				
Parks Administration Building	-	-	-	-
Dog Park	-	56	56	326
FieldHouse	-	-	-	-
Matlock Community Park	-	-	-	-
Gertie Barrett Park	8,937	-	51,474	-
Pond Branch	-	-	-	-
Total Expenditures	8,937	56	51,530	326
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(8,937)	(56)	(51,530)	(326)
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	(8,937)	(56)	(51,530)	(326)
FUND BALANCE, BEGINNING	(159,541)	66,036	(116,948)	66,306
FUND BALANCE, ENDING	\$ (168,478)	\$ 65,980	\$ (168,478)	\$ 65,980

ENTERPRISE FUNDS

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

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

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

Comparative Statement of Net Position
February 28, 2022 and 2021 (Unaudited)

Utility Fund	Fiscal 2022	Fiscal 2021
ASSETS		
Cash And Investments	\$ 29,623,193	\$ 25,823,914
Receivables:		
Accounts (net of allowance of \$1,360,337)	3,603,588	4,575,574
Inventory	420,208	579,991
Restricted Assets:		
Cash and Investments	16,087,951	13,051,162
Fixed Assets (net of accumulated depreciation)	222,682,864	210,326,118
Total Assets	272,417,804	254,356,759
DEFERRED OUTFLOWS OF RESOURCES		
Deferred pension contributions	456,569	453,665
Deferred OPEB contributions	84,782	240,655
Deferred investment losses	-	43,398
Deferred actuarial experience	866,023	1,091,859
Deferred assumption changes	47,163	28,656
Deferred loss on refunding	2,265,334	2,434,143
Total deferred outflows of resources	3,719,871	4,292,376
Total Assets and Deferred Outflows of Resources	\$ 276,137,675	\$ 258,649,135
LIABILITIES		
Accounts Payable	\$ 56,960	\$ 5,364
Accrued Liabilities	193,447	181,621
Payable From Restricted Assets:		
Deposits	1,732,100	1,641,428
Accrued Interest	94,241	119,656
Retainage Payable	742,673	738,501
From Unrestricted Assets:		
Current	3,806,836	3,461,961
Long-Term, Net	27,293,240	31,046,123
Compensated Absences	639,041	619,460
Net OPEB liability	1,681,547	4,675,403
Total OPEB liability	165,767	118,618
Net pension liability	1,941,335	1,977,194
Total Liabilities	38,347,187	44,585,329
DEFERRED INFLOWS OF RESOURCES		
Deferred assumption changes	75,422	108,403
Deferred investment gains	661,777	473,309
Deferred actuarial experience	70,470	-
Plan Change	2,287,734	-
Total deferred inflows of resources	3,095,403	581,712
NET POSITION		
Invested In Capital Assets (net of related debt)	193,848,123	178,252,177
Reserved for Debt Service	5,168,186	5,076,170
Reserved for Capital Projects	10,919,765	7,974,992
Unreserved	24,759,011	22,178,755
Total Net Position	234,695,085	213,482,094
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$ 276,137,675	\$ 258,649,135

Statement of Activities - Budget and Actual

For the Month and Five Months Ended February 28, 2022 and 2021 (Unaudited)

Utility Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Water Service	\$ 1,682,487	\$ 1,403,581	\$ 10,185,774	\$ 8,776,567	\$ 22,316,266	\$ (12,130,492)	45.64%
Sewer Service	1,041,741	969,842	5,889,770	5,581,621	13,519,835	(7,630,065)	43.56%
Water Penalties	46,979	-	76,027	-	250,000	(173,973)	30.41%
Water Taps	-	-	-	-	18,811	(18,811)	0.00%
Meter Set Fee	23,680	20,260	144,130	110,180	98,940	45,190	145.67%
Utility Miscellaneous	4,044	2,980	26,929	29,384	60,000	(33,071)	44.88%
Restore Service Fee	8,205	315	11,718	1,973	90,000	(78,282)	13.02%
Sewer Tap	-	-	-	-	2,000	(2,000)	0.00%
Water Impact Fees	372,600	575,080	1,762,480	1,542,080	900,000	862,480	195.83%
Sewer Impact Fees	163,500	240,620	844,070	647,558	600,000	244,070	140.68%
Pretreatment Fees	87,690	7,200	161,827	72,270	60,000	101,827	269.71%
Other Income	5,600	42,370	89,872	148,109	189,123	(99,251)	47.52%
Contribution	-	-	-	-	-	-	0.00%
Total Revenues	\$ 3,436,526	\$ 3,262,248	\$ 19,192,597	\$ 16,909,742	\$ 38,104,975	\$ (18,912,378)	50.37%
OPERATING EXPENSES:							
Administration	101,093	86,731	562,864	505,803	1,517,105	954,241	37.10%
Billing And Collection	88,101	105,255	327,965	372,744	986,221	658,256	33.25%
Meter Reading/Repairs	89,346	62,089	472,055	439,764	1,216,799	744,744	38.79%
Water Distribution	83,476	63,620	394,794	313,357	1,137,244	742,450	34.71%
Wastewater Collection	784,366	683,264	3,862,736	3,481,328	9,251,077	5,388,341	41.75%
Water Treatment	833,411	694,104	4,295,888	3,854,293	10,591,924	6,296,036	40.56%
Water Quality	43,710	55,620	232,644	221,906	565,347	332,703	41.15%
Water Demand Management	9,791	9,073	60,319	48,650	160,543	100,224	37.57%
Depreciation	293,774	583,516	1,583,513	1,573,301	-	(1,583,513)	0.00%
Total Operating Expenses	2,327,068	2,343,272	11,792,778	10,811,146	25,426,260	13,633,482	46.38%
OPERATING INCOME (LOSS)	1,109,458	918,976	7,399,819	6,098,596	12,678,715	(5,278,896)	
NONOPERATING REVENUES (EXPENSES):							
Non-Departmental	(26,999)	(77,966)	(565,996)	(747,752)	(6,671,154)	6,105,158	8.48%
Interest Revenue	347	-	1,054	5,035	24,000	(22,946)	4.39%
Debt Service	(94,241)	(119,656)	(471,204)	(239,312)	(3,465,000)	2,993,796	13.60%
Bad Debt Expense	-	-	-	-	(48,000)	48,000	0.00%
Net Nonoperating Revenues (Expenses)	(120,893)	(197,622)	(1,036,146)	(982,029)	(10,160,154)	9,124,008	10.20%
INCOME (LOSS) BEFORE OPERATING TRANSFERS	988,565	721,354	6,363,673	5,116,567	2,518,561	3,845,112	252.67%
OPERATING TRANSFERS:							
Transfers In (Out)	-	-	-	(331,095)	(2,518,561)	2,518,561	0.00%
Net Operating Transfers	-	-	-	(331,095)	(2,518,561)	2,518,561	0.00%
CHANGE IN NET POSITION	988,565	721,354	6,363,673	4,785,472	-	6,363,673	
NET POSITION, BEGINNING	233,706,520	212,760,740	228,331,412	208,696,622	228,331,412	-	
NET POSITON, ENDING	\$ 234,695,085	\$ 213,482,094	\$ 234,695,085	\$ 213,482,094	\$ 228,331,412	\$ 6,363,673	

CITY OF MANSFIELD
UTILITY FUND
REVENUE BOND COVERAGE

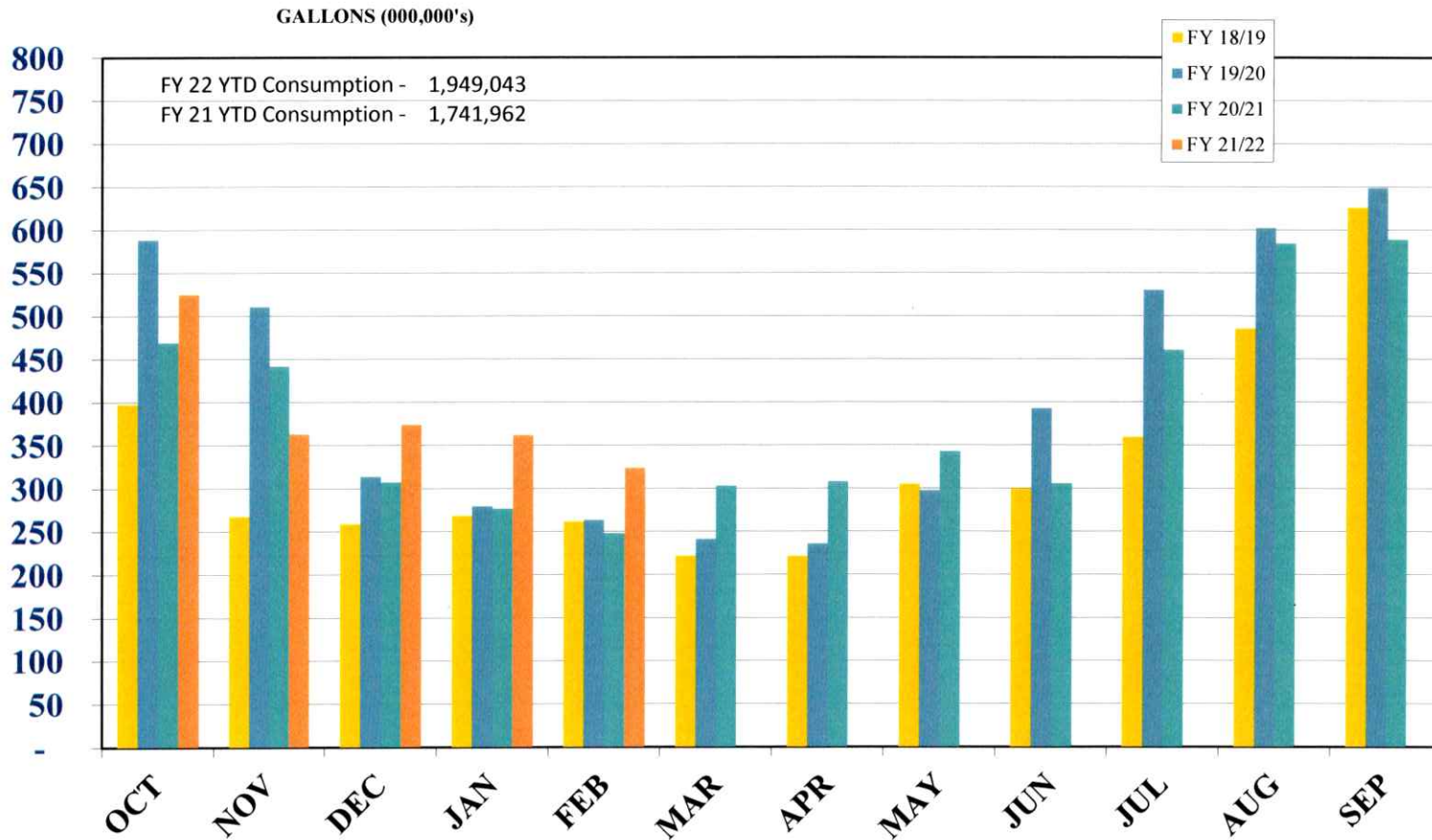
Definition of Bond Coverage:

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, 2021, 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 2021, the City achieved a 3.82 bond coverage ratio which exceeded the 1.10 required by the bond ordinance. For fiscal year 2022, the bond coverage ratio is projected at 3.67.



CITY OF MANSFIELD

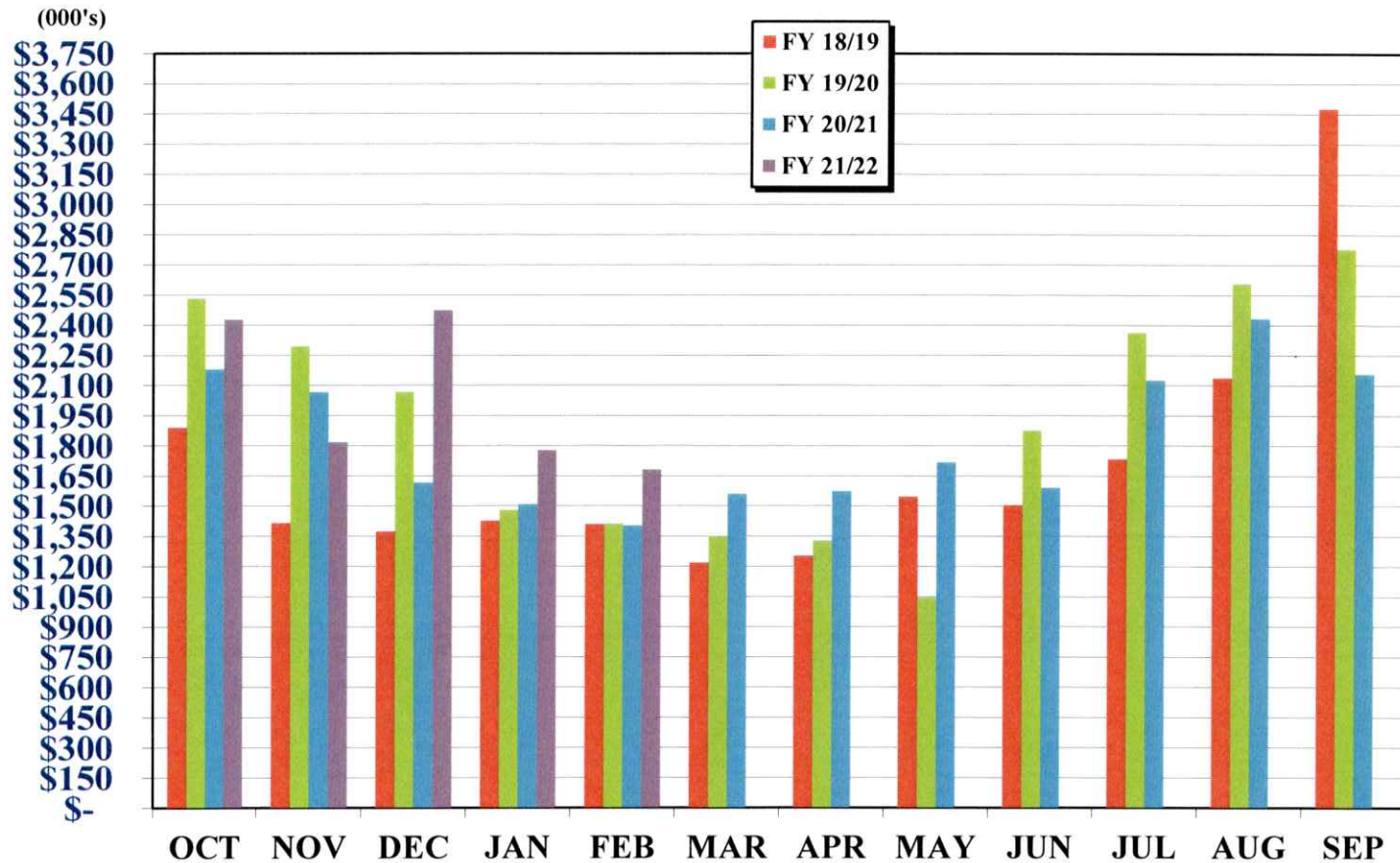
WATER CONSUMPTION





CITY OF MANSFIELD

UTILITY FUND - WATER SALES

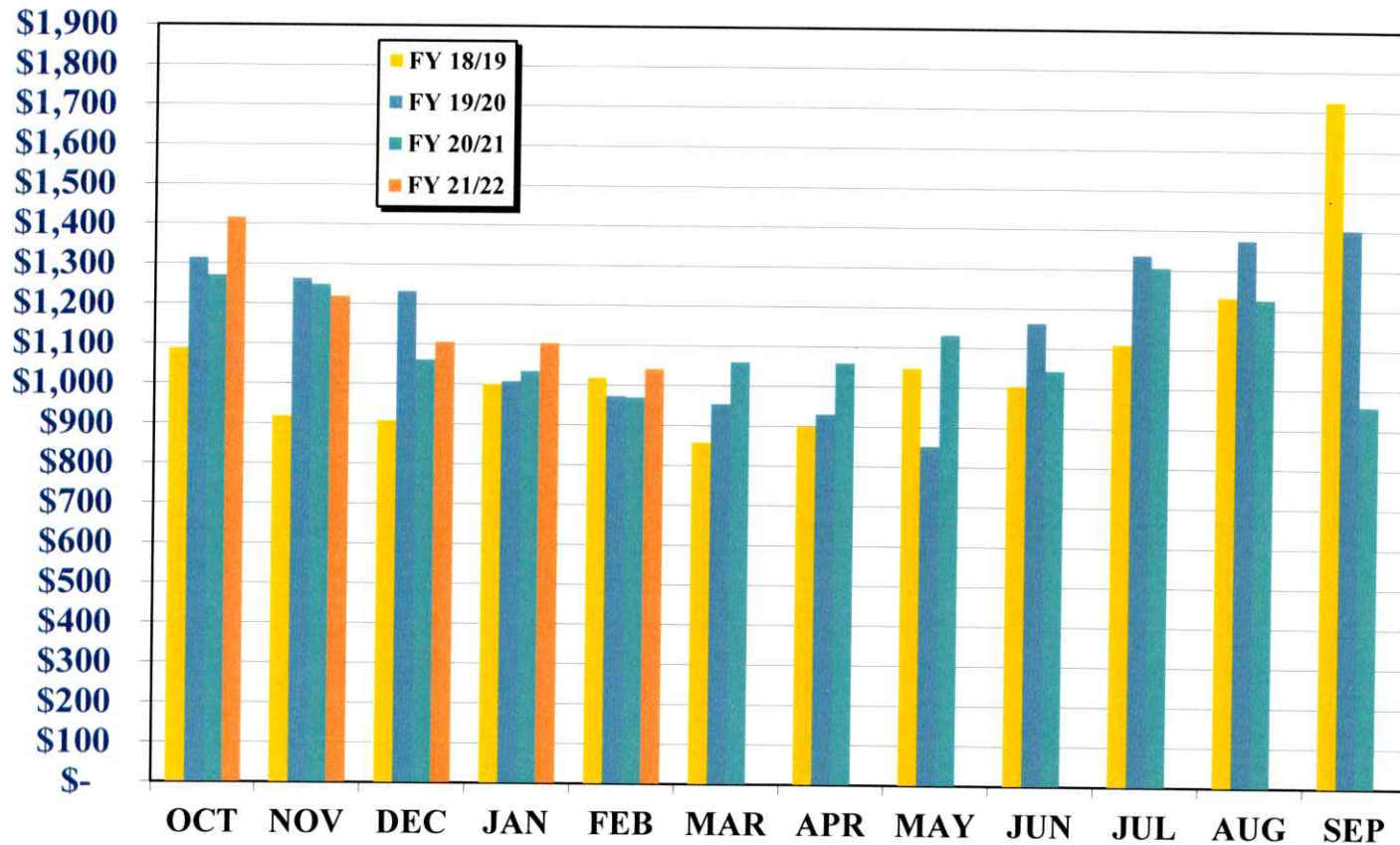




CITY OF MANSFIELD

UTILITY FUND - SEWER SERVICE

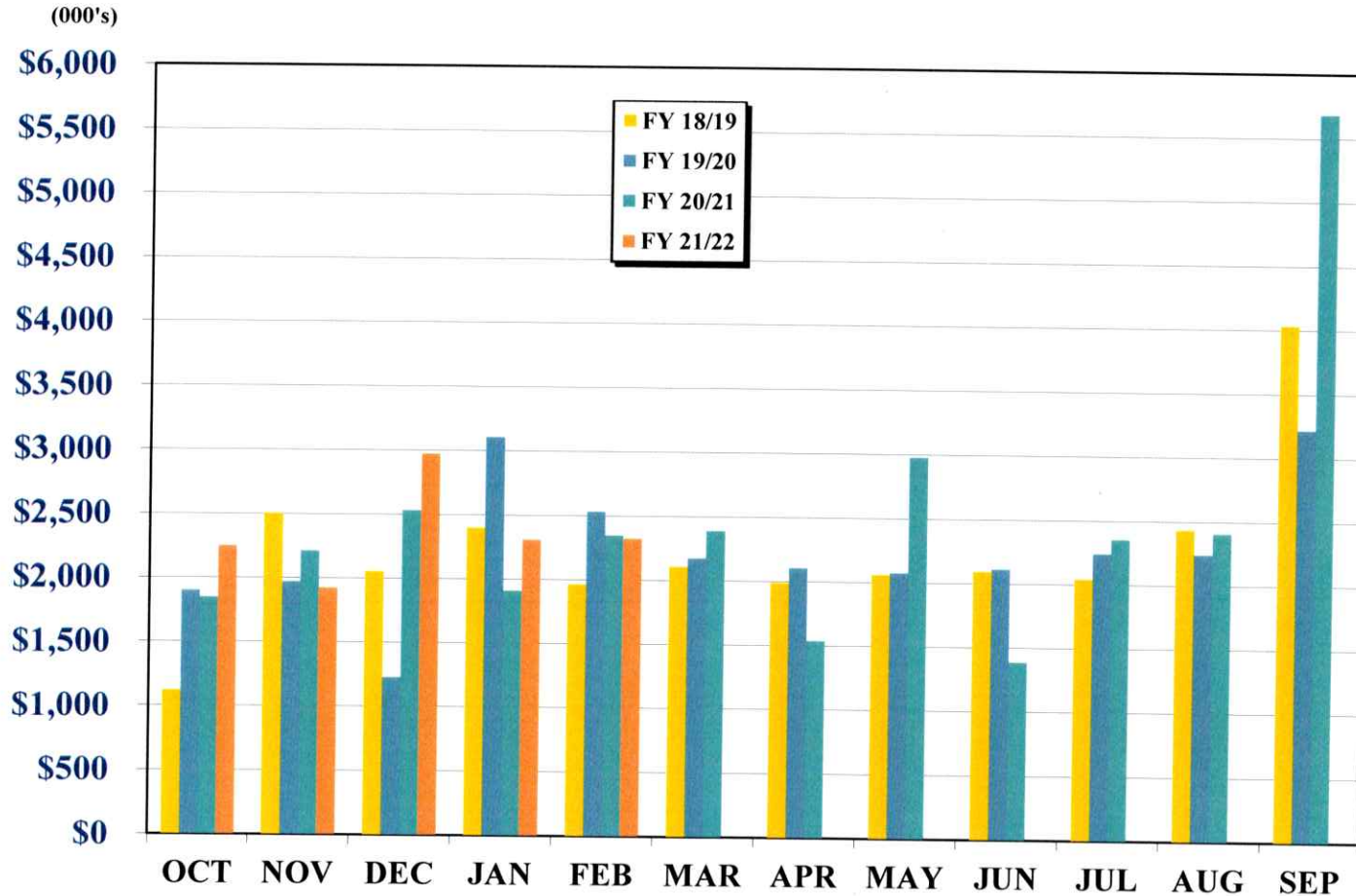
(000's)





CITY OF MANSFIELD

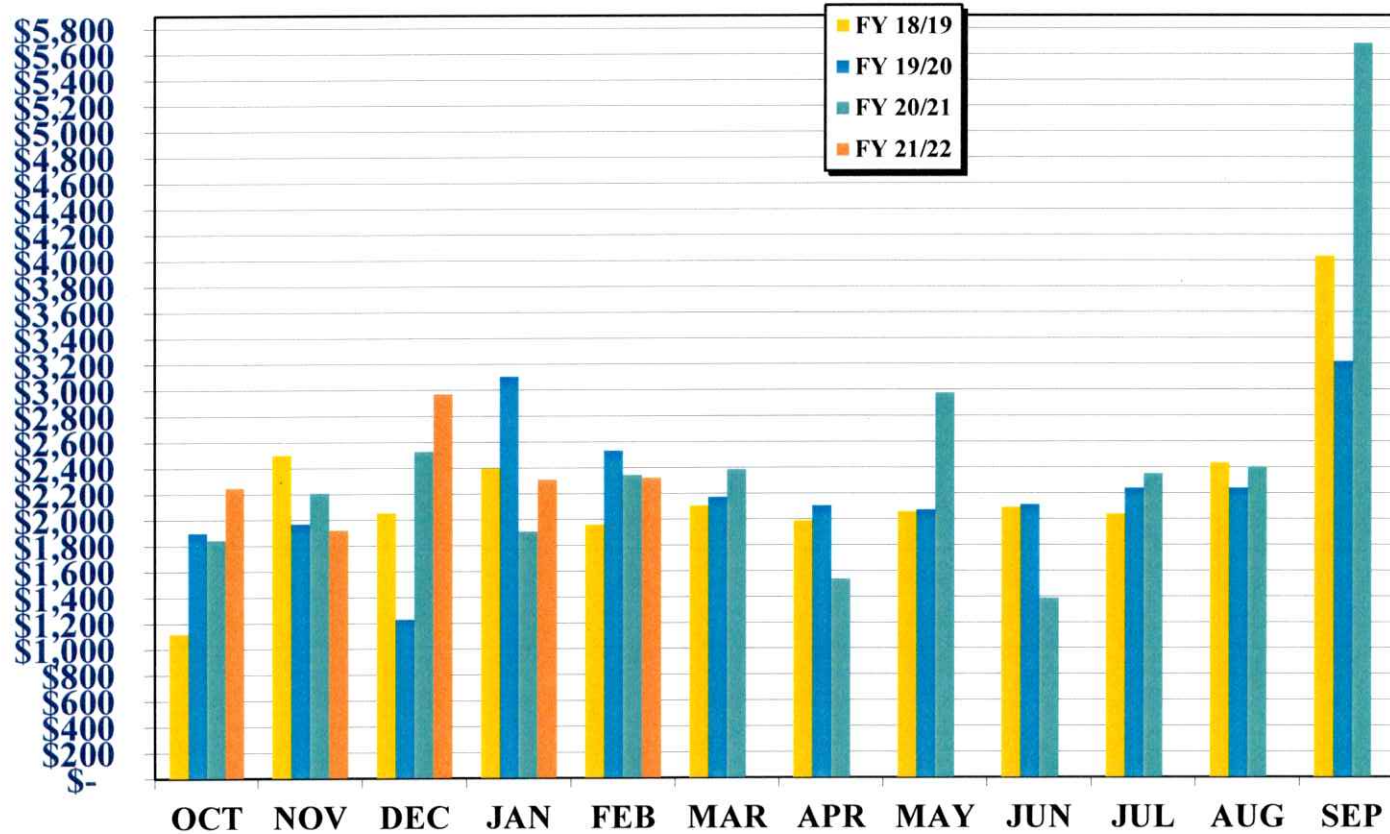
UTILITY FUND - TOTAL REVENUES





CITY OF MANSFIELD

UTILITY OPERATING EXPENDITURES



City of Mansfield, Texas

Comparative Statement of Net Position
February 28, 2022 and 2021 (Unaudited)

Drainage Utility Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 5,463,098	\$ 4,925,851
Accounts Receivable	247,420	323,151
Restricted Assets:		
Cash and Investments	256,036	207,335
Fixed Assets (Net of accumulated depreciation)	<u>8,612,163</u>	<u>8,420,039</u>
Total Assets	<u>14,578,717</u>	<u>13,876,376</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Deferred pension contributions	54,279	47,806
Deferred OPEB contributions	10,912	23,151
Deferred investment losses	-	4,167
Deferred assumption changes	5,626	3,020
Deferred actuarial experience	109,438	113,466
Deferred loss on refunding	<u>71,480</u>	<u>95,307</u>
Total deferred outflows of resources	<u>251,735</u>	<u>286,917</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 14,830,452</u>	<u>\$ 14,163,293</u>
<u>LIABILITIES</u>		
Accounts Payable	\$ 3,941	\$ 765
Accrued Liabilities	78,935	57,335
Retainage Payable	9,261	18,167
Bond Payable	1,875,000	2,278,333
Accrued Interest Payable	5,559	-
Unamortized Discounts on Bonds	(14,363)	(18,334)
Unamortized Premiums on Bonds	16,662	23,134
Total OPEB liability	19,781	12,500
Net OPEB liability	217,226	448,915
Net pension liability	<u>230,794</u>	<u>208,350</u>
Total Liabilities	<u>2,442,796</u>	<u>3,029,165</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Deferred assumption changes	9,616	10,611
Deferred investment gains	80,501	49,875
Deferred actuarial experience	8,526	6,017
Plan Changes	<u>295,535</u>	<u>-</u>
Total deferred inflows of resources	<u>394,178</u>	<u>66,503</u>
<u>NET POSITION</u>		
Invested in Capital Assets (net of related debt)	6,538,011	6,232,812
Reserved for Debt Service	261,595	207,335
Unrestricted	<u>5,193,872</u>	<u>4,627,478</u>
Total Net Position	<u>11,993,478</u>	<u>11,067,625</u>
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u>\$ 14,830,452</u>	<u>\$ 14,163,293</u>

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Five Months Ended February 28, 2022 and 2021 (Unaudited)

Drainage Utility Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
OPERATING REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Licenses Fee-Gaswells/Pipelines	-	-	-	-
Drainage Fee	<u>230,153</u>	<u>225,409</u>	<u>1,147,902</u>	<u>1,122,345</u>
Total Operating Revenues	<u>230,153</u>	<u>225,409</u>	<u>1,147,902</u>	<u>1,122,345</u>
OPERATING EXPENSES:				
Administration	67,917	75,639	381,354	350,089
General Maintenance	9,074	18,143	107,150	220,255
Depreciation	<u>16,272</u>	<u>13,602</u>	<u>87,749</u>	<u>73,868</u>
Total Operating Expenses	<u>93,263</u>	<u>107,384</u>	<u>576,253</u>	<u>644,212</u>
OPERATING INCOME (LOSS)	136,890	118,025	571,649	478,133
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	8	26	45	307
Other Income	120	-	347	2,464
Amortization	-	-	-	-
Interest and fiscal charges	<u>(5,559)</u>	<u>(6,646)</u>	<u>(29,487)</u>	<u>(34,920)</u>
Net Nonoperating Revenue	(5,431)	(6,620)	(29,095)	(32,149)
INCOME (LOSS) BEFORE OPERATING TRANSFERS	131,459	111,405	542,554	445,984
OPERATING TRANSFERS				
Operating Transfers In	-	-	-	-
Operating Transfers Out	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Operating Transfers	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
CHANGE IN NET POSITION	131,459	111,405	542,554	445,984
NET POSITION, BEGINNING	<u>11,862,019</u>	<u>10,956,220</u>	<u>11,450,924</u>	<u>10,621,641</u>
NET POSITION, ENDING	<u>\$ 11,993,478</u>	<u>\$ 11,067,625</u>	<u>\$ 11,993,478</u>	<u>\$ 11,067,625</u>

CITY OF MANSFIELD, TEXAS
SALES TAX COMPARISON
INFORMATION

GENERAL FUND
YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2021 TO SEPTEMBER 2022

MONTH	FY21	FY22	DOLLAR VALUE INCREASE (DECREASE) FY 2021/2022	PERCENTAGE INCREASE (DECREASE) FY 2021/2022
OCTOBER	1,088,496.91	1,316,775.91	228,279.00	20.97%
NOVEMBER	1,419,747.37	1,635,390.33	215,642.96	15.19%
DECEMBER	1,137,620.48	1,341,435.44	203,814.96	17.92%
JANUARY	1,158,578.39	1,433,583.81	275,005.42	23.74%
FEBRUARY	1,595,982.42	1,842,127.98	246,145.56	15.42%
MARCH			0.00	
Subtotal	6,400,425.57	7,569,313.47	1,168,887.90	18.26%
APRIL			0.00	
MAY			0.00	
JUNE			0.00	
JULY			0.00	
AUGUST			0.00	
SEPTEMBER			0.00	
YTD TOTAL	6,400,425.57	7,569,313.47	1,168,887.90	18.26%
BUDGET		14,951,607.00		
OVER/(UNDER) BUDGET		(7,382,293.53)		

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

MONTH	FY21	FY22	DOLLAR VALUE INCREASE (DECREASE) FY 2021/2022	PERCENTAGE INCREASE (DECREASE) FY 2021/2022
OCTOBER	544,248.46	658,387.96	114,139.50	20.97%
NOVEMBER	709,873.69	817,695.17	107,821.48	15.19%
DECEMBER	568,810.24	670,717.72	101,907.48	17.92%
JANUARY	579,289.19	716,791.90	137,502.71	23.74%
FEBRUARY	797,991.21	921,063.98	123,072.77	15.42%
MARCH			0.00	
Subtotal	3,200,212.79	3,784,656.73	584,443.94	18.26%
APRIL			0.00	
MAY			0.00	
JUNE			0.00	
JULY			0.00	
AUGUST			0.00	
SEPTEMBER			0.00	
YTD TOTAL	3,200,212.79	3,784,656.73	584,443.94	18.26%

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

MONTH	FY21	FY22	DOLLAR VALUE INCREASE (DECREASE) FY 2021/2022	PERCENTAGE INCREASE (DECREASE) FY 2021/2022
OCTOBER	544,248.46	658,387.96	114,139.50	20.97%
NOVEMBER	709,873.69	817,695.16	107,821.47	15.19%
DECEMBER	568,810.24	670,712.72	101,902.48	17.92%
JANUARY	579,289.19	716,791.90	137,502.71	23.74%
FEBRUARY	797,991.21	921,063.99	123,072.78	15.42%
MARCH			0.00	
Subtotal	3,200,212.79	3,784,651.73	584,438.94	18.26%
APRIL			0.00	
MAY			0.00	
JUNE			0.00	
JULY			0.00	
AUGUST			0.00	
SEPTEMBER			0.00	
YTD TOTAL	3,200,212.79	3,784,651.73	584,438.94	18.26%

GENERAL FUND
MANSFIELD PARKS DEVELOPMENT CORP.
AND
MANSFIELD ECONOMIC DEVELOPMENT CORP.
COMBINED TOTAL YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2021 TO SEPTEMBER 2022

MONTH	FY21	FY22	DOLLAR VALUE INCREASE (DECREASE) FY 2021/2022	PERCENTAGE INCREASE (DECREASE) FY 2021/2022
OCTOBER	2,176,993.83	2,633,551.82	456,557.99	20.97%
NOVEMBER	2,839,494.75	3,270,780.66	431,285.91	15.19%
DECEMBER	2,275,240.96	2,682,870.88	407,629.92	17.92%
JANUARY	2,317,156.77	2,867,167.61	550,010.84	23.74%
FEBRUARY	3,191,964.84	3,684,255.95	492,291.11	15.42%
MARCH			0.00	
Subtotal	12,800,851.15	15,138,626.92	2,337,775.77	18.26%
APRIL			0.00	
MAY			0.00	
JUNE			0.00	
JULY			0.00	
AUGUST			0.00	
SEPTEMBER			0.00	
YTD TOTAL	12,800,851.15	15,138,626.92	2,337,775.77	18.26%
BUDGET		29,903,214.00		
OVER/(UNDER) BUDGET		(14,764,587.08)		

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 February for Fiscal Year 2022.



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 2/28/2022

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
AIM Invesco												
AIM Invesco MM	AIM	9/30/1999	0.240	468,109.33	468,109.33	468,109.33	468,109.33	N/A	1		0.64	15 - Street Construction
Sub Total / Average AIM Invesco			0.240	468,109.33	468,109.33	468,109.33	468,109.33		1	0.00	0.64	
CLASS												
CLASS LGIP	CLASS	5/27/2021	0.123	3,259,382.63	3,259,382.63	3,259,382.63	3,259,382.63	N/A	1		4.44	110 - ARPA
Sub Total / Average CLASS			0.123	3,259,382.63	3,259,382.63	3,259,382.63	3,259,382.63		1	0.00	4.44	
Nations Funds												
Nations Funds MM	MF0008	10/25/1999	0.025	4,874,615.66	4,874,615.66	4,874,615.66	4,874,615.66	N/A	1		6.65	25 - Water & Sewer
Nations Funds MM	MF0008	10/25/1999	0.025	3,362,531.90	3,362,531.90	3,362,531.90	3,362,531.90	N/A	1		4.59	15 - Street Construction
Nations Funds MM	MF0008	10/25/1999	0.025	4,169,500.80	4,169,500.80	4,169,500.80	4,169,500.80	N/A	1		5.69	01 - General Fund
Nations Funds MM	MF0008	10/25/1999	0.025	1,457,731.70	1,457,731.70	1,457,731.70	1,457,731.70	N/A	1		1.99	28 - Utility Construction Fund 28
Nations Funds MM	MF0008	10/25/1999	0.025	152,225.53	152,225.53	152,225.53	152,225.53	N/A	1		0.21	39 - Economic Development
Nations Funds MM	MF0008	10/25/1999	0.025	26,605.15	26,605.15	26,605.15	26,605.15	N/A	1		0.04	06 - Tree Mitigation
Nations Funds MM	MF0008	10/25/1999	0.025	2,292,683.16	2,292,683.16	2,292,683.16	2,292,683.16	N/A	1		3.13	23 - Mansfield Parks 1/2 Sales Tax
Nations Funds MM	MF0008	10/25/1999	0.025	445,653.82	445,653.82	445,653.82	445,653.82	N/A	1		0.61	10 - Debt Services
Nations Funds MM	MF0008	10/25/1999	0.025	606,906.64	606,906.64	606,906.64	606,906.64	N/A	1		0.83	24 - Mansfield Parks Land Dedication
Nations Funds MM	MF0008	4/11/2012	0.025	3,009,773.85	3,009,773.85	3,009,773.85	3,009,773.85	N/A	1		4.10	27 - Revenue Bond Reserve
Nations Funds MM	MF0008	8/1/2016	0.025	1,616,294.69	1,616,294.69	1,616,294.69	1,616,294.69	N/A	1		2.20	309 - Library Expansion
Nations Funds MM	MF0008	8/1/2016	0.025	1,542,587.47	1,542,587.47	1,542,587.47	1,542,587.47	N/A	1		2.10	86 - 2016 Streets Construction
Nations Funds MM	MF0008	12/1/2017	0.025	25,967.25	25,967.25	25,967.25	25,967.25	N/A	1		0.04	87 - 2017 Streets Construction
Nations Funds MM	MF0008	7/2/2018	0.025	1,600,442.05	1,600,442.05	1,600,442.05	1,600,442.05	N/A	1		2.18	873 - MEDC Construction
Sub Total / Average Nations Funds			0.025	25,183,519.67	25,183,519.67	25,183,519.67	25,183,519.67		1	0.00	34.34	
TexStar												
TexStar LGIP	TEXSTAR	11/2/2012	0.010	231,572.30	231,572.30	231,572.30	231,572.30	N/A	1		0.32	38 - MEDC I&S Fund

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	0.010	11,278,533.97	11,278,533.97	11,278,533.97	11,278,533.97	N/A	1		15.38	25 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	0.010	79,600.96	79,600.96	79,600.96	79,600.96	N/A	1		0.11	16 - Building Construction
TexStar LGIP	TEXSTAR	11/2/2012	0.010	1,956,397.53	1,956,397.53	1,956,397.53	1,956,397.53	N/A	1		2.67	15 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	0.010	833,005.26	833,005.26	833,005.26	833,005.26	N/A	1		1.14	39 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	0.010	7,301,295.48	7,301,295.48	7,301,295.48	7,301,295.48	N/A	1		9.96	28 - Utility Construction Fund 28
TexStar LGIP	TEXSTAR	11/2/2012	0.010	8,501,242.15	8,501,242.15	8,501,242.15	8,501,242.15	N/A	1		11.59	01 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.010	2,442,175.02	2,442,175.02	2,442,175.02	2,442,175.02	N/A	1		3.33	23 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	0.010	1,516,272.39	1,516,272.39	1,516,272.39	1,516,272.39	N/A	1		2.07	81 - Street Construction 2012 Issue
TexStar LGIP	TEXSTAR	11/2/2012	0.010	1,063,547.33	1,063,547.33	1,063,547.33	1,063,547.33	N/A	1		1.45	24 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	0.010	53,850.72	53,850.72	53,850.72	53,850.72	N/A	1		0.07	10 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	0.010	997,094.99	997,094.99	997,094.99	997,094.99	N/A	1		1.36	19 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.010	1,484,205.19	1,484,205.19	1,484,205.19	1,484,205.19	N/A	1		2.02	50 - TIF
TexStar LGIP	TEXSTAR	1/8/2014	0.010	4,837.83	4,837.83	4,837.83	4,837.83	N/A	1		0.01	22 - Equipment Replacement
TexStar LGIP	TEXSTAR	11/30/2014	0.010	583,259.22	583,259.22	583,259.22	583,259.22	N/A	1		0.80	08 - Hotel
TexStar LGIP	TEXSTAR	8/31/2016	0.010	972,229.56	972,229.56	972,229.56	972,229.56	N/A	1		1.33	86 - 2016 Streets Construction
TexStar LGIP	TEXSTAR	12/31/2017	0.010	3,436,331.91	3,436,331.91	3,436,331.91	3,436,331.91	N/A	1		4.69	87 - 2017 Streets Construction
TexStar LGIP	TEXSTAR	7/31/2018	0.010	1,688,472.71	1,688,472.71	1,688,472.71	1,688,472.71	N/A	1		2.30	873 - MEDC Construction
Sub Total / Average TexStar			0.010	44,423,924.52	44,423,924.52	44,423,924.52	44,423,924.52		1	0.00	60.58	
Total / Average			0.022	73,334,936.15	73,334,936.15	73,334,936.15	73,334,936.15		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 2/28/2022

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	0.025	4,169,500.80	4,169,500.80	4,169,500.80	4,169,500.80	N/A	1		5.69
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	8,501,242.15	8,501,242.15	8,501,242.15	8,501,242.15	N/A	1		11.59
Sub Total / Average 01 - General Fund				0.015	12,670,742.95	12,670,742.95	12,670,742.95	12,670,742.95		1	0.00	17.28
06 - Tree Mitigation												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	26,605.15	26,605.15	26,605.15	26,605.15	N/A	1		0.04
Sub Total / Average 06 - Tree Mitigation				0.025	26,605.15	26,605.15	26,605.15	26,605.15		1	0.00	0.04
08 - Hotel												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/30/2014	0.010	583,259.22	583,259.22	583,259.22	583,259.22	N/A	1		0.80
Sub Total / Average 08 - Hotel				0.010	583,259.22	583,259.22	583,259.22	583,259.22		1	0.00	0.80
10 - Debt Services												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	445,653.82	445,653.82	445,653.82	445,653.82	N/A	1		0.61
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	53,850.72	53,850.72	53,850.72	53,850.72	N/A	1		0.07
Sub Total / Average 10 - Debt Services				0.023	499,504.54	499,504.54	499,504.54	499,504.54		1	0.00	0.68
110 - ARPA												
CLASS LGIP	CLASS	Local Government Investment Pool	5/27/2021	0.123	3,259,382.63	3,259,382.63	3,259,382.63	3,259,382.63	N/A	1		4.44
Sub Total / Average 110 - ARPA				0.123	3,259,382.63	3,259,382.63	3,259,382.63	3,259,382.63		1	0.00	4.44
15 - Street Construction												
AIM Invesco MM	AIM	Money Market	9/30/1999	0.240	468,109.33	468,109.33	468,109.33	468,109.33	N/A	1		0.64
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	3,362,531.90	3,362,531.90	3,362,531.90	3,362,531.90	N/A	1		4.59
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	1,956,397.53	1,956,397.53	1,956,397.53	1,956,397.53	N/A	1		2.67
Sub Total / Average 15 - Street Construction				0.037	5,787,038.76	5,787,038.76	5,787,038.76	5,787,038.76		1	0.00	7.89
16 - Building Construction												

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
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	79,600.96	79,600.96	79,600.96	79,600.96	N/A	1		0.11
Sub Total / Average 16 - Building Construction				0.010	79,600.96	79,600.96	79,600.96	79,600.96		1	0.00	0.11
19 - Drainage Utility Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	997,094.99	997,094.99	997,094.99	997,094.99	N/A	1		1.36
Sub Total / Average 19 - Drainage Utility Fund				0.010	997,094.99	997,094.99	997,094.99	997,094.99		1	0.00	1.36
22 - Equipment Replacement												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	1/8/2014	0.010	4,837.83	4,837.83	4,837.83	4,837.83	N/A	1		0.01
Sub Total / Average 22 - Equipment Replacement				0.010	4,837.83	4,837.83	4,837.83	4,837.83		1	0.00	0.01
23 - Mansfield Parks 1/2 Sales Tax												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	2,292,683.16	2,292,683.16	2,292,683.16	2,292,683.16	N/A	1		3.13
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	2,442,175.02	2,442,175.02	2,442,175.02	2,442,175.02	N/A	1		3.33
Sub Total / Average 23 - Mansfield Parks 1/2 Sales Tax				0.017	4,734,858.18	4,734,858.18	4,734,858.18	4,734,858.18		1	0.00	6.46
24 - Mansfield Parks Land Dedication												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	606,906.64	606,906.64	606,906.64	606,906.64	N/A	1		0.83
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	1,063,547.33	1,063,547.33	1,063,547.33	1,063,547.33	N/A	1		1.45
Sub Total / Average 24 - Mansfield Parks Land Dedication				0.016	1,670,453.97	1,670,453.97	1,670,453.97	1,670,453.97		1	0.00	2.28
25 - Water & Sewer												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	4,874,615.66	4,874,615.66	4,874,615.66	4,874,615.66	N/A	1		6.65
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	11,278,533.97	11,278,533.97	11,278,533.97	11,278,533.97	N/A	1		15.38
Sub Total / Average 25 - Water & Sewer				0.015	16,153,149.63	16,153,149.63	16,153,149.63	16,153,149.63		1	0.00	22.03
27 - Revenue Bond Reserve												
Nations Funds MM	MF0008	Money Market	4/11/2012	0.025	3,009,773.85	3,009,773.85	3,009,773.85	3,009,773.85	N/A	1		4.10
Sub Total / Average 27 - Revenue Bond Reserve				0.025	3,009,773.85	3,009,773.85	3,009,773.85	3,009,773.85		1	0.00	4.10
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	0.025	1,457,731.70	1,457,731.70	1,457,731.70	1,457,731.70	N/A	1		1.99
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	7,301,295.48	7,301,295.48	7,301,295.48	7,301,295.48	N/A	1		9.96
Sub Total / Average 28 - Utility Construction Fund 28				0.013	8,759,027.18	8,759,027.18	8,759,027.18	8,759,027.18		1	0.00	11.94
309 - Library Expansion												
Nations Funds MM	MF0008	Money Market	8/1/2016	0.025	1,616,294.69	1,616,294.69	1,616,294.69	1,616,294.69	N/A	1		2.20
Sub Total / Average 309 - Library Expansion				0.025	1,616,294.69	1,616,294.69	1,616,294.69	1,616,294.69		1	0.00	2.20
38 - MEDC I&S Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	231,572.30	231,572.30	231,572.30	231,572.30	N/A	1		0.32
Sub Total / Average 38 - MEDC I&S Fund				0.010	231,572.30	231,572.30	231,572.30	231,572.30		1	0.00	0.32
39 - Economic Development												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	152,225.53	152,225.53	152,225.53	152,225.53	N/A	1		0.21
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	833,005.26	833,005.26	833,005.26	833,005.26	N/A	1		1.14
Sub Total / Average 39 - Economic Development				0.013	985,230.79	985,230.79	985,230.79	985,230.79		1	0.00	1.34
50 - TIF												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	1,484,205.19	1,484,205.19	1,484,205.19	1,484,205.19	N/A	1		2.02
Sub Total / Average 50 - TIF				0.010	1,484,205.19	1,484,205.19	1,484,205.19	1,484,205.19		1	0.00	2.02
81 - Street Construction 2012 Issue												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	1,516,272.39	1,516,272.39	1,516,272.39	1,516,272.39	N/A	1		2.07
Sub Total / Average 81 - Street Construction 2012 Issue				0.010	1,516,272.39	1,516,272.39	1,516,272.39	1,516,272.39		1	0.00	2.07
86 - 2016 Streets Construction												
Nations Funds MM	MF0008	Money Market	8/1/2016	0.025	1,542,587.47	1,542,587.47	1,542,587.47	1,542,587.47	N/A	1		2.10
TexStar LGIP	TEXSTAR	Local Government Investment Pool	8/31/2016	0.010	972,229.56	972,229.56	972,229.56	972,229.56	N/A	1		1.33
Sub Total / Average 86 - 2016 Streets Construction				0.019	2,514,817.03	2,514,817.03	2,514,817.03	2,514,817.03		1	0.00	3.43
87 - 2017 Streets Construction												
Nations Funds MM	MF0008	Money Market	12/1/2017	0.025	25,967.25	25,967.25	25,967.25	25,967.25	N/A	1		0.04

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
TexStar LGIP	TEXSTAR	Local Government Investment Pool	12/31/2017	0.010	3,436,331.91	3,436,331.91	3,436,331.91	3,436,331.91	N/A	1		4.69
Sub Total / Average 87 - 2017 Streets Construction				0.011	3,462,299.16	3,462,299.16	3,462,299.16	3,462,299.16		1	0.00	4.72
873 - MEDC Construction												
Nations Funds MM	MF0008	Money Market	7/2/2018	0.025	1,600,442.05	1,600,442.05	1,600,442.05	1,600,442.05	N/A	1		2.18
TexStar LGIP	TEXSTAR	Local Government Investment Pool	7/31/2018	0.010	1,688,472.71	1,688,472.71	1,688,472.71	1,688,472.71	N/A	1		2.30
Sub Total / Average 873 - MEDC Construction				0.018	3,288,914.76	3,288,914.76	3,288,914.76	3,288,914.76		1	0.00	4.48
Total / Average				0.022	73,334,936.15	73,334,936.15	73,334,936.15	73,334,936.15		1	0.00	100



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4619

Agenda Date: 4/11/2022

Version: 1

Status: Old Business

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Ordinance - Consideration of an Ordinance Repealing Ordinance No. OR-2243-22; Rejecting all Bids in Response to Project No. 2022-0804-01; and Providing an Effective Date

Requested Action

Defer to Council

Recommendation

Defer to Council

Description/History

The City of Mansfield solicited bids for the sale of city owned property near Heritage Parkway and Justice Lane. The bids were opened on Monday February 7th and on February 14th, an Ordinance was approved to accept the bid.

Justification

This Ordinance would repeal the Ordinance approved at the February 14th City Council meeting related to the conveyance of property.

ORDINANCE NO. _____**AN ORDINANCE REPEALING ORDINANCE NO. OR-2243-22; REJECTING ALL BIDS IN RESPONSE TO PROJECT NO. 2022-0804-01; AND PROVIDING 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 Texas Local Government Code; and,

WHEREAS, pursuant to Section 272.001 of the Texas Local Government Code, the City published notice of bids for Project No. 2022-0804-01 for the purchase or exchange of certain City property in order to find a site located in a highly-visible and accessible area within the City; and,

WHEREAS, Living Church submitted a bid responsive to the City's notice of bids and the bid specifications for Project No. 2022-0804-01, offering to exchange its property for the City's property in addition to other terms and consideration as described in the bid; and,

WHEREAS, on February 14, 2022, the City Council approved Ordinance No. 2243-22 and authorized the City Manager to negotiate, finalize, and execute all documents necessary to complete the transaction; and,

WHEREAS, the City Council, after due and careful consideration of evolving financial impacts affecting the transaction, has determined the conveyance and exchange of the City's property for the Living Church property is not in the best interest of the City.

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

SECTION 1

Ordinance No. 2243-22 is repealed and all bids in response to Project No. 2022-0804-01 are rejected.

SECTION 2

This ordinance shall take effect immediately from and after its passage.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD,
THIS 11TH DAY OF APRIL, 2022.**

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4604

Agenda Date: 4/11/2022

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Execution of a Joint Election Agreement and Contract with Ellis County Elections Administrator to Perform Election Services for the May 7, 2022 Special Election; and Providing an Effective Date

Requested Action

Approve the Resolution and Joint Election Agreement with the Ellis County Election Administrator

Recommendation

City staff recommends approval of the Resolution and Joint Election Agreement between the City of Mansfield and Ellis County (Ellis County Elections Administrator).

Description/History

On February 14, 2022 the City Council passed Ordinance OR-2242-22 calling for a Special Bond Election to be held on May 7, 2022.

The city has 441 registered voters in Ellis County.

We received a quote from Ellis County for election services of \$2000.00.

Justification

Participation in the Ellis County joint election streamlines the voting process for voters.

Funding Source

Funds are allocated in the City Council budget (001-8806-11-01) for this expenditure.

Prepared By

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

RESOLUTION NO. _____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE EXECUTION OF A CONTRACT WITH THE ELLIS COUNTY ELECTIONS ADMINISTRATOR TO PERFORM ELECTION SERVICES FOR THE MAY 7, 2022 SPECIAL ELECTION; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, Subchapter D of Chapter 31 of the Texas Election Code authorizes a county election officer to contract with the governing body of a municipality located wholly or partly in the county to perform election services; and,

WHEREAS, the City Council of the City of Mansfield desires to have the Ellis County Elections Administrator conduct the May 7, 2022 Special Election to the extent permitted by law.

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

SECTION 1.

The Joint Election Agreement with the Ellis County Elections Administrator and the City of Mansfield (the "Contract"), attached hereto as Exhibit "A", is hereby approved for all purposes and the Mayor is authorized to execute the Contract. The Mayor is hereby authorized and directed to take any and all actions necessary to enable the Ellis County Elections Administrator and the City to conduct the May 7, 2022 Special Election in accordance with all applicable law.

SECTION 2.

This resolution shall be effective upon its adoption.

PASSED AND APPROVED THIS THE 11th DAY OF APRIL, 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



**May 7, 2022
Joint Election
Contract for Election Services**



May 7, 2022 Joint Election

Table of Contents

I.....	Duties and Services of County Election Officer
II.....	Duties and Services of Participating Political Subdivisions
III.....	Cost of Election
IV.....	General Provisions

Exhibits

Exhibit A.....	Early Voting Schedule and Location
Exhibit B.....	Election Day Polling Locations
Exhibit C.....	Cost of Services
Exhibit D.....	List of Political Subdivision Races on Ballot



THE STATE OF TEXAS § JOINT CONTRACT FOR
ELLIS COUNTY § ELECTION SERVICES

BY THE TERMS OF THIS CONTRACT made and entered into by and between the following
AS OF March 8, 2022 subject to cancellation of an election:

COUNTY OF ELLIS
CITY OF BARDWELL
CITY OF GRAND PRAIRIE
CITY OF ITALY
CITY OF MANSFIELD
CITY OF MAYPEARL
CITY OF MIDLOTHIAN
CITY OF MILFORD
CITY OF OAK LEAF
CITY OF OVILLA
CITY OF PALMER
CITY OF RED OAK
CITY OF VENUS
CITY OF WAXAHACHIE
FERRIS INDEPENDENT SCHOOL DISTRICT
MIDLOTHIAN INDEPENDENT SCHOOL DISTRICT
MILFORD INDEPENDENT SCHOOL DISTRICT
PALMER INDEPENDENT SCHOOL DISTRICT
RED OAK INDEPENDENT SCHOOL DISTRICT
WAXAHACHIE INDEPENDENT SCHOOL DISTRICT

hereinafter referred to as "Participating Political Subdivisions" and JANA ONYON, Elections Administrator of Ellis County, Texas, hereinafter referred to as "County Election Officer", pursuant to the authority in Subchapter D, Section 31.092, of Chapter 31, of the Texas Election Code, agree to the following particulars in regard to coordination, supervision and running of the May 7, 2022 Joint Election.

THIS AGREEMENT is entered into in consideration of the mutual covenants and promises hereinafter set out. IT IS AGREED AS FOLLOWS:

I. DUTIES AND SERVICES OF COUNTY ELECTION OFFICER. The County Election Officer shall be responsible for performing the following duties and shall furnish the following services and equipment:



A. The County Election Officer shall arrange for notification (including writ of election), training and compensation of all presiding judges, alternate judges, clerks for the polling site, Central Counting Station and early voting ballot board.

- a. The County Election Officer shall be responsible for notification of each Election Day and Early Voting presiding judge and alternate judge, Central Counting Station and Ballot Board of his or her appointment. The presiding election judge of each polling place, will use his/her discretion to determine when additional manpower is needed during peak voting hours and notify the County Election Officer. The recommendations of the Participating Political Subdivisions will be the accepted guidelines for the number of clerks to work in each polling place. Election judges and early voting personnel shall be secured by the County Election Officer using the recommended names provided by the Participating Political Subdivisions by February 18, 2022. Any open positions will be filled using regular county election workers.
- b. Election judges, Alternate judges, Clerks and Student Clerks shall all attend the County Election Officer's school of instruction. (Date and location to be determined)
- c. Election judges shall be responsible for picking up from and returning election supplies to the County Election Officer. (Date to be determined). Compensation for this pickup and delivery of supplies will be \$25.00.
- d. The County Election Officer shall compensate each election judge and election worker. Compensation will be based on what the county pays and has been approved in Commissioner's Court unless arranged otherwise. Early voting presiding officer shall receive \$12.00 per hour and clerks shall receive \$10.00 per hour for services. Each election day judge shall receive \$12.00 per hour for services rendered; each alternate judge shall receive \$12.00 per hour for services; and clerk shall receive \$10.00 per hour for services. Ballot Board, Central Counting Station Presiding judge and alternate shall receive the same as for Election Day judge and alternate for services. Each worker that attends training class shall receive hours of pay. Overtime will be paid to each person working over 40 hours per week. All other required and additional expenses by law shall be paid. (ie: FICA, Medicaid, etc.)



- B. The County Election Officer shall procure, prepare, and distribute voting machines, election kits and election supplies.
- a. Each Participating Political Subdivisions agrees that voting at the Joint Election will be by use of Election Systems and Software ExpressVote marking devices and DS200 Precinct Scanner/Tabulators voting system approved by the Secretary of State in accordance with the Texas Election Code. Procedures will be in accordance with the Texas Election Code and decided by the County Election Officer.
 - b. The County Election Officer shall secure election kits which include the legal documentation required to hold an election.
 - c. The County Election Officer shall secure all tables and chairs required to hold an election.
 - d. The County Election Officer shall provide all lists of registered voters for use on Election Day and for the early voting period as mandated by law. Laptop computers will be used to qualify voters for the early voting period and on Election Day. A second laptop computer with the list of registered voters will be provided as back-up in each Early Voting and Election Day polling place.
 - e. The County Election Officer shall procure and arrange for the distribution of all election equipment and supplies required to hold an election.
 1. Equipment includes the DS200 voting machines (1 or more per site), ADA ExpressVote marking devices (4 or more per site), ballot box, voting signs, carts and laptop computers.
 2. Supplies include election forms, ballots, labels, extension cords, pens, tape, markers, ballot pens, required signage, totem display poles, name tags, etc.
- C. The County Election Officer, Jana Onyon, shall be appointed the Early Voting Clerk by the Participating Political Subdivisions.
- a. The County Election Officer shall supervise and conduct Early Voting by mail and in person.
 - b. Early Voting by personal appearance for the said Election shall be conducted during the time period and at the locations listed in Exhibit "A", attached and incorporated



by reference into this contract. The county election is required to have 2 days of 12 hour voting and those will be the last 2 days of early voting.

- c. Any qualified voter for the Joint Election may vote early by personal appearance at any of the Early Voting locations within Ellis County. Elections Office 204 E Jefferson Street, Waxahachie, TX 75165 serves as the Main Location.
- d. Some Participating Political Subdivisions have requested additional Early Voting sites pending their participation, therefore Exhibit "A" is subject to change if any of the Participating Political Subdivisions cancel their election.
- e. All applications for an Early Voting mail ballot shall be received and processed by the Ellis County Elections Administration Office.
 - 1. Application for mail ballots erroneously mailed to the Participating Political Subdivisions shall immediately be faxed to the County Election Officer for timely processing. The original application shall then be forwarded by mail to the County Election Officer for proper retention.
 - 2. Absentee Application (Regular or Federal Postcard) for ballot by mail shall be mailed to:
Jana Onyon, Early Voting Clerk,
204 E Jefferson Street, Waxahachie, Tx 75165
or faxed to 972-923-5194
or email a scanned copy of signed application to elections@co.ellis.tx.us
(If faxed or emailed, then we must receive original application within 4 days)
Application for ballot by mail must be received no later than close of business on Tuesday, April 26, 2022.
 - 3. All Federal Post Card Applicants (FPCA) and Annual Mail Ballot Applicants will be sent a mail ballot with required notices.
- f. All Early Voting ballots (those cast by mail/absentee) shall be prepared for count by the Early Voting Ballot Board in accordance with Section 87.000 of the Texas Election Code. The presiding judge of this Board shall be appointed in the same manner as election workers according to this contract.



- D. The County Election Officer shall arrange for the use of all Election Day and Early Voting Vote Center polling places.
- a. The Participating Political Subdivisions shall assume the responsibility of remitting the shared cost of all employee services required to provide access, provide security or provide custodial services for the polling locations.
 - b. The Early Voting Vote Center polling locations are listed in Exhibit "A", attached and incorporated by reference into this contract.
 - c. The Election Day Vote Center polling locations are listed in Exhibit "B", attached and incorporated by reference into this contract.
 - d. Some Participating Political Subdivisions have requested additional Vote Centers pending their participation, therefore Exhibit "A" and "B" is subject to change if any of the Participating Political Subdivisions cancel their election.
 - e. Any qualified voter for the said Election may vote during Early Voting or Election Day by personal appearance at any of the Vote Center locations within Ellis County.
 - f. If a Runoff Election is needed, the Participating Political Subdivisions will work together to choose the Early Voting and Election Day Vote Center locations to best serve their voters in their territory according to the Election Code and/or this contract.
- E. The County Election Officer shall be responsible for establishing and overseeing the tabulation of the early voting and election day voted ballots by the Central Counting Station Personnel. Ballots shall be tabulated in accordance with Section 127.001 of the Texas Election Code and of this agreement.
- a. The County Election Officer shall prepare, test and run the county's tabulation system in accordance with statutory requirements and policies. The tabulation system will be used on Election Night at the Elections Office.
 - b. The Public Logic and Accuracy Test (L&A) of the electronic voting system shall be conducted. County Election Officer will publish required notice in local newspaper of time and place as required by the election code.



- c. Election night reports will be available to the Participating Political Subdivisions at 7pm on election night on the Ellis County website (www.co.ellis.tx.us/elections). Provisional ballots will be tabulated after election night in accordance with law.
 - d. The County Election Officer shall prepare the unofficial canvass report after all precincts have been counted for election day, provisional ballots, and any overseas ballots that will be tallied after the final deadline to count ballots. This report will be sent to the Participating Political Subdivisions for their canvass.
 - e. The County Election Officer shall be appointed the custodian of the voted ballots and shall retain all election material for a period of 22 months.
 - 1. Pending no litigation and as prescribed by law, the voted ballots shall be shredded 22 months after the election.
 - 2. The Participating Political Subdivisions can obtain the list of registered voters who voted from the Elections Administration Office. Pending no litigation and if the Participating Political Subdivisions does not request any further information, the County Election Officer shall destroy them.
 - f. The County Election Officer shall conduct a manual partial count as prescribed by Section 127.201 of the Texas Election Code and submit a written report to the Participating Political Subdivisions in a timely manner. The Secretary of State may waive this requirement. If applicable, a written report shall be submitted to the Secretary of State as required by Section 127.201(E) of the aforementioned code.
- F. The County Election Officer shall post the publication of a “Joint Election Notice” by publishing the notice at least once between the 30th day and the 10th day before the election the proper methods with the proper media in accordance with the Texas Election Code (Sec. 4.003(a)(1)). Newspapers will be agreed upon by the Participating Political Subdivisions based on current publishing customs by each Participating Political Subdivisions. The Participating Political Subdivisions shall send the publication of the “Election Notice” to the Contracting Office to place it on the Elections website in accordance to the Texas Election Code (Sec. 4.008)



II. DUTIES AND SERVICES OF THE PARTICIPATING POLITICAL SUBDIVISIONS. The Participating Political Subdivisions shall assume the following responsibilities:

- A. The Participating Political Subdivisions shall prepare the election orders resolutions, notices, justice department submissions (if required), official canvass and other pertinent documents for adoption by the appropriate office or body. The Participating Political Subdivisions shall handle the candidate filing process and packets that are required by law. The Participating Political Subdivisions assume the responsibility of posting required notices and likewise promoting the schedules for Early Voting and Election Day.
- B. The Participating Political Subdivisions if recent changes have been made, shall provide the County Election Officer with an updated map and street index of their jurisdiction in an electronic or printed format as soon as possible but no later than Monday, February 14, 2022, if any changes have occurred since the last election the county has held for your entity.
- C. The Participating Political Subdivisions shall procure and provide the County Election Officer with the ballot layout and Spanish interpretation in an electronic format (word.doc preferred).
 - 1. The Participating Political Subdivisions shall deliver to the County Election Officer as soon as possible after the election has been ordered any proposition wording in English and Spanish. Candidate names should be given after the drawing. Should receive all information no later than Tuesday, March 1, 2022.
 - 2. Exhibit "D" is provided with a listing of races and/or propositions on the ballot for each Participating Political Subdivisions pending any additions, cancellations, or withdrawals.
 - 3. The Participating Political Subdivisions shall approve the "blue line" ballot format prior to printing.
- D. The Participating Political Subdivisions shall post the publication of the "Election Order" and "Election Notice" by the proper methods with the proper media in accordance with the Texas Election Code. Additional publications would be handled by the Political Subdivisions to meet any special posting requirements during special elections. (See Section I part F of this contract)



- E. The Participating Political Subdivisions shall compensate the County Election Officer for any additional verified cost incurred in the process of running this election or for a manual recount this election may require, or for a required runoff election consistent with charges and hourly rates shown on Exhibit "C" for required services.
- F. The Participating Political Subdivisions shall submit this signed contract and pay the County Election Officer a deposit of 80% of the estimated cost to run the said election prior to Friday, March 25, 2022. The County Election Officer shall place the funds in a "contract fund" as prescribed by Section 31.100 of the Texas Election Code.

The Deposit should be delivered within the mandatory time frame to:

**Ellis County Treasurer
Att. Cheryl Chambers
109 S. Jackson Street
Waxahachie, Texas 75165**

Made payable to: "Ellis County Treasurer" with the note "for election services" included with check documentation.

The signed contract should be delivered or mailed to:

**Ellis County Elections
Attn: Jana Onyon
204 E Jefferson Street
Waxahachie, Texas 75165**

- G. The Participating Political Subdivisions shall pay any additional cost and/or remaining final cost of conducting said election or any required runoff elections pursuant to the Texas Election Code, Section 31.100, within 30 days from the date the final billing was received.

III. COST OF SERVICES. See Exhibit "C."

- A. All actual shared cost incurred in the conduct of the election will be divided by the Participating Political Subdivisions contracting with the County Election Officer to hold the said election. If one of the Participating Political Subdivisions cancels their election, the full



cost of the election will be the responsibility of the remaining Participating Political Subdivisions.

- B. An addendum of Exhibit "C" to the contract shall be provided to the remaining participating Political Subdivisions no later than five (5) business days after receipt of any Political Subdivisions notification of intent to withdraw in writing by Ellis County.
- C. If a Runoff Election is required, all cost will be billed to the Participating Political Subdivisions. Runoff Election will be held on Saturday, June 18, 2022 (subject to changes), if required.

IV. GENERAL PROVISIONS.

- A. Nothing contained in this contract shall authorize or permit a change in the officer with whom or the place at which any document or record relating to the said Election is to be filed or the place at which any function is to be carried out, or any nontransferable functions specified under Section 31.096 of the Texas Election Code.
- B. Upon request, the County Election Officer will provide copies of all invoices and other charges received in the process of running said election for the Participating Political Subdivisions.
- C. If a Participating Political Subdivision cancels an election pursuant to the Texas Election Code, they will not be liable for any further costs incurred by the County Election Officer in conducting the said Election. Notice of a cancelled election should be provided to the County Election Officer as soon as the Participating Political Subdivision has approved it in council meeting.
- D. If any provision of this joint election contract and election services agreement is construed to be illegal or invalid, this will not affect the legality or validity of any of the other provisions. The illegal or invalid provision will be deemed stricken and deleted, but all other provisions shall continue and be given effect as if the illegal or invalid provisions had never been incorporated.
- E. The Elections Administrator of Ellis County, Texas and all of the contracting authorities of all of the participating political subdivisions listed in this joint election contract and election services agreement represent that each has the full right, power and authority to enter and perform this Contract in accordance with all of the terms and conditions, and that the



execution and delivery of this Contract has been made by authorized representatives of the parties to validly and legally bind the parties to all terms, performances and provisions set forth in this Contract.

- F. The County Election Officer shall file copies of this contract with the County Auditor and the County Treasurer of Ellis County, Texas (Sec. 31.099).
- G. Neither party shall be deemed to have breached any provision of this contract as a result of any delay, failure in performance, or interruption of service resulting directly or indirectly from acts of God, network failures, acts of civil or military authorities, civil disturbances, wars, energy crises, fires, transportation contingencies, interruptions in third-party telecommunications or Internet equipment or service, other catastrophes, or any other occurrences which are reasonably beyond any party's control. The parties are required to use due caution and preventive measures to protect against the effects of a force majeure event, and the burden of proving that a force majeure event has occurred shall rest on the party seeking relief under this provision. The party seeking relief due to force majeure is required to promptly notify the other parties in writing, citing the details of the force majeure event and relief sought, and shall resume performance immediately after the obstacles to performance caused by a force majeure event have been removed, provided the Contract has not been terminated. Delay or failure of performance, by either party to this Contract, caused solely by a force majeure event, shall be excused for the period of delay caused solely by the force majeure event.
- H. Due to recent concerns, if it is determined by the Ellis County Elections Administrator and the Commissioners Court of Ellis County that the health and safety of the Ellis County employees, poll workers, volunteers, and other people involved in conducting an election would be placed in danger by conducting an election according to the terms of this agreement, then the Ellis County Elections Administrator and Commissioners Court of Ellis County, at their sole discretion, may elect not to conduct an election for the political subdivision. If Ellis County elects not handle the election of a local subdivision due to health and safety concerns, then Ellis County will provide written notice to the political subdivision with sufficient time for the political subdivision to comply with the Election Code. Furthermore, Ellis County will rent the voting equipment, for a reasonable price, to said political subdivision if it chooses to move forward with the election.
- I. All parties agree to comply with Section 2270.002 and Section 2252.152 of the Texas Government Code.



WITNESS BY MY HAND THIS THE _____ DAY OF _____ 2022

Jana Onyon, CERA
Elections Administrator
Ellis County, Texas

WITNESS BY MY HAND THIS THE _____ DAY OF _____ 2022

By: _____
Signature Printed Name and Title

Political Subdivision Name: _____
Printed



Ellis County, Texas *Condado de Ellis, Texas*
Joint General and Special Elections *Elecciones General y Especial Conjunta*
May 7, 2022 *07 de mayo de 2022*
Early Voting Vote Centers *Centros de votación adelantada*

The below listed Early Voting Vote Centers will be established for any qualified voter with an effective date of registration on or before May 7, 2022. A voter may vote at ANY of the Early Voting Vote Centers for the Joint General and Special Elections.

Las ubicaciones para centros de votación anticipada que se enumeran a continuación se establecerán para cualquier votante calificado con una fecha efectiva de registro en o antes del 07 de mayo de 2022. Un votante puede votar en cualquiera de los lugares de votación anticipada para las Elecciones General y Especial Conjunta.

Early Voting Location Dates and Times:

Ubicación, fechas, y horarios de la votación anticipada:

- | | |
|---|-----------------------------|
| 1. Elections Office (<u>Main Location</u>) 204 E. Jefferson Street | Waxahachie, TX 75165 |
| 2. Ellis County Sub-Courthouse (Foyer) 207 S. Sonoma Trail | Ennis, TX 75119 |
| 3. Midlothian Conference Ctr (Lobby) 1 Community Circle Dr. | Midlothian, TX 76065 |
| 4. Mt Gilead Baptist Church (Fellowship Hall) 106 Harris St. | Italy, TX 76651 |
| 5. Palmer ISD Annex Bldg (Portable Bldg) 303 Bulldog Way | Palmer, TX 75152 |
| 6. Red Oak Municipal Center (Evelyn Pitts Rm) 200 Lakeview Pkwy | Red Oak, TX 75154 |
| 7. Waxahachie ISD Admin Bldg (BoardRm) 411 N. Gibson | Waxahachie, TX 75165 |

Monday, April 25, 2022 <i>lunes, 25 de abril de 2022</i>	through <i>hasta</i>	Friday, April 29, 2022 <i>viernes, 29 de abril de 2022</i>	8:00 AM - 5:00 PM <i>8:00 AM - 5:00 PM</i>
Saturday, April 30, 2022 <i>sábado, 30 de abril de 2022</i>			8:00 AM - 4:00 PM <i>8:00 AM - 4:00 PM</i>
Monday, May 2, 2022 <i>lunes, 02 de mayo de 2022</i>	and <i>y</i>	Tuesday, May 3, 2022 <i>martes, 03 de mayo de 2022</i>	7:00 AM - 7:00 PM <i>7:00 AM - 7:00 PM</i>

[Click here for a Google Map of all the Early Voting Vote Centers](#)

[Presione aquí para ver un mapa de Google de todas las ubicaciones de votación adelantada](#)

Last day to register to vote for the Joint General and Special Elections is: Thursday, April 07, 2022.

Último día para registrarse para votar en la Elecciones General y Especial Conjunta es: jueves, 07 de abril de 2022.

Last day for the Election's Office to receive a Regular or FPCA Ballot by Mail Application: Tuesday, April 26, 2022.

El Último día para que la Oficina de Elecciones reciba una solicitud regular o una solicitud de tarjeta postal federal para votar por correo (FPCA-por sus siglas en inglés) es: martes, 26 de abril de 2022.

Absentee Application (Regular or Federal Postcard) for ballot by mail shall be mailed to:

Early Voting Clerk, 204 E Jefferson Street, Waxahachie, Texas 75165

Or email a scanned copy of signed application to elections@co.ellis.tx.us

Or faxed to 972-923-5194 (If faxed or emailed, then must receive original application within 4 days)

Las solicitudes (Regular o FPCA) de boletas electorales por correo deben enviarse por correo a:

Secretaría de la Votación Adelantada 204 E. Jefferson Street Waxahachie, TX 75165

O por correo electrónico una copia e su aplicación firmada a elections@co.ellis.tx.us

O por fax al 972-923-5194 (Si se envía por fax o correo electrónico, debe recibir la solicitud original dentro de los cuatro días)

For More Information: Website at www.co.ellis.tx.us/Elections OR [Facebook.com/EllisCountyElections](https://www.facebook.com/EllisCountyElections)

OR Contact us at Elections Office 204 E Jefferson Waxahachie, TX 75165 972-825-5195

**Vote at ANY Vote Center
Location during Early
Voting or Election Day**



Ellis County, Texas *Condado de Ellis, Texas*
Joint General and Special Elections *Elecciones General y Especial Conjunta*
May 7, 2022 *07 de mayo de 2022*
Election Day Vote Centers *Centros de votación el día de las elecciones*

Polls open from 7:00 am to 7:00 pm

Horario de votación estarán abiertos de 7:00 am a 7:00 pm

The below listed Election Day Vote Centers will be established for any qualified voter with an effective date of registration on or before May 7, 2022. A voter may vote at ANY of the Election Day Vote Centers for the Joint General and Special Elections.

Las ubicaciones para centros de voto de días de votación se establecerán para cualquier votante calificado con una fecha efectiva de registro en o antes del 07 de mayo de 2022. Un votante puede votar en cualquiera de los centros de votación de día de las elecciones para las Elecciones General y Especial Conjunta.

1	FIRST UNITED METHODIST-BARDWELL (Church Annex) 104 PECAN ST	BARDWELL, TX 75119
2	ELLIS COUNTY SUB-COURTHOUSE (Foyer) 207 S SONOMA TRAIL	ENNIS, TX 75119
3	ENNIS PUBLIC LIBRARY (Learning Center) 501 W. ENNIS AVE	ENNIS, TX 75119
4	FERRIS PUBLIC LIBRARY (A. Trussell Memorial Rm) 301 E 10TH STREET	FERRIS, TX 75125
5	MT GILEAD BAPTIST CHURCH (Fellowship Hall) 106 HARRIS ST.	ITALY, TX 76651
6	FIRST BAPTIST CHURCH-MAYPEARL (Fellowship Hall) 5744 FM 66	MAYPEARL, TX 76064
7	MIDLOTHIAN CHURCH OF CHRIST (Fellowship Hall) 1627 N HWY 67	MIDLOTHIAN, TX 76065
8	MIDLOTHIAN CONFERENCE CTR (Lobby) 1 COMMUNITY CIRCLE DR	MIDLOTHIAN, TX 76065
9	MOUNTAIN PEAK COMMUNITY CHURCH (Sanctuary) 751 W. FM 875	MIDLOTHIAN, TX 76065
10	MILFORD SENIOR CENTER (Main Room) 109 S. MAIN STREET	MILFORD, TX 76670
11	OVILLA CITY HALL (Council Chambers) 105 S. COCKRELL HILL RD	OVILLA, TX 75154
12	PALMER ISD ANNEX BUILDING (Portable Bldg) 303 BULLDOG WAY	PALMER, TX 75152
13	EASTRIDGE BAPTIST CHURCH (Gym) 732 E OVILLA RD	RED OAK, TX 75154
14	RED OAK MUNICIPAL CENTER (Evelyn Pitts Room) 200 LAKEVIEW PKWY	RED OAK, TX 75154
15	ELLIS COUNTY WOMANS BUILDING (Main Room) 407 W JEFFERSON ST.	WAXAHACHIE, TX 75165
16	FARLEY STREET BAPTIST CHURCH (GYM) 1116 BROWN ST.	WAXAHACHIE, TX 75165
17	MARVIN ELEMENTARY SCHOOL (Cafeteria) 110 BROWN STREET	WAXAHACHIE, TX 75165
18	PARK MEADOWS BAPTIST CHURCH (Lobby) 3350 N HWY 77	WAXAHACHIE, TX 75165

[Click here for a Google Map of all the Election Day Vote Centers](#)

[Presione aquí para ver un mapa de Google de todas las ubicaciones de votación de día de las elecciones](#)

Last day to register to vote for the Joint General and Special Elections is: Thursday, April 07, 2022.

Último día para registrarse para votar en la Elecciones General y Especial Conjunta es: jueves, 07 de abril de 2022.

Last day for the Election's Office to receive a Regular or FPCA Ballot by Mail Application: Tuesday, April 26, 2022.

El Último día para que la Oficina de Elecciones reciba una solicitud regular o una solicitud de tarjeta postal federal para votar por correo (FPCA- por sus siglas en inglés) es: martes, 26 de abril de 2022.

**For More Information: Website at www.co.ellis.tx.us/Elections OR [Facebook.com/EllisCountyElections](https://www.facebook.com/EllisCountyElections)
 OR Contact us at Elections Office 204 E Jefferson Waxahachie, TX 75165 972-825-5195
 OR email at elections@co.ellis.tx.us**

**Estimated Cost for May 7, 2022 Joint General and Special Election
with 19 Political Subdivisions and County**

Item	Estimated Total Invoiced Cost of Election
Election Day Locations	18
Early voting Locations	8
Election Systems & Software (ES&S) Ballots Cost	\$15,100.00
Election Systems & Software (ES&S) Ballot Layout Charges	\$3,600.00
Election Systems & Software (ES&S) Ballot Audio Charges	\$7,600.00
Election Systems & Software (ES&S) Electronic Voting system programing	\$15,100.00
Election Systems & Software (ES&S) Election Day Support	\$4,675.00
Election Systems & Software (ES&S) Testing and Coding Ballots	\$500.00
Newspaper Public Notice of Testing of Electronic Voting System	\$400.00
Newspaper Public Notice of Joint Election	\$4,000.00
Precinct Kits for Early Voting and Election Day: Labels, paper, envelopes, supplies, pens, tape, copies for precinct packets and training packets, signs for posting of state required information at polling place	\$2,600.00
Rental of County voting equipment DS200 Machines at \$57.50 each	\$1,495.00
Rental of County voting equipment ExpressVote Terminal Marking Device (ADA) at \$33.25 each	\$5,818.75
Movers Transportation of Voting Equipment 29 Early Voting and Election Day locations Dropped off and picked up after election	\$5,200.00
Required Live Streaming Service during Ballot Board and Central Counting Station processes 24/7	\$3,500.00
Voting Places Rental Charges locations	\$1,450.00
Election Day # of Poll workers	80
Election Day: Judges at \$12, Alternate Judges at \$12, Clerks at \$10 18 Polling Location on Election day poll workers, hours on ED, training class, setup, Judge pickup fees \$25	\$17,900.00
Early voting # of Poll workers	75
Early Voting: Judges at \$12, Clerks at \$10 at 8 Early Voting Locations 75 Poll Workers reg hours, 5 overtime hours, training class, setup, Judge pickup fees \$25, Fica, Medicare	\$28,000.00
Absentee Mail Ballots Request	1500
Cost for Early Voting mail Ballots for postage and materials for each for ballot mailed	\$3,450.00
Early Voting Ballot Board and Cental Counting Station Workers	\$530.00
WiFi for Early voting and Election Day Laptops	\$1,000.00
Additional Office Personnel to assist before/during/after the Election and technicians for Early Voting and Election Day, and Election employee accrual overtime hours	\$12,000.00
Technichians Mileage for Early Voting and Election Day Support at polling sites	\$300.00
Estimated Grand Total of Election Expenses	\$134,218.75
Estimated Cost for County Portion of the Cost (50%)	\$67,109.38
Estimated Cost for Political Subdivisions Portion of Election Expenses	\$67,109.38
Estimated Cost for Political Subdivisions Election Services Contract 10% Admin Fee	\$6,710.94
Estimated Total Cost for Political Subdivisions for Joint Election	\$73,820.31

**Political Subdivisions estimated cost of contracting with the
Elections Department for May 7, 2022 Joint Election
(Estimated Cost AFTER Cancellations)**

ENTITY	Voters 3/2022	Estimated Cost	80% of Deposit Due
GRAND PRAIRIE	124	\$1,500.00	\$1,200.00
BARDWELL	274	\$2,000.00	\$1,600.00
VENUS	314	\$2,000.00	\$1,600.00
MILFORD	456	\$2,000.00	\$1,600.00
MANSFIELD	475	\$2,000.00	\$1,600.00
MAYPEARL	537	\$2,400.00	\$1,920.00
MILFORD ISD	864	\$2,500.00	\$2,000.00
OAK LEAF	1160	\$2,600.00	\$2,080.00
ITALY	1188	\$2,650.00	\$2,120.00
PALMER	1410	\$2,700.00	\$2,160.00
OVILLA	3332	\$3,500.00	\$2,800.00
PALMER ISD	3989	\$3,800.00	\$3,040.00
FERRIS ISD	5810	\$4,100.00	\$3,280.00
RED OAK	7332	\$4,400.00	\$3,520.00
RED OAK ISD	21319	\$5,800.00	\$4,640.00
MIDLOTHIAN	24519	\$6,100.00	\$4,880.00
WAXAHACHIE	26173	\$6,450.00	\$5,160.00
MIDLOTHIAN ISD	35441	\$8,550.00	\$6,840.00
WAXAHACHIE ISD	36763	\$8,950.00	\$7,160.00
ELLIS COUNTY	126386	\$67,100.00	

As of 3/8/2022 Subject to changes after final cost of election is determined.

**The following Political Subdivisions will be having an Election on May 7, 2022.
Entities will be contracting with the Election's Department to conduct their Election.**

City of Bardwell Local Option Election To Legalize voting to adopt or reject one proposed proposition
City of Grand Prairie General Election for the purpose of electing Mayor At-Large
City of Italy General Election for the purpose of electing three At-Large Council Members – Vote for 3
City of Italy Special Election To Fill A Vacancy of electing one At-Large Council Member – Vote for 1, Unex Term
City of Mansfield Special Bond Election voting to adopt or reject five proposed propositions
City of Maypearl General Election for the purpose of electing two At-Large Council Members – Vote for 2
City of Midlothian General Election for the purpose of electing At-Large Council Member Places 3 & 4
City of Milford General Election for the purpose of electing a Mayor and three At-Large Council Members – Vote for 3
City of Oak Leaf General Election for the purpose of electing a Mayor and At-Large Council Member Places 4 & 5
City of Oak Leaf Special Election voting to adopt or reject one proposed proposition
City of Ovilla General Election for the purpose of electing At-Large Council Member Places 1, 3 & 5
City of Palmer General Election for the purpose of electing three At-Large Council Members – Vote for 3
City of Red Oak General Election for the purpose of electing At-Large Council Member Places 2, 4 & 5
City of Venus General Election for the purpose of electing At-Large Council Member Places 3, 4 & 5
City of Venus Special Election voting to adopt or reject one proposed proposition
City of Waxahachie General Election for the purpose of electing At-Large Council Member Places 1, 2 & 3

Ferris ISD Special Bond Election voting to adopt or reject three proposed propositions
Midlothian ISD General Election for the purpose of electing At-Large Member of Board of Trustees Places 4 & 5
Milford ISD General Election for the purpose of electing two At-Large Member of Board of Trustees – Vote for 2
Milford ISD Special Election To Fill A Vacancy for the purpose of electing one At-Large Member of Board of Trustees – Vote for 1, Unex Term
Palmer ISD General Election for the purpose of electing two At-Large Member of Board of Trustees – Vote for 2
Red Oak ISD Special Bond Election voting to adopt or reject four proposed propositions
Waxahachie ISD General Election for the purpose of electing At-Large Member of Board of Trustees Places 6 & 7

Revised (*Revisado*) 3/8/2022 Subject to changes (sujeto a cambios)

All races will be vote for one unless noted otherwise. (*Todas las carreras votaran por una a menos que se indique lo contrario.*)



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4605

Agenda Date: 4/11/2022

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Execution of a Joint Election Agreement and Contract with the Tarrant County Elections Administrator to Perform Election Services for the May 7, 2022 Special Election; and Providing and Effective Date

Requested Action

Approve the Resolution and Joint Election Agreement with the Tarrant County Election Administrator

Recommendation

City staff recommends approval of the Resolution and Joint Election Agreement between the City of Mansfield and the Tarrant County Elections Administrator.

Description/History

On February 14, 2022 the City Council passed Ordinance No. OR-2242-22 calling for a Special Bond Election to be held on May 7, 2022.

Justification

Participation in the Tarrant County joint election streamlines the voting process for voters.

Funding Source

The estimated cost for the City of Mansfield to participate in the Tarrant County joint election is \$9,926.49. Funds are allocated in the City Council budget (001-8806-11-01) for this expenditure.

Prepared By

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

RESOLUTION NO. _____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE EXECUTION OF A CONTRACT WITH THE TARRANT COUNTY ELECTIONS ADMINISTRATOR TO PERFORM ELECTION SERVICES FOR THE MAY 7, 2022 SPECIAL ELECTION; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, Subchapter D of Chapter 31 of the Texas Election Code authorizes a county election officer to contract with the governing body of a municipality located wholly or partly in the county to perform election services; and,

WHEREAS, the City Council of the City of Mansfield desires to have the Tarrant County Elections Administrator conduct the May 7, 2022 Special Election to the extent permitted by law.

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

SECTION 1.

The Joint Election Agreement with the Tarrant County Elections Administrator and the City of Mansfield (the "Contract"), attached hereto as Exhibit "A", is hereby approved for all purposes and the Mayor is authorized to execute the Contract. The Mayor is hereby authorized and directed to take any and all actions necessary to enable the Tarrant County Elections Administrator and the City to conduct the May 7, 2022 Special Election in accordance with all applicable law.

SECTION 2.

This resolution shall be effective upon its adoption.

PASSED AND APPROVED THIS THE 11th DAY OF APRIL, 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

THE STATE OF TEXAS

COUNTY OF TARRANT

JOINT ELECTION AGREEMENT AND CONTRACT FOR ELECTION SERVICES

THIS CONTRACT for election services is made by and between the Tarrant County Elections Administrator and the following political subdivisions located entirely or partially inside the boundaries of Tarrant County:

ARLINGTON ISD	CITY OF ROANOKE
AZLE ISD	CITY OF SAGINAW
BIRDVILLE ISD	CITY OF WATAUGA
CARROLL ISD	CITY OF WESTWORTH VILLAGE
CITY OF ARLINGTON	CROWLEY ISD
CITY OF AZLE	EAGLE MOUNTAIN-SAGINAW ISD
CITY OF BEDFORD	FORT WORTH ISD
CITY OF COLLEYVILLE	GRAPEVINE-COLLEYVILLE ISD
CITY OF DALWORTHINGTON GARDENS	KELLER ISD
CITY OF EULESS	LEWISVILLE ISD
CITY OF FOREST HILL	MANSFIELD ISD
CITY OF FORT WORTH	NORTHWEST ISD
CITY OF GRAND PRAIRIE	TARRANT COUNTY
CITY OF HALTOM CITY	TOWN OF EDGECLIFF VILLAGE
CITY OF HASLET	TOWN OF FLOWER MOUND
CITY OF KELLER	TOWN OF PANTEGO
CITY OF KENNEDALE	TOWN OF TROPHY CLUB
CITY OF LAKE WORTH	TOWN OF WESTLAKE
CITY OF MANSFIELD	TROPHY CLUB MUD 1
CITY OF RICHLAND HILLS	WHITE SETTLEMENT ISD
CITY OF RIVER OAKS	

The Tarrant County Elections Administrator and the political subdivisions mentioned above may be collectively referred to as "Parties" or individually as a "Party".

This Contract is made pursuant to Texas Election Code Sections 31.092 and 271.002 – 271.004, if applicable, and Texas Education Code Section 11.0581 for a joint May 7, 2022 election to be administered by the undersigned Tarrant County Elections Administrator, hereinafter referred to as "Elections Administrator." This term includes the Assistant Elections Administrator in the Elections Administrator's absence or disability.

RECITALS

Each Participating Authority listed above plans to hold a general and/or special election on May 7, 2022. If a run-off election or a repeat election is necessary because of legal action, the date of that election will be June 18, 2022.

The County owns an electronic voting system, the Hart InterCivic Verity Voting System (Version 2.5), which has been duly approved by the Secretary of State pursuant to Texas Election Code Chapter 122, as amended, and is compliant with the accessibility requirements for persons with disabilities set forth by Texas Election Code Section 61.012. The contracting political subdivisions, also known interchangeably as "Entities" or "Participating Authority(ies)", desire to use the County's electronic voting system and to compensate the County for such use and to share in certain other expenses connected with joint elections in accordance with the applicable provisions of Chapters 31 and 271 of the Texas Election Code, as amended. The entity desires to contract for the voting system as described, in tandem with the County's elections services through the Elections Administrator's office, and to compensate the County for such use and to share in other expenses connected with joint elections in accordance with the applicable provisions of law and of this contract.

NOW THEREFORE, in consideration of the mutual covenants, agreements, and benefits to the Parties, IT IS AGREED as follows:

I. ADMINISTRATION

The Parties agree to hold a joint election with each other ("Joint Election") in accordance with Chapter 271 of the Texas Election Code and this Agreement. The Tarrant County Elections Administrator shall coordinate, supervise, and handle all aspects of administering the Joint Election as provided in this Agreement. Each Participating Authority agrees to pay the Tarrant County Elections Administrator for equipment, supplies, services, and administrative costs as provided in this Agreement. The Tarrant County Elections Administrator shall serve as the administrator for the Joint Election; however, each Participating Authority shall remain responsible for the decisions and actions of its officers necessary for the lawful conduct of its election. The Elections Administrator shall provide advisory services in connection with decisions to be made and actions to be taken by the officers of each Participating Authority as necessary. Legal advice to or legal representation of the Entities/political subdivisions/Participating Authorities by the Election Administrator's office or lawyers who advise or represent the Election Administrator is not included herewith; each Entity should consult with its own counsel for any legal issues that arise, or with the Texas Secretary of State, as appropriate.

It is understood that other political subdivisions may wish to participate in the use of the County's electronic voting system and polling places, and it is agreed that the Elections Administrator may enter into other contracts for election services for those purposes on terms and conditions generally similar to those set forth in this Contract. In such cases, costs shall be pro-rated among the participants according to Section XI of this Contract.

Each Participating Authority agrees to adopt the Verity Voting System v. 2.5, from HART InterCivic, as the Voting System for this election, so that it may be used, in accordance with the terms and conditions specified in the certification order issued by the Texas Secretary of State, for all forms of voting, including election day voting at polling locations, early voting in person, early voting by mail, and provisional voting.

At each polling location, joint participants shall share voting equipment and supplies to the extent possible. The Participating Authorities shall share a mutual ballot in those polling places where jurisdictions overlap. However, in no instance shall a voter be permitted to receive a ballot containing an office or proposition stating a measure on which the voter is ineligible to vote. Multiple ballot styles shall be available in those shared polling places where jurisdictions do not overlap.

II. LEGAL DOCUMENTS

Each Participating Authority shall be responsible for the preparation, adoption, and publication of all required election orders, resolutions, notices, and any other pertinent documents required by the Texas Election Code and/or the Participating Authority's governing body, charter, or ordinances, except that the Elections Administrator shall be responsible for the preparation and publication of all voting system testing notices that are required by the Texas Election Code.

Preparation of the necessary materials for notices and the official ballot shall be the responsibility of each Participating Authority, including translation to languages other than English, including (but not necessarily limited to), as required by law, Spanish and Vietnamese. Each Participating Authority shall provide a copy of their respective election orders and notices to the Tarrant County Elections Administrator.

III. VOTING LOCATIONS

The Elections Administrator shall select and arrange for the use of and payment for all Election Day voting locations. Voting locations will be, whenever possible, the usual voting location for each election precinct in elections conducted by each participating city, and shall be compliant with the accessibility requirements established by Election Code Section 43.034 and the Americans with Disabilities Act (ADA). The proposed voting locations are listed in Attachment A of this Agreement. In the event that a voting location is not available or appropriate, the Elections Administrator will arrange for use of an alternate location with the approval of the affected Participating Authorities. The Elections Administrator shall notify the Participating Authorities of any changes from the locations listed in Attachment A.

If polling places for the May 7, 2022 joint election are different from the polling place(s) used by a Participating Authority in its most recent election, the authority agrees to post a notice no later than May 7, 2022 at the entrance to any

previous polling places in the jurisdiction stating that the polling location has changed and stating the political subdivision's polling place names and addresses in effect for the May 7, 2022 election. This notice shall be written in both the English, Spanish, and Vietnamese languages.

IV. ELECTION JUDGES, CLERKS, AND OTHER ELECTION PERSONNEL

Tarrant County shall be responsible for the appointment of the presiding judge and alternate judge for each polling location. The Elections Administrator shall make emergency appointments of election officials if necessary.

Upon request by the Elections Administrator, each Participating Authority agrees to assist in recruiting polling place officials who are bilingual [(fluent in both English and Spanish) and (fluent in both English and Vietnamese)]. In compliance with the Federal Voting Rights Act of 1965, as amended, each polling place containing more than 5% Hispanic or Vietnamese population as determined by the most recent Census used for such determinations shall have one or more election officials who are fluent in both English and Spanish, or both English and Vietnamese, as applicable. If a presiding judge is not bilingual, and is unable to appoint a bilingual clerk, the Elections Administrator may recommend a bilingual worker for the polling place. If the Elections Administrator is unable to recommend or recruit a bilingual worker, the Participating Authority or authorities served by that polling place shall be responsible for recruiting a bilingual worker for interpretation and translation services as needed at that polling place.

The Elections Administrator shall notify all election judges of the eligibility requirements of Subchapter C of Chapter 32 of the Texas Election Code and will take the necessary steps to ensure that all election judges appointed for the Joint Election are eligible to serve.

The Elections Administrator shall arrange for the training and compensation of all election judges and clerks. The Elections Administrator shall arrange for the date, time, and place for presiding election judges to pick up their election supplies. Each presiding election judge will be sent a letter from the Elections Administrator notifying the judge of the appointment, the time and location of training and distribution of election supplies, and the number of election clerks that the presiding judge may appoint.

Each election judge and clerk will receive compensation at the hourly rate established by Tarrant County pursuant to Texas Election Code Section 32.091 or other law applicable to compensation for the election-related work. The election judge will receive an additional sum of \$25.00 for picking up the election supplies prior to Election Day and for returning the supplies and equipment to the central counting station after the polls close.

Election judges and clerks who attend voting equipment training and/or procedures training shall be compensated at the same hourly rate that they are to be paid on Election Day.

The Elections Administrator may employ other personnel necessary for the proper administration of the election, including such part-time help as is necessary to prepare for the election, to ensure the timely delivery of supplies during early voting and on Election Day, and for the efficient tabulation of ballots at the central counting station. Part-time personnel working as members of the Early Voting Ballot Board and/or central counting station on election night will be compensated at the hourly rate set by Tarrant County in accordance with Election Code Sections 87.005, 127.004, and 127.006.

V. PREPARATION OF SUPPLIES AND VOTING EQUIPMENT

The Elections Administrator shall arrange for all election supplies and voting equipment including, but not limited to, official ballots, sample ballots, voter registration lists, and all forms, signs, maps and other materials used by the election judges at the voting locations. The Elections Administrator shall ensure availability of tables and chairs at each polling place and shall procure rented tables and chairs for those polling places that do not have tables and/or chairs.

The Elections Administrator shall provide the necessary voter registration information, maps, instructions, and other information needed to enable the election judges in the voting locations that have more than one ballot style to conduct a proper election.

Each Participating Authority shall furnish the Elections Administrator a list of candidates and/or propositions showing the order and the exact manner in which the candidate names and/or proposition(s) are to appear on the official ballot (including titles and text in each language in which the authority's ballot is to be printed). Each Participating Authority shall

be responsible for proofreading and approving the ballot insofar as it pertains to that authority's candidates and/or propositions.

The joint election ballots that contain ballot content for more than one joint participant because of overlapping territory shall be arranged in the following order: Independent School District, City, Water District(s), College District, and other political subdivisions.

The Elections Administrator shall be responsible for the preparation, testing, and delivery of the voting equipment for the election, as required by the Election Code.

The Elections Administrator shall conduct criminal background checks on relevant employees upon hiring as required by Election Code Section 129.051(g).

VI. EARLY VOTING

The Participating Authorities agree to conduct joint early voting and to appoint the Election Administrator as the Early Voting Clerk in accordance with Sections 31.097 and 271.006 of the Texas Election Code. Each Participating Authority agrees to appoint the Elections Administrator's permanent county employees as deputy early voting clerks. The Participating Authorities further agree that the Elections Administrator may appoint other deputy early voting clerks to assist in the conduct of early voting as necessary, and that these additional deputy early voting clerks shall be compensated at an hourly rate set by Tarrant County pursuant to Section 83.052 of the Texas Election Code. Deputy early voting clerks who are permanent employees of the Tarrant County Elections Administrator or any Participating Authority shall serve in that capacity without additional compensation.

Early Voting by personal appearance will be held at the locations, dates, and times listed in Attachment "B" of this document. Any qualified voter of the Joint Election may vote early by personal appearance at any of the joint early voting locations.

As Early Voting Clerk, the Elections Administrator shall receive applications for early voting ballots to be voted by mail in accordance with Chapters 31 and 86 of the Texas Election Code. Any requests for early voting ballots to be voted by mail received by the Participating Authorities shall be forwarded immediately by fax or courier to the Elections Administrator for processing. The Elections Administrator will be responsible for managing the Annual Ballot by Mail voters for whom the Elections Administrator has received an Application for Ballot by Mail, including maintaining and making available the early voting roster information in conformance with Section 87.121 of the Texas Election Code. Upon request of a participating authority, the Early Voting Clerk will promptly make all information contained within the early voting roster available for inspection by the participating authority, including the information maintained under Section 87.121(f). The Participating Authorities understand that, as specified in section 87.121, information on the roster for a person to whom an early voting mail ballot has been sent is not available for public inspection, except to the voter seeking to verify that the information pertaining to the voter is accurate, until the first business day after election day.

In addition to making the information on the roster for a person who votes an early voting ballot by personal appearance available for public inspection not later than the beginning of the regular business hours on the day after the date the information is entered on the roster, the Elections Administrator shall post on the county website each Participating Authority's early voting report on a daily basis and a cumulative final early voting report following the close of early voting. In accordance with Section 87.121(g) of the Election Code, the daily reports showing the previous day's early voting activity will be posted to the county website no later than 10:00 AM each business day.

VII. EARLY VOTING BALLOT BOARD AND SIGNATURE VERIFICATION COMMITTEE

Tarrant County shall appoint an Early Voting Ballot Board (EVBB) to process early voting results from the Joint Election. The Presiding Judge, with the assistance of the Elections Administrator, shall appoint two or more additional members to constitute the EVBB. The Elections Administrator shall determine the number of EVBB members required to efficiently process the early voting ballots.

The Elections Administrator shall determine whether a Signature Verification Committee is necessary, and if so, shall appoint the members.

VIII. CENTRAL COUNTING STATION AND ELECTION RETURNS

The Elections Administrator shall be responsible for establishing and operating the central and remote counting stations to receive and tabulate the voted ballots in accordance with the provisions of the Texas Election Code and of this Agreement.

The Participating Authorities hereby, in accordance with Section 127.002, 127.003, and 127.005 of the Texas Election Code, appoint the following central counting station officials:

Counting Station Manager:	Heider Garcia, Elections Administrator
Tabulation Supervisor:	Troy Havard, Assistant Elections Administrator
Presiding Judge:	David Lambertsen

The Counting Station Manager or his/her representative shall deliver timely cumulative reports of the election results as precinct report to the central and remote counting stations and are tabulated. The Counting Station Manager shall be responsible for releasing unofficial cumulative totals and precinct returns from the election to the joint participants, candidates, press, and general public by distribution of hard copies at the central counting station or by electronic distribution and by posting to the Tarrant County web site. To ensure the accuracy of reported election returns, results printed on the tapes produced by Tarrant County's voting equipment will not be released to the Participating Authorities at the remote collection sites or by phone from individual polling locations.

The Elections Administrator will prepare the unofficial canvass reports that are necessary for compliance with Election Code Section 67.004 after all precincts have been counted and will deliver a copy of these unofficial canvass reports to each Participating Authority as soon as possible after all returns have been tabulated. Each Participating Authority shall be responsible for the official canvass of its respective election(s).

The Elections Administrator will prepare the electronic precinct-by-precinct results reports for uploading to the Secretary of State as required by Section 67.017 of the Election Code. The Elections Administrator agrees to upload these reports for each Participating Authority unless requested otherwise.

The Elections Administrator shall be responsible for conducting the post-election manual recount required by Section 127.201 of the Texas Election Code unless a waiver is granted by the Secretary of State. Notification and copies of the recount, if waiver is denied, will be provided to each Participating Authority and the Secretary of State's Office.

IX. PARTICIPATING AUTHORITIES WITH TERRITORY OUTSIDE TARRANT COUNTY

Each Participating Authority with territory containing population outside Tarrant County agrees that the Elections Administrator shall administer only the Tarrant County portion of those elections.

X. RUNOFF ELECTIONS

Each Participating Authority shall have the option of extending the terms of this Agreement through its runoff election, if applicable. In the event of such runoff election, the terms of this Agreement shall automatically extend unless the Participating Authority notifies the Elections Administrator in writing within three (3) business days after the original election, not counting election day.

Each Participating Authority shall reserve the right to reduce the number of early voting locations and/or Election Day voting locations in a runoff election.

Each Participating Authority agrees to order any runoff election(s) at its meeting for canvassing the votes from the May 7, 2022 election.

Each Participating Authority eligible to hold runoff elections agrees that the date of the runoff election, if necessary, shall be June 18, 2022.

XI. ELECTION EXPENSES AND ALLOCATION OF COSTS

The Participating Authorities agree to share the costs of administering the Joint Election. Allocation of costs, unless specifically stated otherwise, is mutually agreed to be shared according to a formula which is based on the average cost per Election Day polling place (unit cost) as determined by adding together the overall expenses and dividing the expenses equally among the total number of polling places. Costs for polling places shared by more than one Participating Authority shall be pro-rated equally among the participants utilizing that polling place.

It is agreed that charges for Election Day judges and clerks and Election Day polling place rental fees shall be directly charged to the appropriate Participating Authority rather than averaging those costs among all participants.

Costs for Voting by Personal Appearance shall be allocated based upon the actual costs associated with each voting site. Each Participating Authority shall be responsible for a pro-rata portion of the actual costs associated with the voting sites located within their jurisdiction. Participating authorities that do not have a voting site within their jurisdiction shall pay a pro-rata portion of the nearest regular early voting site.

Costs for Early Voting by Mail shall be allocated according to the actual number of ballots mailed to each Participating Authority's voters.

Participating Authorities having the majority of their voters in another county, and fewer than 500 registered voters in Tarrant County, and that do not have an Election Day polling place or early voting site within their jurisdiction shall pay a flat fee of \$400 for election expenses.

Each Participating Authority agrees to pay the Tarrant County Elections Administrator an administrative fee equal to ten percent (10%) of its total billable costs (but not less than \$ 75.00) in accordance with Section 31.100(d) of the Texas Election Code.

The Tarrant County Elections Administrator shall deposit all funds payable under this Contract into the appropriate fund(s) within the county treasury in accordance with Election Code Section 31.100.

Cost schedule and invoicing.

A cost estimate for the services, equipment, and supplies provided by the Elections Administrator for the election and the runoff election is shown below and in section XII of this Agreement. This cost estimate shall serve as the cost schedule agreed upon by the contracting Parties, as referenced in Section 31.093(a), Texas Election Code.

As soon as reasonably possible after the election or the runoff election, the Elections Administrator will submit an itemized invoice to each Party: (i) for the actual expenses he/she incurred as described above and (ii) for the Elections Administrator's fee as described above. The invoice shall reflect any advance monies paid and any direct payments made. The Elections Administrator will use his/her best efforts to submit the invoice within thirty (30) days after the election or within ten (10) days after the runoff election.

The Elections Administrator's invoice shall be due and payable by each Party to the address set forth in the invoice within thirty (30) days after its receipt by the Party. If the Party disputes any portion of the invoice, the Party shall notify the Elections Administrator in writing within such thirty-day period, or the invoice will be presumed to be a true and accurate rendering of the amount that is due.

XII. COST ESTIMATES AND DEPOSIT OF FUNDS

The total estimated obligation for each Participating Authority under the terms of this Agreement is listed below. Each Participating Authority agrees to pay the Tarrant County Elections Administrator a deposit of approximately 75% of this estimated obligation within fifteen (15) days after execution of this Agreement. The exact amount of each Participating Authority's obligation under the terms of this Agreement shall be calculated after the May 7, 2022 election (or runoff election, if applicable), and if the amount of an authority's total obligation exceeds the amount deposited, the authority shall pay to the Elections Administrator the balance due within thirty (30) days after the receipt of the final invoice from the Elections Administrator. However, if the amount of the authority's total obligation is less than the amount deposited, the Elections Administrator shall refund to the authority the excess amount paid within thirty (30) days after the final costs are calculated.

The total estimated obligation and required deposit for each Participating Authority under the terms of this Agreement shall be as follows:

Political Subdivision	Actual # Polls	Billed # Polls	Estimated Cost	Deposit Due
ARLINGTON ISD	31	9.92	\$ 76,816.32	\$ 57,620.00
AZLE ISD	2	0.58	\$ 7,573.47	\$ 5,690.00
BIRDVILLE ISD	3	0.92	\$ 16,392.61	\$ 12,300.00
CARROLL ISD	3	0.83	\$ 6,703.92	\$ 5,030.00
CITY OF ARLINGTON	33	10.20	\$ 78,097.24	\$ 58,580.00
CITY OF AZLE	1	0.33	\$ 6,546.21	\$ 4,910.00
CITY OF BEDFORD	1	0.50	\$ 9,778.06	\$ 7,340.00
CITY OF COLLEYVILLE	1	0.33	\$ 6,406.88	\$ 4,810.00
CITY OF DALWORTHINGTON GARDENS	1	0.33	\$ 4,348.37	\$ 3,270.00
CITY OF EULESS	3	1.08	\$ 12,296.93	\$ 9,230.00
CITY OF FOREST HILL	1	0.33	\$ 6,546.21	\$ 4,910.00
CITY OF FORT WORTH	109	34.05	\$ 229,026.93	\$ 171,780.00
CITY OF GRAND PRAIRIE	4	1.17	\$ 10,283.92	\$ 7,720.00
CITY OF HALTOM CITY	1	0.33	\$ 13,734.42	\$ 10,310.00
CITY OF HASLET	1	0.25	\$ 6,151.54	\$ 4,620.00
CITY OF KELLER	3	0.92	\$ 9,256.65	\$ 6,950.00
CITY OF KENNEDALE	2	0.45	\$ 9,436.76	\$ 7,080.00
CITY OF LAKE WORTH	1	0.20	\$ 8,357.25	\$ 6,270.00
CITY OF MANSFIELD	6	1.75	\$ 17,670.39	\$ 13,260.00
CITY OF RICHLAND HILLS	1	0.33	\$ 8,988.72	\$ 6,750.00
CITY OF RIVER OAKS	2	0.83	\$ 10,729.75	\$ 8,050.00
CITY OF ROANOKE	0	0.00	\$ 400.00	\$ 300.00
CITY OF SAGINAW	3	0.83	\$ 8,687.82	\$ 6,520.00
CITY OF WATAUGA	2	0.58	\$ 6,508.96	\$ 4,890.00
CITY OF WESTWORTH VILLAGE	1	0.25	\$ 6,012.21	\$ 4,510.00
CROWLEY ISD	11	3.12	\$ 26,927.88	\$ 20,200.00
EAGLE MOUNTAIN-SAGINAW ISD	8	2.20	\$ 14,777.25	\$ 11,090.00
FORT WORTH ISD	89	28.18	\$ 137,933.41	\$ 103,460.00
GRAPEVINE-COLLEYVILLE ISD	3	1.08	\$ 13,518.18	\$ 10,140.00
KELLER ISD	10	2.82	\$ 26,905.14	\$ 20,180.00
LEWISVILLE ISD	1	0.13	\$ 4,246.84	\$ 3,190.00
MANSFIELD ISD	11	3.25	\$ 29,450.49	\$ 22,090.00
NORTHWEST ISD	8	1.94	\$ 12,985.12	\$ 9,740.00
TARRANT COUNTY	166	52.96	\$ 515,533.15	\$ 386,650.00
TOWN OF EDGECLIFF VILLAGE	1	0.20	\$ 5,914.74	\$ 4,440.00
TOWN OF FLOWER MOUND	1	0.13	\$ 4,246.84	\$ 3,190.00
TOWN OF PANTEGO	1	0.33	\$ 4,452.87	\$ 3,340.00
TOWN OF TROPHY CLUB	1	0.13	\$ 3,514.08	\$ 2,640.00
TOWN OF WESTLAKE	3	0.53	\$ 5,157.70	\$ 3,870.00
TROPHY CLUB MUD 1	1	0.13	\$ 3,514.08	\$ 2,640.00
WHITE SETTLEMENT ISD	6	1.58	\$ 11,778.31	\$ 8,840.00
TOTALS	537	166	\$ 1,397,607.59	\$ 1,048,400.00

XIII. WITHDRAWAL FROM CONTRACT DUE TO CANCELLATION OF ELECTION

Any Participating Authority may withdraw from this Agreement and the Joint Election should it cancel its election in accordance with Sections 2.051 - 2.053 of the Texas Election Code. The withdrawing authority is fully liable for any expenses incurred by the Tarrant County Elections Administrator on behalf of the authority plus an administrative fee of ten percent (10%) of such expenses (but not less than \$ 75.00). Any monies deposited with the Elections Administrator by the withdrawing authority shall be refunded, minus the aforementioned expenses and administrative fee if applicable.

It is agreed that any of the joint election early voting sites that are not within the boundaries of one or more of the remaining Participating Authorities, with the exception of the early voting site located at the Tarrant County Elections Center, may be dropped from the joint election unless one or more of the remaining Participating Authorities agree to fully fund such site(s). In the event that any early voting site is eliminated under this section, an addendum to the Contract shall be provided to the remaining participants within five days after notification of all intents to withdraw have been received by the Elections Administrator.

XIV. RECORDS OF THE ELECTION

The Elections Administrator is hereby appointed general custodian of the voted ballots and all records of the Joint Election as authorized by Section 271.010 of the Texas Election Code.

Access to the election records shall be available to each Participating Authority as well as to the public in accordance with applicable provisions of the Texas Election Code and the Texas Public Information Act. The election records shall be stored at the offices of the Elections Administrator or at an alternate facility used for storage of county records. The Elections Administrator shall ensure that the records are maintained in an orderly manner so that the records are clearly identifiable and retrievable.

Records of the election shall be retained and disposed of in accordance with the provisions of Section 66.058 of the Texas Election Code. If records of the election are involved in any pending election contest, investigation, litigation, or public information request, the Elections Administrator shall maintain the records until final resolution or until final judgment, whichever is applicable. It is the responsibility of each Participating Authority to bring to the attention of the Elections Administrator any notice of pending election contest, investigation, litigation or public information request which may be filed with the Participating Authority.

XV. RECOUNTS

A recount may be obtained as provided by Title 13 of the Texas Election Code. By signing this document, the presiding officer of the contracting Participating Authority agrees that any recount shall take place at the offices of the Elections Administrator, and that the Elections Administrator shall serve as Recount Supervisor and the Participating Authority's official or employee who performs the duties of a secretary under the Texas Election Code shall serve as Recount Coordinator.

The Elections Administrator agrees to provide advisory services to each Participating Authority as necessary to conduct a proper recount.

XVI. MISCELLANEOUS PROVISIONS

1. It is understood that to the extent space is available, other districts and political subdivisions may wish to participate in the use of the County's election equipment and voting places, and it is agreed that the Elections Administrator may contract with such other districts or political subdivisions for such purposes and that in such event there may be an adjustment of the pro-rata share to be paid to the County by the Participating Authorities.
2. The Elections Administrator shall file copies of this document with the Tarrant County Judge and the Tarrant County Auditor in accordance with Section 31.099 of the Texas Election Code.
3. Nothing in this Contract prevents any Party from taking appropriate legal action against any other Party and/or other election personnel for a breach of this Contract or a violation of the Texas Election Code.

4. This Agreement shall be construed under and in accord with the laws of the State of Texas, and all obligations of the Parties created hereunder are performable in Tarrant County, Texas.
5. In the event that one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
6. All Parties shall comply with all applicable laws, ordinances, and codes of the State of Texas, all local governments, and any other entities with local jurisdiction.
7. The waiver by any party of a breach of any provision of this Agreement shall not operate as or be construed as a waiver of any subsequent breach.
8. Any Amendments of this Agreement shall be of no effect unless in writing and signed by all Parties hereto.
9. In the event of an emergency or unforeseen event on Election Day that requires adjustment to these procedures to keep the election operating in a timely, fair, and accessible manner, Elections Administrator may make such adjustments to the procedures herein as the circumstances require.

[Signature Pages Follow]

XVII. JOINT CONTRACT ACCEPTANCE AND APPROVAL

By the signatures on the attached pages, the Elections Administrator and the representative of each entity warrant and represent that they are authorized to enter into this Contract.

WITNESS THE FOLLOWING SIGNATURES AND SEAL ON THE DATE SHOWN BELOW:

The Elections Administrator:

Heider Garcia
Elections Administrator

Date _____

The State of Texas §
County of Tarrant §

Before me, the undersigned authority, on this day personally appeared Heider Garcia, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office on this the _____ day of _____, 20__.

(Seal)

Signature of Notary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4606

Agenda Date: 4/11/2022

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution of the City of Mansfield, Texas, Approving a Joint Election Agreement Between the City of Mansfield and the Mansfield Independent School District for a Joint Election to be Held on May 7, 2022; Providing for Early Voting and Election Day Procedures

Requested Action

Approval of the Resolution and Joint Election Agreement for Election Services with Mansfield Independent School District (MISD).

Recommendation

City staff recommends approval of the Resolution and Joint Election Agreement between the City of Mansfield and MISD.

Description/History

The Election Code authorizes cities to hold an election jointly with one or more other political subdivisions if the elections are to be on the same day in all or part of the same territory, and the governing bodies enter into an agreement to hold the elections jointly in the election precincts that can be served by common polling places. Although optional for cities, joint elections are required for school districts. Pursuant to Section 11.0581 of the Education Code, an election for trustees of an independent school district must be held jointly with and on the same date as the election for members of the governing body of a city located in the school district.

The City of Mansfield and MISD have participated in the joint election conducted by Tarrant County Election Administration (TCEA) for a number of years. In recent years, however, TCEA has limited the joint election to Tarrant County voters. Therefore, the City of Mansfield and MISD typically enter into an additional joint election agreement to accommodate voters residing in Johnson County. The proposed Joint Election Agreement between the City of Mansfield and MISD provides that the City Secretary will serve as administrator for the joint election and that costs will be shared equally between the two entities.

Justification

Joint elections streamline the election process for both voters and staff while reducing election costs for the participating entities.

Funding Source

Funds are allocated in the City Council budget (001-8806-11-01) for this expenditure.

Prepared By

Susana Marin, City Secretary, City Secretary's Office

817-276-4203

RESOLUTION NO. _____**A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, APPROVING A JOINT ELECTION AGREEMENT BETWEEN THE CITY OF MANSFIELD, TEXAS AND MANSFIELD INDEPENDENT SCHOOL DISTRICT FOR A JOINT ELECTION TO BE HELD MAY 7, 2022; PROVIDING FOR EARLY VOTING AND ELECTION DAY PROCEDURES; AND, PROVIDING FOR CANCELLATION DUE TO UNOPPOSED CANDIDATES**

WHEREAS, on February 14, 2022 the City of Mansfield ordered a general election to be held on May 4, 2019; and,

WHEREAS, on February 22, 2022 the Mansfield Independent School District (MISD) ordered a general election to be held on the same date; and,

WHEREAS, the City of Mansfield and the Mansfield Independent School District have an interest in further accommodating the voter; and,

WHEREAS, the City of Mansfield and the Mansfield Independent School District wish to conduct their general elections jointly for registered voters residing in Johnson County; and,

WHEREAS, the laws of the State of Texas authorize governmental entities to mutually agree to combine certain aspects of the election.

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

SECTION 1.

JOINT ELECTION AGREEMENT APPROVED. The City of Mansfield hereby approves the Joint Election Agreement with Mansfield Independent School District attached hereto as Exhibit "A", and incorporated herein for all purposes.

SECTION 2.**EARLY VOTING.**

- (a) The City Secretary, City of Mansfield, 1200 E. Broad Street, Mansfield, Texas, 76063, is hereby designated as the Early Voting Clerk for the joint election and she may appoint the necessary deputy clerks as required for early voting.
- (b) Early Voting by personal appearance shall be conducted beginning on April 25, 2022 and continuing through May 3, 2022 at the Precinct 3 Maintenance Facility, 10420 E. FM 917, Alvarado, TX 76009 at the following times:

April 25 – 29

Monday – Friday

8:00 a.m. – 5:00 p.m.

April 30	Saturday	8:00 a.m. – 5:00 p.m.
May 1	Sunday	10:00 a.m. – 4:00 p.m.
May 2 – May 3	Monday – Tuesday	7:00 a.m. – 7:00 p.m.

- (c) Early voting shall be canvassed by the Early Voting Ballot Board, which is hereby created. The Presiding Election Judge and the Alternate Presiding Judge appointed herein shall serve as the presiding officer and the alternate presiding officer, respectively, of the Early Voting Ballot Board. The other election officers serving at the election shall serve as the other members of the Early Voting Ballot Board for the election.

SECTION 3.

ELECTION DAY.

Voting on Saturday, May 7, 2022 shall be held at the Precinct 3 Maintenance Facility, 10420 E. FM 917, Alvarado, TX 76009 between the hours of 7 a.m. and 7 p.m.

SECTION 4.

ELECTION CANCELLATION.

- (a) Any participating authority that certifies their election in accordance with Section 2.051, 2.052, and 2.053 of the Texas Election Code, may withdraw from the joint election contract.
- (b) In the event of election cancellation by the City of Mansfield, MISD agrees to conduct their election at their own expense. In the event of election cancellation by the MISD, City of Mansfield agrees to conduct their election at their own expense.
- (c) In the event the results of the May 7, 2022 election require MISD to hold a runoff, the terms of this Agreement shall be extended to cover the runoff period. MISD agrees to call a runoff election, if necessary, as soon as practical after canvassing the May election for June 18, 2022, or such other date mutually agreeable upon by the parties.

PASSED AND APPROVED THIS 11TH DAY OF APRIL, 2022.

Michael Evans, Mayor on behalf of City Council

ATTEST:

Susana Marin, City Secretary

JOINT ELECTION AGREEMENT
(Authorized by the Texas Election Code Chapter 271)

I. JURISIDICITION

The City of Mansfield plans to hold a City Council Election on May 7, 2022, in Johnson County voting precincts for the purpose of electing the City of Mansfield Mayor Place 1 and Council Member Place 2.

The Mansfield Independent School District Board of Trustees plans to hold a Board of Trustees Election on May 7, 2022, in the portion of Johnson County defined by MISD boundaries for the purpose of electing school trustees to Places 3, 4, 5 and 7.

II. ADMINISTRATION

The City of Mansfield's City Secretary agrees to coordinate, supervise, and handle all aspects of administering the Joint Election in accordance with the provisions of the Texas Election Code and as outlined in this agreement. The Mansfield Independent School District agrees to pay the City of Mansfield for equipment, supplies, services and administrative costs as outlined in this agreement. The City of Mansfield's City Secretary will serve as administrator for the election; however, each participating authority remains responsible for the lawful conduct of their respective election.

III. LEGAL DOCUMENTS

Each participating authority will be responsible for preparation, adoption and publication of all required election orders, resolutions, notices and any other pertinent documents required by their respective governing bodies.

If needed, the City of Mansfield will be responsible for making the submission required by the Federal Voting Rights Act of 1965, as amended, with regard to administration of the joint election and the use of HAVA mandated voting equipment. A copy of the submission will be furnished to the Mansfield ISD. Any other changes which require preclearance by the U.S. Department of Justice will be the responsibility of each participating authority. Each entity will be responsible for the publication of any required legal notices.

IV. VOTING SYSTEM

Each participating authority agrees that voting at the joint election will be by paper ballot and an ExpressVote Marking Device voting equipment approved by the Secretary of State in accordance with the Texas Election Code for HAVA compliance.

The City of Mansfield agrees to provide voting booths for the election.

V. VOTING LOCATIONS

Early voting by personal appearance shall be conducted at the following times:

April 25 – 29	Monday – Friday	8:00 a.m. – 5:00 p.m.
April 30	Saturday	8:00 a.m. – 5:00 p.m.
May 1	Sunday	10:00 a.m. – 4:00 p.m.
May 2 – May 3	Monday – Tuesday	7:00 a.m. – 7:00 p.m.

Early Voting by personal appearance shall be at Precinct 3 Maintenance Facility, 10420 E. FM 917, Alvarado, TX 76009. Applications for early voting by mail may be delivered to the City Secretary at Mansfield City Hall, 1200 East Broad Street, Mansfield, Texas, 76063, not later than the close of business on April 18, 2022, if delivered in person, and April 22, 2022, if delivered by mail. Early Voting ballots shall be mailed to Early Voting Clerk, 1200 East Broad Street, Mansfield, Texas 76063 or emailed to susana.marin@mansfieldtexas.gov.

It is further agreed by the participating authorities that the following polling place will be used on Election Day:

Location: Precinct 3 Maintenance Facility (Community Room)
Address: 10420 E. FM 917, Alvarado, TX 76009
Precincts: 7, 8, and 35

VI. ELECTION JUDGES, CLERKS AND OTHER ELECTION PERSONNEL

The City of Mansfield will be responsible for the appointment of the presiding judge and alternate for the polling location, and also for the appointment of the Early Voting Ballot Board. It is agreed by the participating authorities to employ the number of election clerks as the need determines, and that all election workers shall be paid \$17.00 per hour and the alternate judge shall be paid \$18.00 an hour. The election judge will be paid \$20.00 per hour and will receive an additional \$50.00 for picking up the election supplies prior to Election Day and for delivering election returns and supplies to their designated drop off site.

It is further agreed by the participating authorities to employ early voting clerks, during the early voting period (April 25, 2022 through May 3, 2022) with a minimum of three election workers at the polling place during the voting hours.

The City of Mansfield's City Secretary is responsible for notifying all election judges of the eligibility requirements under Subchapter C of Chapter 32 of the Texas Election Code, and will take the necessary steps to insure that all election judges appointed for the joint election are eligible to serve. The presiding judges, with the City Secretary's assistance, will be responsible for insuring the eligibility of each appointed clerk hired to assist the judge in the conduct of the election.

The participating authorities agree to hold one (1) public school of instruction on elections laws and on the use of the ExpressVote Marking Device voting equipment.

The election judges are responsible for picking up of election supplies at the time and place determined by the City Secretary (which will be set forth in the election judge letter requesting service for this election).

VII. SUPPLIES AND PRINTING

The City of Mansfield will arrange for all election supplies and election printing, including, but not limited to, ballots (electronic and paper), all forms, signs and other materials used by the election judges at the voting locations. The City of Mansfield will prepare all necessary bilingual materials for the official ballot. Preparation of necessary bilingual materials for notices will be the responsibility of each participating authority.

The Mansfield Independent School District will furnish the City of Mansfield's City Secretary a list of candidates showing the order and the exact manner in which their names are to appear on the official ballot. This will be done as soon as possible after ballot position has been determined by the MISD candidates.

VIII. BALLOT TABULATION AND RETURNS OF ELECTION

The City of Mansfield will be responsible for the tabulation of ballots at the Election Day polling location, and for the tabulation of early votes at the Precinct 3 Maintenance Facility, 10420 E. FM 917, Alvarado, TX 76009. Following the tabulation of ballots on Saturday, May 7, 2022 the City of Mansfield shall notify MISD of the unofficial results in person at the election day polling location, or by telephone, or by E-mail, and will prepare the following election records to be returned to MISD no later than 12:00 p.m., Monday, May 9, 2022: (1) a Return Sheet from each polling location, and for early voting, showing the number of votes received by each candidate and the total number of voters; (2) copy of the Combination Form (Poll List/Signature Roster) from each polling location, and for early voting.

Mansfield ISD will be responsible for securing these records from the City of Mansfield by the date and time specified above.

IX. RECORDS OF ELECTION

Susana Marin, City Secretary, is hereby appointed general custodian of the voted ballots and all records of the Joint Election as authorized by Section 271.010 of the Texas Election Code.

Access to the election records will be available to each participating authority as well as to the public in accordance with the Texas Public Information Act, Chapter 552, Government Code, at the City of Mansfield, City Secretary's Office, 1200 East Broad Street, at any time during normal business hours. The City Secretary shall ensure that the records are maintained in an orderly manner, so that records are clearly identifiable and retrievable per records storage container.

Records of the election will be retained and disposed of in accordance with the provisions of Title 6, Subtitle C, Chapters 201 through 205, Texas Local Government Code, including the minimum retention requirements established by the Texas State Library and Archives Commission. If records of the election are involved in any pending election contest, investigation, litigation, or Texas Public Information Act, the City Secretary shall maintain the records until final resolution or until final judgment, whichever is applicable. It is the responsibility of any participating authority to bring to the attention of the City Secretary any notice of any pending election contest, investigation litigation, or Texas Public Information Act request which may be filed with a participating authority.

On the first business day which follows the date that the records of the election are eligible for destruction, the City Secretary will notify in writing each participating authority of the planned destruction of any records of the election. Within fifteen days of receipt of the City Secretary's notice of intent to destroy the records, each participating authority will provide the City Secretary with written authorization to proceed with destruction or written instruction to withhold destruction.

X. ELECTION EXPENSES

The participating authorities agree to equally sharing the costs of administering the May 7, 2022, election. The City of Mansfield agrees to provide the MISD with an estimate of election expenses as soon as possible but no later than April 8, 2022. MISD agrees to remit to the City of Mansfield, two weeks after receipt of estimate a sum equal to 50% of the total estimated cost of election expenses for only the costs associated with the Johnson County voters. Final election expenses will be determined within 30 days after the election (or in the event of a runoff, within thirty (30) days of the date of the runoff), and the City will provide MISD with a final accounting. It is agreed that the remaining balance owed by MISD will be remitted to the City no later than thirty (30) days after receipt of the final accounting.

XI. EARLY VOTING APPOINTMENT (ADMINISTRATION)

Susana Marin, City Secretary, will be appointed as early voting clerk in compliance with Section 271.006 of the Texas Election Code. Other deputy early voting judges/clerks will be appointed as needed to process early voting mail and to conduct early voting at the main location.

Early voting by personal appearance will be conducted in accordance with the election order of the participating authorities.

MAIN EARLY VOTING POLLING PLACE

PRECINCT 3 MAINTENANCE FACILITY

(Community Room)

10420 E. FM 917

Alvarado, TX 76009

All requests for early voting ballots by mail that are received by participating authorities will be delivered by the most efficient means on the day of receipt to the City of Mansfield, City

Secretary's Office, City Hall, 1200 East Broad Street, Mansfield, for processing. Persons voting by mail will send their voted ballots to the City of Mansfield, City Secretary's Office.

All early voting ballots will be prepared for counting by an Early Voting Ballot Board appointed in accordance with Section 87.001 of the Texas Election Code.

XII. CONTRACT WITHDRAWAL

Any participating authority that certifies their election in accordance with Section 2.051, 2.052, and 20.53 of the Texas Election Code, may withdraw from the joint election contract. Any expenditures incurred prior to withdrawal shall be billed separately and that contracting authority shall be removed from the contract. In the event of election cancellation by the City of Mansfield, MISD agrees to conduct their election at their own expense. In the event of election cancellation by the MISD, the City of Mansfield agrees to conduct their election at their own expense.

XIII. RUNOFF

In the event the results of the May 7, 2022 election require MISD to hold a runoff, the terms of this Agreement shall be extended to cover the runoff period. MISD agrees to call a runoff election, if necessary, as soon as practical after canvassing the May election for June 18, 2022, or such other date mutually agreeable upon by the parties.

APPROVED BY THE MANSFIELD CITY COUNCIL ON THE _____ DAY OF _____, 2022.

Michael Evans, Mayor, City of Mansfield

ATTEST:

Susana Marin, City Secretary

ACCEPTED AND AGREED TO BY THE MANSFIELD INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES ON THE _____ DAY OF _____, 2022.

Michelle Newsom
Board President
Mansfield Independent School District

Randall Canedy
Board Secretary
Mansfield Independent School District



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4620

Agenda Date: 4/11/2022

Version: 3

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution to Consider Approving a BuyBoard Contract With Workplace Resource Group of Fort Worth, Texas in the Amount of \$282,277.73 for the Purchase and Installation of Furniture for the Mansfield Public Library

Requested Action

Approve a Resolution to Execute a BuyBoard Contract

Recommendation

Approve Resolution

Description/History

The proposed BuyBoard purchase will provide furniture for the library expansion and renovation scheduled for completion December 2022. The purchase includes the design, delivery and installation of furniture for all public areas including children, teens, adults, computer area, two meeting rooms, a conference room and program room, as well as staff workrooms and offices.

Staff met with multiple vendors and arranged onsite consultations, measurements and needs assessments. After researching a number of alternatives, the BuyBoard National Purchasing Cooperative was determined to be the most cost-effective method for obtaining furniture and equipment.

Workplace Resource Group is under contract through the BuyBoard and will provide the library furniture in the amount of \$282,277.73. By utilizing this competitive procurement process and leveraging the cooperative's bulk discounts, the purchase price represents between a 12 to 66 percent discount off the list prices for the specified components.

Justification

The proposed purchase is necessary to furnish the library expansion and renovation prior to opening in late 2022.

Funding Source

General Obligation Bond Funding

Prepared By

Yolanda Botello

Director of Library and Historical Services

Yolanda.botello@mansfieldtexas.gov

817-728-3691

RESOLUTION NO. _____**A RESOLUTION TO CONSIDER APPROVING A BUYBOARD CONTRACT WITH WORKPLACE RESOURCE GROUP OF FORT WORTH, TEXAS IN THE AMOUNT OF \$282,277.73 FOR THE PURCHASE AND INSTALLATION OF FURNITURE FOR THE MANSFIELD PUBLIC LIBRARY**

WHEREAS, the proposed purchase is necessary to furnish the library expansion and renovation prior to opening in late 2022; and,

WHEREAS, the BuyBoard National Purchasing Cooperative was determined to be the most cost-effective method for obtaining furniture and equipment; and,

WHEREAS, the City of Mansfield allocated funds for furniture, fixtures and equipment at the Mansfield Public Library through general obligation bonds.

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

SECTION 1.

That the City Council approves awarding a BuyBoard contract to Workplace Resource Group for the purchase and installation of furniture for the Mansfield Public Library in the amount of Two hundred eighty-two thousand, two hundred seventy-seven dollars and 73/100 (\$282,277.73).

SECTION 2.

That this resolution shall become effective from and after its passage.

PASSED AND APPROVED THIS THE 11TH DAY OF APRIL, 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4612

Agenda Date: 4/11/2022

Version: 1

Status: Consent

In Control: City Council

File Type: Special Event

Agenda Number:

Title

Request for Special Event Permit: 2022 Mansfield Farmers Market

Requested Action

Approval of the Special Event Permit for Mansfield Farmers Market.

Recommendation

City Staff has reviewed the application and recommends the approval of the permit with the conditions listed below.

Description/History

This event will be held at 703 E. Broad Street. This is an annual event that will be held every Saturday from 8:00 a.m. to 12:00 p.m. from April 16 until October 29, 2022.

City staff has approved this application with the following comments:

Health:

*Farmer's market vendors that offer, sell, or distribute TCS (time and temperature control for safety) food shall have a person in charge (PIC) that can provide proof upon request of successfully passing a Texas Department of State Health Services (DSHS) recognized certified food handler course. Food vendors that offer, sell, or distribute only prepackaged non-TCS food and plants, nuts in the shell, or whole, raw fruits and vegetables that intended for hulling, peeling, or washing by the consumer before consumption, are exempt from the certified food handler requirement

*The PIC of the farmer's market shall maintain, and provide upon request, a list of all farmer's market vendors. The list shall be maintained for a least ninety (90) calendar days from the date of the end of the market. This list shall include:

- (i) The name, address, and phone number of each vendor;
- (ii) The date(s) the vendor operated at the farmer's market;
- (iii) A list of the food offered by vendor for each date operated at the farmer's market;
- (iv) A copy of any applicable permit(s) held by the vendor; and
- (v) The address or location of each food item's origin, including on where the food was grown, cultivated, or otherwise obtained by the vendor.

Planning:

*1 food truck will be allowed per 10 vendors with a maximum of 5 food trucks.

*Food Trucks must stay in the designated area.

*The food trucks must meet all Health Code requirements and be inspected by both the Health Inspector and the Fire Department prior to operation.

*The farmers market will be primarily used for processed food, vegetable, fruit and plant and

flower sales. No more than 25% of the stalls will be used for the sale of arts and crafts that are hand-made and not imported. The sale of used merchandise or junk will not be permitted.

Environmental:

*Adequate waste receptacles must be present to contain litter and food waste.

*The event area shall be policed immediately after the event to collect any errant litter.

*No surfaces discharges are permitted from the food vendors, to include hot bath water.

Justification

n/a

Funding Source

n/a

Prepared By

Jennifer Johnston, Development Coordinator, Planning and Zoning
817-276-4259

Applicant: Caleb Back
817-889-2773

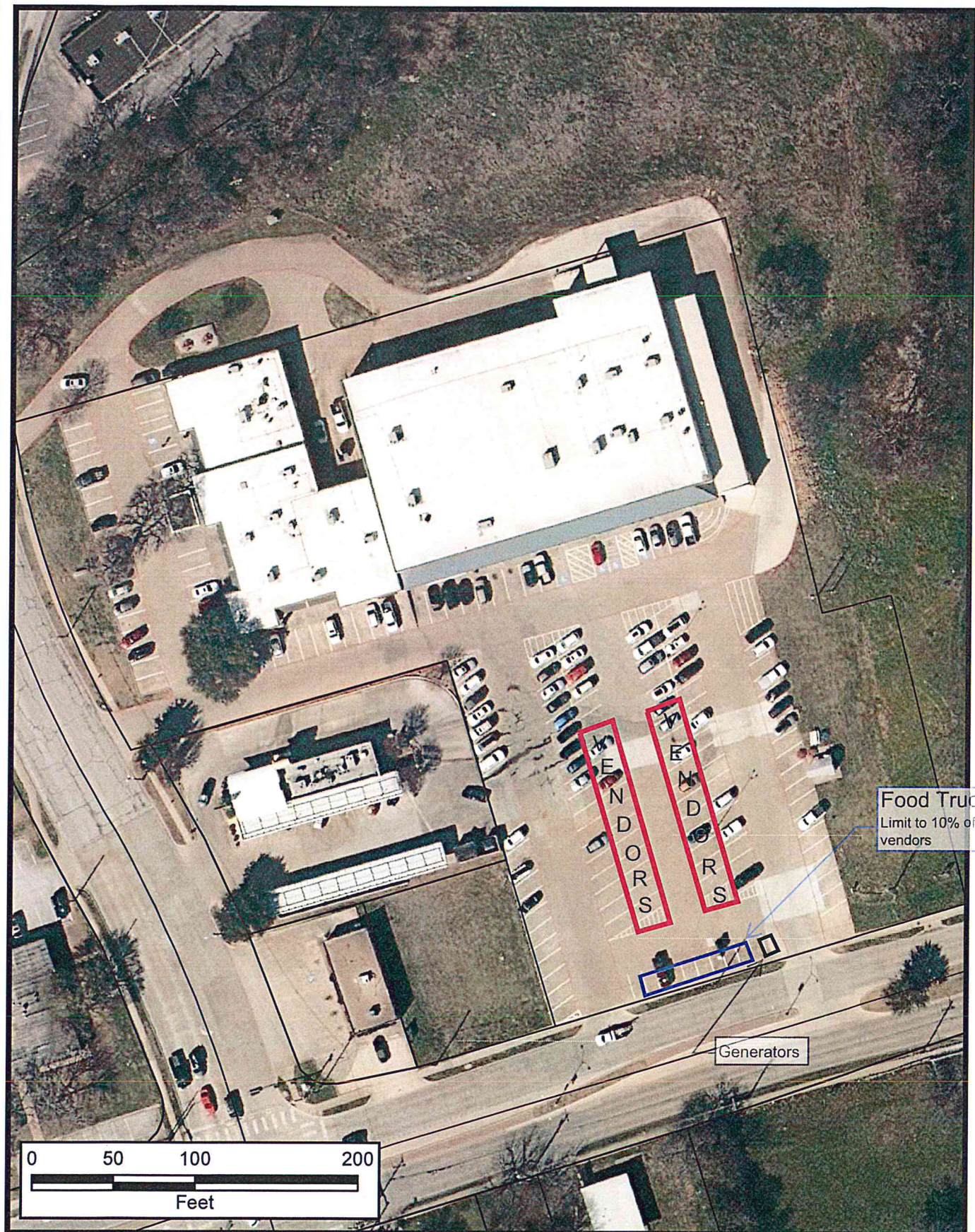


1200 East Broad Street, Mansfield, TX 76063

www.mansfieldtexas.gov Email: jennifer.johnston@mansfieldtexas.gov

Special Event Application

Organization/Group: <u>The Local Farmer</u>	Date: <u>3/11/22</u>
Applicant: <u>Caleb Back</u>	
Applicant's Address: <u>1791 Newt Patterson RD</u>	Phone No. <u>817-889-2773</u>
Name of the Event: <u>The Local Farmers Market</u>	Email: <u>the.local.farmer.tx@gmail.com</u>
Address of Event: <u>703 E Broad St</u>	
Description & Activities: <u>Farmers Market + April 16th (Apr 16th - Oct 29th)</u>	
Date of Event: <u>Every Sat Apr 8 / Oct 29th</u>	Hours of Event: <u>8^{am} - 12^{pm}</u>
Public Invited or Private Party? <u>Public</u>	Estimated Number of Attendees <u>100 - 150</u>
Is the event in a Mansfield Park? <u>NO</u>	*If yes, Insurance is required
Do you plan to Temporarily Close a Public Street? <u>NO</u>	*If yes, Insurance is required
Is the event on Private Property other than your own? <u>Yes</u>	*If yes, signed permission is required
Will there be any new or temporary electric lines installed? <u>NO</u>	
*If yes, a registered Electrician must obtain a permit. Indicate the line locations on the site plan.	
Will you be using generators? <u>Yes</u>	*If yes, show location on the site plan
Do you plan to have any Tents? <u>NO</u>	*If yes, a separate permit is required.
Do you plan to have any pop-up canopies? <u>Yes # on the plan</u>	
Do you plan to have any Promotional Signs? (banners, streamers, balloons)	*If yes, a separate permit is required
City of Mansfield Assistance Requested:	
Barricades/ Street Closure? <u>NO</u>	*If yes, show on site plan where you want to have barricades. A resident roster must be submitted for a block party.
Police/Traffic Control/Security? <u>NO</u>	*If yes, attach an explanation and the name of the person you are working with
Please Read and Include the Following Information With This Application <ul style="list-style-type: none"> For all outdoor activities, a site plan must be attached. One can be provided if requested. You need to show where all items will be located on the site plan. If Insurance is required, the City of Mansfield must be listed as "Additional Insured". All documents must be turned in at the same time. Please allow enough time for review and approval before the date of your event. 	
Applicant's Printed Name:	Applicant's Signature:
<u>Caleb Back</u>	<u>Caleb Back</u>



703 E Broad

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

3/18/2022

PERMISSION TO USE PRIVATE PROPERTY FOR SPECIAL EVENT

(Required if this is not your property or business location)

I, the undersigned, being the property owner or property management representative of the owner for the property described herein below, do grant

The Local Farmer / Farmers Market permission to have their special event on said property.
(Person, group or business name)

Property address 703 E Broad St

Please check all that apply:

- ☒ Entire Special Event, including all activities listed, are approved be held at this location.
- ☐ Approved for overflow parking and/or shuttle area to be held at this location.
- ☐ Approved to place promotional signage at this location, if the required permit is obtained. (I am aware this will use up one of the three (3) times a calendar year maximum for this location)
- ☐ Approved to place a Tent(s) and/or canopy for the event. (Note: a Tent requires a permit)
- ☐ Approved to place Bounce Houses, Petting Zoo, Children's Games and/or Kid's activities
- ☐ Misc. Approved: _____

Tammy Lusinger

Signature of Property Owner or Property Management Company

Tammy Lusinger, Director of Athletics

Printed Name/ Job Title

3700 East Broad Street, Mansfield, Tx 76063

Mailing Address

817-276-5200

Contact Phone Number

tammylusinger@misdmail.org

Email Address



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4587

Agenda Date: 4/11/2022

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Title

Minutes - Approval of the March 9, 2022 Special 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 March 9, 2022 Special 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

Wednesday, March 9, 2022

7:45 AM

Council Chambers

Work session for the purpose of touring the Tarrant Regional Water District and Trinity River Authority Facilities.

7:45 A.M. - CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 7:47 a.m.

The City Council will be conducting a special work shop session for the purpose of traveling to and receiving briefings on public works infrastructure and systems that provide water utility and waste water utility services to the north Texas area. The purpose of the session is to brief council members on how the system operates thereby allowing them to be better informed decision makers when utility related questions arise in the future. The Council is not considering any particular agenda item or matter relating to these facilities, but is securing education on this important public works infrastructure activity. No final action will be taken by the Council on any matter during this special work session.

The City Council will convene their work session at 7:45 a.m. in the Council Chambers and shortly after will board bus transportation to travel to the Trinity River Authority and Tarrant Regional Water District facilities where the briefings will occur. Any citizen or group of citizens interested in participating in this work session should be present at the time that the meeting commences. Participating citizens will be transported to the briefing and tour sites on the bus transportation provided by the city. Public utility facilities are subject to special security precautions in order to protect the public health, safety and welfare. Individuals participating in this work session will be admitted to the utility facilities as a group under the supervision of the appropriate utility staff members. Privately owned vehicles are not permitted to enter the utility sites, and interested citizens will only be permitted to enter the facilities if they join the council group at initial admission.

The Council will travel to multiple sites to receive briefings on various pieces of equipment and facilities used in the utility service process. At the conclusion of the final briefing and tour, the Council and interested citizens will be returned to City Hall on the city bus transportation.

Director of Utilities Jeff Price introduced Dan Buhman representative from the Tarrant Regional Water District. Jeff and Dan discussed the process water goes through to make it to Mansfield. Chris Zachary representative from Tarrant Regional Water District at Richland Chambers Reservoir discussed the wetlands water reuse project

and the journey of water from the faucet to the wetlands. He explained in detail how water is diverted and naturally filtered through the wetlands.

Tarrant Regional Water District representatives Ed Weaver and Shelly Hattan explained the Integrated Pipeline Project. They provided details of the 150-mile water line project and how that project provides water to TRWD users.

ADJOURN

Mayor Evans adjourned the meeting at 3:28 p.m.

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4610

Agenda Date: 4/11/2022

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Title

Minutes - Approval of the March 21, 2022 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 March 21, 2022 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, March 21, 2022

4:00 PM

Council Chambers

REGULAR MEETING

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

Mayor Evans called the meeting to order at 4:00 p.m.

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

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 4:01 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 4:07 p.m. Mayor Evans recessed the executive session at 4:23 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 ZC#04-012

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

4:30 P.M. - WORK SESSION

Joint Work Session with the Mansfield Chamber of Commerce Board of Directors to Discuss City Vision and Strategic Initiatives

Mayor Evans opened the work session by welcoming the Mansfield Chamber of Commerce Board of Directors and turned it over to Donald Williams, Chairman of the Board of Directors, who made opening remarks. City Manager Joe Smolinski highlighted various aspects of Mansfield that makes the city a great place to own,

operate, and relocate a business, such as Mansfield Independent School District, the parks and recreation system, a highly educated and skilled workforce, being in close proximity to a skilled labor force, being one of the safest cities in the country, a re-imagined economic development strategy, housing diversity, and a recently lowered tax burden for businesses and residents. There was discussion regarding the City's partnership with the Mansfield Chamber of Commerce, economic development, and employees in the city being able to live, work, and play in Mansfield.

Discussion Regarding Proposed Project within the South Pointe Planned Development District

This item was postponed to the April 11, 2022 Regular City Council Meeting.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 5:19 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 5:29 p.m. Mayor Evans adjourned the executive session at 6:58 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 Regarding Agreement with DSE Hockey Centers, LP

Seek Advice of City Attorney Regarding Economic Development Project #21-28

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

Land Acquisition for Future Development

Personnel Matters Pursuant to Section 551.074

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

Economic Development Project #21-26

Economic Development Project #21-37

Economic Development Project #22-10

Economic Development Project #22-11

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

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

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

INVOCATION

Donald Williams, Associate Superintendent of Communications and Marketing for the Mansfield Independent School District, gave the invocation.

PLEDGE OF ALLEGIANCE

Council Member Leyman 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 Bounds led the Texas Pledge.

PROCLAMATION

[22-4593](#)

National Library Week

Mayor Evans read and presented the National Library Week proclamation to Library Director Yolanda Botello and Mansfield Public Library staff.

PRESENTATION

Presentation to Congressman Jake Ellzey

Mayor Evans presented U.S. Congressman Jake Ellzey with City of Mansfield memorabilia in honor of his public service. Congressman Ellzey made brief comments.

Presentation of the 2021 Annual Comprehensive Financial Report (ACFR) - BKD, LLP

BKD, LLP representative Dan Barron presented the 2021 Annual Comprehensive Financial Report (ACFR).

CITIZEN COMMENTS

The following citizens spoke in support of agenda item #22-4581:

*Susan Luttrell, 1092 S. Mitchell Rd.
Therese Goodman, 258 Billingslea Dr.
Lari Waites, 7609 FM 2738
Gloria Olcott, 253 Billingslea Dr.
Ollen Mullis, 1203 Baybrooke Ln. #515
Rick Weisbarth, 808 Sabine Trail
Clifton Harrell, 6302 Bittersweet Dr.
Shelia Kime, 807 Oak Shadows Ct.*

Michael Jennings, 805 Derbyshire Ln. - Mr. Jennings spoke regarding the lack of handicap parking enforcement in the city.

Wayne Wilshire, 1101 Pinehurst Ct. - Mr. Wilshire spoke regarding the lack of restroom facilities at the Mansfield National Golf Course.

The following citizens submitted non-speaker cards in support of agenda item #22-4581:

*Paul Cash, 203 Hillcrest
Tooter Waits, 7609 FM 2738
Mark Woods, 10117 C.R. 528
Andrew Hudson, 1702 Hastings Dr.
Robert Luttrell, 1092 S. Mitchell Rd.
Jerry Ritchie, 1412 Wheeler Dr.
James Cleveland, 242 Sayer Dr.
Ixel Sarmiento, 234 Billingslea Dr.*

The following citizens submitted non-speaker cards in opposition of agenda item #22-4581:

*Rolando C, 310 Sayers Dr.
Angela Armstead, 318 Sayers Dr.
Roderick Armstead, 218 Sayers Dr.
Shelia Favor, 503 Titleist Dr.
Jolene Bargsley, 1600 Cowntown Dr.*

COUNCIL ANNOUNCEMENTS

Council Member Leyman thanked everyone involved in putting on the Pickle Parade.

Council Member Short expressed her appreciation towards the fire and police departments for their work during the Pickle Parade.

Council Member Lewis had no comments.

Mayor Pro Tem Tonore spoke on the National League of Cities Conference that he attended in Washington D.C.

Council Member Bounds echoed comments made regarding the Pickle Parade and

thanked the volunteers and staff.

Council Member Broseh spoke regarding the National League of Cities Conference and the benefits of attending the sessions.

Mayor Evans echoed the comments made regarding the National League of Cities Conference and thanked staff and the volunteers who worked the Pickle Parade.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Community Engagement Update - Theresa Cohagen

Director of Community Engagement Theresa Cohagen made brief comments. Communications Manager Andrew Clark presented the "New Resident Resources" page on the city's website. CVB Marketing and Promotions Manager Tim Roberts presented the "Places" page on the CVB website.

Environmental Program Events - Howard Redfearn

Environmental Manager Howard Redfearn spoke on various upcoming environmental program events.

Business Services Department Report

[22-4591](#) Presentation of the Monthly Financial Report for the Period Ending December 31, 2021

Chief Financial Officer Troy Lestina was available for questions.

[22-4592](#) Presentation of the Monthly Financial Report for the Period Ending January 31, 2022

Troy Lestina was available for questions.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

No action was taken.

CONSENT AGENDA

[22-4477](#) Resolution - A Resolution to Consider Awarding a Construction Contract to 308 Construction, LLC of Argyle, Texas in the Amount of \$578,216.30 for Construction of Basketball Courts and Additional Parking Spaces at McClendon Park West

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

A RESOLUTION TO CONSIDER AWARDING A CONSTRUCTION CONTRACT TO 308 CONSTRUCTION, LLC OF ARGYLE, TEXAS IN THE AMOUNT OF \$578,216.30 FOR CONSTRUCTION OF BASKETBALL COURTS AND ADDITIONAL PARKING SPACES AT MCCLENDON PARK WEST

(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-3843-22

[22-4478](#)

Resolution - A Resolution to Consider Awarding a Guaranteed Maximum Price Contract in the Amount of \$3,600,140.96 to the Construction Manager-At-Risk, The Fain Group Inc., for Construction of Gertie Barrett Park and McClendon Park West Improvements

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

A RESOLUTION AWARDING A GUARANTEED MAXIMUM PRICE OF \$3,600,140.96 TO THE CONSTRUCTION MANAGER-AT-RISK, THE FAIN GROUP, INC., FOR CONSTRUCTION OF GERTIE BARRETT PARK AND MCCLENDON PARK WEST IMPROVEMENTS

(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-3844-22

[22-4576](#)

Resolution - A Resolution of the City of Mansfield, Texas Approving the Funding for the Removal and Replacement of Landscape Screening Surrounding Gas Well Located Near 621 Easy Drive

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS APPROVING THE FUNDING FOR THE REMOVAL AND REPLACEMENT OF LANDSCAPE SCREENING SURROUNDING GAS WELL LOCATED NEAR 621 EASY DRIVE

(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-3845-22

[22-4577](#)

Resolution - A Resolution of the City of Mansfield, Texas Approving the Funding for the Maintenance of Irrigation and Landscaping Surrounding Gas Well Located Near 621 Easy Drive

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS APPROVING THE FUNDING FOR THE MAINTENANCE OF IRRIGATION AND LANDSCAPING SURROUNDING GAS WELL LOCATED NEAR 621 EASY DRIVE

(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-3846-22

[22-4586](#)

Resolution - A Resolution of the City of Mansfield, Texas Authorizing the City Manager to Enter into an Interlocal Agreement with Dallas County for the Purpose of Cooperative Purchase of Goods, Products and/or Services

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 TO ENTER IN TO AN INTERLOCAL AGREEMENT WITH DALLAS COUNTY FOR THE PURPOSE OF COOPERATIVE PURCHASE OF GOODS, PRODUCTS AND/OR SERVICES

(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-3847-22

[22-4588](#)

Resolution - A Resolution Authorizing Funding in the Amount of Eight Hundred Seventy-Two Thousand Five Hundred and Fifty Dollars \$872,550.00, for the Construction of the Bud Ervin Water Treatment Plant Control System to Taknek, LLC

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

A RESOLUTION AWARDED A CONTRACT FOR CONSTRUCTION OF THE BUD ERVIN WATER TREATMENT PLANT CONTROL SYSTEM TO TAKNEK, LLC FOR THE AMOUNT OF \$872,550.00 (UTILITY FUND)

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3848-22

[22-4582](#)

Request for Special Event Permit: 2022 Music Alley

A motion was made by Council Member Lewis to approve the Special Event Permit. 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

[22-4562](#)

Minutes - Approval of the February 28, 2022 Regular City Council Meeting Minutes

A motion was made by Council Member Lewis to approve the minutes of the February 28, 2022 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

[22-4585](#)

Minutes - Approval of the March 7, 2022 Regular City Council Meeting Minutes

A motion was made by Council Member Lewis to approve the minutes of the March 7, 2022 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

END OF CONSENT AGENDA

PUBLIC HEARING

[22-4580](#)

Public Hearing - Public Hearing and Consideration of a Request for a Specific Use Permit for a Used Merchandise Store on Approximately 0.9636 Acres being Lot 2, Blk 1, Hunters Pointe Addition at 1826 Cannon Dr.; Shane Farrar on behalf of Road Less Traveled, LLC, Owner, and Uptown Cheapskate, Proposed Tenant (SUP 22-001)

Director of Planning Jason Alexander presented the item and answered Council questions. Applicants Shane Farrar and Keziah Farrar answered Council questions.

Mayor Evans opened the public hearing at 8:30 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:30 p.m.

A main motion was made by Council Member Bounds to approve the Specific Use Permit. Seconded by Mayor Pro Tem Tonore. A motion was made by Council Member Lewis to amend the original motion to include the conditions of limiting the square footage for the SUP to the 5,200 square feet within the existing facility within reason (if the square footage comes out to 5,201, staff has discretion), and also to limit the SUP to this specific tenant under this Certificate of Occupancy, so that it couldn't become a future resale shop if the Farrar family decided to sell the business and another tenant wanted to come in, they would need to come back through for an SUP. Council Member Short seconded the motion to amend the main motion. The motion to amend the main motion passed unanimously. The main 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 AND FIRST READING[22-4581](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Zoning Change from SF-7.5/12 Single-Family Residential District to PD Planned Development District for Single-Family Residential uses on Approximately 2.997 Acres known as Lot 15, Mount Zion Estates, Located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC, Engineer, on behalf of Christine Panagopoulos of Trinity Habitat for Humanity, Owner/Developer (ZC 20-021)

Jason Alexander stated that there is no presentation at this time and staff requests consideration that the City Council remands this item to the Planning and Zoning Commission for further review and consideration which would allow the applicant time to work with staff on some refinements to the plan.

Mayor Evans opened the public hearing at 8:38 p.m.

Benny Robinson, 117 Morgan Rd. - Mr. Robinson spoke in opposition to the development.

Stoney Short, 304 W. Kimball - Mr. Short spoke in support of the development.

Gage Yager, Applicant, 2201 Ashland Ave. - Mr. Yager spoke in support of the development.

Mayor Evans continued the public hearing through second reading at 8:50 p.m.

A motion was made by Council Member Lewis to table the item back to the Planning and Zoning Commission to allow the Commissioners to make their comments in a Planning and Zoning Commission meeting, and then bring the item back to Council. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 1 - Julie Short

NEW BUSINESS[22-4589](#)

Ordinance - Consideration of an Ordinance Requesting to Abandon the Eastern Half of the Prescriptive Right-of-Way of Miller Rd. (.344 Acres) North of Heritage Parkway to MCP 360 LAND, LLC and Mansfield IRF, LLC

Director of Public Works Bart VanAmburgh presented the item.

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

AN ORDINANCE VACATING AND ABANDONING A PORTION OF THE RIGHT-OF-WAY OF MILLER ROAD DESCRIBED HEREINAFTER, 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 INTEREST OR CONTROL OF SAID
RIGHT-OF-WAY; AND PROVIDING FOR AN EFFECTIVE DATE**

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

**Seconded by Mayor Pro Tem 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: OR-2247-22

ADJOURN

**A motion was made by Council Member Lewis to adjourn the meeting at 8:55
p.m. Seconded by Council Member Short. 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: 22-4611

Agenda Date: 4/11/2022

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the March 29-31, 2022 City Council Strategic Visioning Workshop 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 March 29-31, 2022 City Council Strategic Visioning Workshop 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

Tuesday, March 29, 2022

2:00 PM

Wildcatter Ranch
6062 TX-16
Graham, TX 76450

The Mansfield City Council will be holding the 2022 City Council Strategic Visioning Workshop on March 29, 2022, beginning at 2:00 p.m. to March 31, 2022, ending at 2:00 p.m. at Wildcatter Ranch.

This is a Strategic Visioning Workshop only meeting; the Council will make no final decisions on any matter during the course of this workshop. The purpose of this meeting is to discuss the Council's long range vision, goals, and objectives for the City of Mansfield.

Tuesday, March 29, 2022

Discussion of Vision, Goals, and Objectives

Mayor Evans called the workshop to order at 3:09 p.m.

City Manager Joe Smolinski made brief opening remarks and provided a recap of what the Council has accomplished within the past year. He touched on the evolution of technology and communications as well as how commerce has changed and how advanced employment is currently.

Chief Financial Officer Troy Lestina discussed finance and funding mechanisms to include: Tax Increment Reinvestment Zones, 63-20 Public Financing, Hotel Occupancy Tax Fund, Type A Economic Development Funds, Type B Economic Development Funds, Public Improvement Districts, American Rescue Plan Funds, and Debt Schedules/Strategic Business Plan/FY '23 Requests. He discussed the elements of each mechanism and what they are used for.

Deputy City Manager Shelly Lanners provided a brief overview of the schedule of presentation for the next couple of days.

Mayor Evans adjourned for the day at 5:30 p.m.

Wednesday, March 30, 2022

Discussion of Vision, Goals, and Objectives

Mayor Evans called the workshop to order at 8:00 a.m.

Joe Smolinski made opening remarks.

Director of Utilities Jeff Price discussed rates and cost of water/sewer service, wholesale opportunities, and the 3-5 Year Capital Improvement Plan. He provided an overview of how the cost of service is spread out and discussed rate classifications. He further explained the benefit of being a wholesale water provider to surrounding entities. Jeff touched on various projects in the 3-5 Year CIP to include various water lines and the expansion of the Bud Ervin Water Treatment Plan.

Director of Public Works Bart VanAmburgh discussed regional transportation, the Roadway Capital Plan, roadway maintenance, various transportation topics and Environmental Services. He discussed various Texas Department of Transportation and North Texas Toll Association projects that would affect Mansfield drivers as well as City of Arlington and Grand Prairie projects that will be beneficial to Mansfield. Bart discussed roadways in Mansfield that currently need maintenance as well as road projects in the 2023 CIP plan.

Mayor Evans recessed for lunch at 12:11 p.m. and reconvened at 1:00 p.m.

Bart VanAmburgh continued discussion regarding roadway maintenance and proposed street maintenance projects. He touched on various transportation topics such as commuter rail, ride-share / on-demand services, EV charging and complete streets. He discussed Environmental Services to include the Drainage Capital Improvement Plan, Solid Waste and Recycling, Stormwater Permit Program, Construction Site Inspections, Environmental Collection Center and Events, Mosquito Control, Drainage Maintenance, and Mowing and Street Sweeping.

Director of Community Services Matt Young provided the 2020 Master Plan Accountability Report, discussed current park projects, the May 2022 Bond projects, the Mansfield Park Development Facilities Corporation 10-Year Strategic Business Plan and the Capital Project Implementation Plan. He spoke in detail regarding current park projects.

Deputy City Manager Shelly Lanners and Assistant City Manager Matt Jones discussed city facility planning to include the re-purposing of the Public Safety Building once the new Police Headquarters building is completed. There was discussion regarding the prioritization of facilities and what the Council's vision is for city facilities.

Executive Director of Economic Development Jason Moore discussed the Comprehensive Economic Development Strategy, and Mansfield's SWOT (strengths, weaknesses, opportunities, and threats). He explained the targeted industries in Mansfield as well as the strategies needed to bring industry to Mansfield. Council provided feedback and input as to their vision for the city.

Joe Smolinski made closing remarks.

Mayor Evans adjourned for the day at 5:28 p.m.

Thursday, March 31, 2022

Discussion of Vision, Goals, and Objectives

Mayor Evans called the workshop to order at 8:00 a.m.

Previous day presenters provided a recap of their takeaways from each of their presentations.

Director of Community Engagement Theresa Cohagen discussed the Cultural Arts Master Plan. She touched on regional cultural arts destinations, performing arts venues, districts arts, and festivals and events.

Director of Planning Jason Alexander discussed the Future Land Use Plan, small area plans and transit oriented development, Southern Mansfield Arts Form-based Code, Architectural Pattern Book, and Electric Vehicle Charging Stations. He explained in detail the primary focus of the Future Land Use Plan and the Southern Mansfield Arts Form-based Code. The Council provided feedback on their vision for the city.

RECESS INTO EXECUTIVE SESSION

Mayor Evans recessed into executive session at 12:11 p.m. Mayor Evans called the executive session to order at 12:11 p.m. Mayor Evans adjourned the executive session at 2:57 p.m.

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

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

Land Acquisition for Future Development

Personnel Matters Pursuant to Section 551.074

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

Economic Development Project #21-09

Economic Development Project #21-10

Economic Development Project #21-26

Economic Development Project #21-33

Economic Development Project #22-10

Economic Development Project #22-11

Economic Development Project #22-12

ADJOURN

Mayor Evans adjourned the workshop at 2:57 p.m.

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4613

Agenda Date: 4/11/2022

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Zoning Change from C-2, Community Business District to PD, Planned Development for Attached Townhome Single-Family and Community Business Commercial on 14.156 Acres of Land in the Henry McGehee Survey, Abstract No. 998, Generally Located at the Southeast Intersection of Debbie Lane and North Walnut Creek Drive on Property at 1700 North Walnut Creek Drive; John Arnold Skorborg Company, Developer (ZC#21-023)

Requested Action:

To consider the subject zoning change request.

Recommendation:

The Planning and Zoning Commission held a public hearing on March 8, 2022 and continued the case to March 22, 2022 and voted 5 (Commissioners Knight, Axen, Gilmore, Mainer, and Goodwin) to 2 (Commissioners Groll and Weydeck) to approve.

Staff recommends approval.

Description/History

Existing Use: Vacant

Existing Zoning: C-2, Community Business District

Surrounding Land Use & Zoning:

North: East Debbie Lane Right-of-way

South: PR, Pre-Development District, educational and recreational uses

East: C-2, Community Business District, office uses

West: North Walnut Creek Drive Right-of-way

Staff Analysis

The subject property consists of two tracts of land totaling 14.156 acres. The developer is proposing residential and commercial development. The residential portion of the planned development consists of 129 townhome units on approximately 12.13 acres. The remaining 2.03 acres of the planned development will be dedicated to commercial uses serving the immediate neighborhoods.

The residential development will consist of townhomes; and each unit is proposed to be

on an individually platted lot. The townhomes will be attached in 3-, 4-, and 5-pack units along a standard residential street right-of-way. The townhomes will have shallow setbacks from the right-of-way, positioning the planned development to create an urban streetscape complete with sidewalks, street trees and units with stoops. The residential development is adjacent to the City's Clayton Chandler Park. The developer has proposed to connect the park at two points with the development. The western connection has enhanced decorative paving to create a marked direct route from the park to the proposed commercial development to the north. The developer has provided green spaces along this walk to further connect the park through the development. Amenities such as a dog park, bollard lighting, benches, bike racks, shade pavilions, barbeque grill and tables are provided along the end caps of the townhome blocks providing open spaces adjacent to the units.

The site standards for the townhomes are as follows:

Min. Home Square Footage	1,500 square feet
Min. Lot Size	22 feet x 80 feet
Building Pads	22 feet x 55 feet
Max. Height	40 feet
Open Space Lots	1.46 acres

All homes are alley loaded with four (4) off-street parking spaces provided --- two (2) in the garage and two (2) in the apron off the alley.

All units in the development are required to utilize a porch, patio, or stoop as a frontage element for the unit. Elevations have been provided to illustrate the usage of stoops as the frontage type for each individual unit. The developer has provided a list of required architectural features which include awnings, balconies, dormers, offsets, varied roof heights, et cetera. End-cap units --- those facing a right-of-way, pond, or open space --- must provide at least three (3) of the architectural features on the side façade and must have a wraparound porch to add character to said façade. The elevations also provide a list of materials to be utilized, which includes 80 percent masonry (e.g., brick, cast stone, and stone) materials on all buildings. Copper awnings and fiber cement lap siding are used as accent materials to provide material diversity and to break up any large expanses of a single material. To encourage elevation variety on a continuous block, the exterior façades for townhouses will not have repeating elevations or building materials across the street, nor on either side of the subject building. The elevations illustrate the ability to vary the unit elevations in different portions of the building to allow this variety.

The commercial portion of the development will meet sign and screening requirements of the Zoning Ordinance. The uses will be limited to general retail, restaurant, or medical uses as set forth in the standards for the C-2, Community Business District. All commercial buildings will adhere to the required 80 percent masonry as proposed by the developer.

The site standards for the commercial area are as follows:

Building Area	12,950 sf
Required Parking	46 spaces
Provided Parking	98 spaces

..Recommendation

The subject property is located in Sub-Area 5 in the 2012 Office Land Use Plan. Sub-Area 5 is described as built out and the remaining tracts would be considered infill development where care should be taken to match or complement existing development in the vicinity. The subject property describes the current zoning designation of C-2, Community Business District as perhaps too intense at that intersection. The following pertinent recommendations are included in the plan for Sub-Area 5:

- Use the Residential Guidelines and residential concepts in this plan as a guide to any new residential development where appropriate.
- Some limited retail and service uses may be added at a neighborhood level.

The development being proposed provides an opportunity to provide in-fill residential that allows the city to meet the needs of changing markets by providing a mix of development options and land use types in the community. By maintaining commercial uses at the corner of Walnut Creek Drive and Debbie Lane, the development honors the established commercial corridor along Debbie Lane. As the lot transitions towards the school and park property to the south, the use of townhome units provides for an infill project that brings new and unique residential opportunities to a relatively compact site. Finally, the connection points to the park and through the development and towards the commercial portion of the project provides deliberate connectivity for the neighborhood and visitors of the park property. The planned development standards proposed offer a sufficient understanding and outline of a desired product for the City, while delivering an infill development with urban housing in this Sub-Area.

The City of Mansfield's Public Works Department has reviewed the development and has not made additional recommendations for traffic calming devices. Although the area does experience heavy volumes at the pick-up and drop-off locations at adjacent schools, the development does not pose a concern from a trip generation standpoint.

At the March 8, Planning and Zoning Commission meeting this case was continued to the March 22 meeting so that the developer had time to study a right turn lane for the development at the north entrance of the development, explore screening and connections to and through the development, determine if densities could be adjusted and incorporate staff recommendations on exterior and porch materials.

The developer met with staff and we resolved issues with the turn lane geometry. After further review of the turn lane concerns, it was determined that the greater need is the Debbie Lane right turn lane extending further to the south and that storage area ending prior to the neighborhood access road. Staff determined that a right turn lane onto Street "E" would cause confusion at the intersection of Debbie Lane and Walnut Creek Drive as users would interpret it as part of the storage for that right turn onto Debbie Lane. The

updated lot layout plan shows the narrowing of Street “E”, eliminating a turning conflict created by having 2-turning movements exiting out of the development. Staff supports this change as it provides some improvement.

The developer investigated the Commission’s density concerns and has not been able to realize a lot decrease. While the developer was not successful in realizing a unit decrease, it is important to note that the density of 10 units per acre is less intense than other similar developments. The intensity of the project will not generate the substantial amount of traffic that commercial projects under the current C-2, Community Business District would. As presently zoned, the site could be developed for a variety of high-intensity, high-traffic generating uses including colleges, hospitals, hotels, religious assembly, schools, and retail uses that may serve a more regionally-focused trade area.

The developer has reworked the open space layout to provide a better connection and view corridor from Clayton Chandler Park through the development. This layout shift allows for more of the development to be adjacent to community open space, meeting the city’s goal of walkable urban spaces for in-fill development. Continued improvements added to this reworked lot layout could provide a much more thoughtful connection of uses.

The PD standards have been updated as requested by staff to address material concerns.

Staff recommends that the City Council consider tabling the case to allow for further discussion on site layout and land use integration, if the developer is in agreement.

Prepared by

Arty Wheaton-Rodriguez
Assistant Director of Planning
(817) 276-4229

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR ATTACHED TOWNHOME SINGLE-FAMILY RESIDENTIAL AND COMMUNITY BUSINESS COMMERCIAL 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

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 Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to owners of the affected properties, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended.

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

SECTION 1.

That the Comprehensive Zoning Ordinance of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district classification of PD, Planned Development; said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2.

That the use and development of the hereinabove described property shall be in accordance with the development plan shown on Exhibits "B – F" attached hereto and made a part hereof for all purposes.

SECTION 3.

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

SECTION 4.

That the above described properties shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

SECTION 5.

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6.

Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive 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 7.

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

FIRST READING APPROVED ON THE 11TH DAY OF APRIL, 2022.

DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 25TH DAY OF APRIL, 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

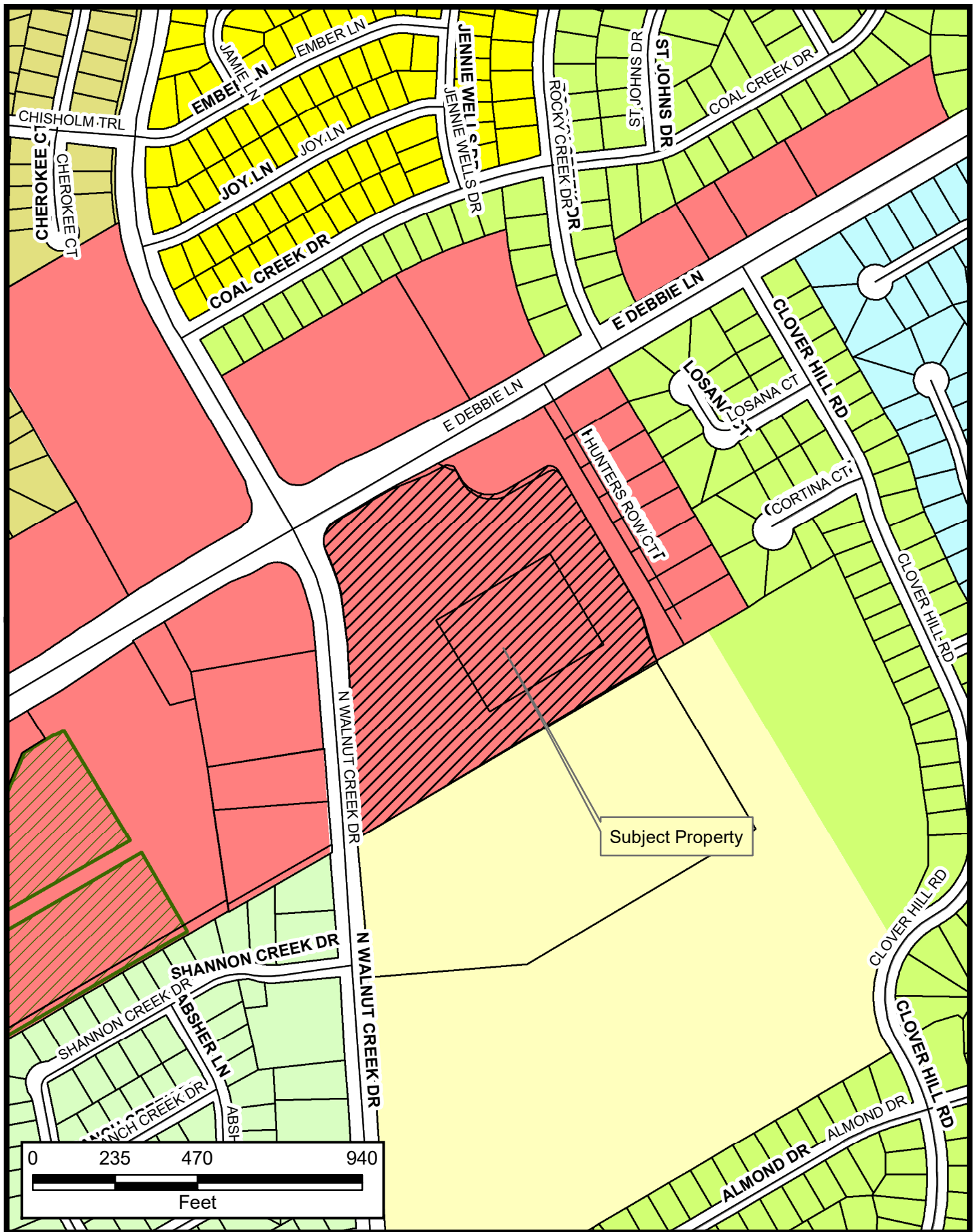
Allen Taylor, City Attorney



ZC#21-023

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

2/15/2022



ZC#21-023

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

2/15/2022

Property Owner Notification for ZC#21-023

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HUNTER'S ROW AT WALNUT CREEK	LOT 1	700 HUNTERS ROW LLC	7600 LANDMARK WAY UNIT 1001	ENGLEWOOD, CO	80111
HUNTER'S ROW AT WALNUT CREEK	LOT 2	PDQ REAL ESTATE LP	704 HUNTERS ROW CT	MANSFIELD, TX	76063-4001
HUNTER'S ROW AT WALNUT CREEK	LOT 3	704 HUNTERS ROW INC	704 HUNTERS ROW CT	MANSFIELD, TX	76063-4001
HUNTER'S ROW AT WALNUT CREEK	LOT 4	HUNTERS ROW LLC	2000 STONEBRIDGE CT	MANSFIELD, TX	76063-5338
HUNTER'S ROW AT WALNUT CREEK	LOT 5	VIDYA LLC	3060 TREVINO	GRAND PRAIRIE, TX	75054
HUNTER'S ROW AT WALNUT CREEK	LOT 6R	PIONEER MILLS INVESTMENTS LLC	717 CRESWELL RD #49	SHREVEPORT, LA	71106
HUNTER'S ROW AT WALNUT CREEK	LOT 7	INUKSHUK LP	2224 WANDA WAY	ARLINGTON, TX	76001-7066
HUNTER'S ROW AT WALNUT CREEK	LOT 8	MACKINS, PETER M	7183 BAY HILL DR	SANTA BARBARA, CA	75036
LEGEND MANSFIELD ADDN	BLK 1	PEREGRINE PRODUCTION LLC	PO BOX 50655	MIDLAND, TX	79710
LEGEND MANSFIELD ADDN	BLK 1	LW MANSFIELD PROPCO LLC	4500 DORR ST	TOLEDO, OH	43615
MANSFIELD DENTAL ADDITION	BLK 1	FIORENTINA PROPERTIES LLC	1217 STONEWALL DR	MANSFIELD, TX	76063
MANSFIELD DENTAL ADDITION	BLK 1	FIORENTINA PROPERTIES LLC	1217 STONEWALL DR	MANSFIELD, TX	76063
MANSFIELD DENTAL ADDITION	BLK 1	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MCGEHEE, HENRY SURVEY	A 998	TOTAL E&P USA REAL ESTATE LLC	PO BOX 17180	FORT WORTH, TX	76102
MCGEHEE, HENRY SURVEY	A 998	ORTEGA, PEDRO	1625 N WALNUT CREEK DR	MANSFIELD, TX	76063
MCGEHEE, HENRY SURVEY	A 998	CHESAPEAKE LAND DEV CO LLC	PO BOX 17180	FORT WORTH, TX	76102
MCGEHEE, HENRY SURVEY	A 998	MANSFIELD, ISD	605 E BROAD ST	MANSFIELD, TX	76063-1766
MISD, MCGEEHEE ADDN	BLK 1	MANSFIELD, ISD	605 E BROAD ST	MANSFIELD, TX	76063-1766
NORTH PARK MANSFIELD	BLK 1	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805

Tuesday, February 15, 2022

Page 1 of 2

Property Owner Notification for ZC#21-023

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
TURNING POINT ADDITION, THE	BLK 1	CCAL WALNUT CREEK PRIVATE SCHO	PO BOX 2253	MANSFIELD, TX	76063
WALNUT CREEK PRIVATE SCHOOL AD	BLK 1	CCAL WALNUT CREEK PRIVATE SCHO	PO BOX 2253	MANSFIELD, TX	76063

EXHIBIT "A"

LEGAL LAND DESCRIPTION:

BEING 14.156 acres (616,621 square feet) of land in the Henry McGehee Survey, Abstract No. 998, City of Mansfield, Tarrant County, Texas; said 14.156 acres (616,621 square feet) of land being a portion of that certain tract of land described in a deed to Total E&P USA Real Estate, LLC (hereinafter referred to as Total E&P USA Real Estate tract), as recorded in Instrument Number D216266570, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and being all of that certain tract of land described in an Affidavit Regarding City Ordinance No. 1364 (Vacating & Abandoning Right-of-Way) (hereinafter referred to as City Ordinance No. 1364), as recorded in Volume 15211, Page 273, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and recorded in Volume 15133, Page 540, D.R.T.C.T.; said 14.156 acres (616,621 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod with plastic cap stamped "WEIR & ASSOC. INC." found for the Southwest corner of said Total E&P USA Real Estate tract, same being the Northwest corner of that certain tract of land described as North Park, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D204096481, O.P.R.T.C.T., same also being the existing Easterly right-of-way line of North Walnut Creek Drive (variable width right-of-way);

THENCE North 03 degrees 37 minutes 08 seconds West with the common line between said Total E&P USA Real Estate tract and the existing Easterly right-of-way line of North Walnut Creek Drive, a distance of 546.90 feet to a one-half inch iron rod with plastic cap stamped "WEIR & ASSOC. INC." found for corner, same being an angle point in the Westerly line of said Total E&P USA Real Estate tract, same being the Southerly corner of said City Ordinance No. 1364;

THENCE North 07 degrees 10 minutes 33 seconds West with the common line between said City Ordinance No. 1364 and the existing Easterly right-of-way line of North Walnut Creek Drive, a distance of 134.42 feet to a one-half inch iron rod with plastic cap stamped "BEASLEY" found for corner, same being the beginning of a curve to the left, whose long chord bears North 12 degrees 53 minutes 36 seconds West, a distance of 50.42 feet;

THENCE Northerly, continue with the common line between said City Ordinance No. 1364 and the existing Easterly right-of-way line of North Walnut Creek Drive, with said curve to the left, having a radius of 252.69 feet, through a central angle of 11 degrees 27 minutes 05 seconds, for an arc distance of 50.50 feet to a one-half inch iron rod with plastic cap stamped "BEASLEY" found for corner, same being the beginning of a non-tangent curve left, whose long chord bears North 21 degrees 44 minutes 53 seconds West, a distance of 87.98 feet;

THENCE Northerly, continue with the common line between said City Ordinance No. 1364 and the existing Easterly right-of-way line of North Walnut Creek Drive, with said non-tangent curve to the left, having a radius of 806.00 feet, through a central angle of 06 degrees 15 minutes 27 seconds, for an arc distance of 88.03 feet to a one-half inch iron rod with plastic cap stamped "BEASLEY" found for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears North 17 degrees 21 minutes 20 seconds East, a distance of 91.42 feet;

THENCE Northeasterly, continue with the common line between said City Ordinance No. 1364 and the existing Easterly right-of-way line of North Walnut Creek Drive, with said curve to the right, having a radius of 68.00 feet, through a central angle of 84 degrees 28 minutes 11 seconds, for an arc distance of 100.25 feet to a one-half inch iron rod found for corner in the existing South right-of-way line of East Debbie Lane (variable width right-of-way);

THENCE North 59 degrees 33 minutes 40 seconds East with the common line between said City Ordinance No. 1364 and the existing South right-of-way line of said East Debbie Lane, a distance of 113.05 feet to a one-half inch iron rod with plastic cap stamped "WEIR & ASSOC. INC." found for corner;

THENCE North 60 degrees 28 minutes 30 seconds East, continue with the common line between said City Ordinance No. 1364 and the existing South right-of-way line of said East Debbie Lane, a distance of 62.00 feet to a one-half inch iron rod with plastic cap stamped "WEIR & ASSOC. INC." found for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears North 61 degrees 36 minutes 06 seconds East, a distance of 14.30 feet;

Continued on Page 2:

Project No. 090-21-018 | Date: 12/20/2021 | Page 1 of 3 | Drawn by: SA | Checked by: MD2

ZONING LIMITS EXHIBIT

ADDRESS: 1700 NORTH WALNUT CREEK DRIVE
BEING 14.156 ACRES OR (616,621 SQUARE FEET) OUT OF THE
HENRY MCGEHEE SURVEY, ABSTRACT NO. 998
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS



EXHIBIT "A"

LEGAL LAND DESCRIPTION:

Continued from Page 1:

THENCE Easterly with the common line between said Total E&P USA Real Estate tract and the existing South right-of-way line of said East Debbie Lane, with said non-tangent curve to the right, having a radius of 1940.00 feet, through a central angle of 00 degrees 25 minutes 21 seconds, for an arc distance of 14.30 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner in the existing South right-of-way line of said East Debbie Lane, as recorded in Instrument Number D220286670, O.P.R.T.C.T.;

THENCE North 68 degrees 11 minutes 57 seconds East, continue with the common line between said Total E&P USA Real Estate tract and the existing South right-of-way line of said East Debbie Lane, a distance of 101.13 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE North 62 degrees 37 minutes 01 second East, continue with the common line between said Total E&P USA Real Estate tract and the existing South right-of-way line of said East Debbie Lane, a distance of 64.61 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner, same being the existing Northwest corner of that certain tract of land described in a Special Warranty Deed to Mansfield Independent School District (hereinafter referred to as Mansfield ISD tract), as recorded in Instrument Number D220097207, O.P.R.T.C.T.;

THENCE South 73 degrees 52 minutes 46 seconds East, departing the existing South right-of-way line of said East Debbie Lane, with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, a distance of 21.76 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE South 30 degrees 22 minutes 34 seconds East, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, a distance of 37.05 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chord bears South 75 degrees 22 minutes 29 seconds East, a distance of 133.64 feet;

THENCE Easterly, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, with said curve to the left, having a radius of 94.50 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 148.44 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE North 59 degrees 37 minutes 26 seconds East, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, a distance of 126.70 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the right, whose long chord bears South 75 degrees 22 minutes 31 seconds East, a distance of 41.72 feet;

THENCE Easterly, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, with said curve to the right, having a radius of 29.50 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 46.34 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE South 30 degrees 22 minutes 32 seconds East, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, a distance of 427.76 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the right, whose long chord bears South 22 degrees 42 minutes 17 seconds East, a distance of 58.07 feet;

THENCE Southeasterly, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, with said curve to the right, having a radius of 217.50 feet, through a central angle of 15 degrees 20 minutes 33 seconds, for an arc distance of 58.24 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

Continued on Page 3:

Project No. 090-21-018 | Date: 12/20/2021 | Page 2 of 3 | Drawn by: SA | Checked by: MD2

ZONING LIMITS EXHIBIT

ADDRESS: 1700 NORTH WALNUT CREEK DRIVE
BEING 14.156 ACRES OR (616,621 SQUARE FEET) OUT OF THE
HENRY MCGEEHEE SURVEY, ABSTRACT NO. 998
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS



EXHIBIT "A"

LEGAL LAND DESCRIPTION:

Continued from Page 2:

THENCE South 15 degrees 02 minutes 51 seconds East, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, a distance of 55.29 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears South 22 degrees 29 minutes 32 seconds East, a distance of 73.34 feet;

THENCE Southeasterly, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, with said curve to the left, having a radius of 282.50 feet, through a central angle of 14 degrees 54 minutes 59 seconds, for an arc distance of 73.55 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner in the Southeasterly line of said Total E&P USA Real Estate tract, same being the Northwesternly line of that certain tract of land described as Lot 1, Block 1 of the aforesaid North Park (hereinafter referred to as Lot 1);

THENCE South 59 degrees 35 minutes 21 seconds West with the common line between said Total E&P USA Real Estate tract and said Lot 1, a distance of 982.28 feet to the PLACE OF BEGINNING, and containing a calculated area of 14.156 acres (616,621 square feet) of land.

Project No. 090-21-018 | Date: 12/20/2021 | Page 3 of 3 | Drawn by: SA | Checked by: MD2

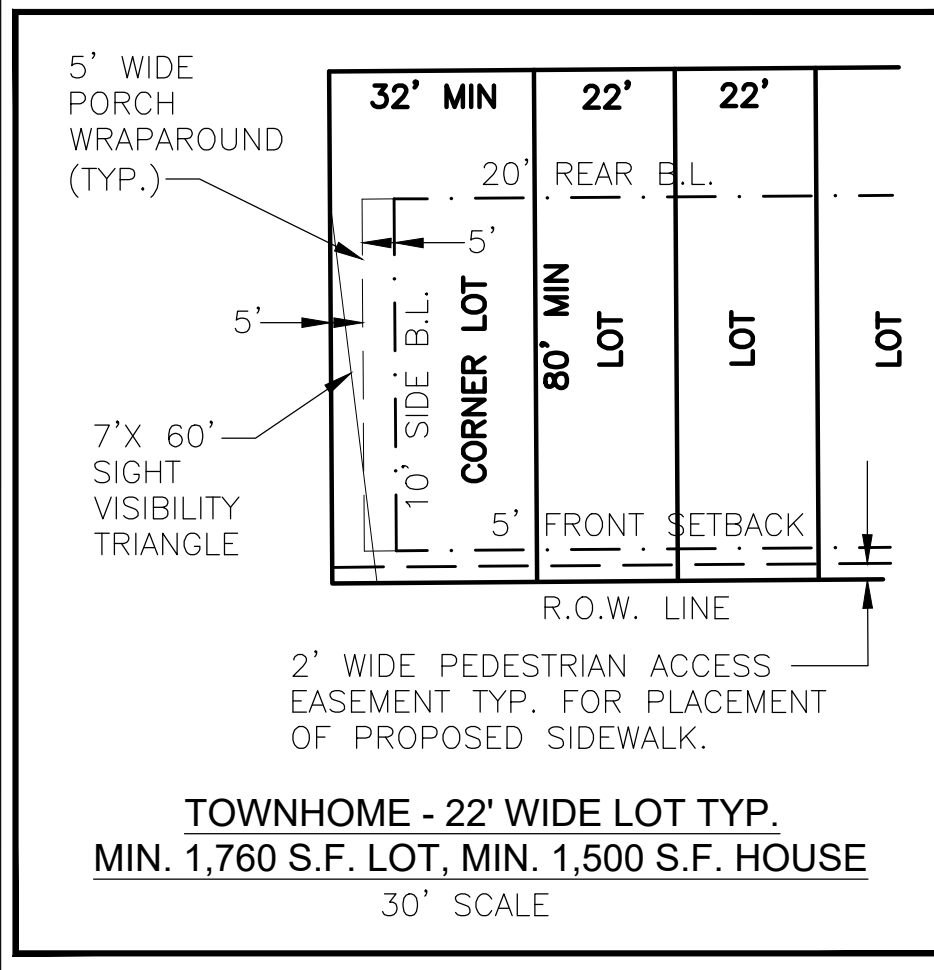
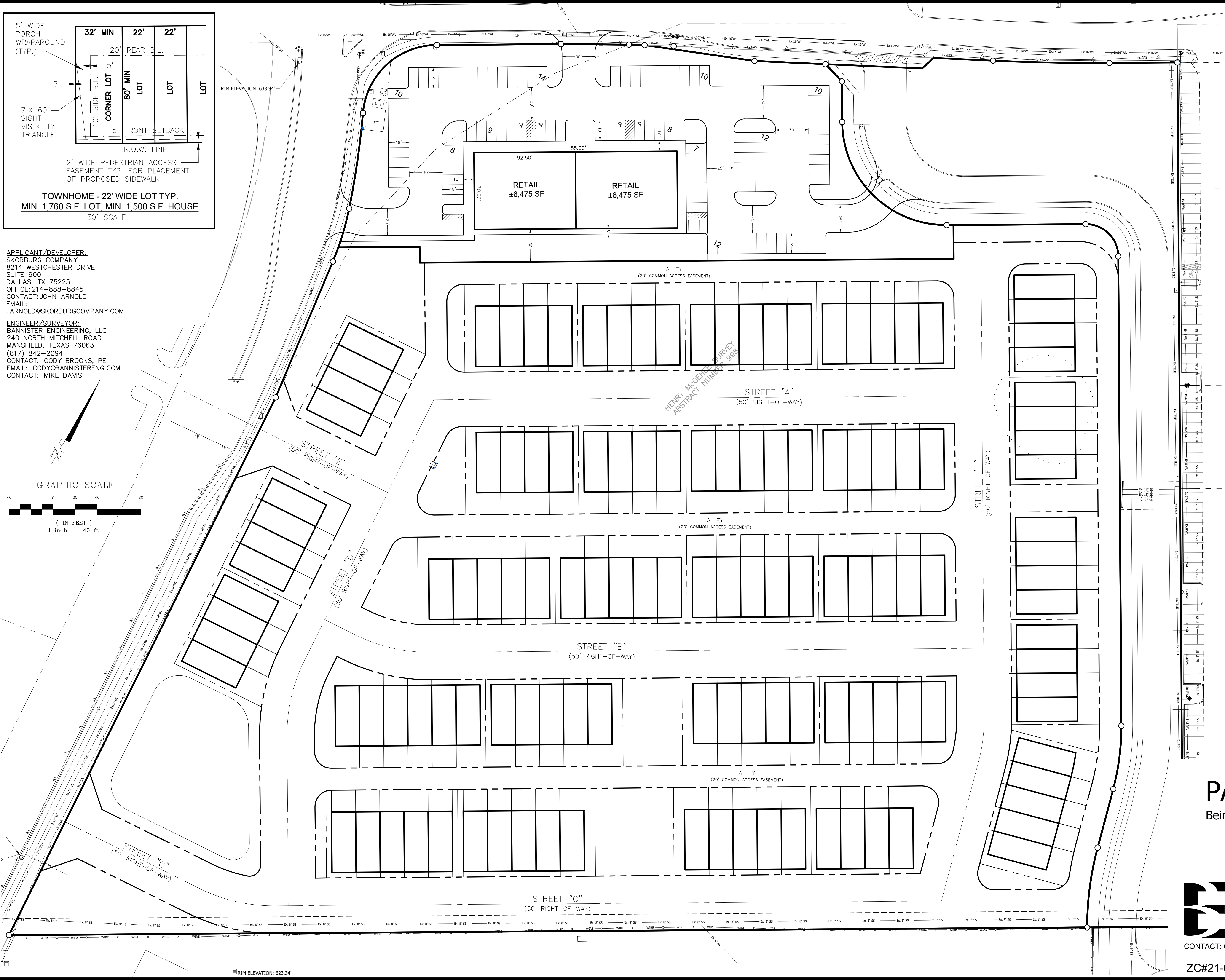
ZONING LIMITS EXHIBIT

ADDRESS: 1700 NORTH WALNUT CREEK DRIVE
BEING 14.156 ACRES OR (616,621 SQUARE FEET) OUT OF THE
HENRY MCGEEHEE SURVEY, ABSTRACT NO. 998
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS



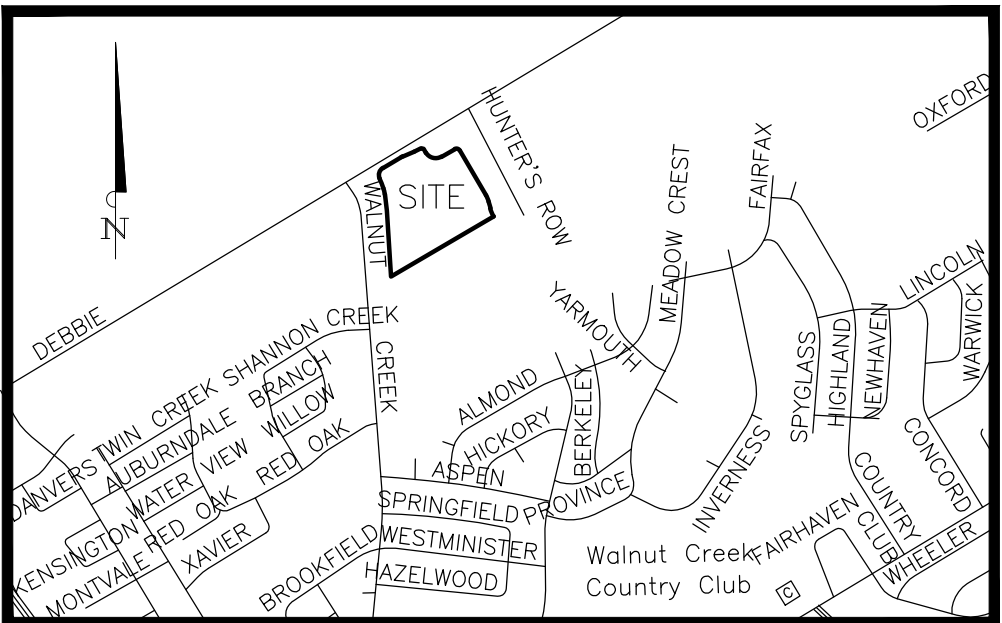
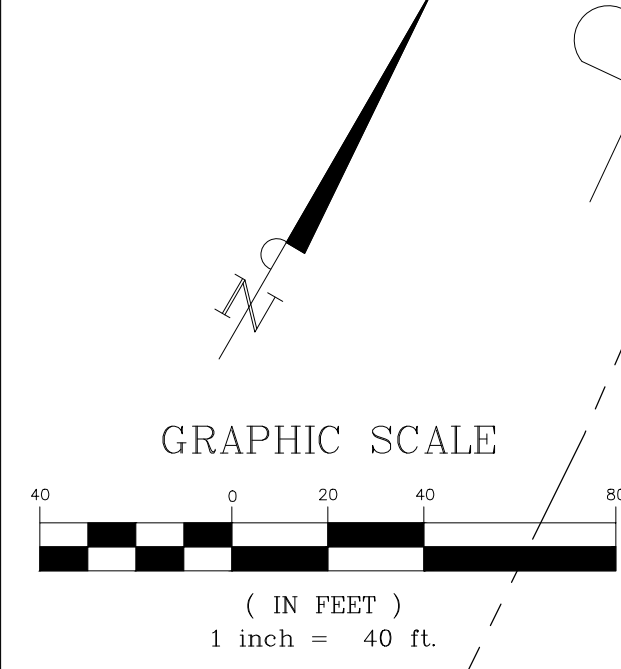


File: C:\Users\cody\Desktop\Bannister\090-21-018\EXH-B Development Plan Exhibit.dwg | Date Plotted: 3/15/2022 5:20 PM | Plotted By: cody



APPLICANT/DEVELOPER:
SKORBURG COMPANY
 8214 WESTCHESTER DRIVE
 SUITE 900
 DALLAS, TX 75225
 OFFICE: 214-888-8845
 CONTACT: JOHN ARNOLD
 EMAIL: JARNOLD@SKORBURGCOMPANY.COM

ENGINEER/SURVEYOR:
BANNISTER ENGINEERING, LLC
 240 NORTH MITCHELL ROAD
 MANSFIELD, TEXAS 76063
 (817) 842-2094
 CONTACT: CODY BROOKS, PE
 EMAIL: CODY@BANNISTERENG.COM
 CONTACT: MIKE DAVIS



RESIDENTIAL SITE DATA SUMMARY (528,189 S.F. - 12.13 AC)	
LOT DENSITY:	10.64 UNITS / AC
MAXIMUM HOME HEIGHT:	40'
MIN. HOME S.F.	1500 S.F.
REQUIRED PARKING	2 SPACES
PROVIDED PARKING	4 SPACES (2 GARAGE, 2 DRIVE)
LOT SIZE:	22' X 80'
BUILDING PADS	22' X 55'
TOTAL UNITS	129
STREETS:	50' R.O.W.
PAVEMENT:	29' BACK TO BACK
OPEN SPACE LOTS:	
COMMERCIAL SITE DATA SUMMARY (88,432 S.F. - 2.03 AC)	
BUILDING AREA:	12,950 S.F.
FLOOR AREA RATIO:	0.15
REQUIRED PARKING (4b)	46 SPACES
PROVIDED PARKING	98 SPACES

- PLANNED DEVELOPMENT REGULATIONS:**
1. SIDEWALKS WILL BE INSTALLED IN THIS DEVELOPMENT AS SHOWN
 2. RESIDENTIAL LOT LANDSCAPE STANDARDS SHALL BE IN ACCORDANCE WITH CITY ORDINANCE.
 3. ALL AC UNITS SHALL BE SCREENED FROM PUBLIC VIEW
 4. ALL IRRIGATION OF OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
 5. ALL LANDSCAPE AREAS, INCLUDING LANDSCAPE BUFFERS, SETBACKS AREAS, OPEN SPACE LOTS AND FRONT YARDS SHALL BE IRRIGATED.
 6. STREET SIGNS SHALL BE ENHANCED WITH DECORATIVE POLE AND MOUNTS WITH STANDARD STREET SIGNS ATTACHABLE AND SHALL BE MAINTAINED BY THE H.O.A.
 7. A HOME OWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED TO OVERSEE THE CODES AND COVENANTS OUTLINE WITHIN THIS PLANNED DEVELOPMENT. REFER TO SEPARATE NOTES THIS SHEET.
 8. THIS PROPOSED PLANNED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH PROVISIONS OF THE APPROVED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
 9. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF ALLEYS (COMMON ACCESS EASEMENTS).

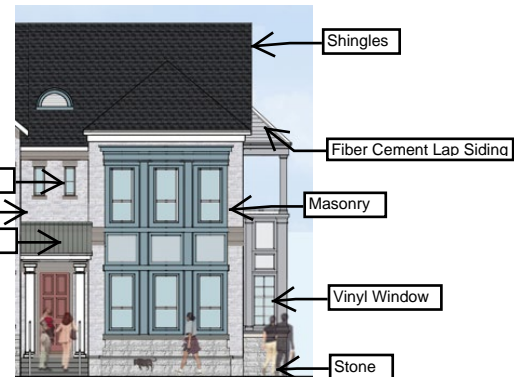
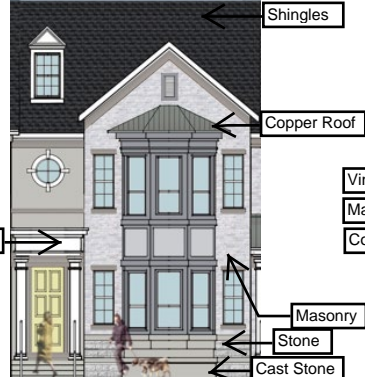
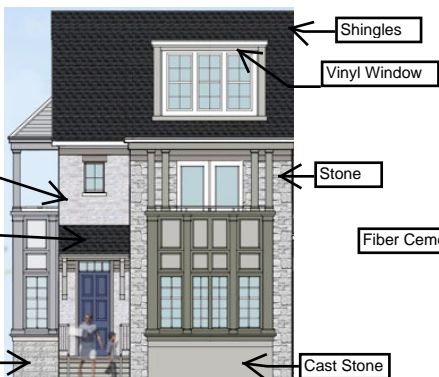
- HOME OWNERS ASSOCIATION NOTES:**
1. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MASONRY SCREENING WALL WITH MASONRY COLUMNS; THE WOOD FENCE WITH MASONRY COLUMNS; THE DECORATIVE METAL FENCE; THE WOOD FENCE ALONG THE NORTHERN AND WESTERN PERIMETER OF THE DEVELOPMENT; THE DECORATIVE STREET SIGN AND STREET LIGHT POLES AND MOUNTS; THE OPEN SPACE LOTS AND ALL LANDSCAPING AND IMPROVEMENTS THEREON; AND THE ENHANCED ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO, THE MEDIAN, LANDSCAPING, ANY NON-STANDARD PAVEMENT, THE ENTRANCE MASONRY WALLS AND SIGNAGE, AND THE DECORATIVE LIGHT FIXTURES.
 2. THE OWNERS ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH CITY OF MANSFIELD POLICIES. THESE DOCUMENTS MUST BE REVIEWED BY THE CITY ATTORNEY PRIOR TO FILING THE FINAL PLAT. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT AT TARRANT COUNTY WHEN DEEMED NECESSARY BY THE ATTORNEY. THE DOCUMENTS SHALL BE SUBMITTED IN TIMELY MANNER TO ALLOW FOR A MINIMUM OF 60 DAY REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN A DELAY OF CONSTRUCTION, ACCEPTANCE OF THE SUBDIVISION OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS IN CONSTRUCTION, APPROVAL OR ACCEPTANCE OF THE SUBDIVISION CAUSED BY FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR INACCURACY OF THE DOCUMENTS.

EXHIBIT "B" DEVELOPMENT PLAN PARKSIDE ADDITION

Being approximately 14 Acres of land situated in
the Henry McGehee Survey,
Abstract No. 998,
City of Mansfield, Tarrant County, Texas

BANNISTER
ENGINEERING
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)
 CONTACT: CODY BROOKS, P.E. Date Prepared: 12/17/2021
 ZC#21-023 Date Revised: 3/15/2022

Exhibit C - Building Elevations



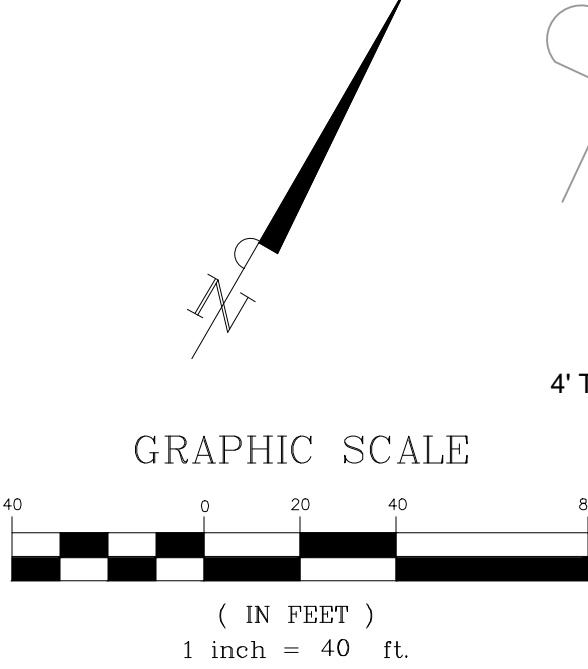
OPEN SPACE AREA TABLE	
#	AREA
1	7,890 S.F.
2	26,679 S.F.
3	9,893 S.F.
4	1,178 S.F.
5	2,512 S.F.
6	2,757 S.F.
7	4,327 S.F.
8	5,730 S.F.
9	1,012 S.F.
10	1,253 S.F.
11	2,000 S.F.

APPLICANT/DEVELOPER:
SKORBURG COMPANY
8214 WESTCHESTER DRIVE
SUITE 900
DALLAS, TX 75225
OFFICE: 214-888-8845
CONTACT: JOHN ARNOLD
EMAIL: JARNOLD@SKORBURGCOMPANY.COM

ENGINEER:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: CODY BROOKS, PE
EMAIL: CODY@BANNISTERENG.COM

SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: MICHAEL DAVIS

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



LANDSCAPE TABULATIONS

SUMMARY CHART - BUFFERYARDS / SETBACKS									
PARCEL	LOCATION OF BUFFERYARD OR SETBACK	PROPOSED USE	ADJACENT ZONING	BUFFERYARD OR SETBACK WIDTH / TYPE	LENGTH (IN FEET)	TREES REQ'D	TREES PROV'D	SCREEN WALL / DEVICE HEIGHT AND MATERIAL REQUIRED	SCREEN WALL / DEVICE HEIGHT AND MATERIAL PROVIDED
LOT 1	NORTH (DEBBIE LN)	C-2	C-2	10	397	8	8	N/A	N/A
LOT 1	EAST (SCHOOL DRIVEWAY)	C-2	SCHOOL, PUBLIC	10	167	7	7	6' SCREENING WALL	NONE
LOT 1	NORTH (SCHOOL DRIVEWAY)	TH	SCHOOL, PUBLIC	10	144	6	6	6' SCREENING WALL	NONE
LOT 1	EAST (SCHOOL DRIVEWAY)	TH	SCHOOL, PUBLIC	10	638	26	0	6' SCREENING WALL	6' B.O.B. Fence
LOT 1	SOUTH (CITY PARK)	TH	SCHOOL, PUBLIC	10	982	40	5	6' SCREENING WALL	4' Ornamental Metal Fence
LOT 1	WEST (WALNUT CREEK DR)	TH	C-2	10	637	26	26	6' SCREENING WALL	4' Ornamental Metal Fence
LOT 1	WEST(WALNUT CREEK DR)	C-2	C-2	10	150	3	3	N/A	N/A

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	
	ILEX VOMITORIA / YAUPOON HOLLY (OR OTHER CITY APPROVED ACCENT TREE)	2" Cal.
	QUERCUS SHUMARDII / SHUMARD RED OAK	3" Cal.
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	3" Cal.
	ULMUS CRASSIFOLIA / CEDAR ELM	3" Cal.
SHRUBS	BOTANICAL / COMMON NAME	
	ILEX VOMITORIA 'NANA' / DWARF YAUPOON (OR OTHER CITY APPROVED EVERGREEN SCREENING SHRUB)	
	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY (OR OTHER CITY APPROVED EVERGREEN SCREENING SHRUB)	
GROUND COVERS	BOTANICAL / COMMON NAME	
	/ SHRUBS, GRASSES, GROUND COVER	
	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	

LANDSCAPE PLAN (OPT. B)
EXHIBIT 'D'
PARKSIDE ADDITION

Being approximately 14 Acres of land
situated in the Henry McGehee Survey,
Abstract No. 998,
City of Mansfield, Tarrant County, Texas



BANNISTER
ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

CONTACT: CODY BROOKS, P.E. Date Prepared: 12/17/2021
ZC#21-023 Date Revised: 3/22/2022

EXHIBIT “F”

**PARKSIDE ADDITION
(22’ wide alley served lots, and modified C-2 commercial zoning)**

**PLANNED DEVELOPMENT CONDITIONS ADDENDUM TO
DEVELOPMENT PLAN**

**APPLICANT: SKORBURG COMPANY
ZC# 21-023**

A. GENERAL:

- a. The existing provisions of the City of Mansfield, Texas Zoning Ordinance shall continue to be applicable to issues not covered by these PD, planned development district standards for Parkside Addition.
- b. In the event of a conflict between these PD, planned development district standards, and those of the City of Mansfield, Texas Zoning Ordinance, as amended, the provisions set forth herein shall take precedence

B. GARAGE ORIENTATION: All townhome lots within the Parkside Addition will be alley-served.

C. STREET TREES: Canopy trees at least 3” caliper in size at the time of planting shall be planted between the sidewalk and street section, with a minimum of one (1) canopy tree for each 22’ wide lot.

D. ELEVATION CONTROLS: In order to encourage variety on a continuous block, the building facades for townhouses will not have repeating elevations/materials across the street and on either side of the subject building. A different combination or intermix of materials shall be incorporated for the townhomes within these parameters. In addition:

- a. Each lot created for the construction of a townhome abutting a portion of Walnut Creek Drive shall be designed so that:
 - i. The front building façade faces Walnut Creek Drive; and
 - ii. The front yard is designed as a dooryard as described below.

E. HOMEOWNERS ASSOCIATION: A Homeowners Association (“HOA”) shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; and other provisions as deemed appropriate to secure a sound and stable association. In addition to maintaining all common areas, the HOA shall be responsible for maintaining the front yards and side yard space between buildings.

F. MINIMUM HOUSE SIZES: The minimum floor area for each home shall be 1,500 square feet.

G. ARCHITECTURAL STANDARDS:

- a. Masonry Requirements: With the exception of openings for doors and windows only, a minimum of 80 percent of each building wall shall be fired-clay brick, cast stone, stone or stucco. In addition:
 - i. Exterior insulated finishing systems (E.I.F.S.) is not a permitted material.
 - ii. Doors and windows shall be recessed a minimum of 3 inches in building facades constructed of brick, stone, or stucco. Flush mounted windows are prohibited.
- b. Construction Standards: All homes will be constructed with fire suppression walls with resistance ratings certified for United States.
- c. Required Architectural Features: Each building shall incorporate at least four of the following architectural elements on the front building façade in addition to a frontage treatment consisting of a dooryard, a patio, a porch, or a stoop. A dooryard shall only be required for those units on lots abutting Walnut Creek Drive. In addition to openings for doors and windows, all corner (i.e., end-cap) units facing right-of-way (“R.O.W.”), the pond or the park shall incorporate at least three of the following architectural elements on the side façade. Wraparound porches are required for these units and shall be allowed to encroach 5’ into the side setback.

Elevations have been provided to show intent and execution of treatments required under the below standards.

- Awnings/canopies;
- Balconies (a minimum of 25 square feet in size);
- Dormers;
- Offsets within each building (minimum 20 feet to receive credit);
- Varied roof height in building (minimum ten-foot difference);
- Sconce lighting;
- Decorative banding or molding;
- Decorative overhangs;
- Eyebrow soldier courses; and
- Gables.

The required dooryards, patios, porches, and stoops shall be designed and constructed in accordance with the following:

- Patios shall be a minimum of 36 square feet in size. Patio flooring shall be brick, concrete, or stone.

- Porches shall be a minimum of 36 square feet in size. Porch flooring shall be brick, concrete, or stone. Synthetic materials are permitted provided they have the same appearance as the masonry materials.
 - Stoops shall be elevated a minimum of two (2) feet above the adjacent sidewalk and shall have minimum depth of four (4) feet. Stoops shall be constructed of brick, concrete, or stone material to match the adjacent building façade.
 - Dooryards shall be minimum of five (5) feet in depth and shall be enclosed on three sides by a wood slat, wood picket, or wrought-iron fence with a hedge row or decorative shrubs along the interior fence line. A wall constructed of the material matching the adjacent building façade shall also be permitted. The height of the fence shall be four (4) feet. The gate in the fence shall be made of opaque metal or wood material.
- d. Roof Pitch: Roofs may be symmetrically pitched a minimum of 6:12 or low-slope (i.e., flat). All flat roofs shall be enclosed on all sides by a parapet wall. Parapet walls shall be no less than 42 inches in height. Roofs for patios, porches, and stoops may be shed, and a minimum of 3:12.
- e. Fencing Requirements: Except as specifically provided in this PD, planned development district, all fencing requirements shall comply with the provisions set forth in Section 155.094 (General Provisions for All Fences and Freestanding Walls) of the Zoning Ordinance. In addition, the Developer shall install an ornamental metal fence along the eastern boundary of the development. Such fencing shall be supplemented with evergreen landscaping subject to the approval of the Director of Planning.

H. Commercial Standards:

a. Architectural standards:

- i. With the exception of openings for doors and windows only, a minimum of 80 percent of each building wall shall be fired-clay brick, cast stone, stone or stucco. In addition:
- ii. Doors and windows shall be recessed a minimum of 3 inches in building façades constructed of brick, stone, or stucco. Flush mounted windows are prohibited.
- iii. A minimum of 70 percent of the front building façade (i.e., the building wall containing the main point of access for pedestrians into the building) shall be glazed in clear glass.
- iv. All commercial tenant spaces shall be designed as separate shopfronts. Shopfronts shall be subject to the following design requirements:
 1. Shopfronts shall be designed with a bulkhead, display window and transom.
 2. Bulkheads shall be between 18 and 30 inches in height.
 3. Transom windows shall be installed above the bulkhead and display windows.
- v. All rooftop mechanical equipment shall be fully screened from all sides by parapet walls of which shall be at least 12 inches greater in height than the equipment.

b. Sign Standards: Commercial signage will comply with all applicable provisions in Section 155.090 for the C-2, Community Business District.

c. Allowed Uses: The following commercial uses shall be permitted:

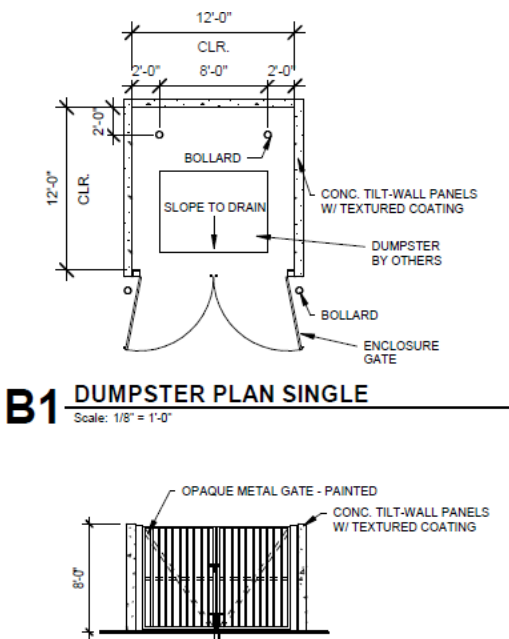
i. Retail, provided that the specific use shall be further limited to:

1. Apparel store.
2. Arts and crafts store.
3. Bakery (no drive-through facility).
4. Bike shop.
5. Café (no drive-through facility).
6. Coffee shop (no drive-through facility).
7. Corner market or convenience goods store.
8. Florist.
9. Gift store.
10. Hardware store.
11. Ice cream parlor (no drive-through facility).
12. Jewelry store.
13. Pet supplies store.
14. Pharmacy (no drive-through facility).
15. Restaurant (no drive-through facility).

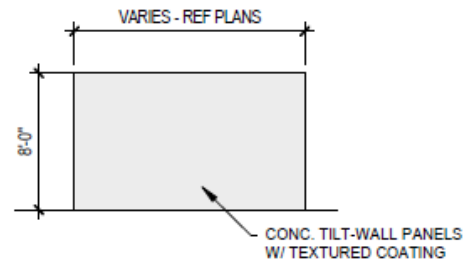
ii. Personal service, provided that the specific use shall be further limited to:

1. Barber.
2. Day spa.
3. Dry cleaner (no drive-through facility).
4. Fitness studio.
5. Hairdresser.

6. Pet grooming.
 7. Salon.
 8. Shoe repair.
 9. Tailor.
 - iii. Office.
 - iv. Medical clinic.
 - v. Veterinarian office (without outside animal run or pens).
- d. Prohibited Uses: Any use not listed in Paragraph C above shall be prohibited, including drive-through facilities and outdoor storage.
 - e. Required Parking: All commercial uses shall require a minimum of 4.0 assigned parking spaces per 1,000 square feet of gross leasable space.
 - f. Waste Disposal Standards: Materials shall be similar to those used on the main structure and comply with the screening details below:



B2 DUMPSTER GATE ELEVATION
Scale: 1/8" = 1'-0"



C DUMPSTER SIDE/REAR ELEVATION (TYP)
Scale: 1/8" = 1'-0"

NOTE : DUMPSTER ENCLOSURES PAINTED TO MATCH MAIN BUILDING



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4614

Agenda Date: 4/11/2022

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Zoning Change from PR, Pre-Development District to PD, Planned Development District for a Mixed Lot Single-family Residential Development (427 homes) and Community Business Commercial on 121.459 Acres of Land in the Thomas J. Hanks Survey, Abstract No. 644, Tarrant County, TX and Abstract No. 1109, Johnson County, TX, Located at 1101 W Broad St.; Mary Ann Johnston, Owner, Terrance Jobe Alluvium Development, Developer (ZC#21-020)

Requested Action:

To consider the subject zoning change request.

Recommendation:

The Planning and Zoning Commission held a public hearing on April 4, 2002 and voted 5 to 0 to approve.

Staff recommends approval.

Description/History

Existing Use: Vacant

Existing Zoning: PR District

Surrounding Land Use & Zoning:

North: West Broad Street Right-of-way

South: Vacant, PR, Pre-Development District

East: Industrial, I-2, Heavy Industrial District

West: PD, Planned Development District for Single Family (65' wide lots) and Vacant PR, Mansfield Independent School District (MISD) and Mansfield Parks and Recreation Property

Thoroughfare Plan Specification:

Internal residential streets with cross-sections

Synopsis

The requested zoning is consistent with the vision and recommendations found in the Official Land Use Plan and the proposed development is compatible with surrounding land uses.

Staff Analysis

The subject property consists of two (2) tracts of land located in Tarrant County and Johnson County. Between the two tracts, there is approximately 121.459 acres of land.

Although rectangular in geometry, the subject property presents an opportunity to introduce one of the first traditional neighborhood developments to the market. Towards that end, the applicant envisions the development of approximately 3.89 acres --- or 3.2 percent of the total land area --- located at the northwestern reaches of the site for neighborhood serving commercial. In particular, the applicant has discussed with the City for the commercial component of the development to include a neighborhood corner market or grocer. The presence of a neighborhood corner market or grocer has the potential to conveniently expand access to and sources for food (with an emphasis on fresh produce and other organic items), sundries, and other daily needs and to increase opportunities for retail and the incubation of other businesses to advance the City's vision and goals for economic development in all areas of Mansfield.

The remaining 177.569 acres --- approximately --- is intended to be developed as an intentional mix of detached single-family residential and row houses on a variety of lot sizes that are within walking distance of a diverse mix of civic spaces (i.e., parks). As proposed, there are seven (7) residential lot types --- with the vast majority of those lots being served and accessed by a rear alley. As depicted on the development plan, 85 percent of the residential lots will be alley served and accessed.

Of note, approximately 37 percent of the residential unit yield --- 156 units --- will consist of row houses. The row houses are intended to be carefully integrated into the development to create a strong visual spine which will define the traditional neighborhood development.

Further, the lot types are generally dispersed throughout the proposed traditional neighborhood development to create a unique community and ensure variety in architecture. Of the total number of lots to be developed, approximately 58 percent are less than 40 feet in width; the balance of the lots to be developed are 50 feet in width or greater. It should be noted that, in a nod to other traditional neighborhood developments that have received global acclaim, six of the lots fronting a lake and identified in attached exhibits, will either have balconies that encroach as the porch does, or two-story porches. This architectural consideration --- when paired with the provision of accessory dwellings -- will reinforce the notion of a lifelong community in which a range of housing serving a broad spectrum of market needs and desires.

Finally, a well-connected network of trails and civic spaces have been provided throughout the proposed development. Approximately 37 acres, excluding the gas wells site, are dedicated to structured and unstructured recreation opportunities. Where stormwater facilities are located within these spaces, the developer has discussed the activation and enhancement of these opportunities with shelters, trails, benches, and trash receptacles. A private amenity center is proposed as shown in Exhibit E-2. Parking for that facility will be on the adjacent streets --- with some dedicated parking in bulb-outs being provided along the east bounding street.

Development Plan and Standards

The applicant has provided a separate exhibit --- Exhibit B --- containing the standards for development in Starlin Ranch.

There are standards for lot types, orientation of garages, architecture, and landscaping.

The bulk area standards for the single-family residential products are as follows:

SEE TABLE 1 (ATTACHED)

As proposed, all single-family residential units shall require a minimum of two (2) off-street parking spaces to be provided within a garage. Also, as proposed, non-alley accessed lots shall require their garages be constructed as: (i) J-swing garages; (ii) side-entry garages for corner lots; or (iii) front-entry garages recessed a minimum of ten (10) feet in depth from the principal building façade. The standards for development do include measurement details and garages flush with the principal building façade are prohibited.

Anti-Monotony

The proposed standards for Starlin Ranch include provisions concerning anti-monotony; to ensure a variety of architectural designs with appropriate detailing, materials, color, et cetera to create a compelling streetscape structure that is unique and attractive. The proposed standards limit building façades / floorplans that are identical or similar on a block face when they not separated by a minimum of three lots.

Administrative standards have been provided to mandate that homebuilders submit a lot layout diagram to illustrate compliance along a block face.

A series of images showing various architectural designs has been provided to illustrate the developer's intent to achieve architectural variety and the examples show significant differentiation in elevation, floor plan, and materials.

Roof Pitches

Type A Lots, the row house lots, may have low-slope (i.e., flat) roofs or symmetrically pitched roofs with a minimum angle of 6:12. However, all flat roofs shall be surrounded on all sides by a parapet wall no less than 42 inches high.

Type B, C, D, E, F, and G Lots shall have a symmetrically pitched roof with a minimum angle of 6:12. Ancillary roofs may be pitched with a minimum angle of 3:12.

Building Materials

The exterior finish on building elevations shall be limited to any combination of brick, stone, cementitious fiber board and stucco. Stucco may only be used as an accent (no more than 10 percent) exterior finish on type A lots. Also, wood may only be used as an accent exterior finish material on type B, C, D, E, F, and G Lots.

Design Standards

All residential units on alley-served lots shall have a porch or a stoop attached on the principal building façade. At least 50 percent of the dwelling units not accessed by an alley shall have a porch or a stoop attached to the principal building façade. Standards for materials and size minimums for porches and stoops have been provided within the proposed standards for development. The definition section has specific requirements for these frontage elements.

Architectural prescriptions for corner lots identified as Type B, C, D, E, F, and G Lots are also strongly encouraged by the proposed standards for development. The dwellings on these lots are required to have a defined primary and secondary building façade. No privacy fences are allowed between the primary or secondary building façade and the adjacent sidewalk. The only fences allowed in this area are low lying open-style fences, hedge walls or low height walls of masonry.

While the architectural considerations appear to deliver elevated standards for quality, it appears that there are several opportunities to anchor corners and engage streetscapes within the development. In particular, the corner lots create distinct opportunities to wrap porches around the residences; and some of the residences that front on ponds or other bodies of water have the potential to deliver porches with two (2) stories. The presence of these architectural features would not only serve to enhance the quality of the project, but it would also establish a precedent for development in the whole of Mansfield. Exhibit D-4 identifies various lots required to provide enhanced architectural treatments for Main Street Corner Lots, Lake Frontage and Enhanced Locations.

Landscaping, Open Space, and Trail Plan

Street trees are provided throughout the development as shown in the open space exhibit. These trees are to be planted every 40 feet along all residential lot frontages in the space between the curb and sidewalk, outside the private lot. All Type B, C, D, and F lots shall plant at least one (1) tree. No fewer than two (2) trees must be planted on every type E and G lots with one required in the front yard.

..Recommendation

The subject property is located in Sub-Area 2 of the Official Land Use Plan. Sub-Area 2 recommends the development of diverse and more intense housing opportunities. Further, the Official Land Use Plan recommends that more neighborhood serving retail be strategically placed to serve the residents along West Broad Street and the surrounding streets. The housing would provide more rooftops to allow for a critical mass to be reached in the area for retail and other commercial activity. The plan recommends that the area west of the industrial areas group housing to help create open space and park land that is non-existent. Since the Plan's creation, the City has targeted property just to the west of this project as the Southwest Regional Park. This development provides trail connections that are in line with the park and move people up to West Broad Street.

Initially, Staff expressed concerns about the programming and design of the trails and open spaces. The developer has collaborated with Staff to provide additional open space opportunities, including an outdoor amphitheater in proximity to community amenity

center. A development agreement and other related agreements are intended to supplement the provisions of the SRPD Standards, if the requested zoning is approved. Additionally, designs for the commercial, mixed-use, and other non-residential buildings have been provided which take their inspiration from building forms in Historic Downtown Mansfield and traditional shopfronts.

Further, the developer has worked to make substantial changes to address throughfare concerns. Those items are addressed in the attached exhibits with some small edits still needed.

Finally, Staff desires to see the construction of a grocery store and related amenities as part of the initial phase of development. There have been ongoing conversations with the developer about the timing of the grocery store and related amenities. The presence of a grocery store is far more important to the development and the community than offering food and other household items, it is a critical component in developing the unique social and economic infrastructure of the West Side. Staff has worked with the development team to provide conditions where the defined corner market is to be completed within 18 months from the issuance of a building permit by the City for the first model home.

Staff recommends approval with the condition that the architecture and construction of permitted commercial, mixed-use, and other non-residential buildings be in substantial conformance with the elevations shown in the renderings in Exhibit F (the "Commercial Elevations").

Prepared by

Arty Wheaton-Rodriguez
Assistant Director of Planning
(817) 276-4226

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR A MIXED LOT SINGLE-FAMILY RESIDENTIAL AND COMMUNITY BUSINESS COMMERCIAL 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

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 Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to owners of the affected properties, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended.

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

SECTION 1.

That the Comprehensive Zoning Ordinance of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district classification of PD, Planned Development; said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2.

That the use and development of the hereinabove described property shall be in accordance with the development plan shown on Exhibits "B – F" attached hereto and made a part hereof for all purposes.

SECTION 3.

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

SECTION 4.

That the above described properties shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

SECTION 5.

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6.

Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive 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 7.

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

FIRST READING APPROVED ON THE 11TH DAY OF APRIL, 2022.

DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 25TH DAY OF APRIL, 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

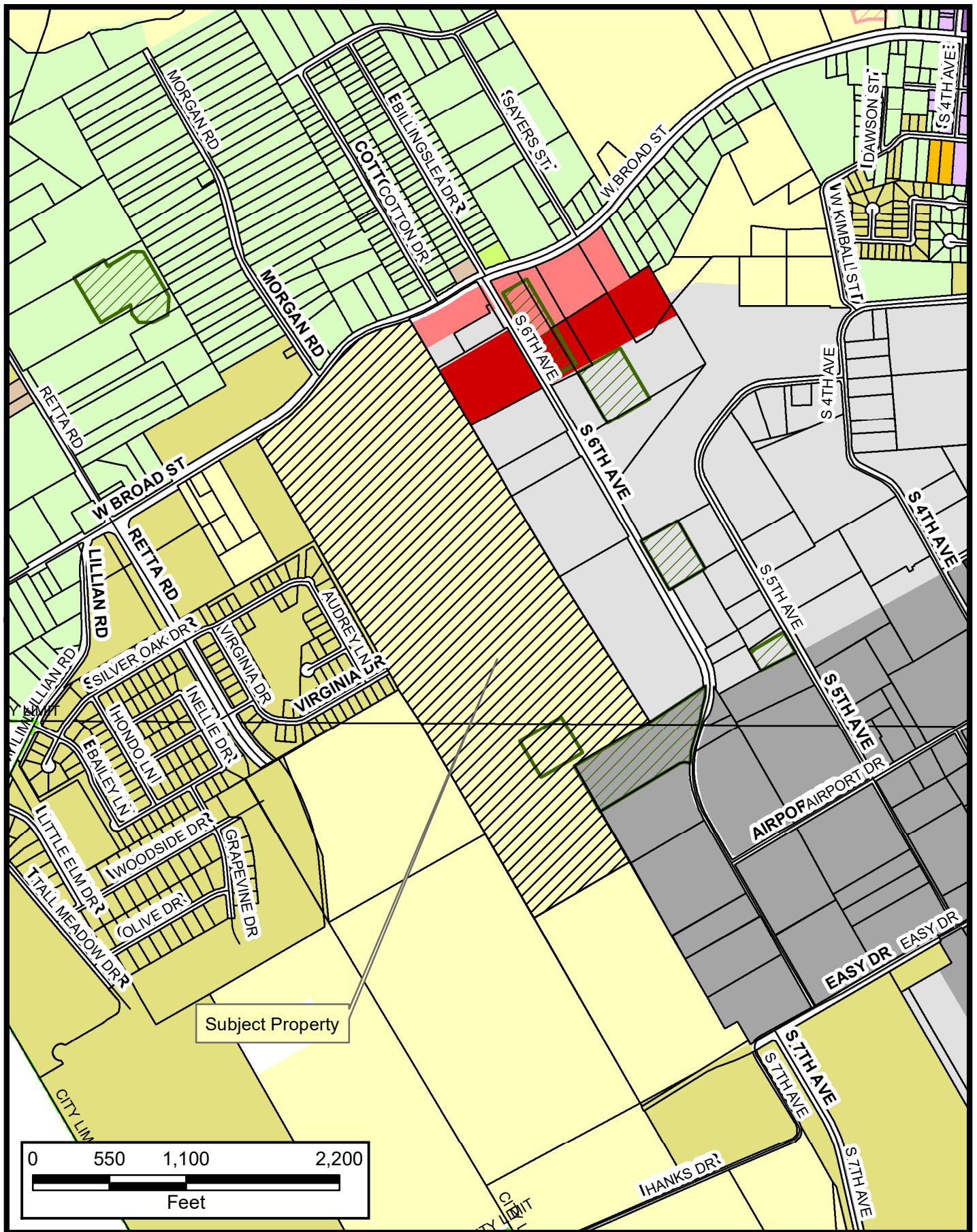
Allen Taylor, City Attorney



ZC#21-020

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

2/15/2022



ZC#21-020

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

2/15/2022

Property Owner Notification for ZC#21-020

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
BETHLEHEM BAPTIST CHURCH ADDN	BLK A	BETHLEHEM BAPT CH MANSFIELD	1188 W BROAD ST	MANSFIELD, TX	76063-4508
BROSEH INDUSTRIAL PARK	BLK 1	BROSEH FINANCIAL INVESTMENTS L	820 S 6TH AVE	MANSFIELD, TX	76063
BROSEH INDUSTRIAL PARK	BLK 1	CAM-TECH MANSFIELD LLC	800 S 6TH AVE	MANSFIELD, TX	76063-4873
BROSEH INDUSTRIAL PARK	BLK 1	SENTRY LAND LP	1816 HIGH COUNTRY DR	WESTLAKE, TX	76262-4813
CARING PLACE ADDITION	BLK 1	MANSFIELD MISSION CENTER	777 N WALNUT CREEK DR	MANSFIELD, TX	76063
CMS PLAT MANSFIELD IND PARK	BLK 1	BOWER INVESTMENTS INC	1733 FLETCHER WAY	SANTA YNEZ, CA	93460
HAMMAN TERRACE ADDITION	BLK 3	STEWART, JO ANN	348 SAYER DR	MANSFIELD, TX	76063
HAMMAN TERRACE ADDITION	BLK 3	LAWSON, WILLIE O	6250 MOUNTAIN PEAK CT	MIDLOTHIAN, TX	76065-8898
HANKS, THOMAS J SURVEY	A 644	MARTINEZ, ALFREDO	1030 W BROAD ST	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	JACKSON, JOHNNY	3538 H AVE	FORT WORTH, TX	76105-2416
HANKS, THOMAS J SURVEY	A 644	TRACY, SCOTT	1064 W BROAD ST	MANSFIELD, TX	76063-4507
HANKS, THOMAS J SURVEY	A 644	BETHLEHEM BAPTIST CHURCH	1188 W BROAD ST	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	JOHNSTON, MARY ANN BROWN	1108 PEBBLE BEACH CT	MANSFIELD, TX	76063-2647
HANKS, THOMAS J SURVEY	A 644	BOWER 2010 IRREVOCABLE ASSET T	1733 FLECTCHER WAY	SANTA YNEZ, CA	93460
HANKS, THOMAS J SURVEY	A 644	MANSFIELD, ISD	605 E BROAD ST	MANSFIELD, TX	76063-1766
HANKS, THOMAS J SURVEY	A 644	BETHLEHEM BAPTIST CHURCH	1188 W BROAD ST	MANSFIELD, TX	76063

Tuesday, February 15, 2022

Page 1 of 3

Property Owner Notification for ZC#21-020

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
LOUIS,SJ CONSTRUCTION CO OF TX	BLK 1	SIXTH AVENUE PARTNERS LP	520 S 6TH AVE	MANSFIELD, TX	76063-2310
MANSFIELD INDUSTRIAL PARK	BLK 1	MANSFIELD 6TH AVE PROPERTIES	2001 W WASHINGTON ST	SOUTH BEND, IN	46628-2032
MISD 6TH AVE TRANSPORTATION ADDN	BLK 1	MANSFIELD ISD	605 E BROAD ST	MANSFIELD, TX	76063
PIONEER PLACE ADDN	BLK 1	BETHLEHEM'S PIONEER PLACE LP	1188 W BROAD ST	MANSFIELD, TX	76063
SILVER OAK ADDITION PHASE 1	BLK 11	FORESTAR (USA) REAL ESTATE GRO	2221 E LAMAR BLVD STE 790	ARLINGTON, TX	76006
SILVER OAK ADDITION PHASE 1	BLK 11	D R HORTON - TEXAS LTD	6751 NORTH FRWY	FORT WORTH, TX	76131
SILVER OAK ADDITION PHASE 1	BLK 11	D R HORTON - TEXAS LTD	6751 NORTH FRWY	FORT WORTH, TX	76131
SILVER OAK ADDITION PHASE 1	BLK 11	D R HORTON - TEXAS LTD	6751 NORTH FRWY	FORT WORTH, TX	76131
SILVER OAK ADDITION PHASE 1	BLK 11	D R HORTON - TEXAS LTD	6751 NORTH FRWY	FORT WORTH, TX	76131
SILVER OAK ADDITION PHASE 1	BLK 11	DR HORTON - TEXAS LTD	6751 NORTH FWY	FORT WORTH, TX	76131-2802
SILVER OAK ADDITION PHASE 1	BLK 11	D R HORTON - TEXAS LTD	6751 NORTH FRWY	FORT WORTH, TX	76131
SILVER OAK ADDITION PHASE 1	BLK 11	DR HORTON - TEXAS LTD	6751 NORTH FWY	FORT WORTH, TX	76131-2802
SILVER OAK ADDITION PHASE 1	BLK 11	D R HORTON - TEXAS LTD	6751 NORTH FRWY	FORT WORTH, TX	76131
SILVER OAK ADDITION PHASE 1	BLK 11	D R HORTON - TEXAS LTD	6751 NORTH FRWY	FORT WORTH, TX	76131
SILVER OAK ADDITION PHASE 1	BLK 11	DR HORTON - TEXAS LTD	6751 NORTH FWY	FORT WORTH, TX	76131-2802
SILVER OAK ADDITION PHASE 1	BLK 11	DR HORTON - TEXAS LTD	6751 NORTH FWY	FORT WORTH, TX	76131-2802
SILVER OAK ADDITION PHASE 1	BLK 11	FORESTAR (USA) REAL ESTATE GRO	2221 E LAMAR BLVD STE 790	ARLINGTON, TX	76006
SILVER OAK ADDITION PHASE 1	BLK 11	FORESTAR (USA) REAL ESTATE GRO	2221 E LAMAR BLVD STE 790	ARLINGTON, TX	76006
SILVER OAK ADDITION PHASE 1	BLK 8	DR HORTON - TEXAS LTD	6751 NORTH FWY	FORT WORTH, TX	76131-2802

Tuesday, February 15, 2022

Page 2 of 3

Property Owner Notification for ZC#21-020

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
SILVER OAK ADDITION PHASE 1	BLK 8	DR HORTON - TEXAS LTD	6751 NORTH FWY	FORT WORTH, TX	76131-2802
SILVER OAK ADDITION PHASE 1	BLK 8	DR HORTON - TEXAS LTD	6751 NORTH FWY	FORT WORTH, TX	76131-2802
T J HANKS	TR 2A	MANSFIELD ISD	605 E BROAD ST	MANSFIELD, TX	76063
T J HANKS	TR 3	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
T J HANKS	TR 4	JOHNSTON MARY ANN BROWN	915 RIVIERA DR	MANSFIELD, TX	76063-3714
T J HANKS	TR 4A	MANSFIELD ISD	605 E BROAD ST	MANSFIELD, TX	76063-1766

Being 121.459 acres of land located in the Thomas J. Hanks Survey, Abstract No. 644, Tarrant County, Texas and the Thomas J. Hanks Survey, Abstract No. 1109, Johnson County, Texas, being the remainder of a tract of land described in the deed to R.S. Brown, recorded in Volume 1445, Page 190, Deed Records, Tarrant County, Texas. Said 121.459 acres of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod stamped "Beasley RPLS 4050" found at the Northwest corner of a tract of land described in the deed to Mansfield Independent School District, recorded in County Clerk's Instrument No. 2016-21732, Deed Records, Johnson County, Texas, being in the West line of said Brown tract;

THENCE N29°51'12"W, along said West line, a distance of 4,018.58 feet to a point in West Broad Street;

THENCE N57°02'07"E, a distance of 213.69 feet to a point in West Broad Street;

THENCE N45°46'39"E, a distance of 265.19 feet to a point in West Broad Street;

THENCE N38°02'08"E, a distance of 102.70 feet to a point in West Broad Street;

THENCE N38°37'21"E, a distance of 69.37 feet to a point at the Southwest corner of a tract of land described in the deed to Bethlehem Baptist Church, recorded in County Clerk's Instrument No. D214228913, Deed Records, Tarrant County, Texas;

THENCE along the South and East lines of said Bethlehem Baptist Church tract the follow courses and distances:

1. N36°34'02"E, a distance of 185.00 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set;
2. N42°06'44"E, a distance of 130.00 feet to a point in rip rap at the Southeast corner of said Bethlehem Baptist Church tract;
3. N40°03'12"W, a distance of 265.07 feet to a point at the Northeast corner of said Bethlehem Baptist Church tract, being in the South line of a tract of land described in the deed to Lionel Hamilton, Sr., and wife, Benetha Hamilton, recorded in Volume 5596, Page 469, Deed Records, Tarrant County, Texas;

THENCE N53°12'48"E, along the South line of said Hamilton tract, a distance of 96.63 feet to a 1/2" iron rod found at the Southeast corner of said Hamilton tract, being in the West line of a tract of land described in the deed to Scott Tracy, and wife, Lori Carter Tracy, recorded in Volume 11941, Page 1945, Deed Records, Tarrant County, Texas;

THENCE S28°23'30"E, along the West line of said Tracy tract, a distance of 270.03 feet to a point at the Southwest corner of said Tracy tract;

THENCE N69°34'00"E, along the South line of said Tracy tract, a distance of 207.14 feet to a point at the Southeast corner of said Tracy tract, being in West Broad Street and at the Southwest corner of a tract of land described in the deed to Johnny Jackson, and wife, Bessie Jackson, recorded in Volume 10658, Page 1570, Deed Records, Tarrant County, Texas;

THENCE N69°17'50"E, along the South line of said Jackson tract, a distance of 93.43 feet to a point at the Southeast corner of said Jackson tract, being in West Broad Street and at the Southwest corner of a tract of land described in the deed to Alfredo Martinez, and wife, Guadalupe Martinez, recorded in Volume 16379, Page 146, Deed Records, Tarrant County, Texas;

THENCE N69°30'06"E, along the South line of said Martinez tract, a distance of 112.51 feet to a point in West Broad Street, being in the East line of said Brown tract;

THENCE S30°10'03"E, along the East line of said Brown tract, at a distance of 72.07 feet passing a wooden fence post found in the South Right-of-Way line of West Broad Street as described in the deed recorded in County Clerk's Instrument No. D212100964, Deed Records, Tarrant County, Texas, from which a 3/8" iron rod found bears N87°23'33"E 4.48 feet, at a distance of 912.57 feet passing a 5/8" iron rod found at the Northwest corner of Lot 1, Block 1, CMS Plat of Mansfield Industrial Park, an addition to the City of Mansfield, Tarrant County, Texas, recorded in Volume 388-161, Page 1, Plat Records, Tarrant County, Texas, at a distance of 1523.30 feet passing a 5/8" iron rod stamped "Carter & Burgess: found at the Northwest corner of Lot 3R, Block 1, Mansfield Industrial Park, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in County Clerk's Instrument No. D200164953, Deed Records, Tarrant County, Texas, at a distance of 2153.34 feet passing a 1/2" iron rod found at the Southwest corner of said Lot 3R, being the Northwest corner of Lot 1R, Block 1, S.J. Louis Construction Company of Texas Addition, an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in County Clerk's Instrument No. D209176371, Deed Records, Tarrant County, Texas, continuing in all a distance of 3,390.05 feet to a point in a wooden fence post; at the Southwest corner of said Lot 1R, being in the North line of Lot 2, Block 1, Broseh Industrial Park, an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in County Clerk's Instrument No. D211207785, Deed Records, Tarrant County, Texas;

THENCE S59°12'33"W, along the North line of said Lot 2, a distance of 589.32 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set and the Northwest corner of said Lot 2;

THENCE S29°49'10"E, a distance of 803.33 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" found at the Northeast corner of said Mansfield Independent School District tract;

THENCE S59°39'01"W, along the North line of said Mansfield Independent School District tract, a distance of 801.73 feet to the point of beginning, containing 121.459 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

Kenneth R. Rogers
Registered Professional
Land Surveyor No. 6066





EXHIBIT B FOR ZC#21-020

STARLIN RANCH PLANNED DEVELOPMENT STANDARDS

SECTION 1 - GENERAL STANDARDS

The Starlin Ranch Planned Development (SRPD) shall apply to the entire 121.459 of land described in the legal description of Exhibit A and shall be in general accordance with the attached Development Plan (Exhibit C-1), Street Plan (Exhibit C-2), Open Space/Amenity Plan (Exhibit D-1), Trail Plan (Exhibit D-2), Screening Plan (Exhibit D-3), Architectural Requirements (Exhibit D-4), Commercial Overlay (Exhibit D-5), Enhanced Entryway Plan (Exhibit E-1) and Amenity Center Programming (Exhibit E-2).

The proposed development shall be in accordance with the provisions of the approved Planned Development District and the Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

The existing provisions of the City of Mansfield, Texas Zoning Ordinance shall continue to be applicable to issues not covered by these SRPD standards.

In the event of a conflict between the SRPD Standards and the City of Mansfield, Texas Zoning Ordinance, as amended, the SRPD Standards set forth herein shall apply.

The provisions of the SRPD Standards or the numerical metrics of its tables, when in conflict with diagrams, illustrations, or other graphic depictions, shall take precedence.

The following provides definitions for terms used in these SRPD Standards that are technical in nature or that otherwise may not reflect a common usage of the term:

ALLEY: A private thoroughfare designated to be a secondary means of vehicular access to the rear or the side of properties; an alley may connect to a vehicular driveway located to the rear of lots, providing access to accessory buildings, to service areas, to parking, and may contain utility easements.

BLOCK: The aggregate of lots, civic spaces, and alleys circumscribed by streets.

BLOCK FACE: The aggregate of all the building facades on one (1) side of a block.

BUILDING ELEVATION: An exterior wall of a building not facing a street or a civic space.

BUILDING FAÇADE: The exterior wall of a building facing a street or a civic space.

BUILDING FACADE, PRINCIPAL: The exterior wall of a building that is designated to have the principal entrance to the building.

CORNER MARKET: A single, small-scale retail business, that is standalone or part of a mixed-use building, and supplying a limited selection of food, beverages, and sundries. For the purposes of the SRPD Standards, a corner market:

- a. shall be a minimum of 1,850 square feet;
- b. shall dedicate a minimum of 40 percent of its retail sales and display area to the sale of a general line of food and beverages intended for home preparation and consumption;
- c. shall dedicate a minimum of 20 percent of its retail space to the sale of perishable goods including dairy, fresh produce, fresh meats, poultry, fish and frozen foods;
- d. a maximum ten (10) percent of the gross floor area of the corner market may be devoted to the sale of alcohol for off-site consumption; and
- e. the retail sale of discount and used merchandise is expressly prohibited.

ENCROACH: To break the plane of a vertical or a horizontal regulatory limit with a structural element so that it encroaches into a setback or above a height limit.

INN: A type of lodging use offering six (6) to 12 bedrooms, and permitted to serve breakfast in the mornings to guests.

LIVE-WORK UNIT: A mixed-use unit consisting of a commercial activity and a residential use. The commercial use is restricted to the first story of the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity.

PORCH: An open-air room appended to a building, with floor and roof, but no walls on at least two (2) sides facing a street or a civic space. A porch shall be at least six (6) feet deep and consist of a minimum of 60 square feet. A porch is exclusive of the space dedicated to an entryway. The Director of Planning may review and administratively approve porch

designs that are not consistent with a specific provision of these SRPD Standards, but is justified by its intent. (SEE EXAMPLES BELOW)





PRINCIPAL BUILDING: The main building on a lot.

PRINCIPAL ENTRANCE: The main point of access for pedestrians into a building.

STOOP: A frontage wherein the building façade is aligned close to the front lot line, with the first story elevated from the sidewalk for privacy, with an exterior stair and a landing at the principal entrance. (SEE EXAMPLE BELOW)



STORY: A habitable level within a building by which height is measured, excluding an attic or a raised basement. For purposes of these SRPD standards, stories shall not exceed 14 feet in height, except that ground floor commercial spaces shall have a minimum story height of 14 feet and a maximum of 25 feet.

SECTION 2 - SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

The single-family dwellings to be developed in the SRPD shall be on seven (7) lot types – Type A through Type G – each to be located and developed as shown on the Development Plan.

A. TYPE A LOTS: All Type A Lots shall be alley-served and developed in accordance with the following:

- (1) Minimum Lot Area - 1,980 square feet.
- (2) Minimum Lot Width - 22 feet.

- (3) Minimum Lot Depth - 90 feet.
- (4) Minimum Floor Area - 1,600 square feet.
- (5) Minimum Front Setback - 5 feet, provided, however, that porches, stairs, stoops, balconies or bay windows may encroach into the minimum setback.
- (6) Minimum Rear Setback - 8 feet between the dwelling, garage, or fence, and the pavement edge of alley or mews.
- (7) Minimum Side Setback:
 - (a) Interior Side Setback - 0 feet.
 - (b) Side Setback Adjacent to a Street - 5 feet.
- (8) Maximum Lot Coverage - 85%.
- (9) Minimum Height - 2 stories.
- (10) Maximum Height - 3 stories.
- (11) Minimum Off-street Parking - 2 spaces.

B. TYPE B LOTS: All Type B Lots shall be accessed by an alley and developed in accordance with the following:

- (1) Minimum Lot Area - 4,400 square feet.
- (2) Minimum Lot Width (other than corner lots) - 40 feet.
- (3) Minimum Lot Width (corner lots) - 45 feet.
- (4) Minimum Lot Depth - 110 feet.
- (5) Minimum Floor Area - 1,600 square feet.
- (6) Minimum Front Setback - 5 feet, provided, however, that porches, stairs, stoops, balconies or bay windows may encroach into the minimum setback.
- (7) Minimum Rear Setback - 8 feet between the dwelling, garage, or fence, and the pavement edge of alley or mews.
- (8) Minimum Side Setback:
 - (a) Interior Side Setback - 5 feet.
 - (b) Side Setback Adjacent to a street - 10 feet.
- (9) Maximum Lot Coverage - 75%.

(10) Maximum Height - 3 stories.

(11) Minimum Off-street Parking - 2 spaces.

C. TYPE C LOTS: All Type C Lots shall be accessed by an alley and developed in accordance with the following:

(1) Minimum Lot Area - 6,000 square feet.

(2) Minimum Lot Width (other than corner lots) - 50 feet.

(3) Minimum Lot Width (corner lots) - 55 feet.

(4) Minimum Lot Depth - 120 feet.

(5) Minimum Floor Area - 1,800 square feet.

(6) Minimum Front Setback - 5 feet provided, however, that porches, stairs, stoops, balconies or bay windows may encroach into the minimum setback.

(7) Minimum Rear Setback - 8 feet between the dwelling, garage, or fence, and the pavement edge of alley or mews.

(8) Minimum Side Setback:

(a) Interior Side Setback - 5 feet.

(b) Side Setback Adjacent to a Street - 10 feet

(9) Maximum Lot Coverage - 70%.

(10) Maximum Height - 3 stories.

(11) Minimum Off-street Parking - 2 spaces.

D. TYPE D LOTS: All Type D Lots shall be accessed by an alley and developed in accordance with the following:

(1) Minimum Lot Area - 5,500 square feet.

(2) Minimum Lot Width (other than corner lots) - 50 feet.

(3) Minimum Lot Width (corner lots) - 55 feet.

(4) Minimum Lot Depth - 110 feet.

(5) Minimum Floor Area - 1,800 square feet.

(6) Minimum Front Setback - 5 feet, provided, however, that porches, stairs, stoops, balconies or bay windows may encroach into the minimum setback.

- (7) Minimum Rear Setback - 8 feet between the dwelling, garage, or fence, and the pavement edge of alley or mews.
- (8) Minimum Side Setback:
 - (a) Interior Side Setback - 5 feet.
 - (b) Side Setback Adjacent to a Street - 10 feet
- (9) Maximum Lot Coverage - 70%.
- (10) Maximum Height - 3 stories.
- (11) Minimum Off-street Parking - 2 spaces.

E. TYPE E LOTS: Type E Lots shall be accessed from a street and developed in accordance with the following:

- (1) Minimum Lot Area - 6,000 square feet.
- (2) Minimum Lot Width (other than corner lots) - 50 feet.
- (3) Minimum Lot Width (corner lots) - 55 feet.
- (4) Minimum Lot Depth - 120 feet.
- (5) Minimum Floor Area - 1,800 square feet.
- (6) Minimum Front Setback - 20 feet, provided, however, that porches, stairs, stoops, balconies or bay windows may encroach into the minimum setback and build-to line.
- (7) Minimum Rear Setback (applicable to the dwelling and garage) - 15 feet.
- (8) Minimum Side Setback:
 - (a) Interior Side Setback - 5 feet.
 - (b) Side Setback Adjacent to a Street - 10 feet.
- (9) Maximum Lot Coverage - 70%.
- (10) Maximum Height - 3 stories.
- (11) Minimum Off-street Parking - 2 spaces.

F. TYPE F LOTS: All Type F Lots shall be accessed by an alley and developed in accordance with the following:

- (1) Minimum Lot Area - 6,600 square feet.
- (2) Minimum Lot Width (other than corner lots) - 60 feet.

- (3) Minimum Lot Width (corner lots) - 65 feet.
- (4) Minimum Lot Depth - 110 feet.
- (5) Minimum Floor Area - 2,200 square feet.
- (6) Minimum Front Setback - 5 feet, provided, however, that porches, stairs, stoops, balconies or bay windows may encroach into the minimum setback.
- (7) Minimum Rear Setback - 8 feet between the dwelling, garage, or fence, and the pavement edge of alley or mews.
- (8) Minimum Side Setback:
 - (a) Interior Side Setback - 5 feet.
 - (b) Side Setback Adjacent to a Street - 10 feet.
- (9) Maximum Lot Coverage - 70%.
- (10) Maximum Height - 3 stories.
- (11) Minimum Off-street Parking - 2 spaces.

G. TYPE G LOTS: The Type G Lots shall be accessed from a street and developed in accordance with the following:

- (1) Minimum Lot Area - 7,200 square feet.
- (2) Minimum Lot Width (other than corner lots) - 60 feet.
- (3) Minimum Lot Width (corner lots) - 65 feet.
- (4) Minimum Lot Depth - 120 feet.
- (5) Minimum Floor Area - 2,200 square feet.
- (6) Minimum Front Setback - 20 feet, provided, however, that porches, stairs, stoops or bay windows may encroach into the minimum setback.
- (7) Minimum Rear Setback (applicable to the dwelling and garage) - 15 feet.
- (8) Minimum Side Setback:
 - (a) Interior Side Setback - 5 feet.
 - (b) Side Setback Adjacent to a Street - 10 feet.
- (9) Maximum Lot Coverage - 70%.
- (10) Maximum Height - 3 stories.

(11) Minimum Off-street Parking - 2 spaces.

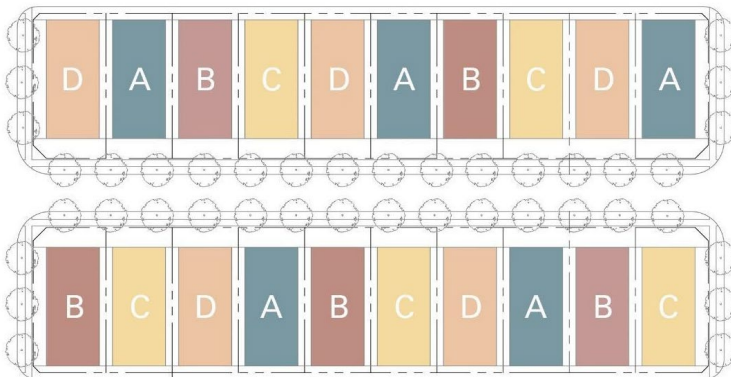
H. GARAGE ORIENTATION: The single-family dwelling units constructed on lots not accessed by alleys as shown on the SRPD Development Plan shall be constructed with one of the following garage orientations or setbacks:

- (1) J-swing or rear entry garages;
- (2) Side entry garages for corner lots; and
- (3) Front entry garages shall be recessed 10 feet in depth at a minimum from the principal building facade. This distance shall be measured from the horizontal plane of the principal building facade to the location of the garage door, without regard for the location of any habitable space above the first story. Front-entry garages that are flush with the principal building facade shall be prohibited.

I. ANTI-MONOTONY:

For Single-Family Detached Dwelling Units:

- Guiding Principle: A variety of individual architectural designs with their respective appropriate details, materials and colors are encouraged to create a unique, overall compelling streetscape character.
- The principal building facade of single-family detached dwelling units on a continuous block¹ with the same or similar facade², materials, or colors (including similar shades) should be separated by a minimum of three lots on the same side of the street and should not be located directly across the street from each other.



- Homes shall have significant variations in principal building façade designs, including rooflines with apparent design variations (e.g., hipped, gabled, and shed). Homes shall have changes in the locations and openings for doors and windows that change the overall external elevation.
- Administration: Home builders will be responsible for submitting the above exhibit outlining compliance with anti-monotony at time of permit for the continuous block . In

an instance where multiple home builders are working in the same block, the lot diagram will indicate separate ownership/responsibility by providing the lot and block number as well as home builder information.

notes: ¹ A continuous block consists of the lots not separated by right-of-way or alley and inclusive of the homes across the street on the same block. ² Similar facades can be identified by similar floor plans as well as similarly proportioned exterior finishes in that placing a new exterior façade on a similar floor plan does not by itself constitute compliance with the above anti-monotony standards. In a situation where facades are deemed similar, the home builder will need to provide an exhibit outlining significant variations in principal façade designs, as outlined above. In most instances a significant variation is one that spans more than 50% of the principal building facade.

The Director of Planning may approve elevations that are different styles but may not demonstrate significant changes. The intent of the SRPD Standards is to promote architectural diversity and create a neighborhood that is cohesive and promotes creativity.

- The examples shown below are graphic depictions of architectural variety and do not necessarily constitute compliance with the provisions of the SRPD Standards.





For Single-Family Attached Dwelling Units:

- Buildings occupied by single-family attached dwelling units along a street frontage shall at a minimum vary architecturally after building breaks so that one street frontage is not dominated by a single elevation.
- A minimum of three (3) architectural designs are required for the SRPD. Architectural design shall apply to the entire building rather than by the individual unit. Units with shared walls should feature the same architectural design.
- Buildings with the same or similar façade, materials, or colors should be separated from one another. No building design shall be repeated either directly adjacent on the same side of the street or directly across the street.
- Below are examples of architecture designs that can be utilized within the SRPD. These architectural designs can be associated with any of the three minimum types (A, B, or C) as indicated in the example diagram.



- The diagram below illustrates the intent of achieving this architectural variation and will be used as a baseline for laying out the attached single-family attached product, however there are numerous ways of accomplishing the desired result.



J. Roof Pitches:

- (1) For those lots identified on the Development Plan as Type A, principal roofs may be low-slope (i.e., flat) or symmetrically pitched with a minimum angle of 6:12. All flat roofs shall be surrounded on all sides by a parapet wall no less than 42 inches high where the roof deck meets the parapet wall.
- (2) For those lots identified on the Development Plan as Types B, C, D, E, F, and G, principal roofs shall be symmetrically pitched with a minimum angle of 6:12. The intent of this Section is to allow for diversity in roof pitches and roof types. Although the minimum angle is provided, the development shall have a variety of roof pitches as to not create a homogenous plan. During permit submittal roof pitches within block clusters (defined by adjacent similar lot types) will be checked so that no one roof pitch dominates more than 60% of that block cluster. The Director of Planning can approve elevations with roof pitches less than 6:12 on a case-by-case basis.
- (3) For all lot types, ancillary roofs for stoops, porches, detached garages, and other similar architectural features may be pitched with a minimum angle of 3:12.

K. Building Materials and Design: Every single-family dwelling shall comply with the following:

- (1) For all lots identified on the Development Plan as Type A, the exterior finish on all building elevations, except for door and window openings, shall be limited to any combination of brick, stone and cementitious fiber board as depicted in the examples below. Stucco may only be used as an accent exterior finish material on Type A Lots and shall not exceed 10 percent of the total building wall area, with each elevation being calculated independently.



- (2) For all lots identified on the Development Plan as Type B, C, D, E, F, and G, the exterior finish material on all building elevations, except for window or door openings, shall be limited to any combination of brick, stone, cementitious fiber board, and stucco. Wood may only be used as an accent exterior finish material for construction on Type B, C, D, E, F, and G Lots and shall not exceed 10 percent of the total building wall area, with each elevation being calculated independently.
- (3) Where multiple exterior materials are used on a single dwelling unit, they shall only be combined on each building wall horizontally, with the heavier material below the lighter (e.g., stone below brick; brick below stucco; and stucco below wood or cementitious fiber board).
- (4) All building walls shall show the same level and quality of materials on all sides, including trim, in order to create an architectural composition that is visually harmonious.
- (5) Exterior finish wood materials shall be painted or stained.
- (6) Stucco shall be cement plaster made of cement sand and lime and shall be applied using a three-step process.
- (7) All dwelling units on alley-served lots shall have a porch or a stoop attached on the principal building facade and located at the principal entrance into the dwelling unit.
- (8) No more than 32 dwelling units on lots not accessed by an alley may be constructed not to have a porch or a stoop attached on the principal building façade and located at the principal entrance into the dwelling unit. All other dwelling units on lots not accessed by an alley shall be constructed with a porch or a stoop attached on the principal building facade and located at the principal entrance into the dwelling unit.

- (9) Front porch floors shall be of concrete slab, stone, or wood plank.
- (10) Front porches shall be no less than six (6) feet deep.
- (11) Stoop floors shall be of brick or stone and match the material or materials on the principal building facade.
- (12) All stoops shall be at least two (2) feet in height, at least five (5) feet in depth, and between four (4) and six (6) feet in width.
- (13) Stoops may be recessed into the main volume of the building.
- (14) Posts, where provided, shall be a minimum dimension of six (6) inches by six (6) inches.
- (15) Posts shall be made of wood or synthetic materials provided they have the appearance of wood; and may have brick or stone piers with a minimum of 12 inches by 12 inches in dimension.
- (16) Columns, where provided, shall be a minimum dimension of 12 inches by 12 inches.
- (17) Columns shall be made of brick, stone, concrete, or cementitious fiber board.
- (18) Principal building facades shall be no less than 15% and no more than 30% glazed in clear glass.
- (19) Windows shall be made of painted aluminum, wood, or vinyl, and shall have clear glass.
- (20) Windows shall be single-, double-, or triple-hung or operable casements. Windows in building walls made of brick, stone, or stucco shall be recessed a minimum of three inches in depth from the exterior wall. Flush-mounted windows and doors shall be prohibited on all building walls.
- (21) Doors and windows that operate as sliders shall be prohibited along all streets and civic spaces.
- (22) All windows in building façades shall be vertically proportioned and rectangular in shape, except that one (1) circular, semi-circular, oval, hexagonal, or octagonal window may be installed on each building façade.
- (23) Garage doors shall be of metal, wood, or composite wood.
- (24) Garage doors, if visible from a street or a civic space, shall not exceed ten (10) feet in width.
- (25) Chimneys, when constructed on the exterior facade, shall extend to finished grade and shall be made of brick, stone, or stucco with a projecting cap on top. Chimney flues shall be metal and may be painted the color of the roof, black, or left natural.

- (26) Balconies and bay windows, where provided, shall be no less than three (3) feet deep. All balconies shall be structurally supported by concrete beams or profiled sills, or wood beams or brackets of appropriate scale; and all bay windows shall extend to the ground or be supported by concrete or wood brackets of appropriate scale.
- (27) Pitched roofs shall be asphalt shingles, metal, or slate.
- (28) Skylights shall be flat to the roof plane.
- (29) Roof penetrations, including vent stacks, shall be out of view from the street.
- (30) Doors along principal building façades shall be a minimum of eight (8) feet high.
- (31) The first story shall be a minimum of a nine (9) feet in height.

L. Additional Building Design: For corner lots identified on the Development Plan as Type B, C, D, E, F, and G the establishment of primary and secondary facades are strongly encouraged on both frontages with the façade with the front door being established as the primary facade. . In addition:

- (1) No privacy fences shall be allowed to be placed between any portion of the principal building façade or the secondary building façade and the adjacent sidewalk or street.
- (2) Low-height fences, hedges, and walls shall be permitted between any portion of the principal building façade or the secondary building façade and the adjacent sidewalk or street. All fences, hedges, and walls shall be between 36 and 42 inches in height. Fences shall be open-style picket or wrought iron; hedges shall be evergreen; and walls shall be constructed of masonry (e.g., brick, stone, or hard-coat stucco).
- (3) No less than 15 percent and no more than 30 percent of the total building wall area of the secondary building façade shall be glazed in glass. The proportion and design of all such glazed openings shall be consistent with the design and proportion of glazed opening along the principal building façade.
- (4) Landscaping along the exterior principal building façade must extend along the secondary building façade.
- (5) For the three (3) Lot Descriptions depicted in Exhibit D-4 and provided below, additional architectural treatments shall be as follows:
 - (a) Main Street Corner Lots shall have a side porch or wrap-around porch;
 - (b) Lake Frontage Lots shall have a two-story porch or balcony; and
 - (c) Enhanced Location Lots shall have a side patio or alcove, a side or wrap-around porch, or a two-story porch or balcony.

M. Landscaping:

- (1) At least one (1) tree must be planted on every Type B, Type C, Type D, and Type F Lot;
- (2) No fewer than two (2) trees must be planted on every Type E and G Lots, one (1) of which shall be planted in the front yard;
- (3) One (1) tree shall be planted every forty (40) feet along all residential lot frontage in the space between the curb and sidewalk, and spacing may be adjusted for lots accessed from a street based on location of driveways and utilities, subject to the approval of the Director of Planning;
- (4) Required trees shall be not less than three (3) caliper inches;
- (5) Shrubs shall be planted along at least 50% of the length of the foundation facing a street;
- (6) Required shrubs shall be not less than two (2) feet in height;
- (7) Front and rear yards shall be covered with sod except for areas with planting beds and flatwork; and
- (8) An automatic irrigation system shall be provided for all landscaped areas.

N. Accessory Buildings: Residential accessory buildings shall be permitted on any Type B, Type C, Type D, Type E, Type F and Type G lots and shall be developed in accordance with the following:

- (1) Minimum Front Setback - Behind the rear building elevation of the principal building.
- (2) Minimum Rear Setback - 5 feet.
- (3) Minimum Side Setback - 5 feet.
- (4) Maximum Height - Two stories and not higher than the principal building on the same lot.
- (5) An accessory building used for storage or allowable non-residential uses shall not exceed 200 square feet.
- (6) The habitable space for an accessory dwelling shall not exceed 800 square feet.
- (7) An accessory dwelling shall be constructed with the same exterior finish and roofing materials as the principal building on the same lot.
- (8) All accessory buildings and accessory dwellings shall share the same ownership and utility connection with the principal building on the same lot.
- (9) The combined area of the accessory building, accessory dwelling and principal building shall not exceed the maximum allowable lot coverage.

SECTION 3 - NON- RESIDENTIAL DEVELOPMENT STANDARDS

Except as provided below, the portion of the SRPD shown on the Development Plan as "Neighborhood Retail" shall be developed in accordance with the provisions of the Zoning Ordinance applicable to the C-2, Community Business Zoning District.

A. Permitted Uses: The uses listed below shall be permitted.

- (1) Retail, provided that the specific use shall be further limited to:
 - (a) Apparel store.
 - (b) Arts and crafts store.
 - (c) Bakery.
 - (d) Café.
 - (e) Coffee shop.
 - (f) Convenience goods.
 - (g) Corner market.
 - (h) Florist.
 - (i) Gift store.
 - (j) Hardware store.
 - (k) Ice cream parlor.
 - (l) Jewelry store.
 - (m) Pet store.
 - (n) Pet supplies store.
 - (o) Pharmacy.
 - (p) Restaurant.
 - (q) Sporting goods store.
- (2) Personal service, provided that the specific use shall be further limited to:
 - (a) Barber.
 - (b) Dry cleaner.
 - (c) Fitness studio.
 - (d) Hairdresser.
 - (e) Salon.
 - (f) Shoe repair.
 - (g) Tailor or alterations.
 - (h) Pet grooming.
- (3) Office.
- (4) Business incubator.
- (5) Live-work unit, provided that the building area for office or retail use as allowed under the SRPD Standards is restricted to the first story of the building, the business owner must reside at the property, and the maximum number of employees and occupants shall not exceed two (2).
- (6) Inn (up to 12 rooms).
- (7) Child care center.
- (8) Mailing or reproduction service.
- (9) Medical clinic.

- (10) Artist studio.
- (11) Veterinarian office (without outside animal run or pens)

B. Prohibited Uses: Any use not listed in Paragraph A above, and all the following uses listed below shall not be permitted within SRPD:

- (1) Adult entertainment or adult-themed establishments.
- (2) Automotive sales, automotive repair, or automotive service.
- (3) Body piercing or tattoo parlors.
- (4) Car wash.
- (5) Check cashing.
- (6) Drive-through window or drive-through service.
- (7) Gas station.
- (8) Liquor store.
- (9) Pawn shop, secondhand shop or thrift store.
- (10) Retail sales of tobacco or vaping products as a primary use.
- (11) Wholesale business.

C. Building Setbacks:

- (1) Where Adjacent to West Broad Street - 15 feet minimum and 30 feet maximum.
- (2) Where Adjacent to Interior Street - 0 feet minimum and 15 feet maximum.
- (3) Where Adjacent to a Side or Rear Lot Line - 0 feet minimum and 15 feet maximum.

D. Parking: Off-street parking spaces shall not be permitted within the building setback. The minimum number of parking spaces for all permitted uses shall be provided at one (1) parking space per 250 square feet of gross floor area.

E. Building Frontage: All permitted uses at the first story shall have a shopfront at the building frontage facing an interior street that is not West Broad Street. The shopfront may be combined with an awning or gallery. Awnings shall be of canvas or metal and shall be permitted to within two feet of a curb.

F. Landscaping: The landscaping standards in Section 155.092 of the Zoning Ordinance shall apply except that:

- (1) The 20' landscape setback required by Section 155.092(P)(3) shall not be applicable to an interior street that is not West Broad Street); and
- (2) The 10' buffer yard required by Section by Section 155.092(O)(7) shall not be applicable.

G. Screening: The screening standards in Section 155.092 of the Zoning Ordinance shall apply except that the six (6) foot screening wall required by Section 155.092(O)(7) shall not be applicable.

H. Loading and Service Area: All loading docks and service areas shall be located towards the rear of the lot.

I. Roof-Top and Ground-Mounted Equipment: All roof-top equipment shall be visually screened on all sides in a manner that is consistent with the architectural design of the building. Parapet walls shall be at least 12 inches higher than the building mechanical equipment on all sides. All ground-mounted equipment shall be screened as required by Section 155.093(B) of the Zoning Ordinance.

J. Building Materials and Design:

- (1) All building walls shall show the same level and quality of materials on all sides, including trim, in order to create an architectural composition that is visually harmonious.
- (2) Permitted exterior finish shall be limited to brick, stone, or stucco. Where used as an exterior finish material, stucco shall be cement plaster made of cement sand and lime and shall be applied using a three-step process.
- (3) Ground floor spaces shall otherwise be designed in accordance with the standards for shopfronts as set forth in Section 155.072 for the D, Downtown District.
- (4) All commercial, mixed-use, and other non-residential buildings shall be designed in substantial conformance with the elevations attached hereto as Exhibit F.

K. Signage: In addition to the allowable signs in Section 155.090 of the Zoning Ordinance, the following signs shall also be permitted:

- (1) One (1) blade sign for each first story tenant, no more than six (6) square feet, may be permanently installed perpendicular to the façade. Blade signs shall clear a minimum of eight (8) feet above the sidewalk and project no more than two (2) feet from the building façade. Tenants on corner lots may install one (1) blade sign per building facade.
- (2) In addition to wall signs, awnings may include signage in the form of text or graphics printed or applied directly to the top of the awning. Awnings may include signage in the form of text or graphics along the flap no more than eight (8) inches measured vertically by the awning length.

L. Passive Space: Each lot in the Neighborhood Retail shall provide passive space in accordance with the following:

- (1) Passive space shall be directly entered from a street or a civic space.
- (2) Passive space may be enclosed with a fence, hedge or wall.
- (3) Passive space shall be paved in brick, concrete, gravel or grass.
- (4) Passive space shall be dedicated to at least one of the following:
 - (a) Outdoor dining.

- (b) Public art.
- (c) Fountain or water feature.
- (d) Games.
- (e) Multi-activity area.
- (f) Outdoor seating.

M. Timing for Construction and Completion of Corner Store: The corner store shall have a minimum gross leasable area (i.e., enclosed space) of 1,850 square feet. The developer or their authorized representative shall apply for a building permit for construction of a corner store at the same time that the developer or their authorized representative shall apply for a building permit for construction of the model home or model homes. The corner store shall be constructed within 18 months from the issuance of a building permit by the City.

N. Commercial Overlay District: A Commercial Overlay District is applied to lots shown in Exhibit D-5 and the provisions of the SRPD Standards modified as follows:

- (1) Lots may be developed for residential uses as set forth in these SRPD Standards or for one of the commercial or mixed-uses provided below::
 - (a) Bakery.
 - (b) Cafe.
 - (c) Coffee shop.
 - (d) Tailor or alterations.
 - (e) Barber, hairdresser, or salon (up to 2 chairs or workstations).
 - (f) Office (up to 2 employees).
 - (g) Artist studio.
 - (h) Inn (up to 4 guest rooms)
 - (i) Live-work unit, provided that the building area for office or retail use as allowed under the SRPD Standards is restricted to the first story of the building, the business owner must reside at the property, and the specific commercial activity shall be limited to those in (N)(1)(a) – (g).
- (2) The permitted uses shall take place on any lots shown by the Development Plan as Type A through Type G and in a build form or design that conforms with the requirements provided in Section 2, Single Family Residential Development standards.
- (3) Parking provided shall include the actual parking spaces provided within the lot and along the parking lane corresponding to the lot. No additional off-street parking shall be required beyond two (2) parking spaces per lot.
- (4) Signage shall be limited to:
 - (a) One (1) blade sign for each building, no more than six (6) square feet, may be permanently installed perpendicular to the façade. Blade signs shall clear a minimum of eight (8) feet above the sidewalk and project no more than two (2) feet from the building façade.

- (b) One (1) awning sign, which may include signage in the form of text or graphics printed or applied directly to the top of the awning or along the flap of the awning no more than eight (8) inches measured vertically by the awning length.

SECTION 4 - RECREATION FACILITIES AND AMENITIES

The proposed parks, trails, amenity center, ponds, amphitheater, boardwalk, shade structures, open space and other recreational facilities within the SRPD shall be located and developed as shown in the Development Plan, Trail Plan and Open Space/Amenity Plan. The minimum programming in the parks, trails, ponds and open space are specifically depicted in the Open Space/Amenity Plan. At the private amenity center, the program elements will include a pavilion, swimming pool and pool deck, playground and event lawn as depicted in Exhibit E-2.

SECTION 5 - SCREENING, LANDSCAPING AND BUFFER

- A. Adjacent to West Broad Street:** A minimum 15-foot wide landscape buffer shall be provided between the street and the residential lots. A mix of canopy and ornamental trees shall be planted within the landscape buffer. Ground cover may also be planted in the landscape buffer and may include, but is not limited to, shrubs, grasses, turf, mulched planted beds, berms and hardscape. A subdivision screening wall shall not be required as the adjacent lots are not backing or siding to West Broad Street.
- B. Adjacent to Industrial Use:** A minimum 40-foot wide landscape buffer shall be provided along the common boundary with the industrial use. Existing trees larger than six (6) inches within the landscape buffer shall be preserved. New trees may be planted within the landscape buffer where they are needed to fill a gap among the existing trees. A screening wall shall not be required along the common boundary with the industrial use.
- C. Gas Well Site:** A minimum eight (8) foot high masonry (brick or stone) wall shall be provided around the existing gas well operation with shrubs of a non-dwarf variety planted at three (3) foot intervals surrounding the wall. There will be a 300-foot minimum separation between the gas well heads and the closest lots.
- D. Adjacent to Gas Well Access Road:** An eight (8) foot high board-on-board wood fence with top cap shall be provided along the rear of the lots backing up to the gas well access road
- E. Around Ponds:** Detention or retention ponds shall be enhanced as an amenity of the development by using landscape materials that complement the site. To establish a minimum quantity, there shall be one (1) tree per 100 feet of measurement along the perimeter of a pond. Trees may be a mix of canopy and ornamental species and may be clustered to create a more natural appearance rather than a rigid interval between trees. Existing trees that are preserved shall be given credit towards the new tree requirement.



Total Site Acreage		121.5 acres	
Open Space Acreage		37 acres	30.6%
Lot Type	Lot Description	Approx. Unit Yield	Percentage
Type A	22'x90' (27' end cap)	156	37%
Type B	40'x110' (alley)	91	21%
Type C	50'x110' (alley)	49	11%
Type D	50'x120' (alley)	37	9%
Type E	50'x120' (front)	28	7%
Type F	60'x110' (alley)	31	7%
Type G	60'x120' (front)	35	8%
Total		427	100%
Approx. Gross Density		3.5 units per acre	
<div><div></div>Open space acreage includes gas well buffer, parks, amenity area, retention lakes / detention area, and landscape buffers.</div> <div><div></div>Open space acreage excludes gas well site.</div>			



Starlin Ranch

EXHIBIT C-1
DEVELOPMENT PLAN

Thomas J. Hanks Survey, Abstract No. 644
City of Mansfield, Tarrant County, Texas
March 31, 2022
121.5 Acres
427 Residential Lots
ZC#21-020

RESUBMITTAL #5

Development Team

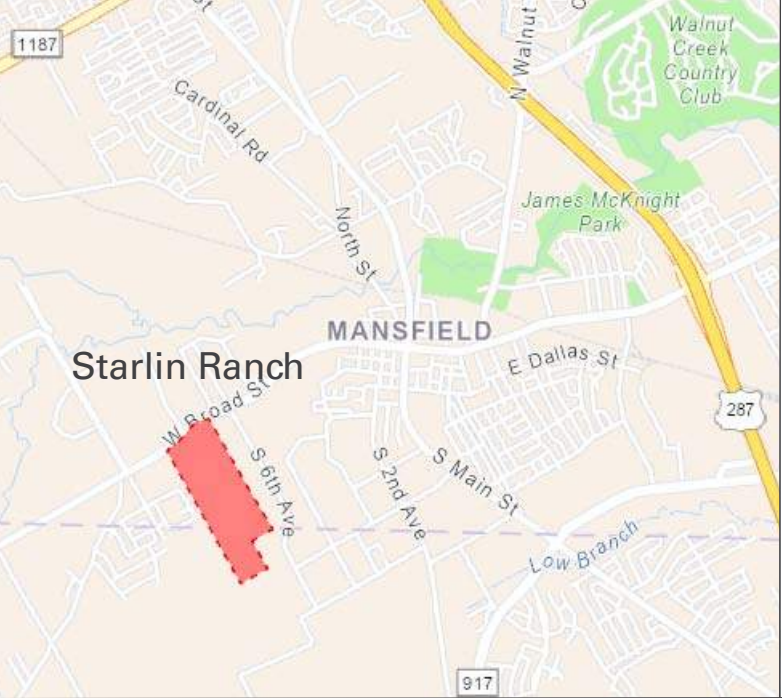
Owners:
Alluvium Development
2415 Somerfield Drive
Midlothian, TX 76065
Contact: Terrance Jobe
Email: tjobe@alluviumdevelopment.com

Applicant:
Alluvium Development
2415 Somerfield Drive
Midlothian, TX 76065
Contact: Terrance Jobe
Email: tjobe@alluviumdevelopment.com

Planner / Landscape Architect:
TBG Partners Inc.
2001 Bryan Street, #1450
Dallas, TX 75201
Contact: Mark Meyer
Email: mark.meyer@tbgpartners.com

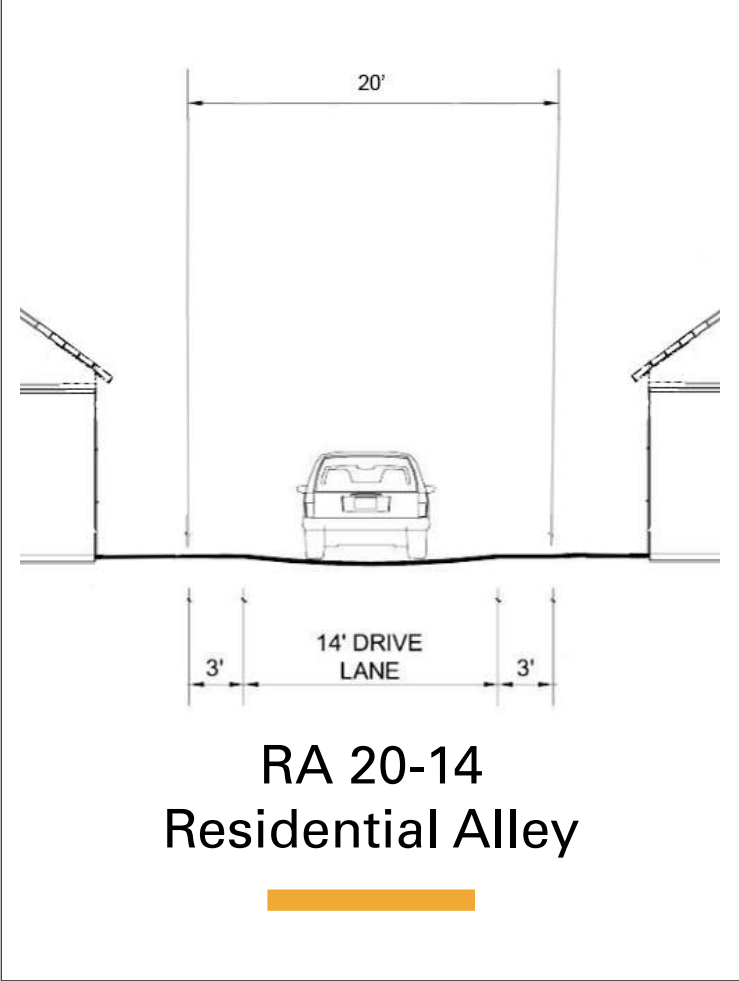
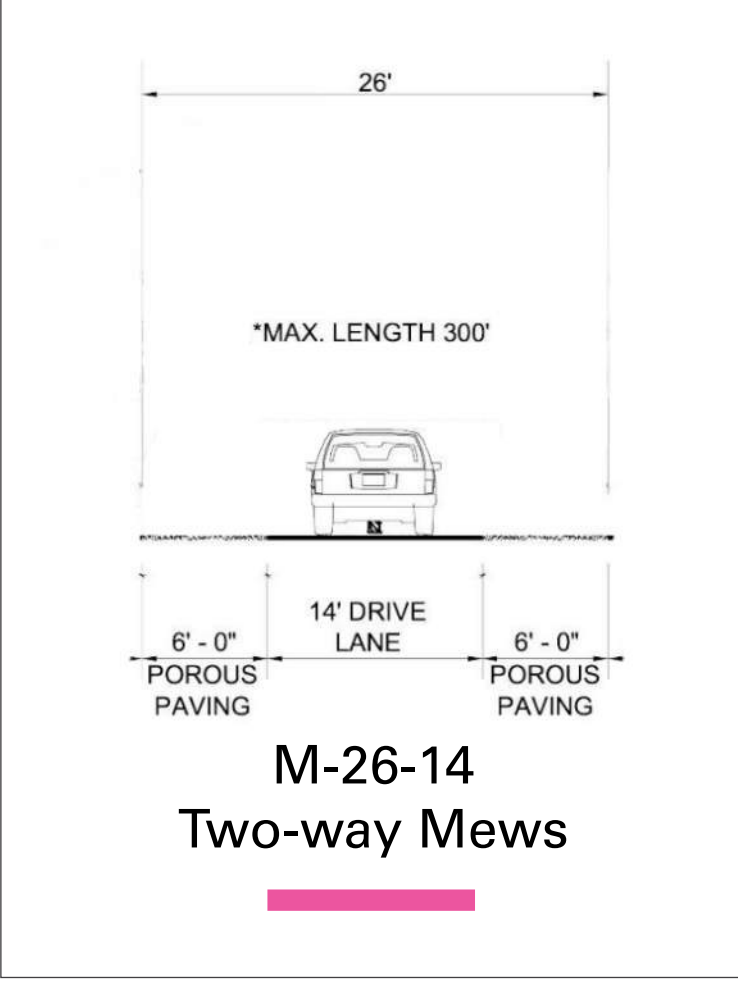
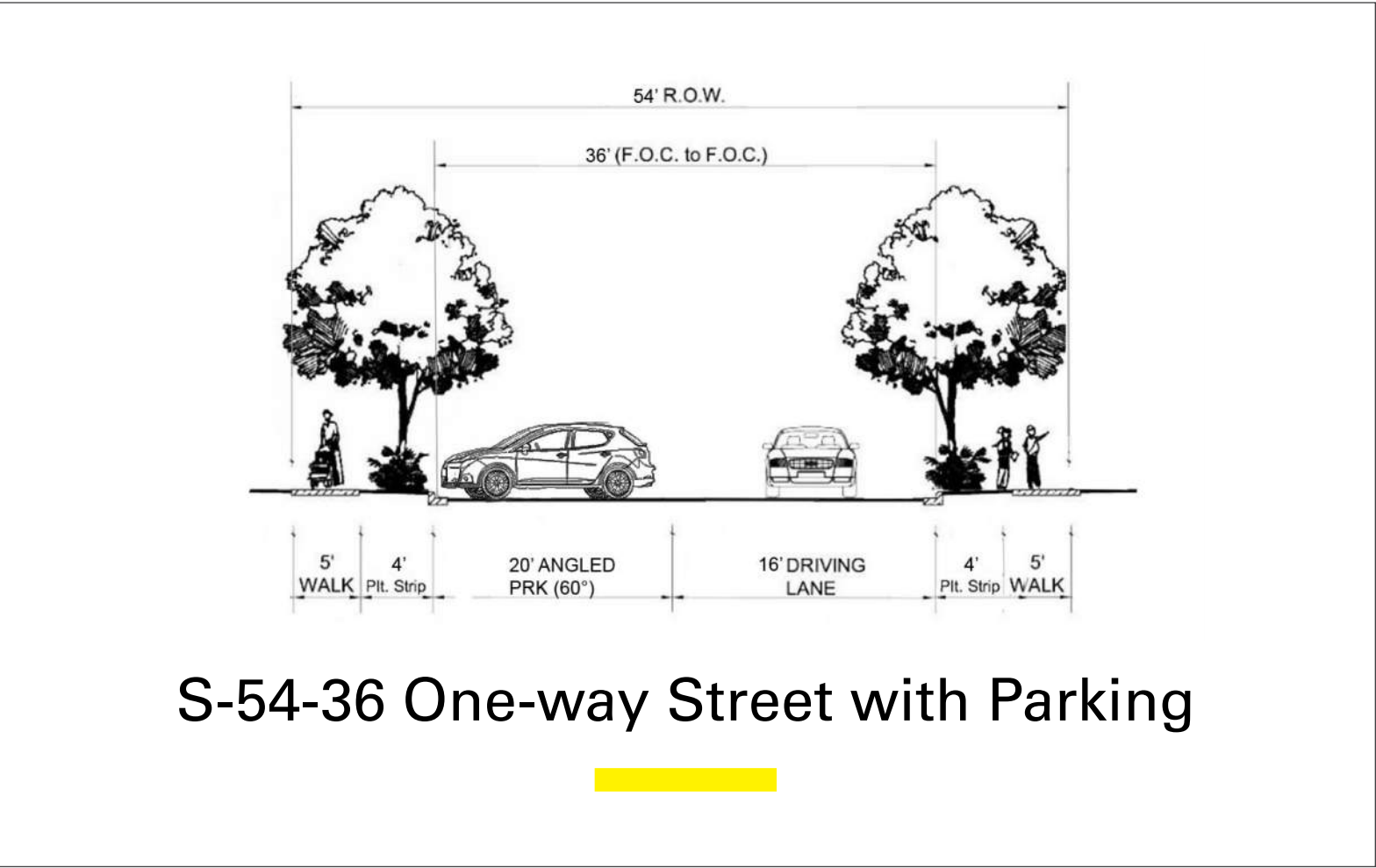
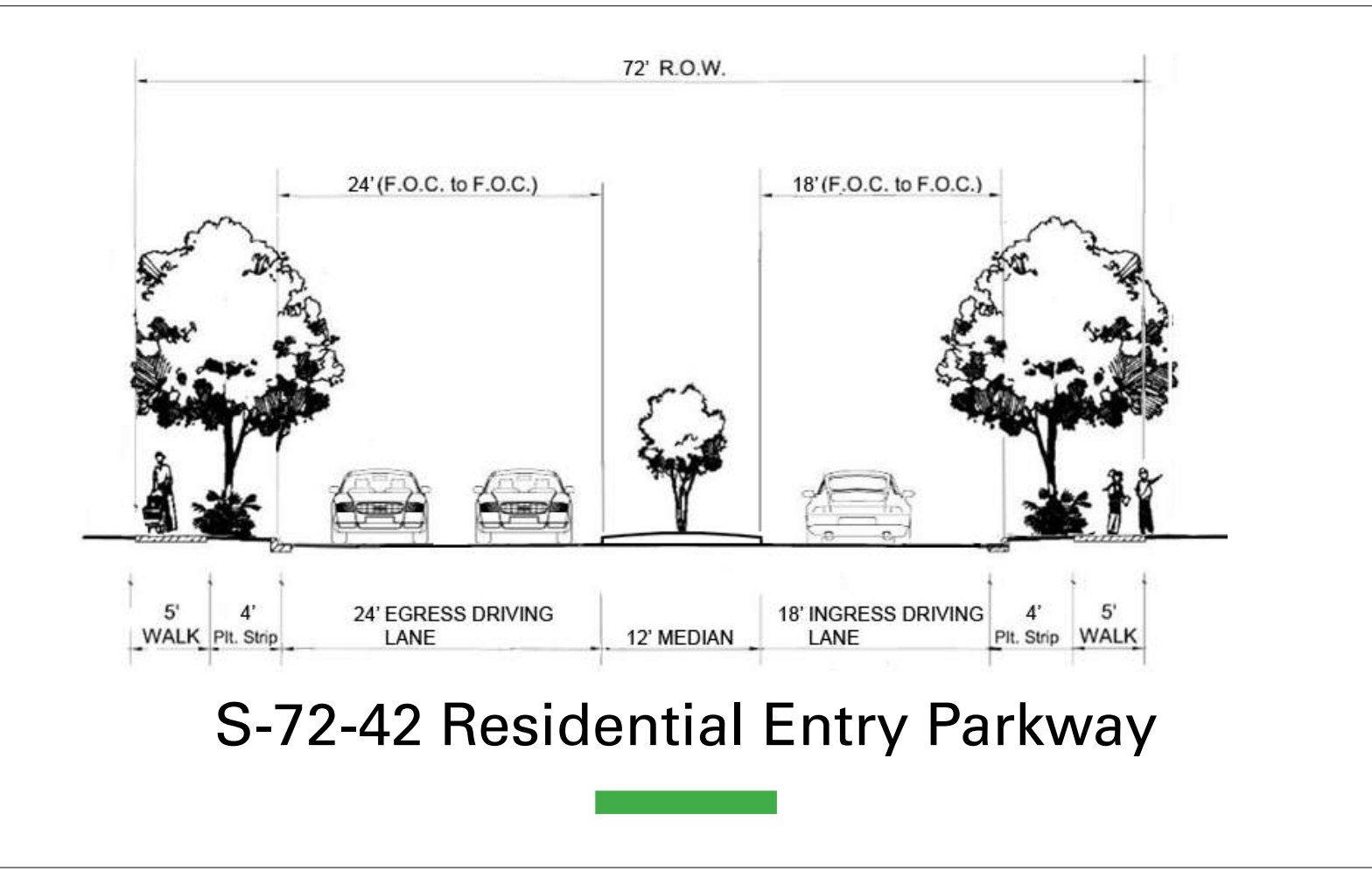
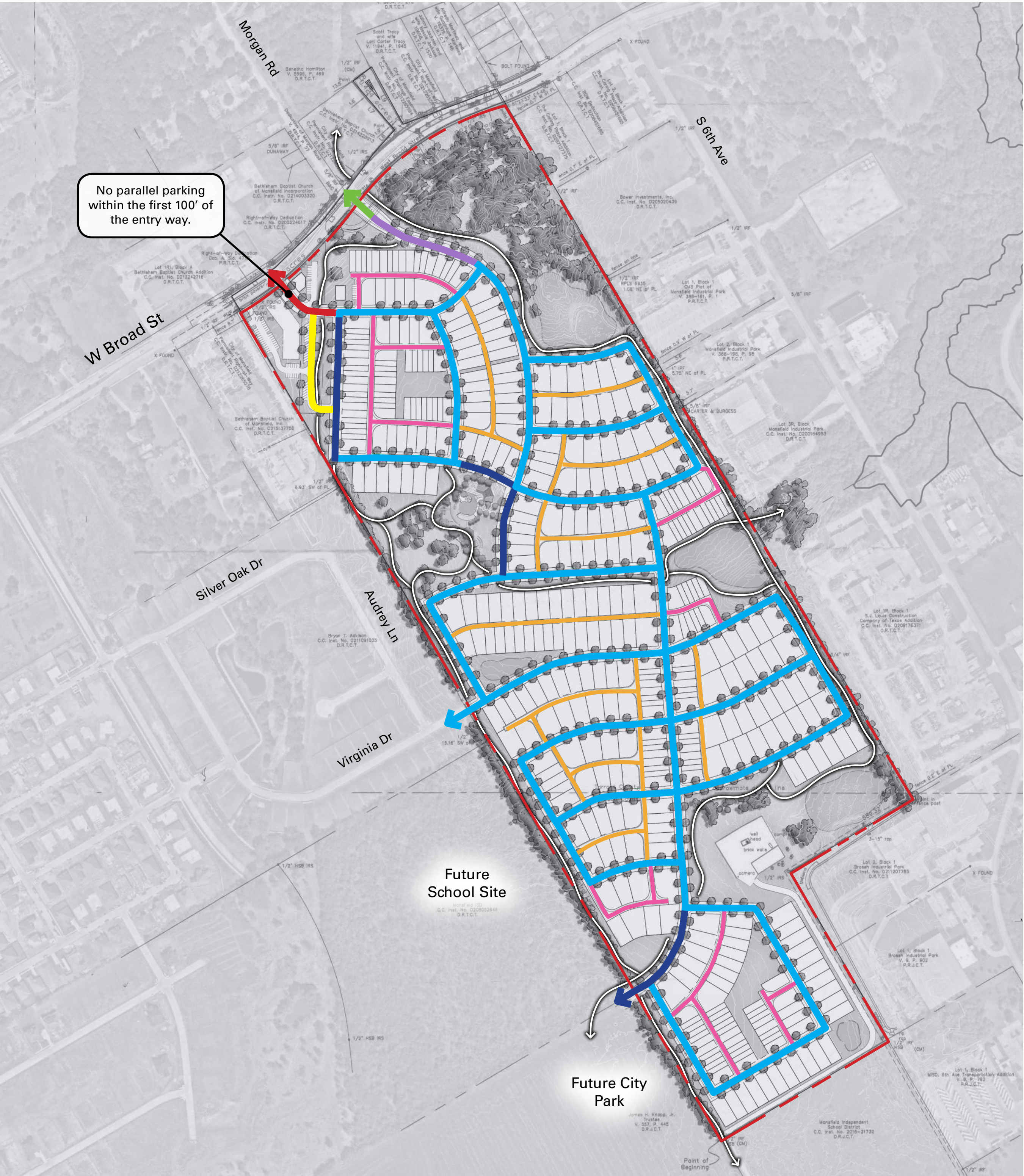
Engineer / Surveyor:
Engineering Concepts & Design, L.P.
201 Windco Circle, STE 200
Wylie, TX 75098
Contact: Todd Wintters
Email: todd@ecdpl.com

Location Map



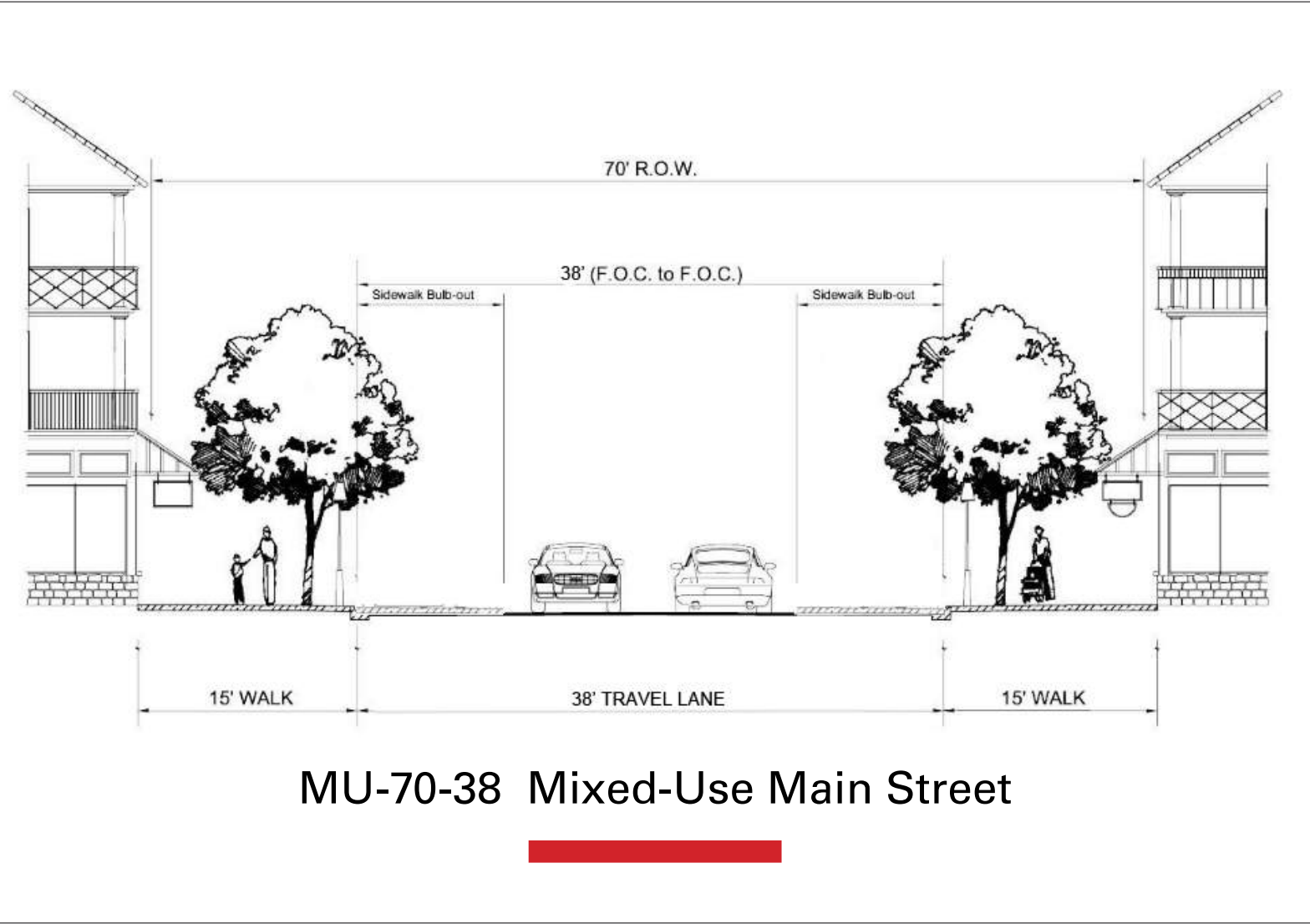
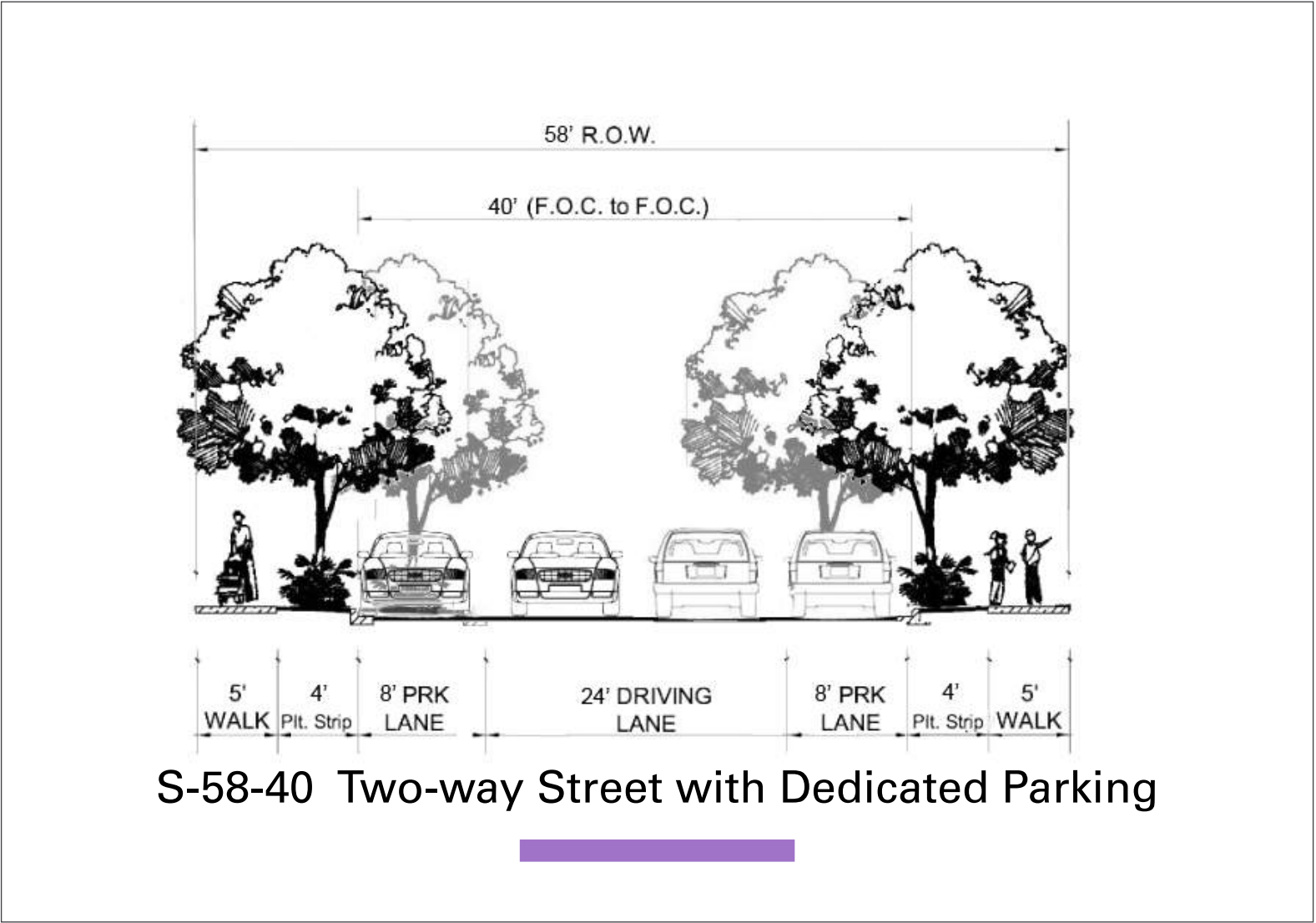
Notes

Scale 1" = 200'
0' 200'



Street Type	Description	Symbol
S-72-42	Residential Entry Parkway	
MU-70-38	Mixed-Use Main Street	
S-58-40	Two-way Steet with Dedicated Parking	
S-50-32	Two-way Steet with Dedicated Parking	
S-48-30	Two-way Steet with Parking	
S-54-36	One-way Street with Parking	
M-26-14	Two-way Mews	
RA-30-14	Residential Alley	

• All streets are paved with concrete.



Starlin Ranch

EXHIBIT C-2
STREET PLAN

Thomas J. Hanks Survey, Abstract No. 644
City of Mansfield, Tarrant County, Texas
March 31, 2022
121.5 Acres
427 Residential Lots
ZC#21-020

RESUBMITTAL #5

Development Team

Owners:
Alluvium Development
2415 Somerfield Drive
Midlothian, TX 76065
Contact: Terrance Jobe
Email: tjobe@alluviumdevelopment.com

Planner / Landscape Architect:
TBG Partners Inc.
2001 Bryan Street, #1450
Dallas, TX 75201
Contact: Mark Meyer
Email: mark.meyer@tbgpartners.com

Applicant:
Alluvium Development
2415 Somerfield Drive
Midlothian, TX 76065
Contact: Terrance Jobe
Email: tjobe@alluviumdevelopment.com

Engineer / Surveyor:
Engineering Concepts & Design, L.P.
201 Windco Circle, STE 200
Wylie, TX 75098
Contact: Todd Wintters
Email: todd@ecdip.com

Location Map

Notes

- A 1-foot wide sidewalk easement behind the right-of-way line will be provided at the subdivision plat design so the sidewalks can be maintained without trespassing on private property.

Scale 1" = 300'



Total Site Acreage	121.5 acres	
Open Space Acreage	37 acres	30.6%
<div><div></div><div>Bench & Trash Can</div><div></div><div>Shade Structure</div><div></div><div>Playground</div><div></div><div>Boardwalk</div><div></div><div>Amphitheater</div><div></div><div>Flex Play</div><div></div><div>Mail Center</div><div></div><div>Neighborhood Market</div><div></div><div>Neighborhood Retail</div><div></div><div>Pond Fountain</div></div>		
<ul style="list-style-type: none">Open space acreage includes gas well buffer, parks, amenity area, retention lakes / detention area, and landscape buffers.Open space acreage excludes gas well site.For open space design and landscaping standards, refer to PD.		



Starlin Ranch

EXHIBIT D-1
OPEN SPACE / AMENITY PLAN

Thomas J. Hanks Survey, Abstract No. 644
City of Mansfield, Tarrant County, Texas
March 31, 2022
121.5 Acres
427 Residential Lots
ZC#21-020

RESUBMITTAL #5

Development Team

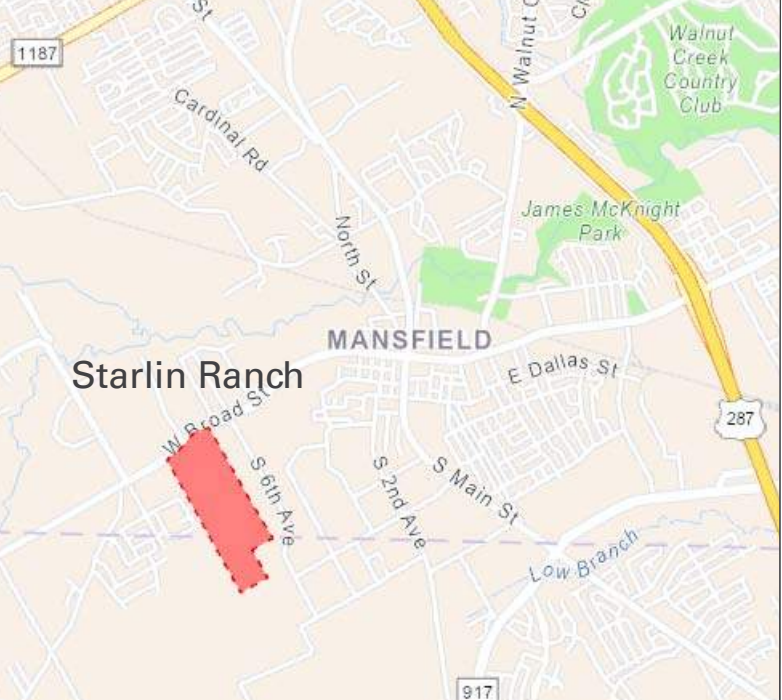
Owners:
Alluvium Development
2415 Somerfield Drive
Midlothian, TX 76065
Contact: Terrance Jobe
Email: tjobe@alluviumdevelopment.com

Applicant:
Alluvium Development
2415 Somerfield Drive
Midlothian, TX 76065
Contact: Terrance Jobe
Email: tjobe@alluviumdevelopment.com

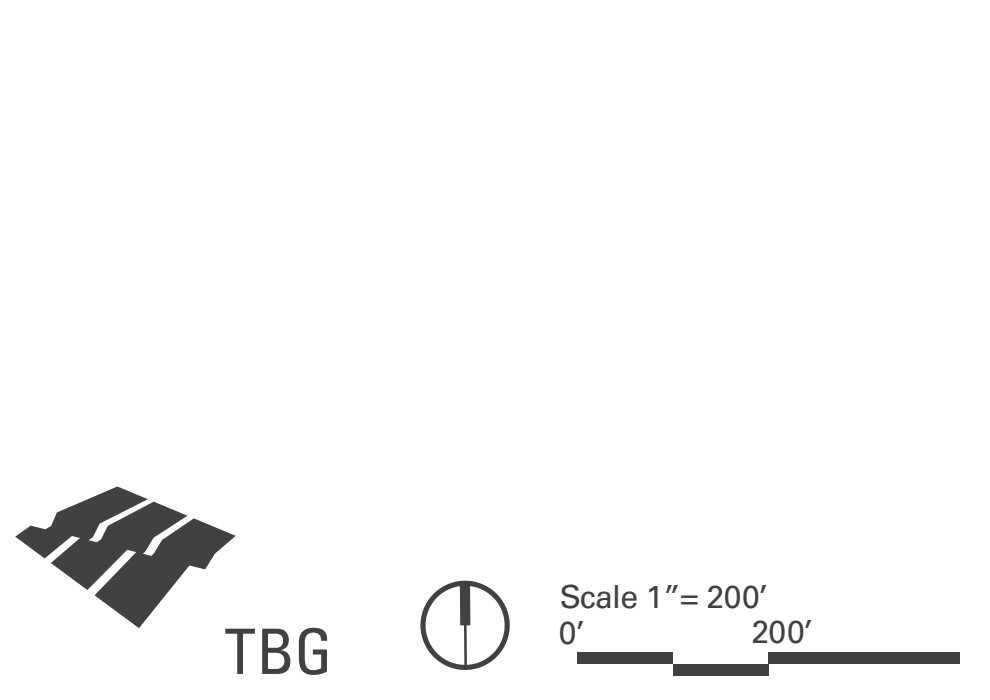
Planner / Landscape Architect:
TBG Partners Inc.
201 Windco Circle, #1450
Dallas, TX 75201
Contact: Mark Meyer
Email: mark.meyer@tbgpartners.com

Engineer / Surveyor:
Engineering Concepts & Design, L.P.
201 Windco Circle, STE 200
Wylie, TX 75098
Contact: Todd Wintters
Email: todd@ecdpl.com

Location Map



Notes





Trail Type	Symbol
6' Trail	
8' Trail	
10' Trail	
12' Trail	
Enhanced Crossing	
• All trails are paved with concrete.	



Starlin Ranch

EXHIBIT D-2
TRAIL PLAN

Thomas J. Hanks Survey, Abstract No. 644
City of Mansfield, Tarrant County, Texas
March 31, 2022
121.5 Acres
427 Residential Lots
ZC#21-020

RESUBMITTAL #5

Development Team

Owners:
Alluvium Development
2415 Somerfield Drive
Midlothian, TX 76065
Contact: Terrance Jobe
Email: tjobe@alluviumdevelopment.com

Applicant:
Alluvium Development
2415 Somerfield Drive
Midlothian, TX 76065
Contact: Terrance Jobe
Email: tjobe@alluviumdevelopment.com

Planner / Landscape Architect:
TBG Partners Inc.
2001 Bryan Street, #1450
Dallas, TX 75201
Contact: Mark Meyer
Email: mark.meyer@tbgpartners.com

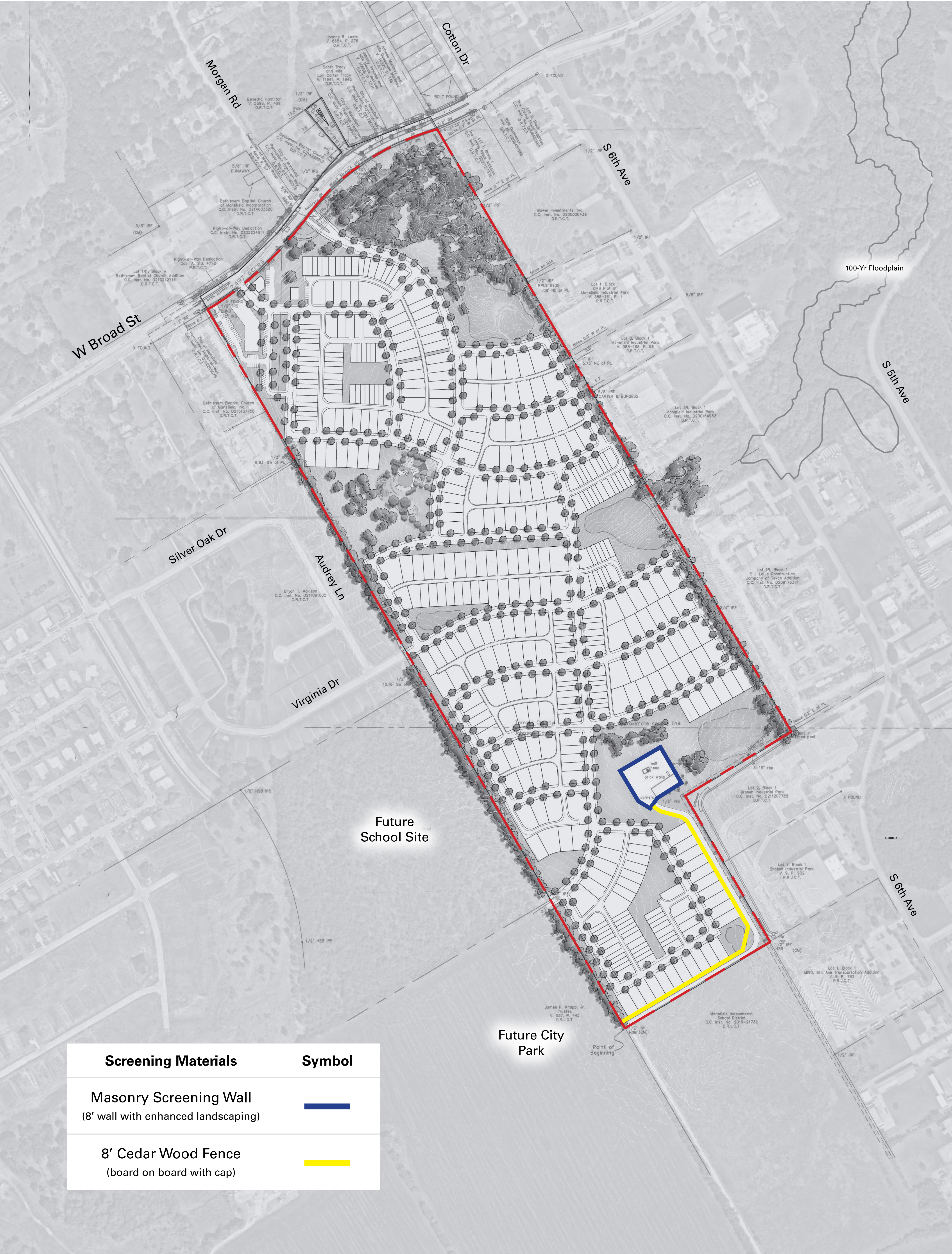
Engineer / Surveyor:
Engineering Concepts & Design, L.P.
201 Windco Circle, STE 200
Wylie, TX 75098
Contact: Todd Wintters
Email: todd@ecdpl.com

Location Map



Notes

Scale 1" = 200'
0' 200'



Screening Materials	Symbol
Masonry Screening Wall (8' wall with enhanced landscaping)	<div></div>
8' Cedar Wood Fence (board on board with cap)	<div></div>



Starlin Ranch

EXHIBIT D-3
SCREENING PLAN

Thomas J. Hanks Survey, Abstract No. 644
City of Mansfield, Tarrant County, Texas
March 31, 2022
121.5 Acres
427 Residential Lots
ZC#21-020

RESUBMITTAL #5

Development Team

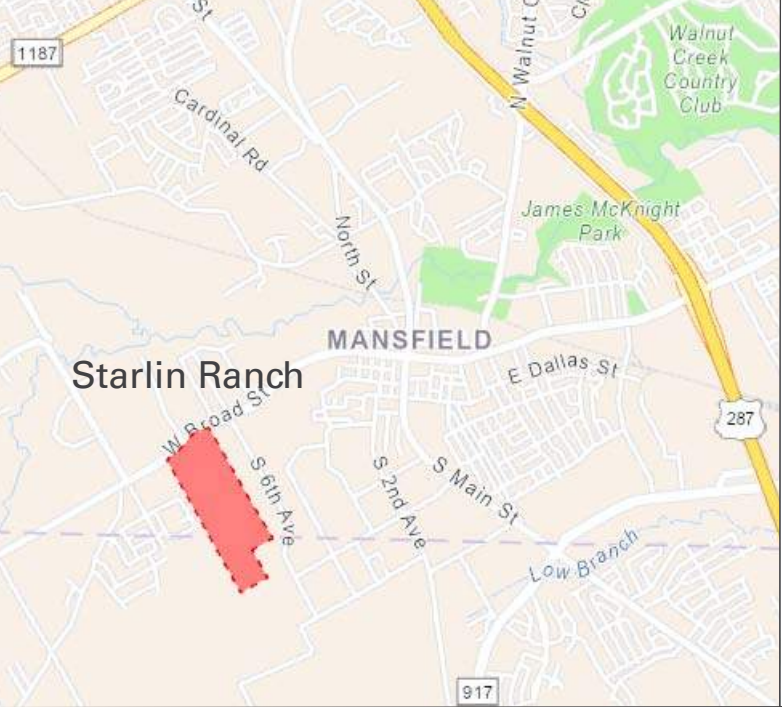
Owners:
Alluvium Development
2415 Somerfield Drive
Midlothian, TX 76065
Contact: Terrance Jobe
Email: tjobe@alluviumdevelopment.com

Applicant:
Alluvium Development
2415 Somerfield Drive
Midlothian, TX 76065
Contact: Terrance Jobe
Email: tjobe@alluviumdevelopment.com

Planner / Landscape Architect:
TBG Partners Inc.
2001 Bryan Street, #1450
Dallas, TX 75201
Contact: Mark Meyer
Email: mark.meyer@tbgpartners.com

Engineer / Surveyor:
Engineering Concepts & Design, L.P.
201 Windco Circle, STE 200
Wylie, TX 75098
Contact: Todd Wintters
Email: todd@ecdpl.com

Location Map



Notes

Scale 1" = 200'
0' 200'



Overlay Type	Symbol
Commercial Overlay Zone	<div></div>



Starlin Ranch

EXHIBIT D-5
COMMERCIAL OVERLAY

Thomas J. Hanks Survey, Abstract No. 644
City of Mansfield, Tarrant County, Texas
March 31, 2022
121.5 Acres
427 Residential Lots
ZC#21-020

RESUBMITTAL #5

Development Team

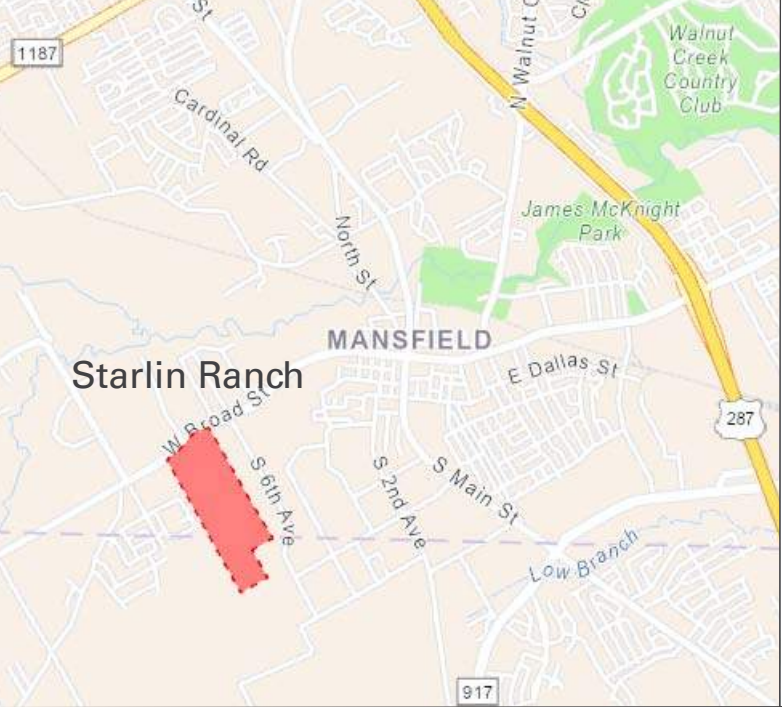
Owners:
Alluvium Development
2415 Somerfield Drive
Midlothian, TX 76065
Contact: Terrance Jobe
Email: tjobe@alluviumdevelopment.com

Applicant:
Alluvium Development
2415 Somerfield Drive
Midlothian, TX 76065
Contact: Terrance Jobe
Email: tjobe@alluviumdevelopment.com

Planner / Landscape Architect:
TBG Partners Inc.
2001 Bryan Street, #1450
Dallas, TX 75201
Contact: Mark Meyer
Email: mark.meyer@tbgpartners.com

Engineer / Surveyor:
Engineering Concepts & Design, L.P.
201 Windco Circle, STE 200
Wylie, TX 75098
Contact: Todd Wintters
Email: todd@ecdpl.com

Location Map



Notes

Scale 1" = 200'
0' 200'



ENTRY MONUMENT PLAN



SECTION ELEVATION



PLANTING & MATERIAL CHARACTER IMAGES



Starlin Ranch

EXHIBIT E-1
ENHANCED ENTRYWAY PLAN

Thomas J. Hanks Survey, Abstract No. 644
City of Mansfield, Tarrant County, Texas
March 31, 2022
121.5 Acres
427 Residential Lots
ZC#21-020

RESUBMITTAL #5

Development Team

Owners:
Alluvium Development
2415 Somerfield Drive
Midlothian, TX 76065
Contact: Terrance Jobe
Email: tjobe@alluviumdevelopment.com

Applicant:
Alluvium Development
2415 Somerfield Drive
Midlothian, TX 76065
Contact: Terrance Jobe
Email: tjobe@alluviumdevelopment.com

Planner / Landscape Architect:
TBG Partners Inc.
2001 Bryan Street, #1450
Dallas, TX 75201
Contact: Mark Meyer
Email: mark.meyer@tbgpartners.com

Engineer / Surveyor:
Engineering Concepts & Design, L.P.
201 Windco Circle, STE 200
Wylie, TX 75098
Contact: Todd Wintters
Email: todd@ecdip.com

Location Map



Notes

- Entry design image shows minimum features.



TBG



- 1 400 sq ft Pavilion
- 2 Men & Women Restroom Facilities
- 3 2,000 sq ft Swimming Pool
- 4 2,000 sq ft Pool Deck
- 5 2,500 sq ft Playground (5-12y & 2-5y play)
- 6 Trail
- 7 Amphitheater
- 8 7,500 sq ft Event Lawn
- 9 On-street Parking Spaces



Starlin Ranch

EXHIBIT E-2
AMENITY CENTER PROGRAMMING

Thomas J. Hanks Survey, Abstract No. 644
City of Mansfield, Tarrant County, Texas
March 31, 2022
121.5 Acres
427 Residential Lots
ZC#21-020

RESUBMITTAL #5

Development Team

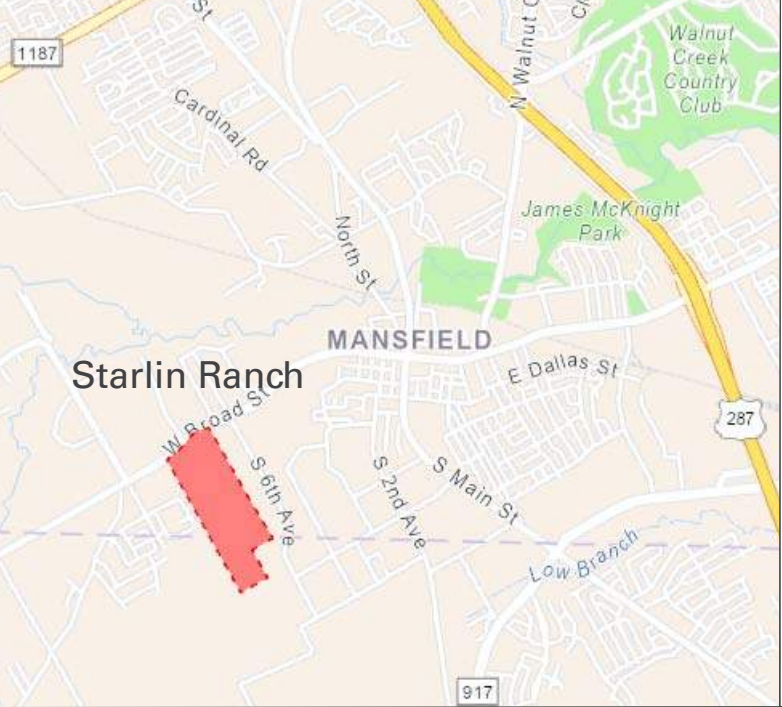
Owners:
Alluvium Development
2415 Somerfield Drive
Midlothian, TX 76065
Contact: Terrance Jobe
Email: tjobe@alluviumdevelopment.com

Applicant:
Alluvium Development
2415 Somerfield Drive
Midlothian, TX 76065
Contact: Terrance Jobe
Email: tjobe@alluviumdevelopment.com

Planner / Landscape Architect:
TBG Partners Inc.
2001 Bryan Street, #1450
Dallas, TX 75201
Contact: Mark Meyer
Email: mark.meyer@tbgpartners.com

Engineer / Surveyor:
Engineering Concepts & Design, L.P.
201 Windco Circle, STE 200
Wylie, TX 75098
Contact: Todd Wintters
Email: todd@ecdpl.com

Location Map



Notes

- The concept plan is for illustrative purpose only and subject to change. Final site design will be confirmed at landscape plan submittal stage.



TBG



Scale 1" = 20'
0' 20'



Mixed-Use Elevation Concepts

Starlin Ranch

Mansfield, TX



March 25, 2022

















Starlin Ranch
Mansfield, TX | 25 March 2022
©2022 LRK Inc. All Rights Reserved.

**Perspective
Retail Building A**

Alluvium Development, Inc.











Table 1 Bulk area standards for the single-family residential products, **ZC#21-020**

	Minimum					
Lot Type	Lot Area	Lot Width	Lot Depth	Floor Area	Front Setback	Height
A	1,980 sf	22 ft	90ft	1,600 sf	5 ft	2 stories (max 3)
B	4,400 sf	40/45 ft	110 ft	1,600 sf	5 ft	Max 3 stories
C	6000 sf	50/55 ft	120 ft	1,800 sf	5 ft	Max 3 stories
D	5,500 sf	50/55 ft	110 ft	1,800 sf	5 ft	Max 3 stories
E	6,000 sf	50/55 ft	120 ft	1,800 sf	20 ft	Max 3 stories
F	6,600 sf	65 ft	110 ft	2,200 sf	5 ft	Max 3 stories
G	7,200 sf	60/65 ft	120 ft	2,200 sf	20 ft	Max 3 stories

Garage Orientation
alley
alley
alley
alley
front
alley
front