



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, October 10, 2016

5:00 PM

Council Chambers

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#### REGULAR MEETING

1. **5:00 P.M. - CALL MEETING TO ORDER**

2. **RECESS INTO EXECUTIVE SESSION**

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

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

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

Seek Advice of City Attorney Regarding TCEQ Notification #47053

Seek Advice of City Attorney Regarding Farr Best Theater Lease

Seek Advice of the City Attorney Regarding the Agreement with Historic Mansfield Performance Park

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

Project #16-07 - Consider Possible Purchase of Real Property

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**

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

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

**5. INVOCATION****6. PLEDGE OF ALLEGIANCE****7. TEXAS PLEDGE**

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

**8. 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. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Please refrain from "personal criticisms."*

*In order to be recognized during the "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow "Appearance Card" located at the entry to the City Council Chamber and present it to the Assistant City Secretary prior to the start of the meeting.*

**9. COUNCIL ANNOUNCEMENTS****10. 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

Quarterly Reports - Mansfield Economic Development Corporation; Mansfield Park Facilities Corporation; Planning and Zoning Commission; Public Works; Code Enforcement; Communications & Marketing; Library

**B. Business Services Department Report**

[16-2061](#) Presentation of Monthly Financial Report for the Period Ending August 31, 2016

**Sponsors:** Peter Phillis

**Attachments:** [August 2016 Financials](#)

**11. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION****12. 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**

[16-1932](#) Ordinance - Third and Final Reading on an Ordinance of the City Council of the City of Mansfield, Texas, Designating a Certain Area as a Tax Abatement Reinvestment Zone for Commercial-Industrial Tax Abatement, to be Known as Reinvestment Zone No. 42; Establishing the Boundaries Thereof and Other Matters Related Thereto; Providing a Severability Clause; Providing a Cumulative Clause; and Providing for an Effective Date

**Sponsors:** Clayton Chandler and Scott Welmaker

**Attachments:** [Ordinance](#)

[16-2024](#) Ordinance - Third and Final Reading of an Ordinance Amending Chapter 95, "Library," in the Code of Ordinances of the City of Mansfield, Texas

**Sponsors:** Shelly Lanners and Steve Standefer

**Attachments:** [Ordinance](#)

[Proposed Changes to Library Code](#)

[16-2060](#) Resolution - A Resolution Awarding a Contract for the Construction of Fox Hollow Paving, Drainage and Utility Improvements to Pavecon Public Works, LP and Authorizing Funding for an Amount Not to Exceed \$885,157.52. (Street Bond, Utility Bond Fund)

**Sponsors:** Joe Smolinski and Bart VanAmburgh

**Attachments:** [Resolution](#)

[16-2062](#) Resolution - A Resolution Authorizing the Fire Chief to Enter into a Mutual Aid Agreement with the Tarrant County Emergency Services District No. 1

**Attachments:** [Resolution](#)

[FY 2017 Tarrant County ESD1 Mutual Aid Agreement](#)

[16-2058](#) Request for Special Event Permit: Legacy Bronco Band March A Thon

**Sponsors:** Joe Smolinski and The Applicant

**Attachments:** [Legacy Bronco Band March A Thon](#)

[Approval & Comments](#)

[16-2059](#) Minutes - Approval of the September 26, 2016 Regular City Council Meeting Minutes

**Sponsors:** Shelly Lanners and Jeanne Heard

**Attachments:** [9-26-16 DRAFT Meeting Minutes](#)

### **END OF CONSENT AGENDA**

**13. PUBLIC HEARING AND FIRST READING**

[16-2048](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Specific Use Permit for Eating Place with Drive-Through Service on Approximately 1.1 Acres, Generally Located at the Southwest Corner of E. Broad Street and N. Holland Road; Muy Hamburger, LLC. (ZC#16-011)

**Sponsors:** Joe Smolinski and Felix Wong

**Attachments:** [Maps & Supporting Info.](#)

[Ordinance](#)

[SUP Exhibits A-F](#)

**14. PUBLIC HEARING CONTINUATION AND SECOND READING**

[16-2008](#) Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Request to Amend The Reserve Planned Development District by Extending the South Pointe Expansion Subdistrict of The Reserve PD to Include Approximately 61.7 Acres Generally Located Between S. Matlock Road and SH 360 and South of Harmon Road; Jabez Development LP (ZC#16-010)

**Sponsors:** Joe Smolinski and Felix Wong

**Attachments:** [Ordinance](#)

[Maps & Supporting Information](#)

[Exhibit A - Boundary and Subdistrict Map](#)

[Exhibit B - South Pointe Expansion Subdistrict Regulations](#)

[Letter Requesting Tabling](#)

[Mill Valley Prelim Landplan 2016-10-04](#)

**15. NEW BUSINESS**

[16-1999](#) Ordinance - First Reading of an Ordinance Authorizing the Execution of a Gas Lease Agreement Between the City of Mansfield and GHA Barnett, LLC for City-Owned Property Located at 707 Pleasant Ridge Court

**Sponsors:** Shelly Lanners

**Attachments:** [Ordinance](#)

[Location Map](#)

[16-2063](#) Resolution - A Resolution of The City Council of the City of Mansfield, Texas, Approving Tax Abatement Agreement By and Between the Mansfield Economic Development Corporation ("MEDC") and RMA Holdings, L.L.C., and Authorizing Its Execution by the President of the MEDC; and Providing an Effective Date

**Sponsors:** Clayton Chandler and Scott Welmaker

Attachments: [Resolution](#)  
[AMC Tax Abatement Agreement](#)

**16. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the October 10, 2016 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, October 7, 2016 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

\_\_\_\_\_  
Jeanne Heard, 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 East. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## STAFF REPORT

File Number: 16-2061

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**Agenda Date:** 10/10/2016

**Version:** 1

**Status:** To Be Presented

**In Control:** City Council

**File Type:** Presentation

**Agenda Number:**

**Title**

Presentation of Monthly Financial Report for the Period Ending August 31, 2016

**Requested Action**

Attached is the Monthly Financial Report for the period ending August 31, 2016 for Council's review.

**Recommendation**

Review the Financial Statement for the period ending August 31, 2016.

**Description/History**

Monthly Financial Report

**Justification**

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

**Funding Source**

N/A

**Prepared By**

Peter Phillis, Deputy City Manager  
817-276-4261

## INTERIM DISCUSSION OF THE CITY'S FINANCIAL CONDITION

### Statement of Financial Condition

The City of Mansfield, Texas is in good financial condition as of and through the first eleven months of fiscal 2016. The results of the period indicate that the City is operating as expected through this period.

### Significant Financial Activity through the Period

- Capital Improvements –
  - the Service Center, \$11,530,503;
  - the Animal Control Shelter; \$949,909;
  - Equipment replaced; \$1,207,116;
  - FieldHouse; \$9,110,165;
  - Streets, \$16,690,466.
  
- A clean audit opinion
  
- Issued Debt, \$36,450,000
  
- Refunded Debt, \$29,015,000

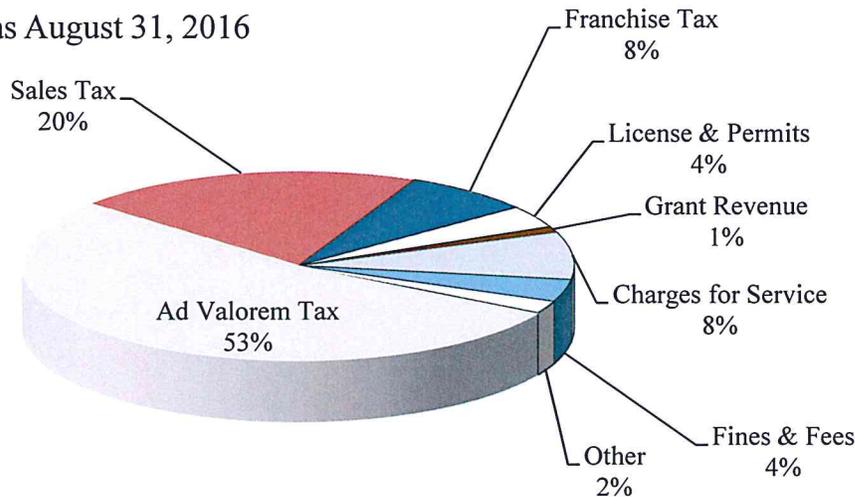
### General Fund Financial Activity

General Fund assets are \$362,274,591; general fund liabilities are \$125,445,056 and general fund net assets are \$221,995,373. Unassigned reserves and general fund balance are \$14,834,162 as of August 31, 2016.

Overall general fund revenue collected as of August 31, 2016 is 99.34% of anticipated collections. Expenditures as of August 31, 2016 are in line with budgeted expectations or 91.59% of the expected expenditures have been spent as of August 31, 2016. As of August 31, 2016 the City's current net assets are as expected.

### General Fund Revenues

Allocation of Receipts as August 31, 2016

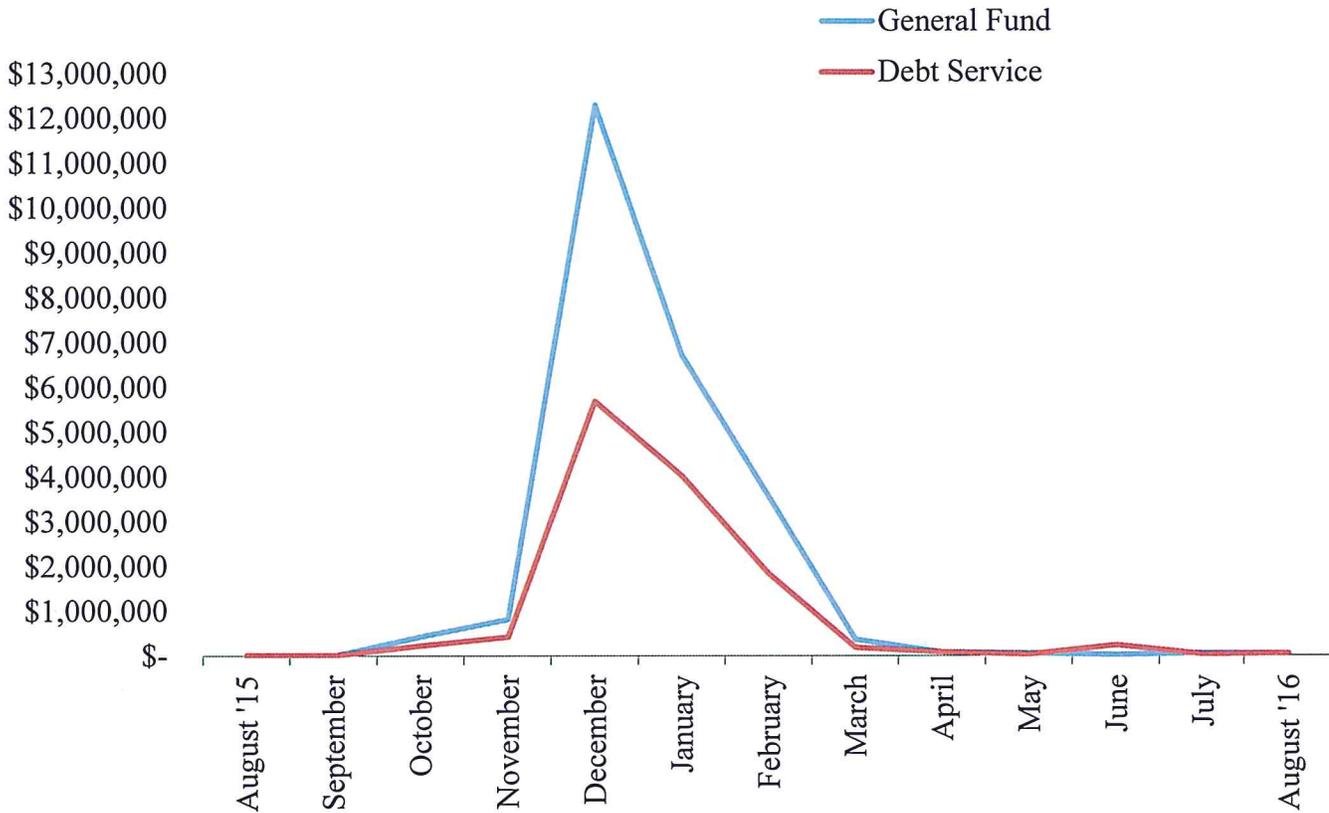


### Property Tax Collections

Most of the City's property tax is collected in the first four or five months of the fiscal year as property tax bills are generally due within the first four months of the City's fiscal year. With the majority of the property taxes being collected in the first half of the fiscal year, a reader of the financial statements could believe that the City may be performing ahead of the expectations given the significant collections of the property taxes within the first six months of the fiscal year. The reader should yield to the budgeted estimates as tax collections are due within this period of time and tax collections can be subject to the whims of the economy. Nevertheless, property tax collections including penalties and interest through August 31, 2016 are \$24,677,347. Last year's collections were \$22,861,479 for the same period – a 7.94% increase over prior year.

As of August 31, 2016, actual debt service property tax collections were \$12,920,620. For the same period last year, property tax collections were \$11,819,114 – an increase of 9.32%.

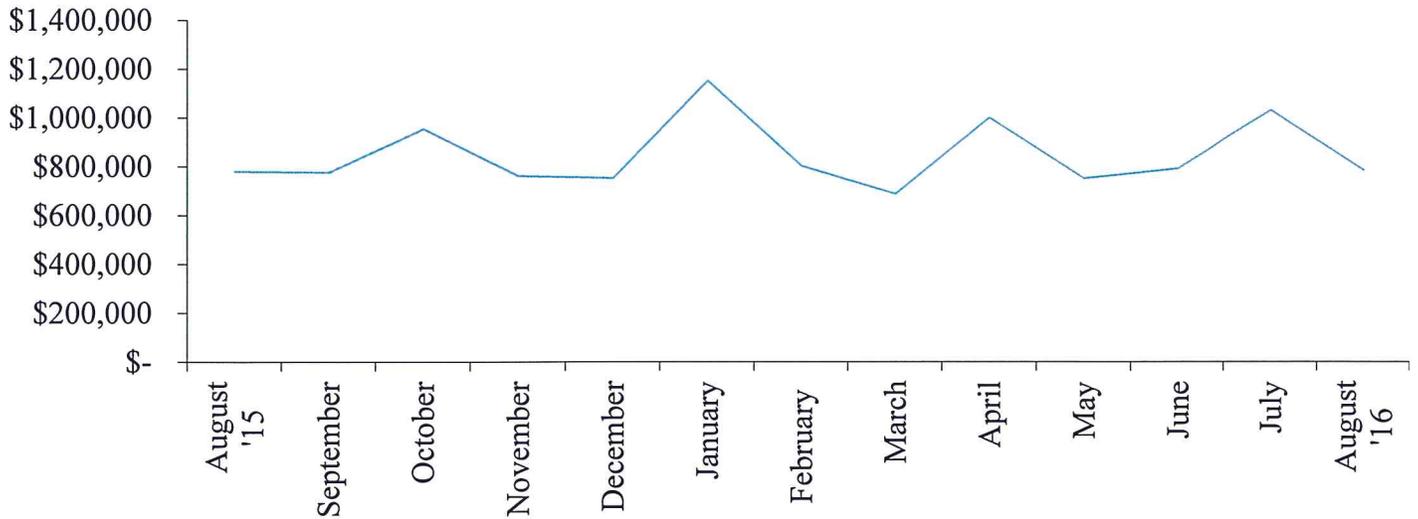
Ad Valorem Tax Collections by Month



Sales Tax

The City’s budgeted sales tax revenue is 20% of the total budgeted revenue for the City. Collections for the eleven months amount to 99.2% of total collections for fiscal 2016. Sales tax per capita is approximately \$143. The City expects sales tax per capita to continue to improve as continued improvements in the retail sector occur into the future. Per capita spend has remained relatively consistent given the impact of fuel prices and the overall economy. Sales Tax collections for the period August 1, 2016 through August 31, 2016, totaled \$787,960 as compared to \$782,330 for the same period last year. This is an increase of 0.71% over the same period as last year.

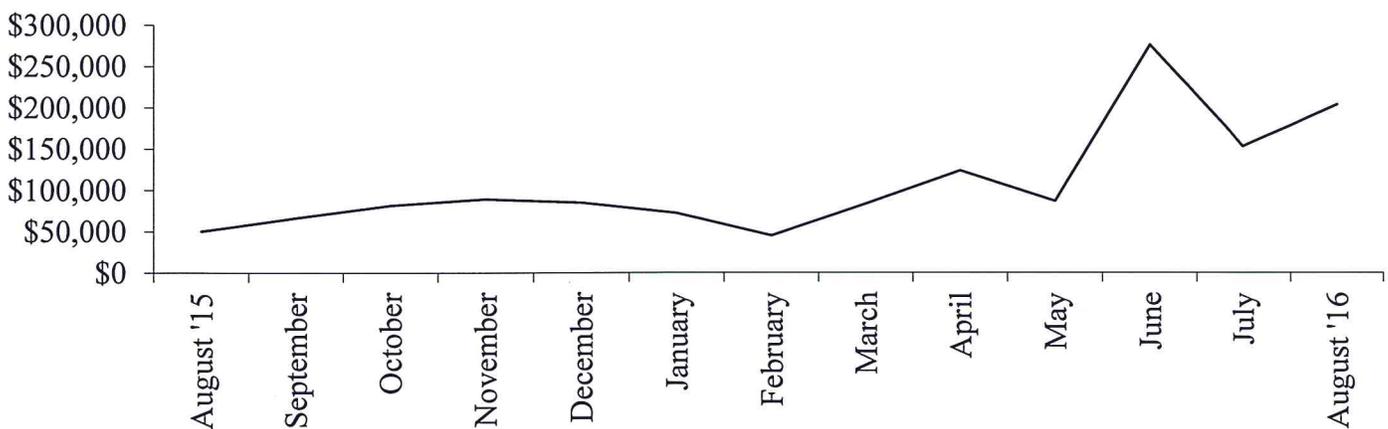
Sales Tax Collections



Building Permits

Building activity is higher in year over year comparisons. Year to date comparisons indicate building permit activity to be up. Building permits increased in August 2016 compared to August 2015. Permit revenues for this period compared to the same period last year are \$203,476 and \$50,272 respectively, representing an increase of \$153,204 or 304.75% more than the same period last year.

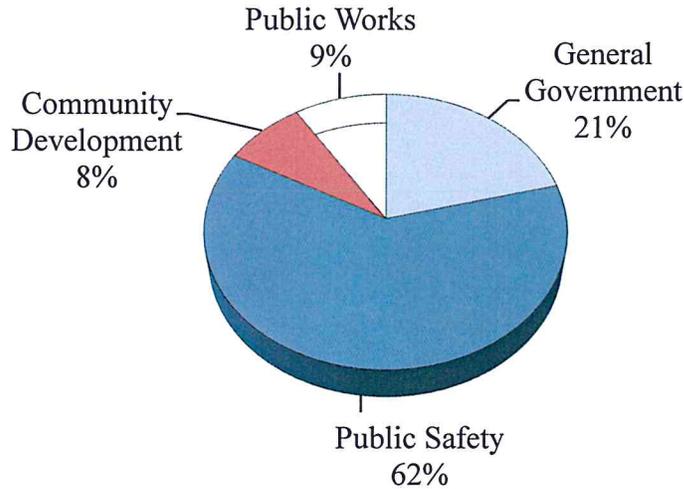
Building Permits Collections by Month



Expenditure/Uses

The City has spent \$42,785,271 of its expected expenditures of \$46,715,751 or 91.59% of the City total operating budget. The majority of the City's General Operating Fund is for servicing the needs of the public's safety. Over \$27,200,000 will be spent on the policing needs and fire needs of this City.

Actual Expenses

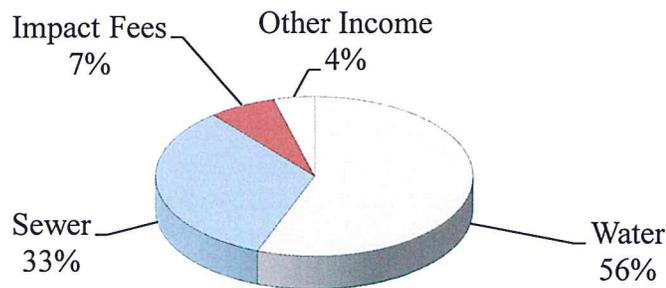


Water & Sewer Financial Activity

Water & Sewer assets are \$210,810,648 fund liabilities are \$50,482,491 and fund net assets are \$136,400,823. Unassigned reserves are \$20,563,579 as of August 31, 2016.

Operating Revenue is in line with estimates for this fiscal year. The sale of Water & Sewer alone represent 89% of the total revenue collected to date; while 7% of the Fund's revenue has been collected from impact fees. Currently the Fund has collected 98.99% of its Budgeted Revenue to date or \$29,613,227 of \$29,916,553 in Budgeted Revenue.

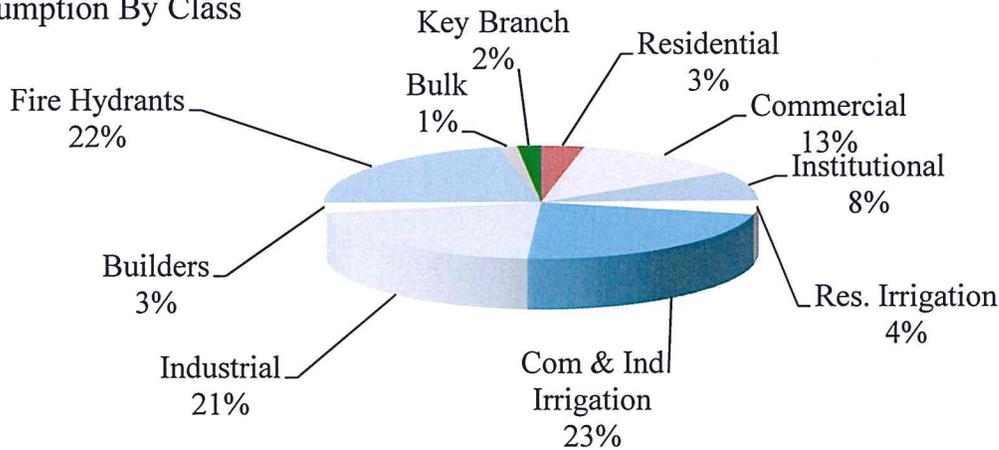
Revenues



Consumption Class	Water Accounts		Consumption ('000)		Avg Consmpt Per Acct	
	August'16	August'15	August'16	August'15	August'16	August'15
Residential	17,947	17,618	236,320	257,906	13,168	14,639
Commercial	668	627	35,917	33,562	53,768	53,528
Institutional	159	167	5,590	8,600	35,155	51,496
Residential Irrigation	899	889	14,591	16,086	16,230	18,095
Com & Ind Irrigation	670	645	62,619	59,020	93,461	91,504
Industrial	130	126	11,403	12,130	87,714	96,273
Builders	266	243	3,027	3,874	11,378	15,943
Fire Hydrants	44	41	3,999	1,400	90,878	34,156
Residential Key Branch	7	7	52	52	7,450	7,481
Bulk Untreated Water	5	5	29,628	39,198	5,925,600	7,839,600
Bulk Treated Water	3	2	72,869	77,035	24,289,667	38,517,500
<b>Total</b>	<b>20,798</b>	<b>20,370</b>	<b>476,015</b>	<b>508,863</b>		

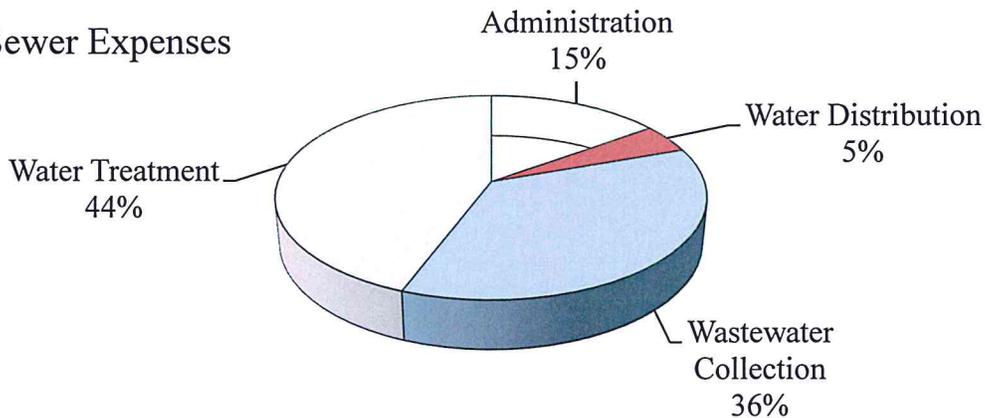
Consumption to date is ahead of prior year's consumption because connections are up in year over year comparisons. In a year over year comparison, customer accounts have increased by 428 new connections.

Avg Consumption By Class



The Department's expenses are in line with anticipated levels. Note that the overall expenditure activity of the fund (excluding depreciation) indicates 89.43% of the funds have been expended to date. The costs of raw water and sewer treatment are below projected costs and are expected to be within budgeted estimates as of the fiscal year end.

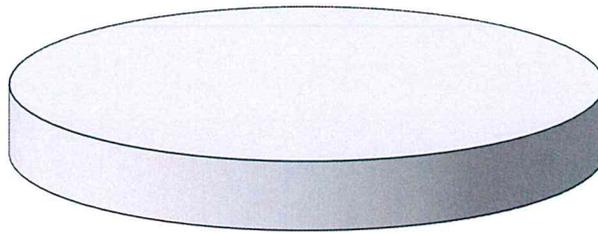
Water & Sewer Expenses



INVESTMENT SCHEDULE:

A schedule of investments is included in your packet for period ended August 31, 2016.

**Investment Summary**



Money Markets  
100%

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## GENERAL FUND

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

City of Mansfield, Texas

Comparative Balance Sheet - General Fund  
August 31, 2016 and 2015 (Unaudited)

<u>ASSETS</u>	<u>Fiscal 2016</u>	<u>Fiscal 2015</u>
Cash and Investments	\$ 15,496,937	\$ 15,967,196
Receivables:		
Current Year Taxes	278,045	188,524
Delinquent Taxes (Net of Allowance of \$521,372)	-	-
Accounts (Net of Allowance of \$174,801)	1,215,901	1,213,675
Ambulance	1,552,872	1,319,387
Municipal Court	127,954	39,435
Due From Other Funds	405,460	290
Other Assets	10,000	-
Capital Assets (net of accumulated depreciation)	<u>343,187,423 *</u>	<u>321,912,487</u>
Total Assets	<u>\$ 362,274,591</u>	<u>\$ 340,640,994</u>
 <u>LIABILITIES AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 313,119	\$ 309,676
Accrued Liabilities	1,981,016	1,680,895
Deferred Revenue	1,958,871	1,547,346
Noncurrent liabilities:		
Due within one year	11,115,732 *	10,082,575
Due in more than one year	<u>110,076,318 *</u>	<u>95,158,524</u>
Total Liabilities	<u>125,445,056</u>	<u>108,779,016</u>
 <u>FUND BALANCES:</u>		
Invested in capital assets, net of related debt	221,995,373 *	216,671,388
Reserved For Other Assets	10,000	-
Unassigned	<u>14,824,162</u>	<u>15,190,590</u>
Total Fund Balances	<u>236,829,535</u>	<u>231,861,978</u>
Total Liabilities And Fund Balances	<u>\$ 362,274,591</u>	<u>\$ 340,640,994</u>

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

\* Does not conform with Generally Accepted Accounting Principals or Governmental Accounting Standards

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

City of Mansfield, Texas

Summary Revenue and Expenditure Report for the Month and Eleven Months  
 Ended August 31, 2016 and 2015 (Unaudited)

	FY16 MONTH TO DATE	FY15 MONTH TO DATE	FY16 YEAR TO DATE	FY15 YEAR TO DATE	FY16 ORIGINAL BUDGET	FY16 POSITIVE (NEGATIVE) BUDGET	FY16 PERCENT COLLECTED TO BUDGET
<b>REVENUES:</b>							
Taxes	\$ 1,025,030	\$ 1,103,193	\$ 37,877,631	\$ 35,523,507	\$ 38,083,720	\$ (206,090)	99.46%
License And Permits	247,541	77,031	1,753,586	1,608,976	2,171,915	(418,329)	80.74%
Grant Revenue	71,969	3,903	463,831	315,040	-	463,831	0.00%
Charges For Services	300,739	300,830	3,774,703	3,633,532	3,751,202	23,501	100.63%
Fines And Fees	107,909	120,440	1,783,614	2,098,752	2,465,427	(681,813)	72.35%
Interest Earnings	3,296	651	26,111	7,013	5,000	21,111	522.22%
Contributions	-	-	-	-	-	-	0.00%
Miscellaneous	26,852	22,361	767,405	682,710	275,900	491,506	278.15%
<b>Total Revenues</b>	<b>1,783,335</b>	<b>1,628,409</b>	<b>46,446,880</b>	<b>43,869,530</b>	<b>46,753,163</b>	<b>(306,284)</b>	<b>99.34%</b>
<b>EXPENDITURES:</b>							
General Government	824,360	852,926	9,128,987	9,218,189	10,997,455	1,868,468	83.01%
Public Safety	2,221,867	2,085,006	26,178,734	23,816,088	27,244,339	1,065,605	96.09%
Public Works	376,044	353,352	3,987,393	3,489,269	4,319,042	331,649	92.32%
Community Development	320,772	334,542	3,490,158	2,962,323	4,154,914	664,757	84.00%
<b>Total Expenditures</b>	<b>3,743,043</b>	<b>3,625,826</b>	<b>42,785,271</b>	<b>39,485,869</b>	<b>46,715,751</b>	<b>3,930,479</b>	<b>91.59%</b>
<b>EXCESS REVENUES OVER(UNDER) EXPENDITURES</b>	<b>(1,959,708)</b>	<b>(1,997,417)</b>	<b>3,661,609</b>	<b>4,383,661</b>	<b>37,413</b>		
<b>OTHER FINANCING SOURCES (USES)</b>							
Reserve/Contingency	-	-	-	-	275,870	275,870	0.00%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
Operating Transfers In	-	-	-	-	810,532	810,532	0.00%
Operating Transfers Out	(29,260)	-	(847,829)	(850,089)	(1,123,814)	275,985	75.44%
<b>Total Other Financing Sources (Uses)</b>	<b>(29,260)</b>	<b>-</b>	<b>(847,829)</b>	<b>(850,089)</b>	<b>(37,413)</b>	<b>1,362,387</b>	<b>75.44%</b>
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>	<b>(1,988,968)</b>	<b>(1,997,418)</b>	<b>2,813,780</b>	<b>3,533,572</b>	<b>(0)</b>		
<b>FUND BALANCE</b>							
<b>BEGINNING</b>	<b>16,823,130</b>	<b>17,188,008</b>	<b>12,020,382</b>	<b>11,657,018</b>	<b>12,020,385</b>		
<b>ENDING</b>	<b>\$ 14,834,162</b>	<b>\$ 15,190,590</b>	<b>\$ 14,834,162</b>	<b>\$ 15,190,590</b>	<b>\$ 12,020,385</b>		

City of Mansfield, Texas

Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual -  
 General Fund - For the Month and Eleven Months Ended August 31, 2016 and 2015 (Unaudited)

	FY16 MONTH TO DATE	FY15 MONTH TO DATE	FY16 YEAR TO DATE	FY15 YEAR TO DATE	FY16 ORIGINAL BUDGET	FY16 POSITIVE (NEGATIVE) BUDGET	FY16 PERCENT COLLECTED TO BUDGET
<b>REVENUES:</b>							
Taxes-Current	\$ 44,838	\$ 3,395	24,180,409	\$ 22,535,188	\$ 24,103,364	\$ 77,044	100.32%
Taxes-Prior	9,937	4,273	237,486	180,256	200,000	37,486	118.74%
Gas Royalty Income	715	1,447	6,945	20,218	-	6,945	0.00%
Franchise Taxes	122,077	306,654	3,515,969	3,538,270	3,870,443	(354,474)	90.84%
Sales Taxes	787,960	782,330	9,498,087	8,929,780	9,574,913	(76,826)	99.20%
Mix Drink Taxes	-	-	179,282	173,760	135,000	44,282	132.80%
Delinquent P& I	59,503	5,094	259,452	146,035	200,000	59,452	129.73%
Collection Costs	-	-	-	-	-	-	0.00%
<b>Total Taxes</b>	<b>1,025,030</b>	<b>1,103,193</b>	<b>37,877,631</b>	<b>35,523,507</b>	<b>38,083,720</b>	<b>(206,090)</b>	<b>99.46%</b>
<b>LICENSE &amp; PERMITS</b>							
Building Permits	203,476	50,272	1,299,495	1,178,115	1,967,555	(668,060)	66.05%
Other Lic/Permits	44,065	26,759	454,091	430,861	204,360	249,731	222.20%
<b>Total License &amp; Permits</b>	<b>247,541</b>	<b>77,031</b>	<b>1,753,586</b>	<b>1,608,976</b>	<b>2,171,915</b>	<b>(418,329)</b>	<b>80.74%</b>
<b>GRANT REVENUE</b>	<b>71,969</b>	<b>3,903</b>	<b>463,831</b>	<b>315,040</b>	<b>-</b>	<b>463,831</b>	<b>0.00%</b>
<b>CHARGES FOR SERVICES</b>							
Sanitation	207,471	203,954	2,442,340	2,423,955	2,691,202	(248,862)	90.75%
Ambulance Services	93,268	61,559	1,115,280	957,635	1,000,000	115,280	111.53%
Fines & Fees-Engineering	-	35,317	217,083	251,942	60,000	157,083	361.81%
<b>Total Charges For Services</b>	<b>300,739</b>	<b>300,830</b>	<b>3,774,703</b>	<b>3,633,532</b>	<b>3,751,202</b>	<b>23,501</b>	<b>100.63%</b>
<b>FINES &amp; FEES</b>							
Fines & Fees-Court	63,732	90,495	970,946	1,287,386	1,766,627	(795,680)	54.96%
Fines & Fees-Other	44,176	29,945	812,668	811,366	698,800	113,868	116.29%
<b>Total Fines &amp; Fees</b>	<b>107,909</b>	<b>120,440</b>	<b>1,783,614</b>	<b>2,098,752</b>	<b>2,465,427</b>	<b>(681,813)</b>	<b>72.35%</b>
<b>INTEREST EARNINGS</b>	<b>3,296</b>	<b>651</b>	<b>26,111</b>	<b>7,013</b>	<b>5,000</b>	<b>21,111</b>	<b>522.22%</b>
<b>CONTRIBUTIONS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>MISCELLANEOUS</b>							
Certificate Of Occupancy	1,080	1,020	9,240	7,560	6,000	3,240	154.00%
Mowing	130	225	15,075	7,875	-	15,075	0.00%
Sale Of Property	4,144	38	36,320	50,285	2,120	34,200	1713.20%
Zoning Fees	5,600	-	79,605	39,442	11,920	67,685	667.83%
Plat Fees	5,000	-	55,080	62,915	12,500	42,580	440.64%
Miscellaneous	10,898	21,078	572,085	514,633	243,360	328,726	235.08%
<b>Total Miscellaneous</b>	<b>26,852</b>	<b>22,361</b>	<b>767,405</b>	<b>682,710</b>	<b>275,900</b>	<b>491,506</b>	<b>278.15%</b>
<b>Total Revenues</b>	<b>\$ 1,783,335</b>	<b>1,628,409</b>	<b>46,446,880</b>	<b>\$ 43,869,530</b>	<b>\$ 46,753,163</b>	<b>\$ (306,283)</b>	<b>99.34%</b>

City of Mansfield, Texas

Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual -  
 General Fund - For the Month and Eleven Months Ended August 31, 2016 and 2015 (Unaudited)

	FY16 MONTH TO DATE	FY15 MONTH TO DATE	FY16 YEAR TO DATE	FY15 YEAR TO DATE	FY16 ORIGINAL BUDGET	FY16 POSITIVE (NEGATIVE) BUDGET	FY16 PERCENT COLLECTED TO BUDGET
<b>EXPENDITURES:</b>							
<b>GENERAL GOVERNMENT</b>							
Non-departmental	\$ 7,360	\$ 3,228	48,793	\$ 44,291	\$ -	\$ (48,793)	0.00%
City Council	4,047	4,967	75,589	568,049	124,736	49,148	60.60%
Administration	52,923	61,134	793,870	693,292	756,426	(37,444)	104.95%
City Secretary	25,706	24,955	422,254	324,317	347,053	(75,201)	121.67%
Legal	17,530	130,631	365,565	741,617	557,235	191,669	65.60%
Human Resources	101,782	36,303	521,954	409,671	629,815	107,861	82.87%
Building Maintenance	73,728	102,566	871,181	780,883	1,086,639	215,458	80.17%
Finance	43,716	30,876	474,925	375,211	509,398	34,473	93.23%
Accounting	21,995	19,020	299,852	301,426	457,072	157,220	65.60%
Purchasing	7,066	5,235	80,021	69,011	84,532	4,511	94.66%
Tax Collection	-	-	281,152	264,293	273,800	(7,352)	102.69%
Sanitation	187,499	184,811	1,679,023	1,826,139	2,208,000	528,977	76.04%
Information Technology	66,929	49,657	657,435	530,555	821,792	164,357	80.00%
Budget	9,028	6,912	74,421	67,293	87,143	12,722	85.40%
Planning Administration	73,841	61,942	879,945	723,648	990,481	110,536	88.84%
Planning	7	-	7	757	-	(7)	0.00%
Planning/Zoning Comm	1,740	784	10,493	8,985	13,441	2,948	78.07%
Engineering	27,042	28,888	322,229	397,780	418,760	96,532	76.95%
Board of Adjustments	-	161	806	1,131	3,135	2,328	25.72%
Historic Landmark	-	124	1,437	318	4,563	3,126	31.49%
Development Services	102,423	100,732	1,268,034	1,089,522	1,623,433	355,399	78.11%
<b>Total</b>	<b>824,360</b>	<b>852,926</b>	<b>9,128,987</b>	<b>9,218,189</b>	<b>10,997,455</b>	<b>1,868,468</b>	<b>83.01%</b>
<b>PUBLIC SAFETY</b>							
Public Safety Administration	51,710	47,671	596,300	552,923	656,339	60,039	90.85%
Police Administration	89,276	115,902	1,263,659	1,287,478	1,455,852	192,194	86.80%
Communications	229,811	246,011	2,329,374	2,035,371	2,622,232	292,858	88.83%
Patrol	485,034	415,168	5,980,476	4,908,959	6,045,542	65,066	98.92%
CID And Narcotics	217,001	164,146	2,332,242	2,401,912	2,609,759	277,517	89.37%
Crime Prevention	-	-	825	500	-	(825)	0.00%
K-9 Unit	19,076	15,309	208,947	193,331	242,057	33,110	86.32%
COPS	8,478	15,231	138,308	195,266	164,419	26,111	84.12%
Municipal Court	50,827	40,963	545,953	536,824	638,170	92,217	85.55%
Training	5,442	9,208	92,739	147,981	158,252	65,513	58.60%
Animal Control	51,241	54,362	594,350	527,439	640,516	46,166	92.79%
CVI Traffic Enforcement	25,923	20,748	282,027	219,033	277,025	(5,002)	101.81%
Traffic Enforcement	34,126	28,666	396,620	372,645	444,280	47,660	89.27%
Park Patrol	-	13,916	-	148,141	-	-	0.00%
Police Grant Expenditures	14,263	7,485	365,304	218,361	-	(365,304)	0.00%
Fire Administration	62,880	84,889	820,638	733,811	887,355	66,717	92.48%
Fire Prevention	50,382	45,479	631,474	579,597	721,605	90,131	87.51%
Emergency Management	11,306	54	180,183	43,334	187,649	7,465	96.02%
Fire Operations	815,092	759,798	9,419,315	8,713,182	9,493,286	73,971	99.22%
<b>Total</b>	<b>2,221,867</b>	<b>2,085,006</b>	<b>26,178,734</b>	<b>23,816,088</b>	<b>27,244,339</b>	<b>1,065,605</b>	<b>96.09%</b>
<b>PUBLIC WORKS</b>							
Street Maintenance	322,652	174,931	2,960,803	2,519,831	3,189,159	228,356	92.84%
Traffic Control	53,392	178,421	1,026,591	969,438	1,129,884	103,293	90.86%
<b>Total</b>	<b>376,044</b>	<b>353,352</b>	<b>3,987,393</b>	<b>3,489,269</b>	<b>4,319,042</b>	<b>331,649</b>	<b>92.32%</b>

City of Mansfield, Texas

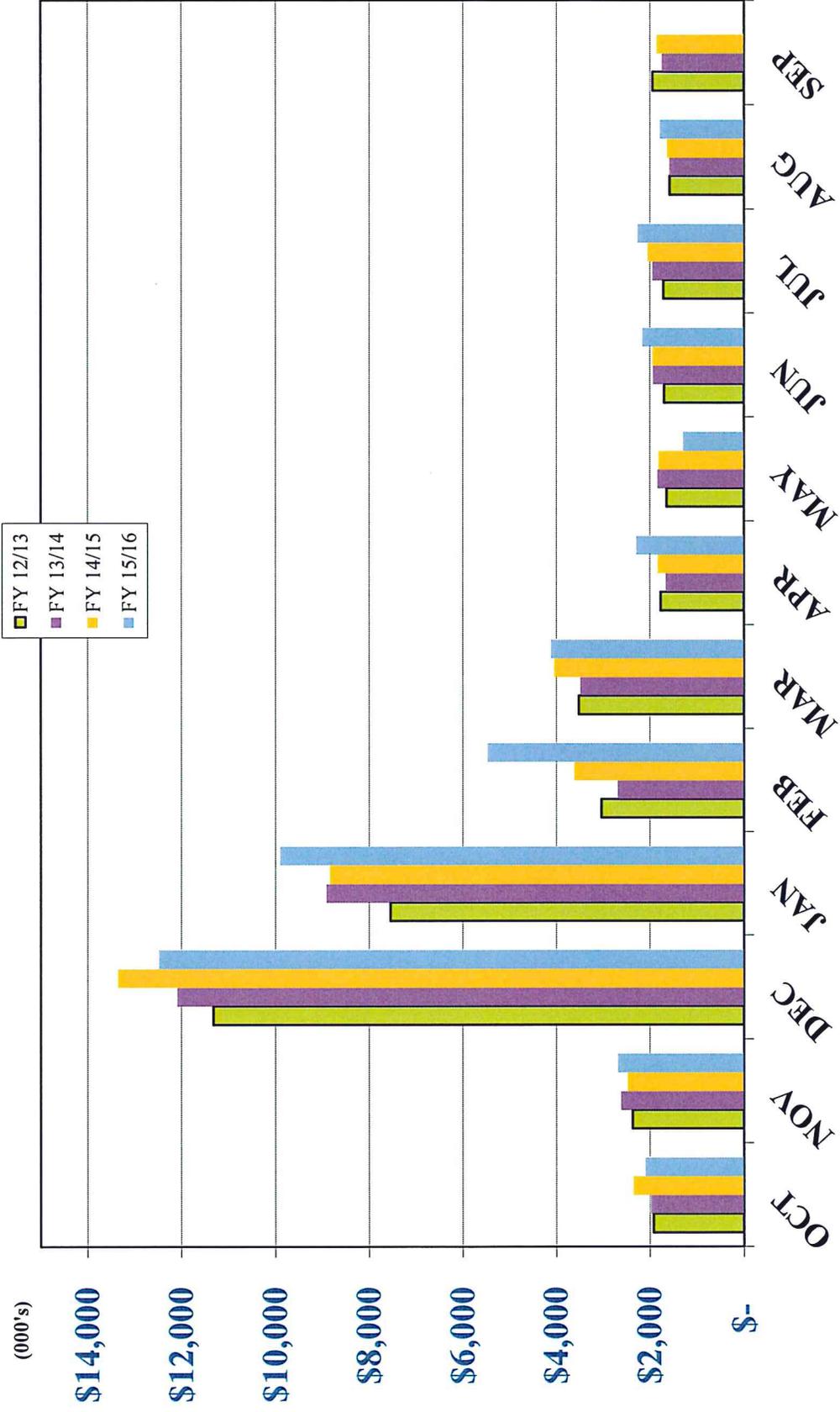
Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual -  
 General Fund - For the Month and Eleven Months Ended August 31, 2016 and 2015 (Unaudited)

	FY16 MONTH TO DATE	FY15 MONTH TO DATE	FY16 YEAR TO DATE	FY15 YEAR TO DATE	FY16 ORIGINAL BUDGET	FY16 POSITIVE (NEGATIVE) BUDGET	FY16 PERCENT COLLECTED TO BUDGET
<b>COMMUNITY SERVICES</b>							
Parks & Recreation Operations	205,112	182,089	1,826,987	1,545,173	2,214,703	387,716	82.49%
Communications & Marketing	20,545	28,668	269,432	309,962	332,753	63,320	80.97%
Family Counseling	1,112	743	35,631	8,816	-	(35,631)	0.00%
Senior Citizens	19,894	25,118	220,557	223,734	268,834	48,276	82.04%
Cultural Services	9,968	12,264	217,268	180,822	268,625	51,357	80.88%
Library	64,141	85,660	762,047	693,816	1,070,000	307,954	71.22%
Grant Expenditures	-	-	158,236	-	0	(158,236)	0.00%
<b>Total</b>	<b>320,772</b>	<b>334,542</b>	<b>3,490,158</b>	<b>2,962,323</b>	<b>4,154,914</b>	<b>664,757</b>	<b>84.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 3,743,043</b>	<b>\$ 3,625,826</b>	<b>42,785,271</b>	<b>\$ 39,485,869</b>	<b>\$ 46,715,751</b>	<b>\$ 3,930,479</b>	<b>91.59%</b>
<b>EXCESS REVENUES OVER(UNDER) EXPENDITURES</b>	<b>(1,959,708)</b>	<b>(1,997,417)</b>	<b>3,661,609</b>	<b>4,383,661</b>	<b>37,413</b>		
<b>OTHER FINANCING SOURCES (USES)</b>							
<b>TRANSFERS IN</b>							
Utility Fund-Transfer	-	-	-	-	810,532	810,532	0.00%
LEC-Transfer	-	-	-	-	-	-	0.00%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
Unreserved, current	-	-	-	-	275,870	275,870	0.00%
<b>Total Other Financing Sources</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,086,402</b>	<b>1,086,402</b>	<b>0.00%</b>
<b>TRANSFERS OUT</b>							
Land	29,102	-	51,967	72,950	-	(51,967)	0.00%
LEC	-	-	-	-	(413,196)	413,196	0.00%
Fire Station #3	-	-	-	-	-	-	0.00%
Animal Control	-	-	-	-	-	-	0.00%
MPFDC	-	-	-	-	-	-	0.00%
Equipment	-	-	-	69,342	-	-	0.00%
Big League Dreams	-	-	-	-	-	-	0.00%
PFA Insurance	159	-	356,613	403,811	(420,158)	63,545	-84.88%
Economic Incentives	-	-	405,570	280,282	(290,460)	(115,110)	-139.63%
Reserve/Contingency	-	-	33,679	23,704	-	(33,679)	0.00%
<b>Total Other Financing Uses</b>	<b>29,260</b>	<b>-</b>	<b>847,829</b>	<b>850,089</b>	<b>(1,123,814)</b>	<b>275,985</b>	<b>-75.44%</b>
<b>Total Other Financing Sources (Uses)</b>	<b>(29,260)</b>	<b>-</b>	<b>(847,829)</b>	<b>(850,089)</b>	<b>(37,413)</b>	<b>1,362,387</b>	
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>	<b>(1,988,968)</b>	<b>(1,997,417)</b>	<b>2,813,780</b>	<b>3,533,572</b>	<b>(0)</b>		
<b>UNRESERVED FUND BALANCE</b>							
<b>BEGINNING</b>	<b>16,823,130</b>	<b>17,188,007</b>	<b>12,020,382</b>	<b>11,657,018</b>	<b>12,020,385</b>		
<b>ENDING</b>	<b>\$ 14,834,162</b>	<b>15,190,590</b>	<b>14,834,162</b>	<b>\$ 15,190,590</b>	<b>\$ 12,020,385</b>		



# CITY OF MANSFIELD

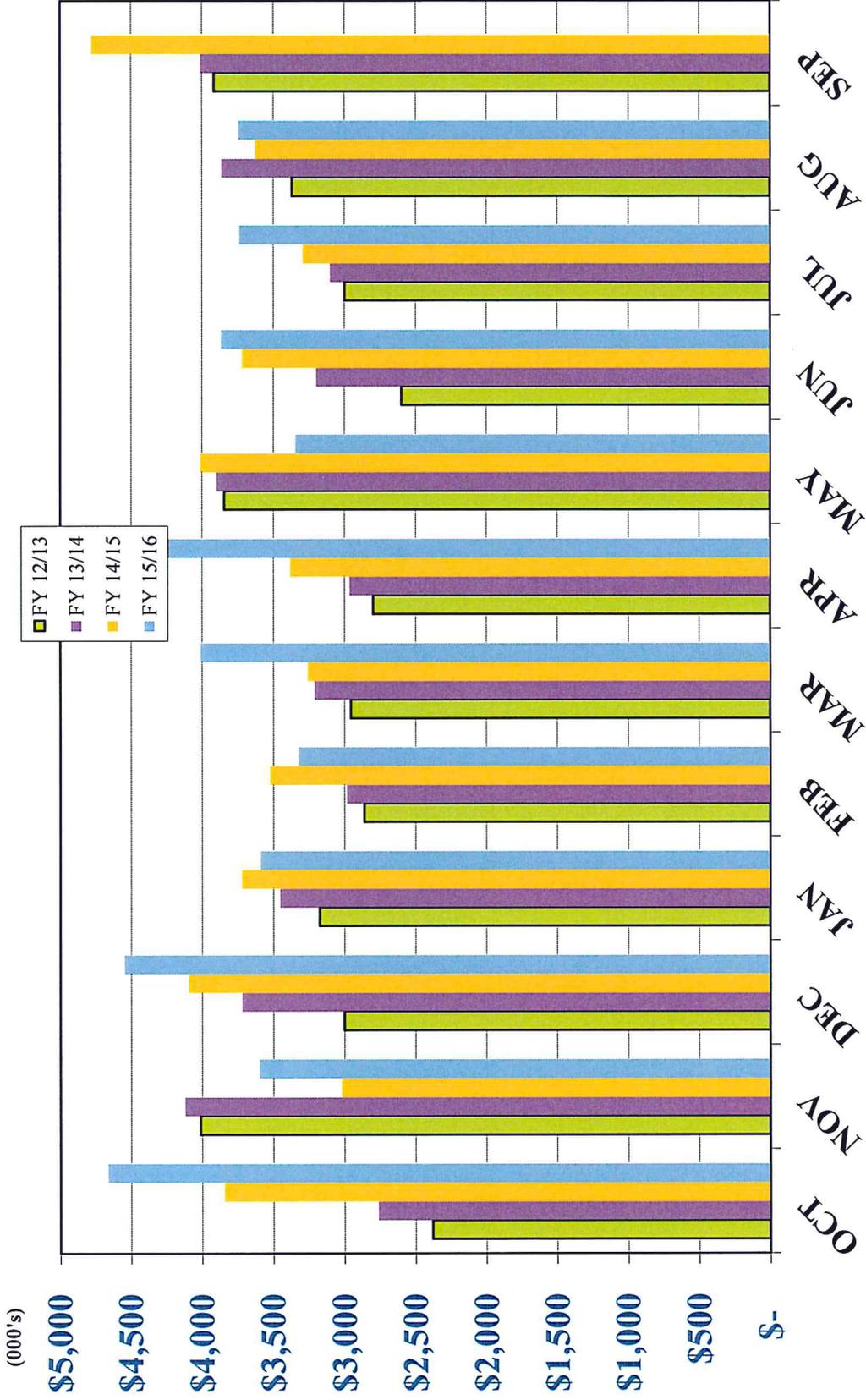
## General Fund - Total Revenues





# CITY OF MANSFIELD

## General Fund - Total Expenditures

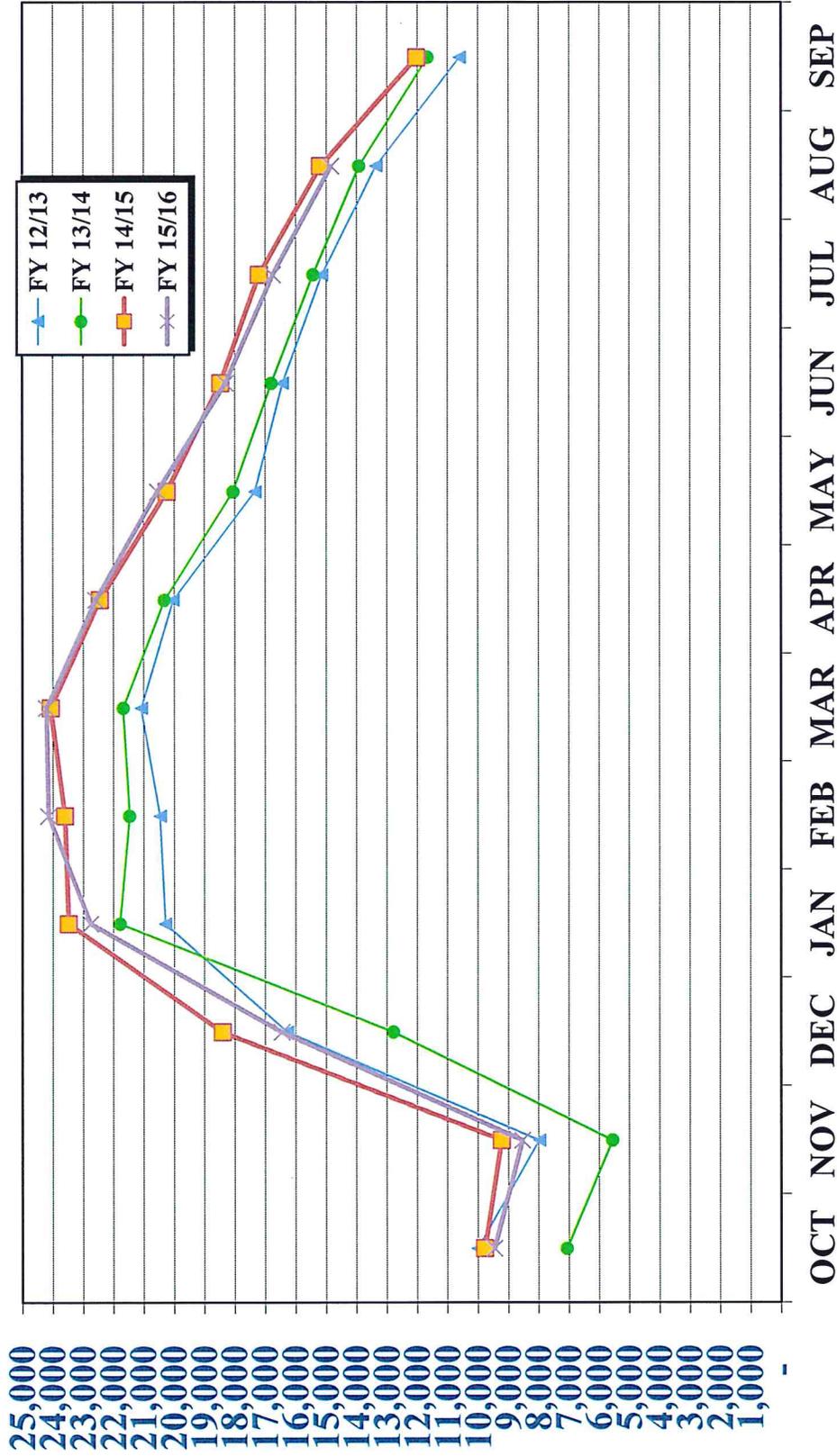




# CITY OF MANSFIELD

## General Fund - Fund Balance

(000's)



## SPECIAL REVENUE FUNDS

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

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

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

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

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

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

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

City of Mansfield, Texas

Comparative Balance Sheet - Tax Increment Reinvestment Zone Fund Number One  
August 31, 2016 and 2015 (Unaudited)

	<u>2016</u>	<u>2015</u>
<u>ASSETS</u>		
Cash And Investments	\$ 2,946,068	\$ 9,578,382
Due From Other Funds	23,204	8,627
	<u>2,969,272</u>	<u>9,587,009</u>
Total Assets	<u>\$ 2,969,272</u>	<u>\$ 9,587,009</u>
 <u>LIABILITIES &amp; FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 1,060,781	\$ 1,157,110
Retainage Payable	410,430	197,253
	<u>1,471,211</u>	<u>1,354,363</u>
Total Liabilities	<u>1,471,211</u>	<u>1,354,363</u>
 <u>FUND BALANCES:</u>		
Fund Balance	6,233,559	6,743,206
Excess Revenues Over Expenditures	(4,735,498)	1,489,440
	<u>1,498,061</u>	<u>8,232,646</u>
Total Fund Balances	<u>1,498,061</u>	<u>8,232,646</u>
	<u>\$ 2,969,272</u>	<u>\$ 9,587,009</u>
Total Liabilities And Fund Balances	<u>\$ 2,969,272</u>	<u>\$ 9,587,009</u>

City of Mansfield, Texas

Comparative Combined Statement of Revenues, Expenditures, and Changes in Fund Balance - TIRZ Number One Fund  
For the Month and Eleven Months Ended August 31, 2016 and 2015 (Unaudited)

	FY16 MONTH TO DATE	FY15 MONTH TO DATE	FY16 YEAR TO DATE	FY15 YEAR TO DATE
<b>REVENUES:</b>				
Taxes, Penalties, And Interest	\$ -	-	523,296	500,143
Interest Income	476	268	3,897	3,578
<b>Total Revenues</b>	<b>476</b>	<b>268</b>	<b>527,193</b>	<b>503,721</b>
<b>EXPENDITURES:</b>				
General Government	587,368	1,346,261	5,262,691	4,014,281
Debt Service -				
Principal Retirement	-	-	-	-
Interest	-	-	-	-
Lease Payments	-	-	-	-
Bond Issuance Cost	-	-	-	39,741
Fiscal Charges	-	-	-	-
<b>Total Expenditures</b>	<b>587,368</b>	<b>1,346,261</b>	<b>5,262,691</b>	<b>4,054,022</b>
Excess Of Revenues Over (Under) Expenditures	(586,892)	(1,345,993)	(4,735,498)	(3,550,301)
<b>OTHER FINANCING SOURCES (USES)</b>				
Bonds Issued	-	-	-	4,445,000.00
Premium on Bonds Issued	-	-	-	623,009.00
Discounts on Bonds Issued	-	-	-	(28,268.30)
Payment to Refunded Bond Escrow Agent	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,039,740.70</b>
<b>Net Change in Fund Balances</b>	<b>(586,892)</b>	<b>(1,345,993)</b>	<b>(4,735,498)</b>	<b>1,489,440</b>
<b>FUND BALANCE, BEGINNING</b>	<b>2,084,953</b>	<b>9,578,639</b>	<b>6,233,559</b>	<b>6,743,206</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,498,061</b>	<b>\$ 8,232,646</b>	<b>\$ 1,498,061</b>	<b>\$ 8,232,646</b>

City of Mansfield, Texas

Comparative Balance Sheet - Tax Increment Reinvestment Zone Fund Number Two  
August 31, 2016 and 2015 (Unaudited)

	<u>2016</u>	<u>2015</u>
<u>ASSETS</u>		
Cash And Investments	\$ 3,663	\$ 7,318
Construction in Progress	-	-
	<u>3,663</u>	<u>7,318</u>
Total Assets	<u>\$ 3,663</u>	<u>\$ 7,318</u>
 <u>LIABILITIES &amp; FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ -	\$ -
Due to General Fund	87,082	-
Retainage Payable	-	-
	<u>87,082</u>	<u>-</u>
Total Liabilities	<u>87,082</u>	<u>-</u>
 <u>FUND BALANCES:</u>		
Fund Balance	7,318	3,538
Excess Revenues Over Expenditures	<u>(90,737)</u>	<u>3,780</u>
Total Fund Balances	<u>(83,419)</u>	<u>7,318</u>
Total Liabilities And Fund Balances	<u>\$ 3,663</u>	<u>\$ 7,318</u>

City of Mansfield, Texas

Comparative Combined Statement of Revenues, Expenditures, and Changes in Fund Balance - TIRZ Number Two Fund  
For the Month and Eleven Months Ended August 31, 2016 and 2015(Unaudited)

	FY16 MONTH TO DATE	FY15 MONTH TO DATE	FY16 YEAR TO DATE	FY15 YEAR TO DATE
<b>REVENUES:</b>				
Taxes, Penalties, And Interest	\$ -	-	819	3,780
Interest Income	-	-	-	-
<b>Total Revenues</b>	<b>-</b>	<b>-</b>	<b>819</b>	<b>3,780</b>
<b>EXPENDITURES:</b>				
General Government	-	-	8,000	-
Debt Service -				
Principal Retirement	-	-	-	-
Interest	-	-	-	-
Lease Payments	-	-	-	-
Bond Issuance Cost	-	-	-	-
Fiscal Charges	-	-	-	-
Capital Outlay:				
Land	-	-	83,557	-
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>91,557</b>	<b>-</b>
Excess Of Revenues Over (Under) Expenditures	-	-	(90,737)	3,780
<b>OTHER FINANCING SOURCES (USES)</b>				
Refunding Bonds Issued	-	-	-	-
Premium on Bonds Issued	-	-	-	-
Discounts on Bonds Issued	-	-	-	-
Payment to Refunded Bond Escrow Agent	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Change in Fund Balances</b>	<b>-</b>	<b>-</b>	<b>(90,737)</b>	<b>3,780</b>
FUND BALANCE, BEGINNING	(83,419)	7,318	7,318	3,538
FUND BALANCE, ENDING	<u>\$ (83,419)</u>	<u>\$ 7,318</u>	<u>\$ (83,419)</u>	<u>\$ 7,318</u>

City of Mansfield, Texas

Comparative Balance Sheet - Tree Mitigation Fund  
August 31, 2016 and 2015 (Unaudited)

	<u>2016</u>	<u>2015</u>
<u>ASSETS</u>		
Cash And Investments	\$ 92,155	\$ 193,339
Inventory	-	61,228
	<u>92,155</u>	<u>254,567</u>
Total Assets	<u>\$ 92,155</u>	<u>\$ 254,567</u>
 <u>LIABILITIES &amp; FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Accrued Liabilities	4,216	6,419
	<u>4,216</u>	<u>6,419</u>
Total Liabilities	<u>4,216</u>	<u>6,419</u>
FUND BALANCES:		
Fund Balance	197,662	582,400
Excess Revenues Over Expenditures	<u>(109,722)</u>	<u>(334,252)</u>
Total Fund Balances	<u>87,940</u>	<u>248,148</u>
Total Liabilities And Fund Balances	<u>\$ 92,155</u>	<u>\$ 254,567</u>

City of Mansfield, Texas

Comparative Combined Statement of Revenues, Expenditures and Changes in Fund Balances -  
 Tree Mitigation Fund - For the Month and Eleven Months Ended August 31, 2016 and 2015 (Unaudited)

	FY16 MONTH TO DATE	FY15 MONTH TO DATE	FY16 YEAR TO DATE	FY15 YEAR TO DATE
<u>REVENUES:</u>				
Tree Mitigation Fee	\$ -	\$ -	\$ -	\$ -
Other Income	-	-	-	744
Interest Income	31	11	270	165
Total Revenues	31	11	270	909
<u>EXPENDITURES:</u>				
Administrative Services	65,115	16,608	109,222	194,962
Contractual Services	187	13,842	770	140,199
Other Equipment	-	-	-	-
Total Expenditures	65,302	30,450	109,992	335,161
Excess Of Revenues Over (Under) Expenditures	(65,271)	(30,439)	(109,722)	(334,252)
<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	(65,271)	(30,439)	(109,722)	(334,252)
FUND BALANCE, BEGINNING	153,210	278,587	197,662	582,400
FUND BALANCE, ENDING	\$ 87,940	\$ 248,148	\$ 87,940	\$ 248,148

City of Mansfield, Texas

Comparative Balance Sheet - Hotel/Motel Occupancy Tax Fund  
August 31, 2016 and 2015 (Unaudited)

	<u>2016</u>	<u>2015</u>
<u>ASSETS</u>		
Cash And Investments	\$ 1,357,268	\$ 1,055,219
Accounts Receivable	-	-
	<u>                    </u>	<u>                    </u>
Total Assets	<u>\$ 1,357,268</u>	<u>\$ 1,055,219</u>
 <u>LIABILITIES &amp; FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accrued Liabilities	\$ 6,185	\$ 6,855
	<u>                    </u>	<u>                    </u>
Total Liabilities	<u>6,185</u>	<u>6,855</u>
 <u>FUND BALANCES:</u>		
Fund Balance	1,143,476	817,845
Excess Revenues Over Expenditures	<u>207,607</u>	<u>230,519</u>
Total Fund Balances	<u>1,351,083</u>	<u>1,048,364</u>
 Total Liabilities And Fund Balances	 <u>\$ 1,357,268</u>	 <u>\$ 1,055,219</u>

City of Mansfield, Texas

Comparative Combined Statement of Revenues, Expenditures and Changes in Fund Balances -  
 Hotel/Motel Occupancy Tax Fund - For the Month and Eleven Months Ended August 31, 2016 and 2015 (Unaudited)

	FY16 MONTH TO DATE	FY15 MONTH TO DATE	FY16 YEAR TO DATE	FY15 YEAR TO DATE	FY16 ORIGINAL BUDGET	FY16 OVER (UNDER) BUDGET	FY16 PERCENT COLLECTED TO BUDGET
<b>REVENUES:</b>							
Hotel Occupancy Tax	\$ 25,901	\$ 69,314	\$ 567,000	\$ 538,774	\$ 641,425	\$ (74,425)	88.40%
Miscellaneous Income	187	-	1,451	-	0	1,451	0.00%
<b>Total Revenues</b>	<b>26,088</b>	<b>69,314</b>	<b>568,451</b>	<b>538,774</b>	<b>641,425</b>	<b>(72,974)</b>	<b>88.62%</b>
<b>EXPENDITURES:</b>							
Mansfield Historical Society	1,532	7,417	15,608	23,649	30,000	(14,392)	52.03%
Kiwanis Club of Mansfield	-	-	-	2,500	-	-	0.00%
Mansfield Rotary Club	-	-	25,000	28,500	33,000	(8,000)	75.76%
Texas 76ers Pro Event	-	-	25,000	19,000	25,000	-	100.00%
Rockin 4th of July	-	15,171	-	15,596	-	-	0.00%
Discover Historic Mansfield	-	-	-	-	5,000	(5,000)	0.00%
Mansfield Tourism	41,928	16,856	241,389	172,510	323,000	(81,611)	74.73%
Sunrise Rotary	-	-	319	-	21,000	(20,681)	1.52%
Pickled Mansfield Society	-	-	30,000	26,000	30,000	-	100.00%
Mansfield Comm Theater - Mainstage	-	-	-	-	-	-	0.00%
Mansfield 125/Wurst Fest	-	-	-	7,500	-	-	0.00%
Farr Best Theater - Christmas Performances	-	-	-	5,000	-	-	0.00%
Farr Best Theater - Winter/Spring Performances	-	-	-	-	-	-	0.00%
Projects	-	-	23,528	8,000	174,425	(150,897)	13.49%
<b>Total Expenditures</b>	<b>43,460</b>	<b>39,444</b>	<b>360,844</b>	<b>308,255</b>	<b>641,425</b>	<b>(280,581)</b>	<b>56.26%</b>
Excess Of Revenues Over (Under) Expenditures	(17,373)	29,870	207,607	230,519			
FUND BALANCE, BEGINNING	1,368,456	1,018,494	1,143,476	817,845			
FUND BALANCE, ENDING	\$ 1,351,083	\$ 1,048,364	\$ 1,351,083	\$ 1,048,364			

City of Mansfield, Texas

Comparative Budget and Cash Analysis -

Hotel/Motel Occupancy Tax Fund - For the Eleven Months Ended August 31, 2016 and 2015 (Unaudited)

	Budgeted Request	FY16 Amount To Date	Available Budget	FY16 PERCENT COLLECTED TO BUDGET
<b>REVENUES:</b>				
Hotel Occupancy Tax	\$ 641,425	\$ 567,000	\$ 74,425	88.40%
Interest Income	-	1,451	-	-
<b>Total Revenues</b>	<b>641,425</b>	<b>568,451</b>	<b>74,425</b>	<b>88.62%</b>
<b>EXPENDITURES:</b>				
Mansfield Historical Society	30,000	15,608	14,392	52.03%
Mansfield Rotary Club	33,000	25,000	8,000	75.76%
Texas 76ers Pro Event	25,000	25,000	-	100.00%
Discover Historic Mansfield - Painted Pianos	1,500	-	1,500	0.00%
Discover Historic Mansfield - Stroll, Shop & Dine	3,500	-	3,500	0.00%
Mansfield Tourism	323,000	241,389	81,611	74.73%
Sunrise Rotary	21,000	319	20,681	1.52%
Pickled Mansfield Society	30,000	30,000	-	100.00%
Reserve	174,425	23,528	-	13.49%
<b>Total Expenditures</b>	<b>641,425</b>	<b>360,844</b>	<b>129,684</b>	<b>56.26%</b>
 Budgeted Reserve	 -	 207,607	 (55,260)	

SUPPLEMENTAL INFORMATION: CASH ANALYSIS

Beginning Cash Balance for Fiscal Year 2016	1,149,661
Plus: FY2016 Cash Collections	568,451
Less: FY2016 Cash Expenditures	(360,844)
<b>Cash Balance as of August 31, 2016</b>	<b>1,357,268</b>
Remaining Hotel/Motel Occupancy Funds to Collect	74,425
Remaining Hotel/Motel Occupancy Funds to Expend	(129,684)
<b>Projected Cash Balance at September 30, 2016</b>	<b>1,302,009</b>

City of Mansfield, Texas

Comparative Balance Sheet - Mansfield Parks Facilities Development Corporation  
August 31, 2016 and 2015 (Unaudited)

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<u>ASSETS:</u>	<u>2016</u>	<u>2015</u>
Cash And Investments	\$ 11,084,509	\$ 10,907,320
Receivables:		
Accounts	732,471	757,200
Prepays	-	-
Total Assets	<u>\$ 11,816,980</u>	<u>\$ 11,664,520</u>
 <u>LIABILITIES &amp; FUND BALANCES:</u>		
 LIABILITIES:		
Accounts Payable	\$ 361,178	\$ 329,273
Retainage Payable	-	-
Other Liabilities	69,301	67,980
Deferred Revenue	349,097	331,547
Total Liabilities	<u>779,576</u>	<u>728,800</u>
 FUND BALANCES:		
Fund Balance	10,305,587	8,677,942
Excess Revenues Over (Under) Expenditures	<u>731,817</u>	<u>2,257,778</u>
Total Fund Balances	<u>11,037,404</u>	<u>10,935,720</u>
Total Liabilities And Fund Balances	<u>\$ 11,816,980</u>	<u>\$ 11,664,520</u>

City of Mansfield, Texas

Comparative Combined Statement of Revenues, Expenditures and Changes in Fund Balances - Mansfield Parks  
Facilities Development Corporation - For the Month and Eleven Months Ended August 31, 2016 and 2015 (Unaudited)

	FY16 MONTH TO DATE	FY15 MONTH TO DATE	FY16 YEAR TO DATE	FY15 YEAR TO DATE	FY16 ADOPTED BUDGET	FY16 OVER (UNDER) BUDGET	FY16 PERCENT COLLECTED TO BUDGET
<b>REVENUES:</b>							
Sales Tax Revenue	\$ 232,215	\$ 287,365	\$ 3,340,869	\$ 3,322,887	\$ 3,253,269	\$ 87,600	102.69%
Contributions	3,243	24,315	39,499	26,085	-	39,499	0.00%
Interest Earnings	2,579	480	20,694	4,039	3,000	17,694	689.81%
Other Income	121,331	131,651	147,936	165,044	102,644	45,292	144.12%
MAC Revenue	37,823	58,381	396,818	444,393	337,356	59,462	117.63%
Lease Royalties	77,192	52,894	579,369	742,711	831,024	-	69.72%
Park Land Dedication Revenue	169,500	82,000	648,000	687,000	-	648,000	0.00%
<b>Total Revenues</b>	<b>643,883</b>	<b>637,086</b>	<b>5,173,185</b>	<b>5,392,159</b>	<b>4,527,293</b>	<b>897,547</b>	<b>114.27%</b>
<b>EXPENDITURES:</b>							
Administration	173,843	124,094	2,156,288	1,301,760	1,002,885	1,153,403	215.01%
Athletic Complex	23,774	28,972	311,006	339,362	357,350	(46,345)	87.03%
Rose Park	33,823	36,893	319,936	308,201	386,573	(66,637)	82.76%
Oliver Nature Park	49,314	45,156	522,462	352,743	673,100	(150,639)	77.62%
McClendon Park	-	-	-	-	-	-	0.00%
Chandler Park	-	-	-	-	-	-	0.00%
Recreational Center	57,186	55,779	605,794	528,147	777,638	(171,845)	77.90%
Linear Park	-	-	-	-	-	-	0.00%
Hardy Allmon Park	-	-	-	-	-	-	0.00%
Neighborhood Parks	-	-	-	-	-	-	0.00%
Projects	-	145,220	127,438	362,498	1,315,746	(1,188,309)	9.69%
Quadrant 4	-	-	390,790	41,691	-	390,790	0.00%
Non-Departmental	3	-	7,654	376	-	7,654	0.00%
<b>Total Expenditures</b>	<b>337,943</b>	<b>436,114</b>	<b>4,441,368</b>	<b>3,234,779</b>	<b>4,513,293</b>	<b>(71,924)</b>	<b>98.41%</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>305,940</b>	<b>200,972</b>	<b>731,817</b>	<b>2,157,380</b>	<b>14,000</b>	<b>969,472</b>	<b>5227.27%</b>
<b>OTHER FINANCING SOURCES (USES):</b>							
Operating Transfers In (Out)	-	-	-	100,398	(14,000)	14,000	0.00%
Cash Reserves	-	-	-	-	-	-	0.00%
Bond Proceeds	-	-	-	-	-	-	0.00%
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100,398</b>	<b>(14,000)</b>	<b>14,000</b>	<b>0.00%</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES</b>	<b>305,940</b>	<b>200,972</b>	<b>731,817</b>	<b>2,257,778</b>			
<b>FUND BALANCE, BEGINNING</b>	<b>10,731,464</b>	<b>10,734,748</b>	<b>10,305,587</b>	<b>8,677,942</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 11,037,404</b>	<b>\$ 10,935,720</b>	<b>\$ 11,037,404</b>	<b>\$ 10,935,720</b>			

City of Mansfield, Texas

Comparative Balance Sheet - Mansfield Economic Development Corporation  
August 31, 2016 and 2015 (Unaudited)

	<u>2016</u>	<u>2015</u>
<u>ASSETS</u>		
Cash And Investments	\$ 8,025,133	\$ 6,473,446
Accounts Receivable	393,176	390,176
Restricted Assets:		
Cash and Investments, Projects	219,183	559,692
Fixed Assets (net of accumulated depreciation)	7,381,449	16,010,276
Deferred Issuance Cost	-	-
Total Assets	<u>\$ 16,018,941</u>	<u>\$ 23,433,590</u>
<u>LIABILITIES AND NET ASSETS</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 36,837	\$ 1,403
Accrued Liabilities	63,403	62,244
Retainage Payable	44,202	423,512
Bonds Payable	9,460,000	10,365,000
Unamortized Discounts on Bonds	(81,700)	(154,470)
Unamortized Premiums	167,779	190,190
Deferred Amount on Refunding	231,505	(250,025)
Contract Commitments	2,700,354 *	3,432,651
Total Liabilities	<u>12,622,380</u>	<u>14,070,505</u>
<u>NET ASSETS:</u>		
Restricted	219,183	559,692
Unassigned	3,177,378	8,803,393
Total Net Assets	<u>3,396,561</u>	<u>9,363,085</u>
Total Liabilities & Net Assets	<u>\$ 16,018,941</u>	<u>\$ 23,433,590</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

Mansfield Economic Development Corporation Statement of Revenues, Expenses and Changes in Net Assets  
For the Month and Eleven Months Ended August 31, 2016 and 2015 (Unaudited)

	FY16 MONTH TO DATE	FY15 MONTH TO DATE	FY16 YEAR TO DATE	FY15 YEAR TO DATE
OPERATING REVENUES:				
Sales Tax Revenue	\$ 393,980	\$ 391,165	\$ 4,749,044	\$ 4,464,889
Gas Royalties	-	-	-	1,572
Intergovernmental	-	-	-	939,242
Miscellaneous	12,752	-	85,484	-
<b>Total Operating Revenues</b>	<b>406,732</b>	<b>391,165</b>	<b>4,834,528</b>	<b>5,405,703</b>
OPERATING EXPENDITURES:				
Administration	75,774	56,605	748,933	630,250
Promotions	6,422	1,909	93,823	58,068
Retention	63	-	7,429	10,288
Development Plan	-	-	6,710	3,304
Projects	144,759	197,251	1,640,915	3,264,700
Depreciation	259 *	259 *	2,810 *	2,801
<b>Total Operating Expenditures</b>	<b>227,277</b>	<b>256,024</b>	<b>2,500,620</b>	<b>3,969,411</b>
<b>OPERATING INCOME</b>	<b>179,454</b>	<b>135,141</b>	<b>2,333,909</b>	<b>1,436,292</b>
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	1,757	355	14,106	2,938
Sale of Property	-	-	224,475	-
Amortization	-	-	-	-
Interest and fiscal charges	-	(3,500)	(299,228)	(415,384)
<b>Total Nonoperating Revenue</b>	<b>1,757</b>	<b>(3,145)</b>	<b>(60,647)</b>	<b>(412,446)</b>
<b>INCOME BEFORE OPERATING TRANSFERS</b>	<b>181,212</b>	<b>131,996</b>	<b>2,273,262</b>	<b>1,023,846</b>
OPERATING TRANSFERS:				
Operating Transfers In (Out)	(3)	-	(7,268)	(14,960)
<b>CHANGE IN NET ASSETS</b>	<b>181,208</b>	<b>131,996</b>	<b>2,265,993</b>	<b>1,008,886</b>
NET ASSETS, BEGINNING	3,215,353	9,231,089	3,830,922	11,786,850
NET ASSETS, PROJECTS	- **	-	(2,700,354) **	(3,432,651)
<b>NET ASSETS, ENDING</b>	<b>\$ 3,396,561</b>	<b>\$ 9,363,085</b>	<b>\$ 3,396,561</b>	<b>\$ 9,363,085</b>

\*\*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.

## 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 Balance Sheet - General Obligation Debt Service  
August 31, 2016 and 2015 (Unaudited)

	<u>2016</u>	<u>2015</u>
<u>ASSETS</u>		
Cash And Investments	\$ 476,299	\$ 714,953
Receivables:		
Current Year Taxes	139,996	95,677
Delinquent Taxes (Net of Allowance of \$357,803)	-	-
	<u>        </u>	<u>        </u>
Total Assets	<u>\$ 616,296</u>	<u>\$ 810,630</u>
 <u>LIABILITIES &amp; FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ 655
Deferred Revenue	139,996	95,677
	<u>        </u>	<u>        </u>
Total Liabilities	<u>139,996</u>	<u>96,332</u>
FUND BALANCES:		
Fund Balance	726,099	855,768
Excess Revenues Over Expenditures	(249,799)	(141,470)
	<u>        </u>	<u>        </u>
Total Fund Balances	<u>476,300</u>	<u>714,298</u>
Total Liabilities And Fund Balances	<u>\$ 616,296</u>	<u>\$ 810,630</u>

City of Mansfield, Texas

Comparative Combined Statement of Revenue, Expenditures and Changes in Fund Balance -  
 General Obligation Debt Service - For the Month and Eleven Months Ended August 31, 2016 and 2015 (Unaudited)

	FY16 MONTH TO DATE	FY15 MONTH TO DATE	FY16 YEAR TO DATE	FY15 YEAR TO DATE	FY16 ORIGINAL BUDGET	FY16 OVER (UNDER) BUDGET	FY16 PERCENT COLLECTED TO BUDGET
<u>REVENUES:</u>							
Taxes, Penalties, And Interest Recoveries	\$ 60,979	\$ 6,499	\$ 12,920,620	\$ 11,819,114	\$ 12,826,072	\$ 94,548	100.74%
Interest Income	165	44	2,055	384	-	2,055	0.00%
Total Revenues	61,144	6,543	12,922,675	11,819,498	12,826,072	96,603	100.75%
<u>EXPENDITURES:</u>							
Debt Service -							
Principal Retirement	-	-	8,385,000	7,450,000	7,965,000	420,000	105.27%
Interest	-	2,365,542	6,036,295	4,805,756	3,970,833	2,065,462	152.02%
Lease Payments	-	-	-	-	-	-	0.00%
Bond Issuance Cost	-	-	213,698	155,800	-	213,698	0.00%
Fiscal Charges	2,000	2,000	16,202	14,999	890,239	(874,037)	1.82%
Total Expenditures	2,000	2,367,542	14,651,195	12,426,555	12,826,072	1,825,123	114.23%
Excess Of Revenues Over (Under) Expenditures	59,144	(2,360,999)	(1,728,520)	(607,057)			
<u>OTHER FINANCING SOURCES (USES)</u>							
Refunding Bonds Issued	-	-	17,305,000	11,700,000			
Premium on Bonds Issued	-	-	2,301,623	1,773,891			
Discounts on Bonds Issued	-	-	(107,461)	(68,304)			
Payment to Refunded Bond Escrow Agent	-	-	(18,020,441)	(12,940,000)			
Total Other Financing Sources (Uses)	-	-	1,478,721	465,587			
Net Change in Fund Balances	59,144	(2,360,999)	(249,799)	(141,470)			
FUND BALANCE, BEGINNING	417,156	3,075,297	726,099	855,768			
FUND BALANCE, ENDING	\$ 476,300	\$ 714,298	\$ 476,300	\$ 714,298			

City of Mansfield, Texas

Comparative Balance Sheet - Mansfield Parks Facilities Development Corporation Debt Service -  
August 31, 2016 and 2015 (Unaudited)

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	<u>2016</u>	<u>2015</u>
<u>ASSETS</u>		
Cash And Investments	\$ 161,764	\$ 104,008
Total Assets	<u>\$ 161,764</u>	<u>\$ 104,008</u>
 <u>LIABILITIES AND FUND BALANCES</u>		
LIABILITIES:		
Accrued Interest Payable	\$ -	\$ -
Total Liabilities	<u>-</u>	<u>-</u>
FUND BALANCES:		
Fund Balance	207,809	207,380
Excess Revenues Over (Under) Expenditures	<u>(46,045)</u>	<u>(103,372)</u>
Total Fund Balances	<u>161,764</u>	<u>104,008</u>
Total Liabilities And Fund Balances	<u>\$ 161,764</u>	<u>\$ 104,008</u>

City of Mansfield, Texas

Comparative Combined Statement of Revenues, Expenditures and Changes in Fund Balance - Mansfield Parks  
Facilities Development Corporation Debt Service - For the Month and Eleven Months Ended August 31, 2016 and 2015 (Unaudited)

	FY16 MONTH TO DATE	FY15 MONTH TO DATE	FY16 YEAR TO DATE	FY15 YEAR TO DATE	FY16 ADOPTED BUDGET	FY16 OVER (UNDER) BUDGET	FY16 PERCENT COLLECTED TO BUDGET
<u>REVENUES:</u>							
Taxes, Penalties, And Interest	\$ 161,764	\$ 103,800	\$ 1,408,175	\$ 1,142,002	\$ 1,242,104	\$ 166,071	113.37%
Interest Income	-	-	-	-	-	-	0.00%
Total Revenues	161,764	103,800	1,408,175	1,142,002	1,242,104	166,071	113.37%
<u>EXPENDITURES:</u>							
Debt Service							
Principal Retirement	-	-	1,145,000	805,000	835,000	310,000	137.13%
Interest And Fiscal Charges	-	3,500	959,646	440,374	407,104	552,542	235.72%
Bond Issuance Costs	-	-	120,296	-	-	120,296	0.00%
Non-departmental	-	-	-	-	-	-	0.00%
Total Expenditures	-	3,500	2,224,942	1,245,374	1,242,104	862,542	179.13%
Excess Of Revenues Over (Under) Expenditures	161,764	100,300	(816,766)	(103,372)			
<u>OTHER FINANCING SOURCES (USES):</u>							
Refunding Bonds Issued	-	-	6,077,373	-			
Premium on Bonds Issued	-	-	253,146	-			
Discount on Bonds Issued	-	-	(34,797)	-			
Payment to Refunded Bond Escrow Agent	-	-	(5,525,000)	-			
Total Other Financing Sources (Uses)	-	-	770,721	-			
Net Change in Fund Balances	161,764	100,300	(46,045)	(103,372)			
FUND BALANCE, BEGINNING	-	3,709	207,809	207,380			
FUND BALANCE, ENDING	\$ 161,764	\$ 104,008	\$ 161,764	\$ 104,008			

## 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 Balance Sheet - Street Construction Fund  
 August 31, 2016 and 2015 (Unaudited)

	<u>2016</u>	<u>2015</u>
<u>ASSETS</u>		
Cash And Investments	\$ 14,154,989	\$ 17,641,102
Projects In Process		
Current Year	16,149,528	5,365,854
Prior Year	<u>7,105,958</u>	<u>12,587,193</u>
Total Assets	<u>\$ 37,410,475</u>	<u>\$ 35,594,149</u>
<u>LIABILITIES AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 146,781	\$ 146,881
Deposits	351,349	351,349
Retainage Payable	105,600	132,824
Other Liabilities	<u>20,422</u>	<u>17,412</u>
Total Liabilities	<u>624,153</u>	<u>648,466</u>
<u>FUND BALANCES:</u>		
Fund Balance	22,671,408	21,468,431
Excess Revenues Over (Under)		
Expenditures	<u>14,114,914</u>	<u>13,477,252</u>
Total Fund Balance	<u>36,786,322</u>	<u>34,945,683</u>
Total Liabilities And Fund Balance	<u>\$ 37,410,475</u>	<u>\$ 35,594,149</u>

City of Mansfield, Texas

Comparative Combined Statement of Revenues, Expenditures and Changes in Fund Balances -  
Street Construction Fund - For the Month and Eleven Months Ended August 31, 2016 and 2015 (Unaudited)

	FY16 MONTH TO DATE	FY15 MONTH TO DATE	FY16 YEAR TO DATE	FY15 YEAR TO DATE
<b>REVENUES:</b>				
Recoveries	\$ -	\$ -	\$ 1,237,596	\$ 1,342,226
Contributions	-	-	-	-
Intergovernmental	-	-	-	-
Roadway Impact Fees	409,035	19,500	1,326,467	1,475,909
Interest Income	4,504	1,211	44,973	8,133
<b>Total Revenues</b>	<b>413,539</b>	<b>20,711</b>	<b>2,609,036</b>	<b>2,826,268</b>
<b>EXPENDITURES:</b>				
Administrative	42,070	37,367	564,122	444,016
Street Improvements	-	-	-	-
<b>Total Expenditures</b>	<b>42,070</b>	<b>37,367</b>	<b>564,122</b>	<b>444,016</b>
<b>EXCESS OF REVENUES OVER(UNDER) EXPENDITURES</b>	<b>371,469</b>	<b>(16,656)</b>	<b>2,044,914</b>	<b>2,382,252</b>
<b>OTHER FINANCING SOURCES (USES):</b>				
Bond Proceeds	-	-	10,624,236	9,715,000
Bond Issuance Costs	-	-	(98,742)	(82,768)
Premiums on Bond Issuance	-	-	1,611,288	1,527,148
Discounts on Bond Issuance	-	-	(66,782)	(64,381)
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>12,070,000</b>	<b>11,095,000</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES</b>	<b>371,469</b>	<b>(16,656)</b>	<b>14,114,914</b>	<b>13,477,252</b>
<b>FUND BALANCE, BEGINNING</b>	<b>36,414,853</b>	<b>34,962,339</b>	<b>22,671,408</b>	<b>21,468,431</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 36,786,322</b>	<b>\$ 34,945,683</b>	<b>\$ 36,786,322</b>	<b>\$ 34,945,683</b>

City of Mansfield, Texas

Comparative Balance Sheet - Building Construction Fund  
August 31, 2016 and 2015 (Unaudited)

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	<u>2016</u>	<u>2015</u>
<u>ASSETS</u>		
Cash And Investments	\$ 5,114,528	\$ 1,020,466
Total Assets	<u>\$ 5,114,528</u>	<u>\$ 1,020,466</u>
 <u>LIABILITIES AND FUND BALANCE</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ -	\$ -
Due to Other Funds		-
Retainage Payable	-	<u>130,501</u>
Total Liabilities	<u>-</u>	<u>130,501</u>
 <u>FUND BALANCE:</u>		
	327,392	3,035,174
Excess Revenues Over (Under) Expenditures	<u>4,787,136</u>	<u>(2,145,209)</u>
Total Fund Balance	<u>5,114,528</u>	<u>889,965</u>
Total Liabilities And Fund Balance	<u>\$ 5,114,528</u>	<u>\$ 1,020,466</u>

City of Mansfield, Texas

Comparative Combined Statement of Revenues, Expenditures and Changes in Fund Balances -  
 Building Construction Fund - For the Month and Eleven Months Ended August 31, 2016 and 2015 (Unaudited)

	FY16 MONTH TO DATE	FY15 MONTH TO DATE	FY16 YEAR TO DATE	FY15 YEAR TO DATE
<b>REVENUES:</b>				
Interest Income	\$ 621	\$ 60	\$ 1,355	\$ 779
Rental Of Facilities	-	-	-	-
Contributions	-	-	-	-
Miscellaneous Income	-	-	-	-
Grant Revenue	-	-	-	-
<b>Total Revenues</b>	<b>621</b>	<b>60</b>	<b>1,355</b>	<b>779</b>
<b>EXPENDITURES:</b>				
Administration	-	-	-	-
Police	-	-	-	-
Fire Station	-	-	-	32,906
Library	-	-	-	-
City Hall Expansion	-	-	-	-
Animal Control Expansion	-	141,425	178,139	293,546
Tactical Training Range	14,000	112,483	23,356	1,319,294
Dispatch Expansion	-	22,994	47,725	500,242
Bond Issuance Costs	-	-	44,087	-
<b>Total Expenditures</b>	<b>14,000</b>	<b>276,902</b>	<b>293,306</b>	<b>2,145,988</b>
Excess Revenues Over (Under) Expenditures	(13,379)	(276,842)	(291,951)	(2,145,209)
<b>OTHER FINANCING SOURCES (USES):</b>				
Bond Proceeds	-	-	4,430,764	-
Bond Issuance Costs	-	-	-	-
Premiums on Bond Issuance	-	-	676,137	-
Discounts on Bond Issuance	-	-	(27,814)	-
Operating Transfer In (Out)	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>5,079,087</b>	<b>-</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>	<b>(13,379)</b>	<b>(276,842)</b>	<b>4,787,136</b>	<b>(2,145,209)</b>
<b>FUND BALANCE, BEGINNING</b>	<b>5,127,907</b>	<b>1,166,807</b>	<b>327,392</b>	<b>3,035,174</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 5,114,528</b>	<b>\$ 889,965</b>	<b>\$ 5,114,528</b>	<b>\$ 889,965</b>

City of Mansfield, Texas

Comparative Balance Sheet - Equipment Replacement Fund  
August 31, 2016 and 2015 (Unaudited)

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	<u>2016</u>	<u>2015</u>
<u>ASSETS</u>		
Cash And Investments	\$ 110,487	\$ 639,810
Total Assets	<u>\$ 110,487</u>	<u>\$ 639,810</u>
 <u>LIABILITIES AND FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ 61
Retainage Payable	-	-
Total Liabilities	<u>\$ -</u>	<u>\$ 61</u>
 FUND BALANCE:		
	1,512,401	1,222,776
Excess Revenues Over Expenditures	<u>(1,401,914)</u>	<u>(583,027)</u>
Total Fund Balance	<u>110,487</u>	<u>639,749</u>
Total Liabilities And Fund Balance	<u>\$ 110,487</u>	<u>\$ 639,810</u>

City of Mansfield, Texas

Comparative Combined Statement of Revenues, Expenditures, and Changes in Fund Balances -  
Equipment Replacement Fund - For the Month and Eleven Months Ended August 31, 2016 and 2015 (Unaudited)

	FY16 MONTH TO DATE	FY15 MONTH TO DATE	FY16 YEAR TO DATE	FY15 YEAR TO DATE
<b>REVENUES:</b>				
Contributions	\$ -	\$ -	\$ -	\$ -
Grants	-	-	-	-
Other Income	15,991	-	116,726	-
Interest Income	18	-	696	18
<b>Total Revenues</b>	<b>16,009</b>	<b>-</b>	<b>117,422</b>	<b>18</b>
<b>EXPENDITURES:</b>				
Administration	-	-	-	-
Information Services	-	61	247,103	179,306
Code Enforcement	-	-	45,261	-
Senior Citizens	-	-	-	50,243
Building Maintenance	7,075	-	24,750	-
Animal Control	-	-	-	39,497
City Hall	-	-	19,151	-
Parks Department	-	-	-	93,350
Library	-	46,338	51,538	118,457
Fire	-	76,350	621,784	1,364,790
Police Department	45,978	-	509,749	492,402
<b>Total Expenditures</b>	<b>53,053</b>	<b>122,749</b>	<b>1,519,336</b>	<b>2,338,045</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(37,044)</b>	<b>(122,749)</b>	<b>(1,401,914)</b>	<b>(2,338,027)</b>
<b>OTHER FINANCING SOURCES (USES):</b>				
Bond Proceeds	-	-	-	1,710,000
Bond Issuance Costs	-	-	-	(20,146)
Premium on Bond Issuance	-	-	-	73,405
Discounts on Bond Issuance	-	-	-	(8,259)
Transfer In (Out)	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,755,000</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>	<b>(37,044)</b>	<b>(122,749)</b>	<b>(1,401,914)</b>	<b>(583,027)</b>
<b>FUND BALANCE, BEGINNING</b>	<b>147,531</b>	<b>762,498</b>	<b>1,512,401</b>	<b>1,222,776</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 110,487</b>	<b>\$ 639,749</b>	<b>\$ 110,487</b>	<b>\$ 639,749</b>

City of Mansfield, Texas

Comparative Balance Sheet - Parks Construction Fund  
August 31, 2016 and 2015 (Unaudited)

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	<u>2016</u>	<u>2015</u>
<u>ASSETS</u>		
Cash And Investments	\$ 8,462,660	\$ 14,112
Total Assets	<u>\$ 8,462,660</u>	<u>\$ 14,112</u>
 <u>LIABILITIES AND FUND BALANCE</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ -	\$ -
Retainage Payable	303,257	-
Total Liabilities	<u>303,257</u>	<u>-</u>
 FUND BALANCE:	 (384,225)	 16,212
Excess Revenues Over Expenditures	<u>8,543,628</u>	<u>(2,100)</u>
Total Fund Balance	<u>8,159,403</u>	<u>14,112</u>
Total Liabilities And Fund Balance	<u>\$ 8,462,660</u>	<u>\$ 14,112</u>

City of Mansfield, Texas

Comparative Combined Statement of Revenues, Expenditures, and Changes in Fund Balances -  
Parks Construction Fund - For the Month and Eleven Months Ended August 31, 2016 and 2015 (Unaudited)

	FY16 MONTH TO DATE	FY15 MONTH TO DATE	FY16 YEAR TO DATE	FY15 YEAR TO DATE
<b>REVENUES:</b>				
Contributions	\$ -	\$ -	\$ -	\$ -
Recoveries	-	-	22,575	-
Interest Income	-	-	-	-
<b>Total Revenues</b>	<b>-</b>	<b>-</b>	<b>22,575</b>	<b>-</b>
<b>EXPENDITURES:</b>				
Administration	-	-	-	-
Fieldhouse	24,094	-	6,878,947	-
Oliver Nature Park	-	-	-	2,100
<b>Total Expenditures</b>	<b>24,094</b>	<b>-</b>	<b>6,878,947</b>	<b>2,100</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(24,094)</b>	<b>-</b>	<b>(6,856,372)</b>	<b>(2,100)</b>
<b>OTHER FINANCING SOURCES (USES):</b>				
Bond Proceeds	-	-	15,627,627	-
Bond Issuance Costs	-	-	(272,148)	-
Premiums on Bond Issuance	-	-	145,182	-
Discounts on Bond Issuance	-	-	(100,662)	-
Transfer In (out)	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>15,400,000</b>	<b>-</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>	<b>(24,094)</b>	<b>-</b>	<b>8,543,628</b>	<b>(2,100)</b>
<b>FUND BALANCE, BEGINNING</b>	<b>8,183,497</b>	<b>14,112</b>	<b>(384,225)</b>	<b>16,212</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 8,159,403</b>	<b>\$ 14,112</b>	<b>\$ 8,159,403</b>	<b>\$ 14,112</b>

## ENTERPRISE FUNDS

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

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

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

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

City of Mansfield, Texas

Comparative Balance Sheet - Utility Fund  
August 31, 2016 and 2015 (Unaudited)

---

	<u>2016</u>	<u>2015</u>
<u>ASSETS</u>		
Cash And Investments	\$ 18,646,163	\$ 13,702,962
Receivables:		
Accounts (net of allowance of \$919,245)	4,456,289	4,649,423
Inventory	430,372	583,867
Restricted Assets:		
Cash and Investments	16,500,626	12,322,811
Fixed Assets (net of accumulated depreciation)	<u>170,777,198</u>	<u>165,739,949</u>
 Total Assets	 <u>\$ 210,810,648</u>	 <u>\$ 196,999,012</u>

City of Mansfield, Texas

Comparative Balance Sheet - Utility Fund  
August 31, 2016 and 2015 (Unaudited)

---

	<u>2016</u>	<u>2015</u>
<u>LIABILITIES</u>		
Accounts Payable	\$ 16,818	\$ 12,267
Accrued Liabilities	366,725	328,475
Payable From Restricted Assets:		
Deposits	1,404,053	1,380,977
Bonds Payable-Current		
Accrued Interest	695,888	367,374
Accounts Payable	-	-
Accrued Liabilities	20,215	17,001
Retainage Payable	98,923	618,961
From Unrestricted Assets:		
Current	-	3,695,000
Long-Term, Net	47,513,246	40,895,428
Compensated Absences	366,623	384,191
Total Liabilities	<u>50,482,491</u>	<u>47,699,674</u>
 <u>NET ASSETS</u>		
Invested In Capital Assets (net of related debt)	136,400,823	130,128,685
Reserved for Debt Service	3,363,755	3,343,647
Unreserved	<u>20,563,579</u>	<u>15,827,006</u>
Total Net Assets	<u>160,328,157</u>	<u>149,299,338</u>
Total Liabilities And Net Assets	<u>\$ 210,810,648</u>	<u>\$ 196,999,012</u>

City of Mansfield

Comparative Combined Statement of Revenues, Expenses, and Changes in Net Assets -  
 Utility Fund - For the Month and Eleven Months Ended August 31, 2016 and 2015 (Unaudited)

	FY16 MONTH TO DATE	FY15 MONTH TO DATE	FY16 YEAR TO DATE	FY15 YEAR TO DATE	FY16 ADOPTED BUDGET	FY16 OVER (UNDER) BUDGET	PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Water Service	\$ 2,030,025	\$ 2,041,174	\$ 16,534,112	\$ 14,362,020	\$ 17,065,051	\$ (530,939)	96.89%
Sewer Service	1,045,367	997,516	9,809,528	8,672,185	10,739,588	(930,060)	91.34%
Water Penalties	57,140	34,745	467,786	463,972	556,502	(88,717)	84.06%
Water Taps	-	-	14,750	8,028	21,379	(6,629)	68.99%
Meter Set Fee	14,000	3,500	93,825	79,915	65,624	28,201	142.97%
Utility Miscellaneous	7,608	12,758	81,798	106,049	90,000	(8,202)	90.89%
Restore Service Fee	17,783	7,311	134,498	98,146	93,954	40,545	143.15%
Sewer Tap	-	1,500	5,161	2,770	1,500	3,661	344.07%
Water Impact Fees	197,784	39,100	1,242,490	1,061,720	700,000	542,490	177.50%
Sewer Impact Fees	134,788	31,795	795,045	666,085	400,000	395,045	198.76%
Pretreatment Fees	20,594	-	69,609	65,181	46,000	23,609	151.32%
Other Income	4,652	3,841	356,598	317,058	136,956	219,642	260.37%
Contribution	538	-	8,025	-	-	8,025	0.00%
<b>Total Revenues</b>	<b>\$ 3,530,280</b>	<b>\$ 3,173,240</b>	<b>29,613,227</b>	<b>\$ 25,903,129</b>	<b>\$ 29,916,553</b>	<b>\$ (303,328)</b>	<b>98.99%</b>

City of Mansfield

Comparative Combined Statement of Revenues, Expenses, and Changes in Net Assets -  
 Utility Fund - For the Month and Eleven Months Ended August 31, 2016 and 2015 (Unaudited)

	FY16 MONTH TO DATE	FY15 MONTH TO DATE	FY16 YEAR TO DATE	FY15 YEAR TO DATE	FY16 ADOPTED BUDGET	FY16 OVER (UNDER) BUDGET	PERCENT COLLECTED TO BUDGET
<b>OPERATING EXPENSES:</b>							
Administration	76,423	46,537	898,617	584,248	907,492	(8,876)	99.02%
Billing And Collection	59,425	53,872	761,481	673,688	981,412	(219,931)	77.59%
Meter Reading/Repairs	72,696	52,388	853,547	624,463	896,530	(42,983)	95.21%
Water Distribution	62,107	83,008	769,881	893,570	896,376	(126,495)	85.89%
Wastewater Collection	499,332	513,317	6,043,542	5,456,335	6,546,041	(502,499)	92.32%
Water Treatment	662,224	618,038	6,622,847	6,196,014	7,602,733	(979,887)	87.11%
Water Quality	34,087	21,032	331,453	259,841	407,255	(75,801)	81.39%
Laboratory Services	14,656	7,110	180,772	93,333	203,696	(22,925)	88.75%
Water Demand Management	23,400	7,883	249,884	101,478	244,985	4,899	102.00%
Depreciation	259,633	248,998	2,813,168	2,636,814	-	2,813,168	0.00%
<b>Total Operating Expenses</b>	<b>1,763,985</b>	<b>1,652,183</b>	<b>19,525,192</b>	<b>17,519,784</b>	<b>18,686,521</b>	<b>838,671</b>	<b>104.49%</b>
<b>OPERATING INCOME (LOSS)</b>	<b>1,766,296</b>	<b>1,521,057</b>	<b>10,088,035</b>	<b>8,383,345</b>	<b>11,230,032</b>	<b>(1,141,998)</b>	
<b>NONOPERATING REVENUES (EXPENSES):</b>							
Non-Departmental	(12,304)	(11,107)	(353,005)	(110,842)	(473,387)	120,382	74.57%
Interest Revenue	9,037	1,628	67,860	14,767	6,021	61,839	1126.98%
Interest And Fiscal Charges	(169,936)	(185,986)	(2,067,181)	(2,309,477)	(6,311,729)	4,244,547	32.75%
Bad Debt Expense	-	-	-	-	-	-	0.00%
<b>Net Nonoperating Revenues (Expenses)</b>	<b>(173,203)</b>	<b>(195,465)</b>	<b>(2,352,326)</b>	<b>(2,405,552)</b>	<b>(6,779,094)</b>	<b>4,426,769</b>	<b>34.70%</b>
<b>INCOME (LOSS) BEFORE OPERATING TRANSFERS</b>	<b>1,593,093</b>	<b>1,325,592</b>	<b>7,735,709</b>	<b>5,977,793</b>	<b>4,450,938</b>	<b>3,284,770</b>	<b>173.80%</b>
<b>OPERATING TRANSFERS:</b>							
Transfers In (Out)	-	-	843,417	(195,314)	(1,607,675)	2,451,092	-52.46%
<b>Net Operating Transfers</b>	<b>-</b>	<b>-</b>	<b>843,417</b>	<b>(195,314)</b>	<b>(1,607,675)</b>	<b>2,451,092</b>	<b>-52.46%</b>
<b>CHANGE IN NET ASSETS</b>	<b>1,593,093</b>	<b>1,325,592</b>	<b>8,579,126</b>	<b>5,782,479</b>	<b>2,843,263</b>	<b>5,735,862</b>	
<b>NET ASSETS BEGINNING</b>	<b>158,735,064</b>	<b>147,973,746</b>	<b>151,749,031</b>	<b>143,516,859</b>	<b>151,749,031</b>	<b>-</b>	
<b>NET ASSETS ENDING</b>	<b>\$ 160,328,157</b>	<b>\$ 149,299,338</b>	<b>160,328,157</b>	<b>\$ 149,299,338</b>	<b>\$ 154,592,294</b>	<b>\$ 5,735,862</b>	

CITY OF MANSFIELD  
UTILITY FUND  
REVENUE BOND COVERAGE

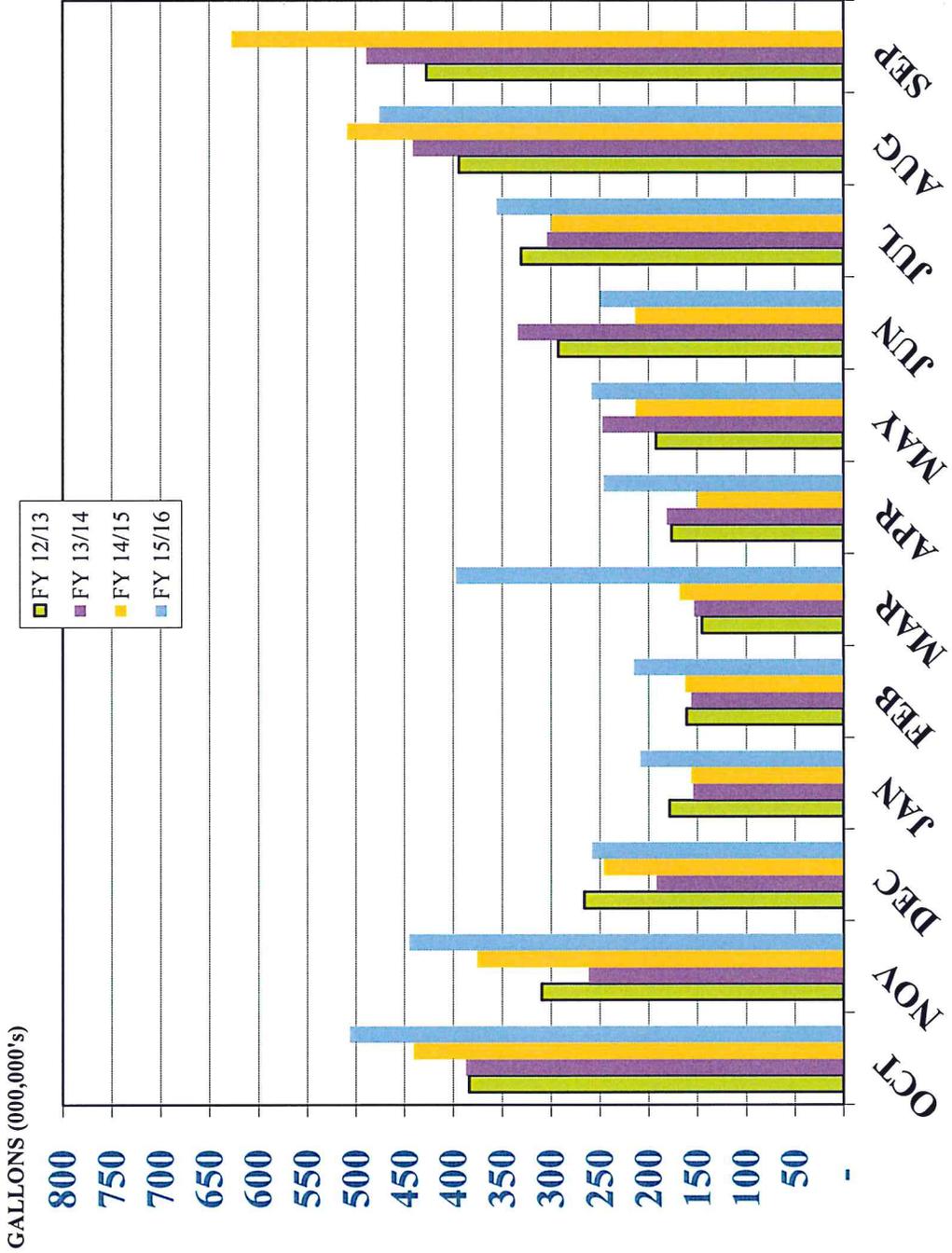
Definition of Bond Coverage:

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, 2014, 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 2015, the City achieved a 2.07 bond coverage ratio which exceeded the 1.10 required by the bond ordinance. For fiscal year 2016 the revised bond coverage ratio is projected at 2.12.



# CITY OF MANSFIELD

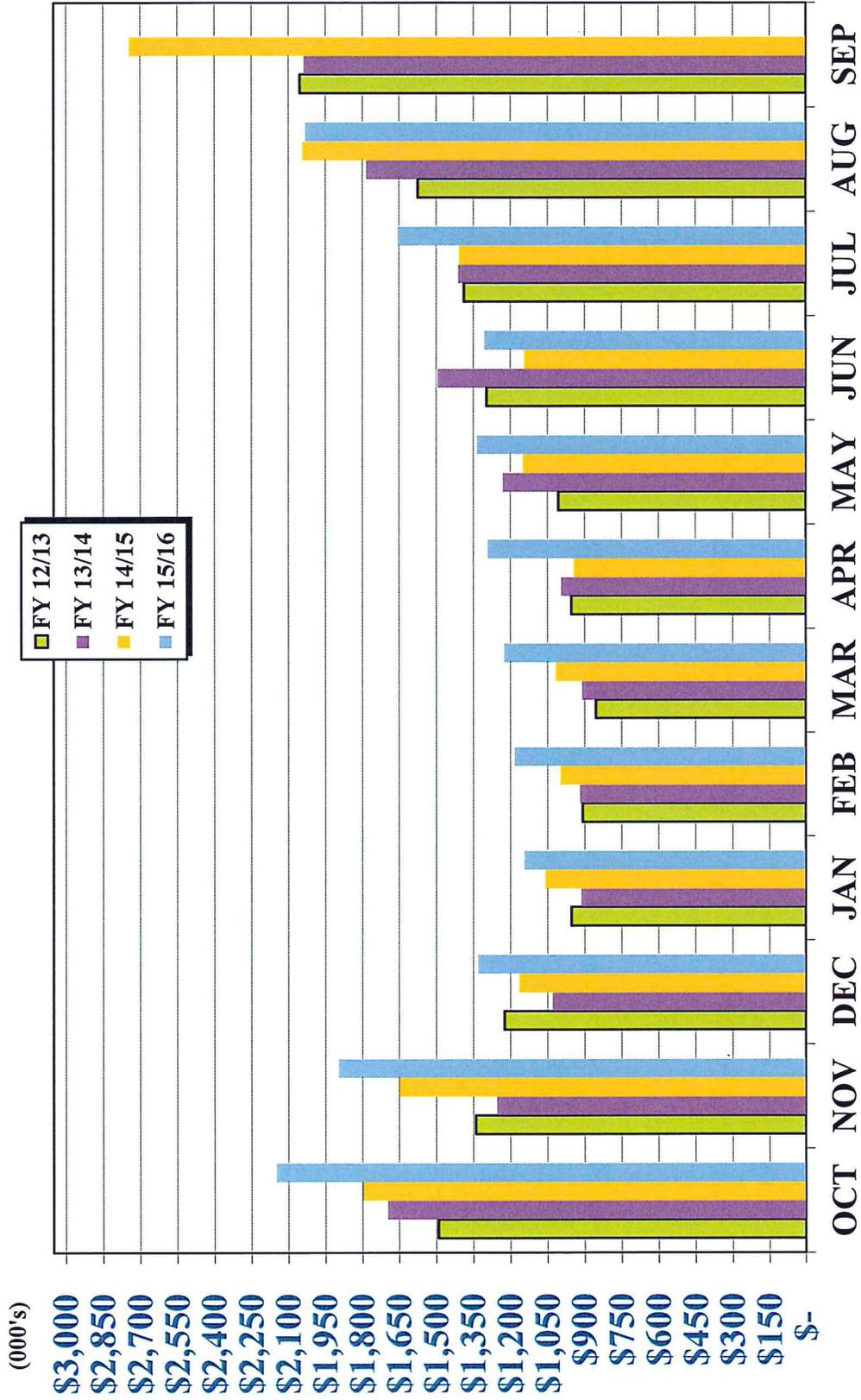
## WATER CONSUMPTION





# CITY OF MANSFIELD

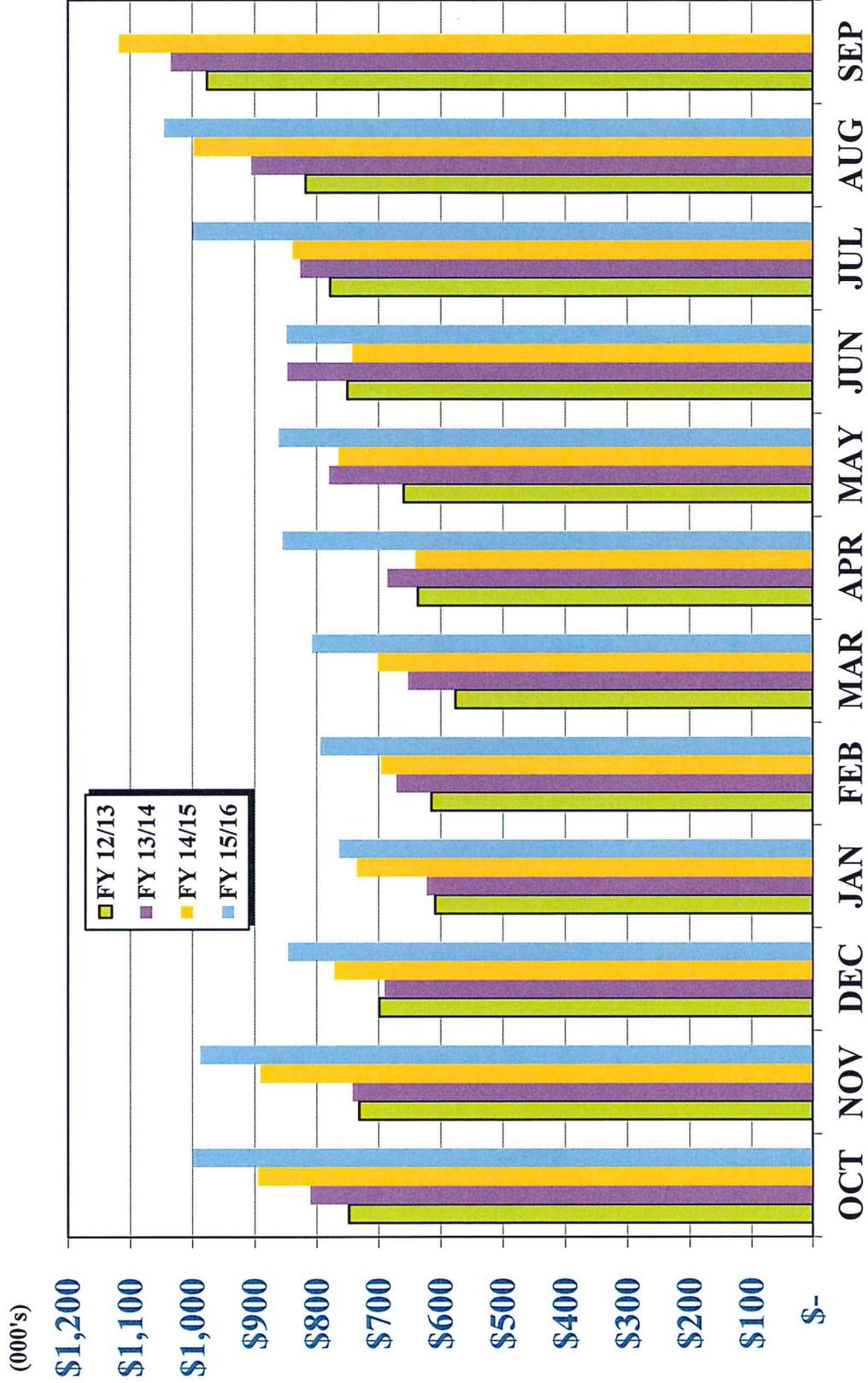
## UTILITY FUND - WATER SALES





# CITY OF MANSFIELD

## UTILITY FUND - SEWER SERVICE



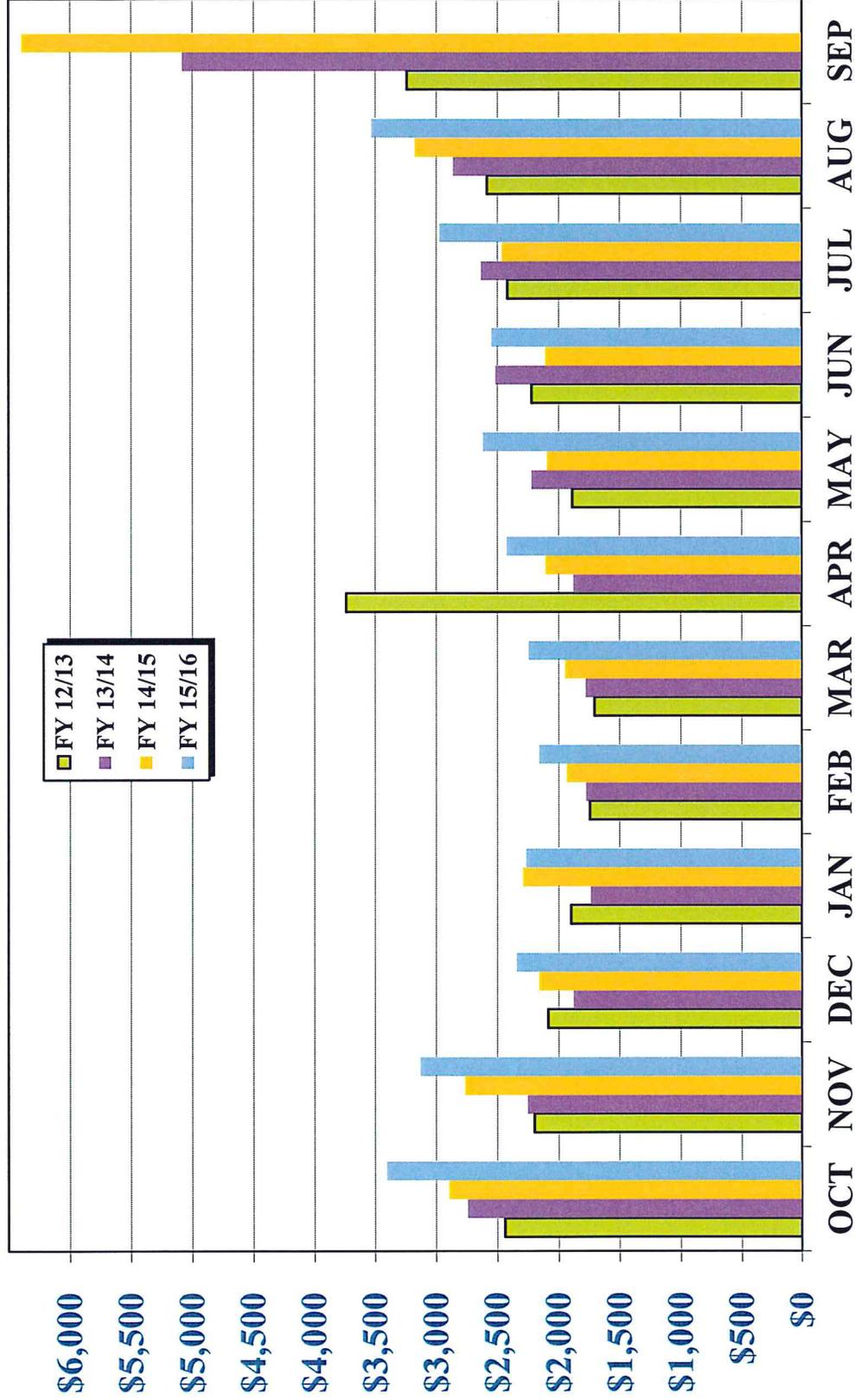


**MANSFIELD**  
T E X A S

# CITY OF MANSFIELD

## UTILITY FUND - TOTAL REVENUES

(000's)





# CITY OF MANSFIELD

## UTILITY OPERATING EXPENDITURES



# Rainfall Update

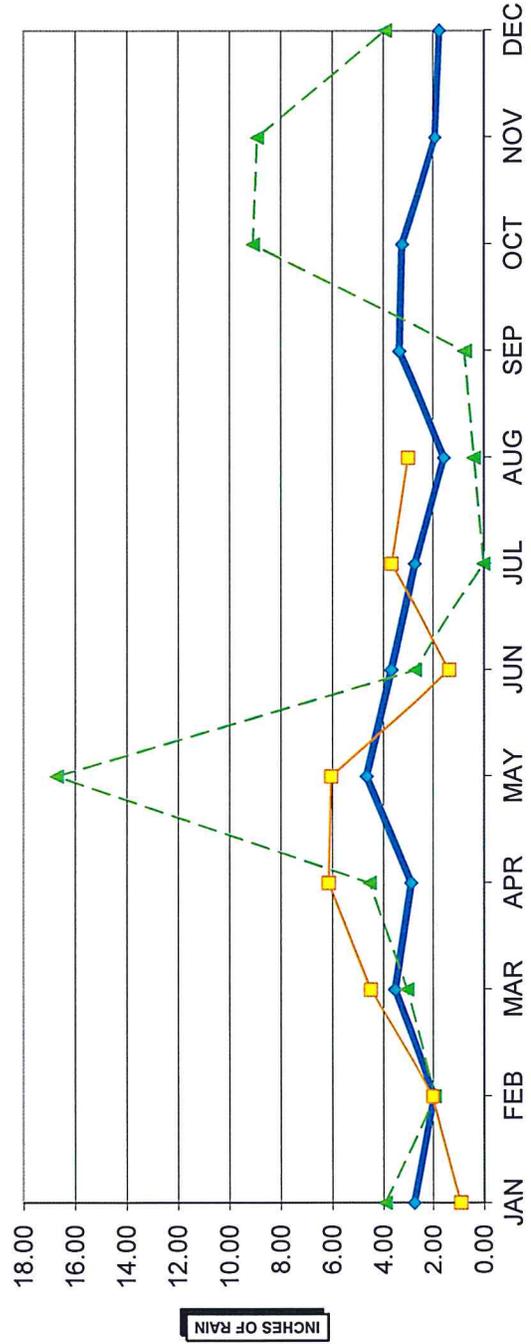
## August 2016

Average (2005-2015)

	AVG	2015	2016
JAN	2.78	3.92	0.87
FEB	1.95	1.91	2.01
MAR	3.53	3.06	4.48
APR	2.90	4.53	6.13
MAY	4.64	16.71	6.03
JUN	3.68	2.74	1.32
JUL	2.75	0.01	3.66
AUG	1.52	0.38	3.02
SEP	3.35	0.72	
OCT	3.25	9.07	
NOV	1.90	8.91	
DEC	1.72	3.92	

TOTAL TO DATE 33.97 55.88 27.52  
27.52

## August



City of Mansfield, Texas

Comparative Balance Sheet - Law Enforcement Complex  
August 31, 2016 and 2015 (Unaudited)

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	<u>2016</u>	<u>2015</u>
<u>ASSETS</u>		
Cash And Investments	\$ 353,821	\$ 293,085
Receivables:		
Accounts	245,102	248,321
Inventory	26,731	29,238
Restricted Assets:		
Cash And Investments	150,491	40,000
Fixed Assets (net of accumulated depreciation)*	<u>6,397,105</u> *	<u>6,652,929</u>
 Total Assets	 <u>\$ 7,173,250</u>	 <u>\$ 7,263,573</u>

\* Includes estimated depreciation through the balance sheet date.

City of Mansfield, Texas

Comparative Balance Sheet - Law Enforcement Complex  
August 31, 2016 and 2015 (Unaudited)

---

	<u>2016</u>	<u>2015</u>
<u>LIABILITIES</u>		
Accounts Payable	\$ 10,057	\$ 9,796
Accrued Liabilities	617,355	549,357
Due To General Fund	296,497	-
Payable From Restricted Assets:		
Inmate Trust	22,147	20,390
General Obligation Debt Payable:		
Bonds Payable-Current	30,000	30,000
Accrued Interest	1,508	3,263
Long-Term	611,982	620,407
Compensated Absences	532,598	537,658
	<hr/>	<hr/>
Total Liabilities	2,122,144	1,770,871
	<hr/>	<hr/>
<u>NET ASSETS</u>		
Invested in Capital Assets (net of related debt)	5,904,107	6,075,011
Unreserved	(853,001)	(582,309)
	<hr/>	<hr/>
Total Net Assets	5,051,106	5,492,702
	<hr/>	<hr/>
Total Liabilities And Net Assets	\$ 7,173,250	\$ 7,263,573
	<hr/> <hr/>	<hr/> <hr/>

City of Mansfield, Texas

Comparative Combined Statement of Revenues, Expenses, and Changes in Net Assets -  
Law Enforcement Complex - For the Month and Eleven Months Ended August 31, 2016 and 2015 (Unaudited)

	FY16 MONTH TO DATE	FY15 MONTH TO DATE	FY16 YEAR TO DATE	FY15 YEAR TO DATE	FY16 ADOPTED BUDGET	FY16 OVER (UNDER) BUDGET	FY16 PERCENT COLLECTED TO BUDGET
<b>OPERATING REVENUES:</b>							
Charges For Services	\$ 781,258	\$ 780,443	\$ 9,060,456	\$ 8,180,621	\$ 9,465,843	\$ (405,387)	95.72%
Salary Reimbursement	1,697	6,403	79,452	126,346	70,000	9,452	113.50%
Miscellaneous	-	-	-	-	-	-	0.00%
Transportation	46	49	1,778	11,489	15,000	(13,222)	11.85%
Commissary Sales	21,054	23,989	268,548	232,631	255,534	13,014	105.09%
Telephone Commission	13,694	19,217	182,071	164,909	175,000	7,071	104.04%
<b>Total Operating Revenues</b>	<b>817,748</b>	<b>830,101</b>	<b>9,592,304</b>	<b>8,715,996</b>	<b>9,981,377</b>	<b>(389,073)</b>	<b>96.10%</b>
<b>OPERATING EXPENSES:</b>							
Administration	24,959	19,696	264,780	242,049	294,420	(29,641)	89.93%
Operations	587,331	543,642	6,896,756	6,475,726	7,712,784	(816,028)	89.42%
Support	55,928	92,869	811,995	778,127	1,041,045	(229,050)	78.00%
Food Service	35,338	45,435	402,325	448,101	499,298	(96,973)	80.58%
Medical Service	38,289	48,559	503,664	435,236	591,491	(87,827)	85.15%
Commissary	21,050	14,722	234,368	194,252	230,084	4,284	101.86%
Depreciation	21,681	22,503	235,947	243,177	-	235,947	0.00%
<b>Total Operating Expenses</b>	<b>784,576</b>	<b>787,426</b>	<b>9,349,835</b>	<b>8,816,668</b>	<b>10,369,123</b>	<b>(1,019,288)</b>	<b>90.17%</b>
<b>OPERATING INCOME (LOSS)</b>	<b>33,172</b>	<b>42,676</b>	<b>242,469</b>	<b>(100,672)</b>	<b>(387,746)</b>	<b>630,215</b>	<b>-62.53%</b>
<b>NON OPERATING REVENUES (EXPENSES)</b>							
Interest Revenue	-	-	-	-	-	-	0.00%
Other Income	-	(25,282)	3,417	(25,149)	-	3,417	0.00%
Other Expenses	-	-	-	(80)	-	-	0.00%
Amortization	-	-	-	-	-	-	0.00%
Interest And Fiscal Charges	(34,301)	(3,252)	(56,133)	(47,488)	(574,269)	518,136	9.77%
<b>Net Nonoperating Revenues (Expenses)</b>	<b>(34,301)</b>	<b>(28,534)</b>	<b>(52,716)</b>	<b>(72,717)</b>	<b>(574,269)</b>	<b>521,553</b>	<b>9.18%</b>
<b>INCOME (LOSS) BEFORE OPERATING TRANSFERS</b>	<b>(1,129)</b>	<b>14,142</b>	<b>189,753</b>	<b>(173,389)</b>	<b>(962,015)</b>	<b>1,151,768</b>	
<b>OPERATING TRANSFERS:</b>							
Transfer In (Out)	-	-	-	-	413,196	(413,196)	0.00%
<b>Net Operating Transfers</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>413,196</b>	<b>(413,196)</b>	<b>0.00%</b>
<b>CHANGE IN NET ASSETS</b>	<b>(1,129)</b>	<b>14,142</b>	<b>189,753</b>	<b>(173,389)</b>	<b>(548,819)</b>	<b>738,572</b>	
<b>NET ASSETS BEGINNING</b>	<b>5,052,234</b>	<b>5,478,560</b>	<b>4,861,353</b>	<b>5,666,091</b>	<b>4,861,353</b>	<b>-</b>	
<b>NET ASSETS ENDING</b>	<b>\$ 5,051,106</b>	<b>\$ 5,492,702</b>	<b>\$ 5,051,106</b>	<b>\$ 5,492,702</b>	<b>\$ 4,312,534</b>	<b>\$ 738,572</b>	

City of Mansfield, Texas

Comparative Balance Sheet - Drainage Utility Fund  
August 31, 2016 and 2015 (Unaudited)

	<u>2016</u>	<u>2015</u>
<u>ASSETS</u>		
Cash And Investments	\$ 1,696,001	\$ 1,921,500
Accounts Receivable	182,633	168,281
Restricted Assets:		
Cash and Investments	63,883	167,809
Fixed Assets (Net of accumulated depreciation)	<u>7,661,876</u>	<u>6,839,979</u>
Total Assets	<u>\$ 9,604,394</u>	<u>\$ 9,097,569</u>
<u>LIABILITIES</u>		
Accounts Payable	\$ 1,056	\$ 2,531
Accrued Liabilities	21,260	11,090
Retainage Payable	-	-
Bond Payable	3,970,000	4,360,000
Accrued Interest Payable	10,681	12,022
Unamortized Discounts on Bonds	(252,627)	(280,424)
Unamortized Premiums on Bonds	<u>55,498</u>	<u>61,971</u>
Total Liabilities	<u>3,805,867</u>	<u>4,167,190</u>
<u>NET ASSETS</u>		
Invested in Capital Assets (net of related debt)	3,908,867	2,821,713
Reserved for Debt Service	33,340	32,506
Unrestricted	<u>1,856,319</u>	<u>2,076,160</u>
Total Net Assets	<u>5,798,526</u>	<u>4,930,379</u>
Total Liabilities And Net Assets	<u>\$ 9,604,394</u>	<u>\$ 9,097,569</u>

City of Mansfield, Texas

Comparative Combined Statement of Revenues, Expenses, and Changes in Net Assets-  
Drainage Utility Fund - For the Month and Eleven Months Ended August 31, 2016 and 2015 (Unaudited)

	FY16 MONTH TO DATE	FY15 MONTH TO DATE	FY16 YEAR TO DATE	FY15 YEAR TO DATE
<b>OPERATING REVENUES:</b>				
Contributions	\$ -	\$ -	\$ -	\$ -
Licenses Fee-Gaswells/Pipelines	-	-	-	-
Drainage Fee	205,459	109,928	1,940,627	1,202,832
<b>Total Operating Revenues</b>	<b>205,459</b>	<b>109,928</b>	<b>1,940,627</b>	<b>1,202,832</b>
<b>OPERATING EXPENSES:</b>				
Administration	31,248	23,246	411,482	509,508
General Maintenance	32,011	50,697	375,508	252,711
Depreciation	11,721	10,247	115,022	106,960
<b>Total Operating Expenses</b>	<b>74,980</b>	<b>84,190</b>	<b>902,012</b>	<b>869,179</b>
<b>OPERATING INCOME (LOSS)</b>	<b>130,479</b>	<b>25,738</b>	<b>1,038,615</b>	<b>333,653</b>
<b>NONOPERATING REVENUES (EXPENSES):</b>				
Interest Revenue	320	56	2,568	439
Other Income	-	109,722	2,937	452,931
Amortization	-	-	-	-
Interest and fiscal charges	(10,681)	(12,023)	(133,297)	(136,523)
<b>Net Nonoperating Revenue</b>	<b>(10,361)</b>	<b>97,755</b>	<b>(127,792)</b>	<b>316,847</b>
<b>INCOME (LOSS) BEFORE OPERATING TRANSFERS</b>	<b>120,118</b>	<b>123,493</b>	<b>910,823</b>	<b>650,500</b>
<b>OPERATING TRANSFERS</b>				
Operating Transfers In	-	-	-	10,420
Operating Transfers Out	-	-	-	(119,059)
<b>Net Operating Transfers</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(108,639)</b>
<b>CHANGE IN NET ASSETS</b>	<b>120,118</b>	<b>123,493</b>	<b>910,823</b>	<b>541,861</b>
<b>NET ASSETS, BEGINNING</b>	<b>5,678,409</b>	<b>4,806,886</b>	<b>4,887,703</b>	<b>4,388,518</b>
<b>NET ASSETS, ENDING</b>	<b>\$ 5,798,526</b>	<b>\$ 4,930,379</b>	<b>\$ 5,798,526</b>	<b>\$ 4,930,379</b>

CITY OF MANSFIELD, TEXAS  
SALES TAX COMPARISON  
INFORMATION

GENERAL FUND  
YEAR TO DATE SALES TAX COMPARISON  
OCTOBER 2015 TO SEPTEMBER 2016

MONTH	FY15	FY16	DOLLAR VALUE INCREASE (DECREASE) FY 2015/2016	PERCENTAGE INCREASE (DECREASE) FY 2015/2016
OCTOBER	894,193.33	953,536.19	59,342.86	6.64%
NOVEMBER	731,291.17	763,133.53	31,842.36	4.35%
DECEMBER	736,202.87	753,511.43	17,308.56	2.35%
JANUARY	1,081,771.35	1,151,915.79	70,144.44	6.48%
FEBRUARY	678,190.00	803,653.83	125,463.83	18.50%
MARCH	623,124.87	687,121.54	63,996.67	10.27%
Subtotal	4,744,773.59	5,112,872.31	368,098.72	7.76%
APRIL	939,590.07	1,003,838.78	64,248.71	6.84%
MAY	749,108.16	752,130.08	3,021.92	0.40%
JUNE	712,763.85	791,622.42	78,858.57	11.06%
JULY	983,674.04	1,031,692.37	48,018.33	4.88%
AUGUST	780,352.77	786,352.51	5,999.74	0.77%
SEPTEMBER	775,339.73			0.00%
YTD TOTAL	9,685,602.21	9,478,508.47	(207,093.74)	-2.14%
BUDGET		9,554,913.00		
OVER/(UNDER) BUDGET		(76,404.53)		

MANSFIELD PARKS FACILITIES DEVELOPMENT CORP.  
YEAR TO DATE SALES TAX COMPARISON  
OCTOBER 2015  
TO SEPTEMBER 2016

MONTH	FY15	FY16	DOLLAR VALUE INCREASE (DECREASE) 2015/2016	PERCENTAGE INCREASE (DECREASE) 2015/2016
OCTOBER	447,096.67	476,768.10	29,671.43	6.64%
NOVEMBER	365,645.58	381,566.77	15,921.19	4.35%
DECEMBER	368,101.44	376,755.72	8,654.28	2.35%
JANUARY	540,885.67	575,957.89	35,072.22	6.48%
FEBRUARY	339,094.99	401,826.92	62,731.93	18.50%
MARCH	311,562.44	343,560.77	31,998.33	10.27%
Subtotal	2,372,386.79	2,556,436.17	184,049.38	7.76%
APRIL	469,795.03	501,919.39	32,124.36	6.84%
MAY	374,554.08	376,065.04	1,510.96	0.40%
JUNE	356,381.93	395,811.21	39,429.28	11.06%
JULY	491,837.02	515,846.18	24,009.16	4.88%
AUGUST	390,176.38	393,176.26	2,999.88	0.77%
SEPTEMBER	387,669.87			0.00%
YTD TOTAL	4,842,801.10	4,739,254.25	(103,546.85)	-2.14%

MANSFIELD ECONOMIC DEVELOPMENT CORP.  
YEAR TO DATE SALES TAX COMPARISON  
OCTOBER 2015 TO SEPTEMBER 2016

MONTH	FY15	FY16	DOLLAR VALUE INCREASE (DECREASE) 2015/2016	PERCENTAGE INCREASE (DECREASE) 2015/2016
OCTOBER	447,096.67	476,768.10	29,671.43	6.64%
NOVEMBER	365,645.58	381,566.77	15,921.19	4.35%
DECEMBER	368,101.44	376,755.72	8,654.28	2.35%
JANUARY	540,885.67	575,957.89	35,072.22	6.48%
FEBRUARY	339,094.99	401,826.92	62,731.93	18.50%
MARCH	311,562.44	343,560.77	31,998.33	10.27%
Subtotal	2,372,386.79	2,556,436.17	184,049.38	7.76%
APRIL	469,795.03	501,919.39	32,124.36	6.84%
MAY	374,554.08	376,065.04	1,510.96	0.40%
JUNE	356,381.93	395,811.21	39,429.28	11.06%
JULY	491,837.02	515,846.18	24,009.16	4.88%
AUGUST	390,176.38	393,176.26	2,999.88	0.77%
SEPTEMBER	387,669.86			0.00%
YTD TOTAL	4,842,801.09	4,739,254.25	(103,546.84)	-2.14%

GENERAL FUND  
MANSFIELD PARKS DEVELOPMENT CORP.  
AND  
MANSFIELD ECONOMIC DEVELOPMENT CORP.  
COMBINED TOTAL YEAR TO DATE SALES TAX COMPARISON  
OCTOBER 2015 TO SEPTEMBER 2016

MONTH	FY15	FY16	DOLLAR VALUE INCREASE (DECREASE) 2015/2016	PERCENTAGE INCREASE (DECREASE) 2015/2016
OCTOBER	1,788,386.69	1,907,072.39	118,685.70	6.64%
NOVEMBER	1,462,582.33	1,526,267.06	63,684.73	4.35%
DECEMBER	1,472,405.77	1,507,022.87	34,617.10	2.35%
JANUARY	2,163,542.70	2,303,831.57	140,288.87	6.48%
FEBRUARY	1,356,379.99	1,607,307.66	250,927.67	18.50%
MARCH	1,246,249.74	1,374,243.08	127,993.34	10.27%
Subtotal	<u>9,489,547.22</u>	<u>10,225,744.63</u>	<u>736,197.41</u>	<u>7.76%</u>
APRIL	1,879,180.13	2,007,677.55	128,497.42	6.84%
MAY	1,498,216.32	1,504,260.15	6,043.83	0.40%
JUNE	1,425,527.70	1,583,244.82	157,717.12	11.06%
JULY	1,967,348.08	2,063,384.73	96,036.65	4.88%
AUGUST	1,560,705.53	1,572,705.03	11,999.50	0.77%
SEPTEMBER	1,550,679.46			0.00%
YTD TOTAL	<u>19,371,204.44</u>	<u>18,957,016.91</u>	<u>(414,187.53)</u>	<u>-2.14%</u>
BUDGET		<u>19,109,826.00</u>		
OVER/(UNDER) BUDGET		<u>(152,809.09)</u>		

## 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 August for Fiscal Year 2016.

A handwritten signature in blue ink that reads 'Peter K. Phillis, CPA'. The signature is written in a cursive style and is positioned above a horizontal line.

Peter K. Phillis, CPA  
Investment Officer

City of Mansfield  
Tracker Portfolio Set Up - by Issuer  
Report Format: By Transaction  
Group By: Issuer  
Portfolio/Report Group: All Portfolios  
As of 8/31/2016

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
<b>AIM Invesco</b>												
AIM Invesco MM	AIM	9/30/1999	0.240	446,771.66	446,771.66	446,771.66	446,771.66	N/A	1		0.67	15 - Street Construction
<b>Sub Total / Average</b>			<b>0.240</b>	<b>446,771.66</b>	<b>446,771.66</b>	<b>446,771.66</b>	<b>446,771.66</b>		<b>1</b>	<b>0.00</b>	<b>0.67</b>	
<b>Nations Funds</b>												
Nations Funds MM	MF0008	4/11/2012	0.381	2,859,388.30	2,859,388.30	2,859,388.30	2,859,388.30	N/A	1		4.31	27 - Revenue Bond Reserve
Nations Funds MM	MF0008	10/25/1999	0.381	2,531,805.42	2,531,805.42	2,531,805.42	2,531,805.42	N/A	1		3.81	01 - General Fund
Nations Funds MM	MF0008	8/1/2016	0.381	1,465,510.90	1,465,510.90	1,465,510.90	1,465,510.90	N/A	1		2.21	86 - 2016 Streets Construction
Nations Funds MM	MF0008	10/25/1999	0.381	576,582.13	576,582.13	576,582.13	576,582.13	N/A	1		0.87	24 - Mansfield Parks Land Dedication
Nations Funds MM	MF0008	10/25/1999	0.381	2,526,582.12	2,526,582.12	2,526,582.12	2,526,582.12	N/A	1		3.80	23 - Mansfield Parks 1/2 Sales Tax
Nations Funds MM	MF0008	8/1/2016	0.381	1,535,535.31	1,535,535.31	1,535,535.31	1,535,535.31	N/A	1		2.31	309 - Library Expansion
Nations Funds MM	MF0008	8/1/2016	0.381	1,500,523.11	1,500,523.11	1,500,523.11	1,500,523.11	N/A	1		2.26	94 - Utility Construction Fund 94
Nations Funds MM	MF0008	10/25/1999	0.381	1,215,568.97	1,215,568.97	1,215,568.97	1,215,568.97	N/A	1		1.83	39 - Economic Development
Nations Funds MM	MF0008	10/25/1999	0.381	1,384,895.09	1,384,895.09	1,384,895.09	1,384,895.09	N/A	1		2.09	28 - Utility Construction Fund 28
Nations Funds MM	MF0008	10/25/1999	0.381	3,194,520.49	3,194,520.49	3,194,520.49	3,194,520.49	N/A	1		4.81	15 - Street Construction
Nations Funds MM	MF0008	10/25/1999	0.381	90,146.73	90,146.73	90,146.73	90,146.73	N/A	1		0.14	06 - Tree Mitigation
Nations Funds MM	MF0008	10/25/1999	0.381	4,246,255.42	4,246,255.42	4,246,255.42	4,246,255.42	N/A	1		6.39	25 - Water & Sewer
Nations Funds MM	MF0008	10/25/1999	0.381	423,386.42	423,386.42	423,386.42	423,386.42	N/A	1		0.64	10 - Debt Services
Nations Funds MM	MF0008	4/1/2015	0.381	374,506.05	374,506.05	374,506.05	374,506.05	N/A	1		0.56	84 - 2015 Streets Construction
<b>Sub Total / Average</b>			<b>0.381</b>	<b>23,925,206.46</b>	<b>23,925,206.46</b>	<b>23,925,206.46</b>	<b>23,925,206.46</b>		<b>1</b>	<b>0.00</b>	<b>36.02</b>	
<b>TexStar</b>												
TexStar LGIP	TEXSTAR	11/2/2012	0.399	6,910,675.72	6,910,675.72	6,910,675.72	6,910,675.72	N/A	1		10.40	28 - Utility Construction Fund 28
TexStar LGIP	TEXSTAR	11/2/2012	0.399	7,735,889.64	7,735,889.64	7,735,889.64	7,735,889.64	N/A	1		11.65	25 - Water & Sewer
TexStar LGIP	TEXSTAR	1/8/2014	0.399	1,477,344.01	1,477,344.01	1,477,344.01	1,477,344.01	N/A	1		2.22	83 - 2014 Street Construction Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.399	6,278,059.21	6,278,059.21	6,278,059.21	6,278,059.21	N/A	1		9.45	01 - General Fund
TexStar LGIP	TEXSTAR	4/30/2015	0.399	2,991,758.45	2,991,758.45	2,991,758.45	2,991,758.45	N/A	1		4.50	84 - 2015 Streets Construction
TexStar LGIP	TEXSTAR	11/2/2012	0.399	3,412,732.86	3,412,732.86	3,412,732.86	3,412,732.86	N/A	1		5.14	23 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	0.399	3,716,885.28	3,716,885.28	3,716,885.28	3,716,885.28	N/A	1		5.60	39 - Economic Development

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
TexStar LGIP	TEXSTAR	1/8/2014	0.399	101,222.99	101,222.99	101,222.99	101,222.99	N/A	1		0.15	31 - Animal Control Construction
TexStar LGIP	TEXSTAR	11/2/2012	0.399	162,096.58	162,096.58	162,096.58	162,096.58	N/A	1		0.24	90 - Utility Construction Fund 90
TexStar LGIP	TEXSTAR	11/2/2012	0.399	219,183.20	219,183.20	219,183.20	219,183.20	N/A	1		0.33	38 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	1/8/2014	0.399	75,876.54	75,876.54	75,876.54	75,876.54	N/A	1		0.11	35 - Tactical Training Range
TexStar LGIP	TEXSTAR	11/2/2012	0.399	50,969.70	50,969.70	50,969.70	50,969.70	N/A	1		0.08	10 - Debt Services
TexStar LGIP	TEXSTAR	1/8/2014	0.399	54,526.05	54,526.05	54,526.05	54,526.05	N/A	1		0.08	22 - Equipment Replacement
TexStar LGIP	TEXSTAR	11/2/2012	0.399	75,342.29	75,342.29	75,342.29	75,342.29	N/A	1		0.11	16 - Building Construction
TexStar LGIP	TEXSTAR	11/30/2014	0.399	552,054.84	552,054.84	552,054.84	552,054.84	N/A	1		0.83	08 - Hotel
TexStar LGIP	TEXSTAR	11/2/2012	0.399	1,404,800.12	1,404,800.12	1,404,800.12	1,404,800.12	N/A	1		2.12	50 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	0.399	1,406,271.20	1,406,271.20	1,406,271.20	1,406,271.20	N/A	1		2.12	15 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	0.399	1,435,151.74	1,435,151.74	1,435,151.74	1,435,151.74	N/A	1		2.16	81 - Street Construction 2012 Issue
TexStar LGIP	TEXSTAR	6/30/2016	0.399	1,401,208.29	1,401,208.29	1,401,208.29	1,401,208.29	N/A	1		2.11	94 - Utility Construction Fund 94
TexStar LGIP	TEXSTAR	8/31/2016	0.399	635,215.21	635,215.21	635,215.21	635,215.21	N/A	1		0.96	86 - 2016 Streets Construction
TexStar LGIP	TEXSTAR	11/2/2012	0.399	943,750.36	943,750.36	943,750.36	943,750.36	N/A	1		1.42	19 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.399	1,006,647.48	1,006,647.48	1,006,647.48	1,006,647.48	N/A	1		1.52	24 - Mansfield Parks Land Dedication
<b>Sub Total / Average</b>			<b>0.399</b>	<b>42,047,661.76</b>	<b>42,047,661.76</b>	<b>42,047,661.76</b>	<b>42,047,661.76</b>		<b>1</b>	<b>0.00</b>	<b>63.31</b>	
<b>Total / Average</b>			<b>0.391</b>	<b>66,419,639.88</b>	<b>66,419,639.88</b>	<b>66,419,639.88</b>	<b>66,419,639.88</b>		<b>1</b>	<b>0.00</b>	<b>100</b>	

**City of Mansfield**  
**Tracker Portfolio Set Up - by Portfolio (Fund)**  
 Report Format: By Transaction  
 Group By: Portfolio Name  
**Portfolio/Report Group: All Portfolios**  
**As of 8/31/2016**

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
<b>01 - General Fund</b>												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.381	2,531,805.42	2,531,805.42	2,531,805.42	2,531,805.42	N/A	1		3.81
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.399	6,278,059.21	6,278,059.21	6,278,059.21	6,278,059.21	N/A	1		9.45
<b>Sub Total / Average</b>				<b>0.394</b>	<b>8,809,864.63</b>	<b>8,809,864.63</b>	<b>8,809,864.63</b>	<b>8,809,864.63</b>		<b>1</b>	<b>0.00</b>	<b>13.26</b>
<b>06 - Tree Mitigation</b>												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.381	90,146.73	90,146.73	90,146.73	90,146.73	N/A	1		0.14
<b>Sub Total / Average</b>				<b>0.381</b>	<b>90,146.73</b>	<b>90,146.73</b>	<b>90,146.73</b>	<b>90,146.73</b>		<b>1</b>	<b>0.00</b>	<b>0.14</b>
<b>08 - Hotel</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/30/2014	0.399	552,054.84	552,054.84	552,054.84	552,054.84	N/A	1		0.83
<b>Sub Total / Average</b>				<b>0.399</b>	<b>552,054.84</b>	<b>552,054.84</b>	<b>552,054.84</b>	<b>552,054.84</b>		<b>1</b>	<b>0.00</b>	<b>0.83</b>
<b>10 - Debt Services</b>												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.381	423,386.42	423,386.42	423,386.42	423,386.42	N/A	1		0.64
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.399	50,969.70	50,969.70	50,969.70	50,969.70	N/A	1		0.08
<b>Sub Total / Average</b>				<b>0.383</b>	<b>474,356.12</b>	<b>474,356.12</b>	<b>474,356.12</b>	<b>474,356.12</b>		<b>1</b>	<b>0.00</b>	<b>0.71</b>
<b>15 - Street Construction</b>												
AIM Invesco MM	AIM	Money Market	9/30/1999	0.240	446,771.66	446,771.66	446,771.66	446,771.66	N/A	1		0.67
Nations Funds MM	MF0008	Money Market	10/25/1999	0.381	3,194,520.49	3,194,520.49	3,194,520.49	3,194,520.49	N/A	1		4.81
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.399	1,406,271.20	1,406,271.20	1,406,271.20	1,406,271.20	N/A	1		2.12
<b>Sub Total / Average</b>				<b>0.374</b>	<b>5,047,563.35</b>	<b>5,047,563.35</b>	<b>5,047,563.35</b>	<b>5,047,563.35</b>		<b>1</b>	<b>0.00</b>	<b>7.60</b>
<b>16 - Building Construction</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.399	75,342.29	75,342.29	75,342.29	75,342.29	N/A	1		0.11
<b>Sub Total / Average</b>				<b>0.399</b>	<b>75,342.29</b>	<b>75,342.29</b>	<b>75,342.29</b>	<b>75,342.29</b>		<b>1</b>	<b>0.00</b>	<b>0.11</b>
<b>19 - Drainage Utility Fund</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.399	943,750.36	943,750.36	943,750.36	943,750.36	N/A	1		1.42
<b>Sub Total / Average</b>				<b>0.399</b>	<b>943,750.36</b>	<b>943,750.36</b>	<b>943,750.36</b>	<b>943,750.36</b>		<b>1</b>	<b>0.00</b>	<b>1.42</b>
<b>22 - Equipment Replacement</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	1/8/2014	0.399	54,526.05	54,526.05	54,526.05	54,526.05	N/A	1		0.08
<b>Sub Total / Average</b>				<b>0.399</b>	<b>54,526.05</b>	<b>54,526.05</b>	<b>54,526.05</b>	<b>54,526.05</b>		<b>1</b>	<b>0.00</b>	<b>0.08</b>
<b>23 - Mansfield Parks 1/2 Sales Tax</b>												

Nations Description	MF0008 CUSIP/Ticker	Security Market Type	Settlement Date	YTM @ 10/25/1999	Face Amount/Shares	2,526,582.12 Cost Value	2,526,582.12 Book Value	2,526,582.12 Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.399	3,412,732.86	3,412,732.86	3,412,732.86	3,412,732.86	N/A	1		5.14
<b>Sub Total / Average</b>				<b>0.391</b>	<b>5,939,314.98</b>	<b>5,939,314.98</b>	<b>5,939,314.98</b>	<b>5,939,314.98</b>		<b>1</b>	<b>0.00</b>	<b>8.94</b>
<b>24 - Mansfield Parks Land Dedication</b>												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.381	576,582.13	576,582.13	576,582.13	576,582.13	N/A	1		0.87
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.399	1,006,647.48	1,006,647.48	1,006,647.48	1,006,647.48	N/A	1		1.52
<b>Sub Total / Average</b>				<b>0.392</b>	<b>1,583,229.61</b>	<b>1,583,229.61</b>	<b>1,583,229.61</b>	<b>1,583,229.61</b>		<b>1</b>	<b>0.00</b>	<b>2.38</b>
<b>25 - Water &amp; Sewer</b>												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.381	4,246,255.42	4,246,255.42	4,246,255.42	4,246,255.42	N/A	1		6.39
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.399	7,735,889.64	7,735,889.64	7,735,889.64	7,735,889.64	N/A	1		11.65
<b>Sub Total / Average</b>				<b>0.393</b>	<b>11,982,145.06</b>	<b>11,982,145.06</b>	<b>11,982,145.06</b>	<b>11,982,145.06</b>		<b>1</b>	<b>0.00</b>	<b>18.04</b>
<b>27 - Revenue Bond Reserve</b>												
Nations Funds MM	MF0008	Money Market	4/11/2012	0.381	2,859,388.30	2,859,388.30	2,859,388.30	2,859,388.30	N/A	1		4.31
<b>Sub Total / Average</b>				<b>0.381</b>	<b>2,859,388.30</b>	<b>2,859,388.30</b>	<b>2,859,388.30</b>	<b>2,859,388.30</b>		<b>1</b>	<b>0.00</b>	<b>4.31</b>
<b>28 - Utility Construction Fund 28</b>												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.381	1,384,895.09	1,384,895.09	1,384,895.09	1,384,895.09	N/A	1		2.09
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.399	6,910,675.72	6,910,675.72	6,910,675.72	6,910,675.72	N/A	1		10.40
<b>Sub Total / Average</b>				<b>0.396</b>	<b>8,295,570.81</b>	<b>8,295,570.81</b>	<b>8,295,570.81</b>	<b>8,295,570.81</b>		<b>1</b>	<b>0.00</b>	<b>12.49</b>
<b>309 - Library Expansion</b>												
Nations Funds MM	MF0008	Money Market	8/1/2016	0.381	1,535,535.31	1,535,535.31	1,535,535.31	1,535,535.31	N/A	1		2.31
<b>Sub Total / Average</b>				<b>0.381</b>	<b>1,535,535.31</b>	<b>1,535,535.31</b>	<b>1,535,535.31</b>	<b>1,535,535.31</b>		<b>1</b>	<b>0.00</b>	<b>2.31</b>
<b>31 - Animal Control Construction</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	1/8/2014	0.399	101,222.99	101,222.99	101,222.99	101,222.99	N/A	1		0.15
<b>Sub Total / Average</b>				<b>0.399</b>	<b>101,222.99</b>	<b>101,222.99</b>	<b>101,222.99</b>	<b>101,222.99</b>		<b>1</b>	<b>0.00</b>	<b>0.15</b>
<b>35 - Tactical Training Range</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	1/8/2014	0.399	75,876.54	75,876.54	75,876.54	75,876.54	N/A	1		0.11
<b>Sub Total / Average</b>				<b>0.399</b>	<b>75,876.54</b>	<b>75,876.54</b>	<b>75,876.54</b>	<b>75,876.54</b>		<b>1</b>	<b>0.00</b>	<b>0.11</b>
<b>38 - MEDC I&amp;S Fund</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.399	219,183.20	219,183.20	219,183.20	219,183.20	N/A	1		0.33
<b>Sub Total / Average</b>				<b>0.399</b>	<b>219,183.20</b>	<b>219,183.20</b>	<b>219,183.20</b>	<b>219,183.20</b>		<b>1</b>	<b>0.00</b>	<b>0.33</b>
<b>39 - Economic Development</b>												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.381	1,215,568.97	1,215,568.97	1,215,568.97	1,215,568.97	N/A	1		1.83

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	0.399	3,716,885.28	3,716,885.28	3,716,885.28	3,716,885.28	N/A	1		5.60
<b>Sub Total / Average</b>				<b>0.395</b>	<b>4,932,454.25</b>	<b>4,932,454.25</b>	<b>4,932,454.25</b>	<b>4,932,454.25</b>		<b>1</b>	<b>0.00</b>	<b>7.43</b>
<b>50 - TIF</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.399	1,404,800.12	1,404,800.12	1,404,800.12	1,404,800.12	N/A	1		2.12
<b>Sub Total / Average</b>				<b>0.399</b>	<b>1,404,800.12</b>	<b>1,404,800.12</b>	<b>1,404,800.12</b>	<b>1,404,800.12</b>		<b>1</b>	<b>0.00</b>	<b>2.12</b>
<b>81 - Street Construction 2012 Issue</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.399	1,435,151.74	1,435,151.74	1,435,151.74	1,435,151.74	N/A	1		2.16
<b>Sub Total / Average</b>				<b>0.399</b>	<b>1,435,151.74</b>	<b>1,435,151.74</b>	<b>1,435,151.74</b>	<b>1,435,151.74</b>		<b>1</b>	<b>0.00</b>	<b>2.16</b>
<b>83 - 2014 Street Construction Fund</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	1/8/2014	0.399	1,477,344.01	1,477,344.01	1,477,344.01	1,477,344.01	N/A	1		2.22
<b>Sub Total / Average</b>				<b>0.399</b>	<b>1,477,344.01</b>	<b>1,477,344.01</b>	<b>1,477,344.01</b>	<b>1,477,344.01</b>		<b>1</b>	<b>0.00</b>	<b>2.22</b>
<b>84 - 2015 Streets Construction</b>												
Nations Funds MM	MF0008	Money Market	4/1/2015	0.381	374,506.05	374,506.05	374,506.05	374,506.05	N/A	1		0.56
TexStar LGIP	TEXSTAR	Local Government Investment Pool	4/30/2015	0.399	2,991,758.45	2,991,758.45	2,991,758.45	2,991,758.45	N/A	1		4.50
<b>Sub Total / Average</b>				<b>0.397</b>	<b>3,366,264.50</b>	<b>3,366,264.50</b>	<b>3,366,264.50</b>	<b>3,366,264.50</b>		<b>1</b>	<b>0.00</b>	<b>5.07</b>
<b>86 - 2016 Streets Construction</b>												
Nations Funds MM	MF0008	Money Market	8/1/2016	0.381	1,465,510.90	1,465,510.90	1,465,510.90	1,465,510.90	N/A	1		2.21
TexStar LGIP	TEXSTAR	Local Government Investment Pool	8/31/2016	0.399	635,215.21	635,215.21	635,215.21	635,215.21	N/A	1		0.96
<b>Sub Total / Average</b>				<b>0.386</b>	<b>2,100,726.11</b>	<b>2,100,726.11</b>	<b>2,100,726.11</b>	<b>2,100,726.11</b>		<b>1</b>	<b>0.00</b>	<b>3.16</b>
<b>90 - Utility Construction Fund 90</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.399	162,096.58	162,096.58	162,096.58	162,096.58	N/A	1		0.24
<b>Sub Total / Average</b>				<b>0.399</b>	<b>162,096.58</b>	<b>162,096.58</b>	<b>162,096.58</b>	<b>162,096.58</b>		<b>1</b>	<b>0.00</b>	<b>0.24</b>
<b>94 - Utility Construction Fund 94</b>												
Nations Funds MM	MF0008	Money Market	8/1/2016	0.381	1,500,523.11	1,500,523.11	1,500,523.11	1,500,523.11	N/A	1		2.26
TexStar LGIP	TEXSTAR	Local Government Investment Pool	6/30/2016	0.399	1,401,208.29	1,401,208.29	1,401,208.29	1,401,208.29	N/A	1		2.11
<b>Sub Total / Average</b>				<b>0.390</b>	<b>2,901,731.40</b>	<b>2,901,731.40</b>	<b>2,901,731.40</b>	<b>2,901,731.40</b>		<b>1</b>	<b>0.00</b>	<b>4.37</b>
<b>Total / Average</b>				<b>0.391</b>	<b>66,419,639.88</b>	<b>66,419,639.88</b>	<b>66,419,639.88</b>	<b>66,419,639.88</b>		<b>1</b>	<b>0.00</b>	<b>100</b>

City of Mansfield  
Tracker Portfolio Set Up - by Issuer  
Report Format: By Transaction  
Group By: Issuer  
Portfolio/Report Group: All Portfolios  
As of 7/31/2016

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
<b>AIM Invesco</b>												
AIM Invesco MM	AIM	9/30/1999	0.240	446,714.80	446,714.80	446,714.80	446,714.80	N/A	1		0.67	15 - Street Construction
<b>Sub Total / Average</b>			<b>0.240</b>	<b>446,714.80</b>	<b>446,714.80</b>	<b>446,714.80</b>	<b>446,714.80</b>		<b>1</b>	<b>0.00</b>	<b>0.67</b>	
<b>Nations Funds</b>												
Nations Funds MM	MF0008	10/25/1999	0.414	1,215,145.20	1,215,145.20	1,215,145.20	1,215,145.20	N/A	1		1.83	39 - Economic Development
Nations Funds MM	MF0008	10/25/1999	0.414	423,238.82	423,238.82	423,238.82	423,238.82	N/A	1		0.64	10 - Debt Services
Nations Funds MM	MF0008	10/25/1999	0.414	1,384,412.29	1,384,412.29	1,384,412.29	1,384,412.29	N/A	1		2.09	28 - Utility Construction Fund 28
Nations Funds MM	MF0008	4/11/2012	0.414	2,858,391.47	2,858,391.47	2,858,391.47	2,858,391.47	N/A	1		4.31	27 - Revenue Bond Reserve
Nations Funds MM	MF0008	10/25/1999	0.414	576,381.12	576,381.12	576,381.12	576,381.12	N/A	1		0.87	24 - Mansfield Parks Land Dedication
Nations Funds MM	MF0008	10/25/1999	0.414	3,193,406.83	3,193,406.83	3,193,406.83	3,193,406.83	N/A	1		4.81	15 - Street Construction
Nations Funds MM	MF0008	10/25/1999	0.414	2,525,701.31	2,525,701.31	2,525,701.31	2,525,701.31	N/A	1		3.80	23 - Mansfield Parks 1/2 Sales Tax
Nations Funds MM	MF0008	10/25/1999	0.414	90,115.30	90,115.30	90,115.30	90,115.30	N/A	1		0.14	06 - Tree Mitigation
Nations Funds MM	MF0008	4/1/2015	0.414	4,874,375.49	4,874,375.49	4,874,375.49	4,874,375.49	N/A	1		7.34	84 - 2015 Streets Construction
Nations Funds MM	MF0008	10/25/1999	0.414	2,530,922.79	2,530,922.79	2,530,922.79	2,530,922.79	N/A	1		3.81	01 - General Fund
Nations Funds MM	MF0008	10/25/1999	0.414	4,244,775.10	4,244,775.10	4,244,775.10	4,244,775.10	N/A	1		6.39	25 - Water & Sewer
<b>Sub Total / Average</b>			<b>0.414</b>	<b>23,916,865.72</b>	<b>23,916,865.72</b>	<b>23,916,865.72</b>	<b>23,916,865.72</b>		<b>1</b>	<b>0.00</b>	<b>36.02</b>	
<b>TexStar</b>												
TexStar LGIP	TEXSTAR	1/8/2014	0.386	1,476,843.49	1,476,843.49	1,476,843.49	1,476,843.49	N/A	1		2.22	83 - 2014 Street Construction Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.386	3,715,626.02	3,715,626.02	3,715,626.02	3,715,626.02	N/A	1		5.60	39 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	0.386	6,275,932.24	6,275,932.24	6,275,932.24	6,275,932.24	N/A	1		9.45	01 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.386	6,908,334.42	6,908,334.42	6,908,334.42	6,908,334.42	N/A	1		10.40	28 - Utility Construction Fund 28
TexStar LGIP	TEXSTAR	4/30/2015	0.386	2,990,744.86	2,990,744.86	2,990,744.86	2,990,744.86	N/A	1		4.50	84 - 2015 Streets Construction
TexStar LGIP	TEXSTAR	11/2/2012	0.386	7,733,268.79	7,733,268.79	7,733,268.79	7,733,268.79	N/A	1		11.65	25 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	0.386	3,411,576.65	3,411,576.65	3,411,576.65	3,411,576.65	N/A	1		5.14	23 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	0.386	1,434,665.52	1,434,665.52	1,434,665.52	1,434,665.52	N/A	1		2.16	81 - Street Construction 2012 Issue
TexStar LGIP	TEXSTAR	1/8/2014	0.386	114,507.58	114,507.58	114,507.58	114,507.58	N/A	1		0.17	22 - Equipment Replacement
TexStar LGIP	TEXSTAR	11/2/2012	0.386	219,108.94	219,108.94	219,108.94	219,108.94	N/A	1		0.33	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	0.386	387,041.66	387,041.66	387,041.66	387,041.66	N/A	1		0.58	90 - Utility Construction Fund 90
TexStar LGIP	TEXSTAR	11/2/2012	0.386	75,316.76	75,316.76	75,316.76	75,316.76	N/A	1		0.11	16 - Building Construction
TexStar LGIP	TEXSTAR	1/8/2014	0.386	75,850.83	75,850.83	75,850.83	75,850.83	N/A	1		0.11	35 - Tactical Training Range
TexStar LGIP	TEXSTAR	1/8/2014	0.386	101,188.70	101,188.70	101,188.70	101,188.70	N/A	1		0.15	31 - Animal Control Construction
TexStar LGIP	TEXSTAR	11/2/2012	0.386	400,952.43	400,952.43	400,952.43	400,952.43	N/A	1		0.60	10 - Debt Services
TexStar LGIP	TEXSTAR	6/30/2016	0.386	1,400,733.57	1,400,733.57	1,400,733.57	1,400,733.57	N/A	1		2.11	94 - Utility Construction Fund 94
TexStar LGIP	TEXSTAR	11/2/2012	0.386	1,404,324.18	1,404,324.18	1,404,324.18	1,404,324.18	N/A	1		2.12	50 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	0.386	1,405,794.76	1,405,794.76	1,405,794.76	1,405,794.76	N/A	1		2.12	15 - Street Construction
TexStar LGIP	TEXSTAR	11/30/2014	0.386	551,867.81	551,867.81	551,867.81	551,867.81	N/A	1		0.83	08 - Hotel
TexStar LGIP	TEXSTAR	11/2/2012	0.386	943,430.62	943,430.62	943,430.62	943,430.62	N/A	1		1.42	19 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.386	1,006,306.43	1,006,306.43	1,006,306.43	1,006,306.43	N/A	1		1.52	24 - Mansfield Parks Land Dedication
<b>Sub Total / Average</b>			<b>0.386</b>	<b>42,033,416.26</b>	<b>42,033,416.26</b>	<b>42,033,416.26</b>	<b>42,033,416.26</b>		<b>1</b>	<b>0.00</b>	<b>63.31</b>	
<b>Total / Average</b>			<b>0.395</b>	<b>66,396,996.78</b>	<b>66,396,996.78</b>	<b>66,396,996.78</b>	<b>66,396,996.78</b>		<b>1</b>	<b>0.00</b>	<b>100</b>	

City of Mansfield  
Tracker Portfolio Set Up - by Portfolio (Fund)  
Report Format: By Transaction  
Group By: Portfolio Name  
Portfolio/Report Group: All Portfolios  
As of 7/31/2016

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
<b>01 - General Fund</b>												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.414	2,530,922.79	2,530,922.79	2,530,922.79	2,530,922.79	N/A	1		3.81
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.386	6,275,932.24	6,275,932.24	6,275,932.24	6,275,932.24	N/A	1		9.45
<b>Sub Total / Average</b>				<b>0.394</b>	<b>8,806,855.03</b>	<b>8,806,855.03</b>	<b>8,806,855.03</b>	<b>8,806,855.03</b>		<b>1</b>	<b>0.00</b>	<b>13.26</b>
<b>06 - Tree Mitigation</b>												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.414	90,115.30	90,115.30	90,115.30	90,115.30	N/A	1		0.14
<b>Sub Total / Average</b>				<b>0.414</b>	<b>90,115.30</b>	<b>90,115.30</b>	<b>90,115.30</b>	<b>90,115.30</b>		<b>1</b>	<b>0.00</b>	<b>0.14</b>
<b>08 - Hotel</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/30/2014	0.386	551,867.81	551,867.81	551,867.81	551,867.81	N/A	1		0.83
<b>Sub Total / Average</b>				<b>0.386</b>	<b>551,867.81</b>	<b>551,867.81</b>	<b>551,867.81</b>	<b>551,867.81</b>		<b>1</b>	<b>0.00</b>	<b>0.83</b>
<b>10 - Debt Services</b>												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.414	423,238.82	423,238.82	423,238.82	423,238.82	N/A	1		0.64
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.386	400,952.43	400,952.43	400,952.43	400,952.43	N/A	1		0.60
<b>Sub Total / Average</b>				<b>0.400</b>	<b>824,191.25</b>	<b>824,191.25</b>	<b>824,191.25</b>	<b>824,191.25</b>		<b>1</b>	<b>0.00</b>	<b>1.24</b>
<b>15 - Street Construction</b>												
AIM Invesco MM	AIM	Money Market	9/30/1999	0.240	446,714.80	446,714.80	446,714.80	446,714.80	N/A	1		0.67
Nations Funds MM	MF0008	Money Market	10/25/1999	0.414	3,193,406.83	3,193,406.83	3,193,406.83	3,193,406.83	N/A	1		4.81
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.386	1,405,794.76	1,405,794.76	1,405,794.76	1,405,794.76	N/A	1		2.12
<b>Sub Total / Average</b>				<b>0.391</b>	<b>5,045,916.39</b>	<b>5,045,916.39</b>	<b>5,045,916.39</b>	<b>5,045,916.39</b>		<b>1</b>	<b>0.00</b>	<b>7.60</b>
<b>16 - Building Construction</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.386	75,316.76	75,316.76	75,316.76	75,316.76	N/A	1		0.11
<b>Sub Total / Average</b>				<b>0.386</b>	<b>75,316.76</b>	<b>75,316.76</b>	<b>75,316.76</b>	<b>75,316.76</b>		<b>1</b>	<b>0.00</b>	<b>0.11</b>
<b>19 - Drainage Utility Fund</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.386	943,430.62	943,430.62	943,430.62	943,430.62	N/A	1		1.42
<b>Sub Total / Average</b>				<b>0.386</b>	<b>943,430.62</b>	<b>943,430.62</b>	<b>943,430.62</b>	<b>943,430.62</b>		<b>1</b>	<b>0.00</b>	<b>1.42</b>
<b>22 - Equipment Replacement</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	1/8/2014	0.386	114,507.58	114,507.58	114,507.58	114,507.58	N/A	1		0.17
<b>Sub Total / Average</b>				<b>0.386</b>	<b>114,507.58</b>	<b>114,507.58</b>	<b>114,507.58</b>	<b>114,507.58</b>		<b>1</b>	<b>0.00</b>	<b>0.17</b>
<b>23 - Mansfield Parks 1/2 Sales Tax</b>												

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	0.414	2,525,701.31	2,525,701.31	2,525,701.31	2,525,701.31	N/A	1		3.80
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.386	3,411,576.65	3,411,576.65	3,411,576.65	3,411,576.65	N/A	1		5.14
<b>Sub Total / Average</b>				<b>0.398</b>	<b>5,937,277.96</b>	<b>5,937,277.96</b>	<b>5,937,277.96</b>	<b>5,937,277.96</b>		<b>1</b>	<b>0.00</b>	<b>8.94</b>
<b>24 - Mansfield Parks Land Dedication</b>												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.414	576,381.12	576,381.12	576,381.12	576,381.12	N/A	1		0.87
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.386	1,006,306.43	1,006,306.43	1,006,306.43	1,006,306.43	N/A	1		1.52
<b>Sub Total / Average</b>				<b>0.396</b>	<b>1,582,687.55</b>	<b>1,582,687.55</b>	<b>1,582,687.55</b>	<b>1,582,687.55</b>		<b>1</b>	<b>0.00</b>	<b>2.38</b>
<b>25 - Water &amp; Sewer</b>												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.414	4,244,775.10	4,244,775.10	4,244,775.10	4,244,775.10	N/A	1		6.39
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.386	7,733,268.79	7,733,268.79	7,733,268.79	7,733,268.79	N/A	1		11.65
<b>Sub Total / Average</b>				<b>0.396</b>	<b>11,978,043.89</b>	<b>11,978,043.89</b>	<b>11,978,043.89</b>	<b>11,978,043.89</b>		<b>1</b>	<b>0.00</b>	<b>18.04</b>
<b>27 - Revenue Bond Reserve</b>												
Nations Funds MM	MF0008	Money Market	4/11/2012	0.414	2,858,391.47	2,858,391.47	2,858,391.47	2,858,391.47	N/A	1		4.31
<b>Sub Total / Average</b>				<b>0.414</b>	<b>2,858,391.47</b>	<b>2,858,391.47</b>	<b>2,858,391.47</b>	<b>2,858,391.47</b>		<b>1</b>	<b>0.00</b>	<b>4.31</b>
<b>28 - Utility Construction Fund 28</b>												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.414	1,384,412.29	1,384,412.29	1,384,412.29	1,384,412.29	N/A	1		2.09
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.386	6,908,334.42	6,908,334.42	6,908,334.42	6,908,334.42	N/A	1		10.40
<b>Sub Total / Average</b>				<b>0.391</b>	<b>8,292,746.71</b>	<b>8,292,746.71</b>	<b>8,292,746.71</b>	<b>8,292,746.71</b>		<b>1</b>	<b>0.00</b>	<b>12.49</b>
<b>31 - Animal Control Construction</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	1/8/2014	0.386	101,188.70	101,188.70	101,188.70	101,188.70	N/A	1		0.15
<b>Sub Total / Average</b>				<b>0.386</b>	<b>101,188.70</b>	<b>101,188.70</b>	<b>101,188.70</b>	<b>101,188.70</b>		<b>1</b>	<b>0.00</b>	<b>0.15</b>
<b>35 - Tactical Training Range</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	1/8/2014	0.386	75,850.83	75,850.83	75,850.83	75,850.83	N/A	1		0.11
<b>Sub Total / Average</b>				<b>0.386</b>	<b>75,850.83</b>	<b>75,850.83</b>	<b>75,850.83</b>	<b>75,850.83</b>		<b>1</b>	<b>0.00</b>	<b>0.11</b>
<b>38 - MEDC I&amp;S Fund</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.386	219,108.94	219,108.94	219,108.94	219,108.94	N/A	1		0.33
<b>Sub Total / Average</b>				<b>0.386</b>	<b>219,108.94</b>	<b>219,108.94</b>	<b>219,108.94</b>	<b>219,108.94</b>		<b>1</b>	<b>0.00</b>	<b>0.33</b>
<b>39 - Economic Development</b>												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.414	1,215,145.20	1,215,145.20	1,215,145.20	1,215,145.20	N/A	1		1.83
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.386	3,715,626.02	3,715,626.02	3,715,626.02	3,715,626.02	N/A	1		5.60

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
<b>Sub Total / Average</b>				<b>0.393</b>	<b>4,930,771.22</b>	<b>4,930,771.22</b>	<b>4,930,771.22</b>	<b>4,930,771.22</b>		<b>1</b>	<b>0.00</b>	<b>7.43</b>
<b>50 - TIF</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.386	1,404,324.18	1,404,324.18	1,404,324.18	1,404,324.18	N/A	1		2.12
<b>Sub Total / Average</b>				<b>0.386</b>	<b>1,404,324.18</b>	<b>1,404,324.18</b>	<b>1,404,324.18</b>	<b>1,404,324.18</b>		<b>1</b>	<b>0.00</b>	<b>2.12</b>
<b>81 - Street Construction 2012 Issue</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.386	1,434,665.52	1,434,665.52	1,434,665.52	1,434,665.52	N/A	1		2.16
<b>Sub Total / Average</b>				<b>0.386</b>	<b>1,434,665.52</b>	<b>1,434,665.52</b>	<b>1,434,665.52</b>	<b>1,434,665.52</b>		<b>1</b>	<b>0.00</b>	<b>2.16</b>
<b>83 - 2014 Street Construction Fund</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	1/8/2014	0.386	1,476,843.49	1,476,843.49	1,476,843.49	1,476,843.49	N/A	1		2.22
<b>Sub Total / Average</b>				<b>0.386</b>	<b>1,476,843.49</b>	<b>1,476,843.49</b>	<b>1,476,843.49</b>	<b>1,476,843.49</b>		<b>1</b>	<b>0.00</b>	<b>2.22</b>
<b>84 - 2015 Streets Construction</b>												
Nations Funds MM	MF0008	Money Market	4/1/2015	0.414	4,874,375.49	4,874,375.49	4,874,375.49	4,874,375.49	N/A	1		7.34
TexStar LGIP	TEXSTAR	Local Government Investment Pool	4/30/2015	0.386	2,990,744.86	2,990,744.86	2,990,744.86	2,990,744.86	N/A	1		4.50
<b>Sub Total / Average</b>				<b>0.403</b>	<b>7,865,120.35</b>	<b>7,865,120.35</b>	<b>7,865,120.35</b>	<b>7,865,120.35</b>		<b>1</b>	<b>0.00</b>	<b>11.85</b>
<b>90 - Utility Construction Fund 90</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.386	387,041.66	387,041.66	387,041.66	387,041.66	N/A	1		0.58
<b>Sub Total / Average</b>				<b>0.386</b>	<b>387,041.66</b>	<b>387,041.66</b>	<b>387,041.66</b>	<b>387,041.66</b>		<b>1</b>	<b>0.00</b>	<b>0.58</b>
<b>94 - Utility Construction Fund 94</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	6/30/2016	0.386	1,400,733.57	1,400,733.57	1,400,733.57	1,400,733.57	N/A	1		2.11
<b>Sub Total / Average</b>				<b>0.386</b>	<b>1,400,733.57</b>	<b>1,400,733.57</b>	<b>1,400,733.57</b>	<b>1,400,733.57</b>		<b>1</b>	<b>0.00</b>	<b>2.11</b>
<b>Total / Average</b>				<b>0.395</b>	<b>66,396,996.78</b>	<b>66,396,996.78</b>	<b>66,396,996.78</b>	<b>66,396,996.78</b>		<b>1</b>	<b>0.00</b>	<b>100</b>



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 16-1932

Agenda Date: 10/10/2016

Version: 3

Status: Third and Final  
Reading

In Control: City Council

File Type: Ordinance

### Agenda Number:

#### Title

Ordinance - Third and Final Reading on an Ordinance of the City Council of the City of Mansfield, Texas, Designating a Certain Area as a Tax Abatement Reinvestment Zone for Commercial-Industrial Tax Abatement, to be Known as Reinvestment Zone No. 42; Establishing the Boundaries Thereof and Other Matters Related Thereto; Providing a Severability Clause; Providing a Cumulative Clause; and Providing for an Effective Date

#### Requested Action

Consider Ordinance to create a Reinvestment Zone in order to grant a Tax Abatement for AMC Warehouse

#### Recommendation

Approve First Reading of an ordinance to create the reinvestment zone

#### Description/History

Staff has been working with AMC Warehouse to construct 450,000 square feet of refrigerated and frozen warehouse space in phases. One of the commitments from the City of Mansfield is to grant a 50% 10 year tax abatement. Johnson County has also agreed to provide a 50% 10-year tax abatement. In order to grant a n abatement, a reinvestment zone must be created by ordinance.

#### Justification

N/A

#### Funding Source

N/A

#### Prepared By

Scott Welmaker, MEDC

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, DESIGNATING A CERTAIN AREA AS A TAX ABATEMENT REINVESTMENT ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT, TO BE KNOWN AS REINVESTMENT ZONE NO. 42; ESTABLISHING THE BOUNDARIES THEREOF AND OTHER MATTERS RELATED THERETO; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CUMULATIVE CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Mansfield, Texas (hereinafter referred to as the "City") desires to promote the development or redevelopment of a certain contiguous geographic area within the City of Mansfield, Texas, by the creation of a reinvestment zone for commercial-industrial tax abatement, as authorized by Chapter 312 of the Texas Tax Code, as amended; and

**WHEREAS**, a public hearing before the City Council of the City of Mansfield, Texas, was scheduled and held at \_\_\_\_\_ p.m. on \_\_\_\_\_, such date being at least seven (7) days after the date of publication of the notice of such public hearing, pursuant to Section 312.201(d) of the Texas Tax Code, as amended; and

**WHEREAS**, the City Council of the City of Mansfield, Texas, held such public hearing after publishing notice of such public hearing, and giving written notice to all taxing units overlapping the territory inside the proposed Reinvestment Zone No. 42; and

**WHEREAS**, the City at such public hearing invited any interested person to appear and speak for or against the creation of Reinvestment Zone No. 42, the boundaries of the zone, whether all or part of the territory should be included in such proposed zone, and the concept of tax abatement.

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

**SECTION 1.**

The findings set forth above are incorporated into the body of this ordinance as if fully set forth herein.

**SECTION 2.**

The City, after conducting the public hearing and having heard such evidence and testimony has made the following findings and determinations based upon the testimony presented:

- (a) That a public hearing on the adoption of Reinvestment Zone No. 42 has been properly called, held and conducted, and that notice of such hearing has been published as required by law and mailed to all property taxing units overlapping the territory inside the proposed Reinvestment Zone No. 42; and
- (b) That the boundaries of Reinvestment Zone No. 42 should be the area as described and/or depicted in Exhibit A, which is attached hereto and incorporated herein for all purposes; and
- (c) That creation of Reinvestment Zone No. 42 will result in benefits to the City and to the land included within the zone, and the improvements sought are feasible and practical; and
- (d) That Reinvestment Zone No. 42 meets the criteria for the creation of a tax abatement reinvestment zone as set forth in Section 312.202(a) of the Texas Tax Code, as amended, and in particular Section 312.202(a)(6) of the Texas Tax Code, in that it is “reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property and that would contribute to the economic development of the City”; and
- (e) That Reinvestment Zone No. 42 as described an/or depicted in Exhibit A meets the criteria for the creation of a reinvestment zone as set forth in the City of Mansfield Policy Statement for Tax Abatement (2016); and
- (f) That the improvements proposed for the Reinvestment Zone are feasible and practical and would be a benefit to the land to be included in the zone and to the City after the expiration of any tax abatement agreement.

### **SECTION 3.**

Pursuant to Section 312.201 of the Texas Tax Code, as amended, the City hereby creates a tax abatement reinvestment zone for commercial-industrial tax abatement encompassing only the area described and/or depicted in Exhibit A, and such zone is hereby designated, and for identification shall be known as “Reinvestment Zone No. 42”.

### **SECTION 4.**

Reinvestment Zone No. 42 shall take effect immediately upon passage of this ordinance. Reinvestment Zone No. 42 is effective for five (5) years and may be renewed for periods not to exceed five (5) years.

**SECTION 5.**

This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Mansfield, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

**SECTION 6.**

Should any sentence, paragraph, 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 decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

**SECTION 7.**

This Ordinance shall take effect immediately from and after its passage and approval, and it is so ordained.

**PASSED AND APPROVED ON FIRST READING** this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

**PASSED AND APPROVED ON SECOND READING** this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

**DULY PASSED ON THE THIRD AND FINAL READING** this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

EFFECTIVE: \_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
City Attorney

**Exhibit A**

**Legal Description**  
**Reinvestment Zone No. \_\_\_\_\_**  
**City of Mansfield, Texas**



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 16-2024

**Agenda Date:** 9/26/2016

**Version:** 3

**Status:** Third and Final Reading

**In Control:** City Council

**File Type:** Ordinance

**Agenda Number:**

**Title**

Ordinance - Third and Final Reading of an Ordinance Amending Chapter 95, "Library," in the Code of Ordinances of the City of Mansfield, Texas

**Requested Action**

Consider approving ordinance.

**Recommendation**

Approve ordinance.

**Description/History**

The Mansfield Public Library has been a City department since 1962. Periodically a review of the ordinances guiding governance of the Library need to be reviewed and updated to reflect current conditions in the community and the Library's ability to meet them. The last revision to the Library's Code of Ordinances was in 2011. The proposed changes are due to the introduction of new technology and the current operations of the Mansfield Public Library.

**Justification**

The changes in the Code of Ordinances will allow for the addition of two new positions on the Library Advisory Board, bringing the number of members up to nine (9). Other changes will allow Library staff to charge a fee for the public to send faxes and a fee for the late return of portable wifi hotspots.

**Funding Source**

N/A

**Prepared By**

Steven R. Standefer, City Librarian

[steve.standefer@mansfieldtexas.gov](mailto:steve.standefer@mansfieldtexas.gov)

817-728-3689

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 95, "LIBRARY," OF THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD, TEXAS; PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, a review of the Code of Ordinances guiding governance of the Mansfield Public Library must be reviewed periodically and updated to reflect current conditions in the community; and

**WHEREAS**, the need to update the Code of Ordinances is due to the use of technology, the automated resource sharing program between Mansfield and Arlington, and the current state of operations of the Mansfield Public Library; and

**WHEREAS**, the ordinance was last reviewed and updated in 2011; and

**WHEREAS**, the changes to the Code of Ordinances will reflect the current state of Library operations and procedures and update the schedule of fees;

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

**SECTION 1.**

The Code of Ordinances, Chapter 95, of the City of Mansfield, Texas, be, and the same is hereby, amended as follows.

**§ 95.01 CREATED.**

Pursuant to the City Charter, § 6.08, there is hereby created a board known as the Mansfield Public Library Advisory Board.

**§ 95.02 PURPOSE.**

The purpose of the Library Advisory Board is to advise City Administration and the City Council on matters related to the development and maintenance of public library service in Mansfield, and the operation of the Mansfield Public Library.

**§ 95.03 COMPOSITION; APPOINTMENT; TERM; FILLING OF VACANCIES.**

- (A) The Library Advisory Board will be made up of **nine (9) residents** of the city of Mansfield appointed by the City Council.
- (B) Members of the Library Advisory Board will serve two (2) year terms, with appointments staggered so they do not expire at once.
- (C) Library Advisory Board may be removed at any time by the City Council, whether or not their terms have expired.
- (D) Vacancies on the Library Advisory Board will be filled by the City Council for the duration of the unexpired term, whether made vacant by removal, resignation or for any other reason.

## § 95.04 POWERS AND DUTIES.

The Library Advisory Board will:

- (A) Act as the liaison between the public and the library.
- (B) Advocate for the continuing development of public library service in Mansfield.
- (C) Recommend policies and programming regarding public library service to City Administration and the City Council.
- (D) Review the annual library budget prior to its submission to the City Council.
- (E) Assist in planning public library services and facilities.

## USE OF LIBRARY MATERIALS; REGULATIONS; ENFORCEMENT

### § 95.15 FEES AND CHARGES.

Fees and charges as set forth in this section may be charged to a person who borrows library materials or uses library services. The types and amounts of fees and charges will be determined by the City Council.

- (A) *Overdue materials.* Late fees may be charged on library books, magazines, audio/visual media and other materials that are retained beyond their due dates, not to exceed the suggested retail prices of the materials in question. Such fees are as follows:
  - \$.25 a day each for late books, magazines, newspapers, and audiobooks
  - \$.50 a day each for late interlibrary loan items
  - \$1.00 a day each for late DVDs, videotapes, and music CDs, and portable WiFi hotspots.
- (B) *Lost or destroyed materials.* Charges for lost or destroyed materials will be their full suggested retail price, provided that the materials are commercially available, or the full suggested retail price of suitable substitutes.
- (C) *Damaged materials.* Damaged materials will be repaired and remain in use if practicable. If materials are judged to be damaged beyond repair and further use, they will be considered destroyed and the patron may be charged for them. Patrons must surrender such materials to the library, but may have them returned to them upon paying for them.
- (D) Other fees and charges are as follows:
  - \$.10 a page for black and white printing from a computer
  - \$.25 a page for color printing from a computer
  - \$.10 a page for B&W photocopies
  - \$.20 a page for B&W photocopies two sides
  - \$.25 a page for color photocopies
  - \$.50 a page for color photocopies two sides
  - \$1.00 per page to send a fax**
  - \$2.00 each to replace a library card
  - \$3.00 each to replace a video case, DVD case, or music CD case
  - \$6.00 each to replace an audio book case
  - \$3.00 each for interlibrary loan items not picked up
  - \$40.00 per year annual user fee for nonresident library card holders
  - \$40.00 refundable deposit for use of the library Community Room
- (E) Fees and charges may be adjusted by the City Librarian for cause, on an individual basis, as necessary.

**§ 95.16 INTENTIONAL DAMAGE TO MATERIALS.**

It will be unlawful to intentionally injure, deface, damage or destroy, whether by neglect or intent, any materials owned by, or subject to the control of the Mansfield Public Library. Anyone doing so will be held responsible for the cost of replacement or repair of said materials. Library card privileges may be suspended until payment is made.

**§ 95.17 UNLAWFUL RETENTION OF MATERIALS.**

It will be unlawful for any person who borrows library materials to fail to return any materials owned by, or subject to the control of the Mansfield Public Library, within 15 days after the library has given notice to return them, provided notice is given after expiration of the time for which the materials were lent under the rules of the library. Failure to return library materials will result in suspension of library card privileges.

**§ 95.18 FAILURE TO PAY FEES AND CHARGES.**

If fees and charges owed to the library have not been paid, or arrangements made with the City Librarian 15 days after the patron has been notified, the patron's library card privileges will be suspended. Such notice shall advise the patron that owing such fees and charges is unlawful and that his or her library card privileges have been suspended until payment or arrangements have been made.

**§ 95.19 NOTICE.**

All notices required to be sent under this chapter, whether by telephone, text or electronic mail, will be given to the patron at the telephone number or email address reflected in the most recent record held by the library. The notice will be deemed given to the patron when delivered by telephone or sent electronically via text message or email.

**SECTION 2.**

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

**SECTION 3.**

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

**SECTION 4.**

This Ordinance shall take effect 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.**

**SECOND READING APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.**

**DULY PASSED ON THE THIRD AND FINAL READING BY THE CITY COUNCIL OF  
THE CITY OF MANSFIELD, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.**

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**David L. Cook, Mayor**

**ATTEST:**

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**Jeanne Heard, City Secretary**

**APPROVED AS TO FORM AND LEGALITY:**

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**City Attorney**

## 📖 § 95.01 CREATED.

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The purpose of the Library Advisory Board is to advise City Administration and the City Council on matters related to the development and maintenance of public library service in Mansfield, and the operation of the Mansfield Public Library.

## 📖 § 95.03 COMPOSITION; APPOINTMENT; TERM; FILLING OF VACANCIES.

- (A) The Library Advisory Board will be made up of ~~seven (7)~~ **nine (9)** residents of the city of Mansfield appointed by the City Council.
- (B) Members of the Library Advisory Board will serve two (2) year terms, with appointments staggered so they do not expire at once.
- (C) Library Advisory Board may be removed at any time by the City Council, whether or not their terms have expired.
- (D) Vacancies on the Library Advisory Board will be filled by the City Council for the duration of the unexpired term, whether made vacant by removal, resignation or for any other reason.

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#### **§ 95.19 NOTICE.**

All notices required to be sent under this chapter, whether by telephone, text or electronic mail, will be given to the patron at the telephone number or email address reflected in the most recent record held by the library. The notice will be deemed given to the patron when delivered by telephone or sent electronically via text message or email.



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 16-2060

**Agenda Date:** 10/10/2016

**Version:** 1

**Status:** Consent

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:**

**Title**

Resolution - A Resolution Awarding a Contract for the Construction of Fox Hollow Paving, Drainage and Utility Improvements to Pavecon Public Works, LP and Authorizing Funding for an Amount Not to Exceed \$885,157.52. (Street Bond, Utility Bond Fund)

**Requested Action**

Consider a Resolution awarding a contract for the construction of Fox Hollow Dr. Paving, Drainage and Utility Improvements to Pavecon Public Works, LP and authorizing funding for an amount not to exceed \$885,157.52.

**Recommendation**

The Engineering Staff recommends approval of the Resolution.

**Description/History**

The project was bid on September 13, 2016 and there were 3 bidders for the project. The lowest qualified bidder was Pavecon Public Works, LP. Bids ranged from a low bid of \$808,721.45 to a high bid of \$814,329.50.

The contract time for this project is one hundred (100) working days or approximately 4 months. The limit for this project is the entire length of Fox Hollow which is approximately 1,500 feet. This project includes constructing pavement, drainage and a water line.

The requested funds are for a construction contract in the amount of \$808,721.45, construction contingency, material testing, survey, and other miscellaneous services needed to complete the construction of the project, to be accomplished within a budget not to exceed \$885,157.52.

**Justification**

Pavecon Public Works has successfully completed work in the City of Mansfield in the past. The Engineering Department feels that Pavecon Public Works, LP has the necessary staff and equipment to complete a job of this size and scope within the allowed contract time.

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

**Funding Source**

The funding source will be from the Street Bond and Utility Bond Fund.

**Prepared By**

Gus Chavarria, CIP Project Manager, Engineering Department, 817-276-4235



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AWARDED A CONTRACT FOR THE CONSTRUCTION OF FOX HOLLOW PAVING, DRAINAGE AND UTILITY IMPROVEMENTS TO PAVECON PUBLIC WORKS, LP, APPROPRIATING FUNDS; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS.**

WHEREAS, the City of Mansfield has publicly advertised and requested competitive bids for the construction of Fox Hollow Paving, Drainage and Utility Improvements to Pavecon Public Works, LP; and,

WHEREAS, all bids were received, opened and publicly read aloud on September 13, 2016; and,

WHEREAS, the expenditure of the funds stated herein will be secured from the Street Bond and Utility Bond funds; and,

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

WHEREAS, after review of all bids received, it is the recommendation and determination of Council that the "lowest and best" bid is that of Pavecon Public Works, LP.

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

Section 1.

The City Manager is hereby authorized and directed to execute contractual documents with Pavecon Public Works, LP, and contractual documents for material testing, survey, and other miscellaneous services to complete the construction of the project, to be accomplished for an amount not to exceed Eight Hundred Eighty Five Thousand One Hundred Fifty Seven and 52/100 Dollars \$885,157.52.

PASSED AND APPROVED THIS THE 10th day of October, 2016.

\_\_\_\_\_  
David L. Cook, Mayor

ATTEST:

\_\_\_\_\_  
Jeanne Heard, City Secretary



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 16-2062

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**Agenda Date:** 10/10/2016

**Version:** 1

**Status:** Consent

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:**

**Title**

Resolution - A Resolution Authorizing the Fire Chief to Enter into a Mutual Aid Agreement with the Tarrant County Emergency Services District No. 1

**Requested Action**

Approval by City Council for the Fire Chief to enter into a mutual aid agreement with the Tarrant County Emergency District No. 1 to give/receive emergency Fire/EMS assistance as requested.

**Recommendation**

Staff recommends approval.

**Description/History**

The Fire Department currently has a written mutual aid agreement with several neighboring agencies. The agreements will continue to be updated and revised to current policing trends as needed. Mansfield Fire Rescue currently responds mutual aid to neighboring cities within Tarrant County and this contract with Tarrant County ESD No. 1 is being renewed. This agreement was established in October 2010.

**Justification**

The agreement allows the Mansfield Fire Department to aid and/or be aided by other local agencies in times of an emergency. For providing mutual aid responses by the City of Mansfield to areas within the jurisdiction of Tarrant County, the Tarrant County ESD 1 will pay the City of Mansfield \$7,500 per contract year for Fire protection service as we are able to respond.

**Funding Source**

N/A

**Prepared By**

Barry Bondurant, Fire Chief

**RESOLUTION NO.**

**A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE FIRE CHIEF TO ACT AS THE CITY'S REPRESENTATIVE IN ALL MATTERS RELATING TO THE MUTUAL AID AGREEMENT WITH THE TARRANT COUNTY EMERGENCY SERVICES DISTRICT NO. 1**

**WHEREAS**, the City of Mansfield Fire Department desires to participate in a Mutual Aid Agreement with the Tarrant County Emergency Services District No. 1.

**WHEREAS**, the City of Mansfield agrees to comply with the agreement.

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

**SECTION 1.**

The Fire Chief is authorized to enter into and participate in a Mutual Aid Agreement with the Tarrant County Emergency Services District No. 1.

RESOLVED and PASSED this the 10<sup>th</sup> day of October, 2016.

**ATTEST:**

Jeanne Heard, City Secretary



#### **Section 4: Equipment**

DISTRICT is under no obligation with respect to providing firefighting equipment or ambulance vehicles or supplies, or any other expenses incidental to the carrying out of this Agreement, and will have no right, title or interest in and to vehicles and equipment belonging to or contracted for by CITY.

#### **Section 5: Term**

Regarding payment, this Agreement will be in full force and effect for and during the period beginning October 1, 2016 and ending September 30, 2017. Regarding response purposes, this Agreement will remain in force until the 2017-18 DISTRICT budget is approved by the Commissioners and a new Agreement is executed retroactive to October 1, 2017 under the same terms and conditions.

#### **Section 6: Payment of Funds**

The DISTRICT will use its general fund to pay for the services supplied by the CITY pursuant to this Agreement. Payment pursuant to this Agreement will be in accord with the Rules and Regulations promulgated by the Commissioners. Said payments will be made as funds are available to DISTRICT.

#### **Section 7: Emergency Scene Control**

Whenever CITY responds to a call outside its normal jurisdictional limits, it will operate under the Fire Code in effect within the CITY limits of such cities or fire department primarily responsible for service to the area being served by CITY. Any fire investigators or other personnel who respond from DISTRICT to a fire or emergency scene which is under the control of CITY will be governed by the Fire Code of the CITY within whose limits the CITY normally operates. CITY personnel agree to fully cooperate with DISTRICT personnel.

#### **Section 8: Inspection of Equipment**

The DISTRICT or its agent has the right to inspect the equipment of the CITY that the CITY operates in its performance under this Agreement. The parties acknowledge that the nature of the CITY's equipment determines the consideration paid under this Agreement. In the event that the inspection reveals that the equipment is not in operating condition and in compliance with the Insurance Services Office (ISO) requirements for a department of its size, the CITY will authorize a re-inspection by the DISTRICT within fifteen (15) days. In the event the equipment is not in operating condition or in compliance with the ISO requirements for a department of its size during the re-inspection, all payments by the DISTRICT to the CITY will cease until the problem is corrected as certified by the DISTRICT.

### **Section 9: Workers' Compensation Coverage**

The CITY shall maintain statutory workers' compensation coverage for its employees, officers and volunteers regarding the CITY's performance under this contract. The CITY recognizes that the DISTRICT has no responsibility to furnish this coverage and CITY waives any right to pursue the DISTRICT for liability regarding payments for this coverage or for liability regarding payments for claims filed against this coverage.

### **Section 10: Line of Duty**

When an employee or volunteer of the responding CITY is performing duties under the terms of this Agreement, that person is considered to be acting in the line of duty for the CITY for the purposes of 42 U.S.C.A., Section 3796; is considered to be in performance of duties for the CITY within the applicable provisions of Chapter 615 of the Texas Government Code, and of Chapter 142, Texas Local Government Code; and shall be entitled to any other benefits which accrue under law as a result of injury, death or loss which occurs while in the line of duty for the CITY under this Agreement. This section does not increase the DISTRICT's liability under this Agreement.

### **Section 11: Assignment of Liability**

The assisting party (CITY) shall be responsible for any civil liability or costs that may arise from the fire protection, fire rescue and first response for emergency medical services that the assisting party provides to the requesting party (DISTRICT) under this Agreement. The parties agree pursuant to Section 791.006 (a-1) of the Texas Government Code that assignment of liability provided by this Agreement is intended to be different than liability otherwise assigned under Section 791.006 (a) of the Texas Government Code, which provides that "the governmental unit that would have been responsible for furnishing the services in the absence of the contract is responsible for any civil liability that arises from the furnishing of those services." The parties also agree that pursuant to Section 775.0366 (e) of the Texas Health and Safety Code that assignment of liability provided by this Agreement is intended to be different than liability otherwise assigned under Section 775.0366 (d), which provides that the "district is responsible for any civil liability that arises from furnishing those services if the district would have been responsible for furnishing the services in the absence of the contract." It is expressly understood and agreed, however, that in the execution of this Agreement, neither the CITY nor the DISTRICT waives, nor shall be deemed to waive, any immunity or defenses that would otherwise be available to it against claims arising in the exercise of governmental powers and functions, including the liability limits and immunities for a governmental unit provided by the Texas Tort Claims Act, Chapter 101, Civil Practice and Remedies Code, or other law.

### **Section 12: Implied Rights; Employees**

By entering into this Agreement the parties do not intend to create any obligations expressed or implied other than those specifically set forth herein and this Agreement

will not create rights in parties not signatories hereto. The employees of the CITY are not employees or agents of the DISTRICT by virtue of this Agreement. The employees of the DISTRICT are not employees or agents of the CITY by virtue of this Agreement.

**Section 13: Conferring of Rights**

This Agreement does not confer any rights on third parties who are not signatories to this Agreement, therefore no person may bring suit against CITY or DISTRICT regarding the performance of this Agreement as a third party beneficiary of this Agreement.

**Section 14: Cancellation**

DISTRICT and CITY retain the right to cancel without cause this Agreement on thirty (30) days written notice to the non-canceling party. In the event of cancellation, DISTRICT will pay a prorated share of the monies due only if the CITY provides services as required in the Agreement during the period of time leading up to the termination date. However, in the event that CITY exercises this right of cancellation, CITY must repay to DISTRICT all money paid CITY by DISTRICT for personal property, if any, purchased by the CITY with funds from the DISTRICT.

**Section 15: Form 1295 Acknowledgement**

CITY acknowledges that it is a governmental entity and not a business entity as those terms are defined in Section 2252.908 of the Texas Government Code, and therefore, no disclosure of interested parties pursuant to Section 2252.908 of the Texas Government Code is required.

WITNESS the signatures of the respective parties hereto this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**TARRANT COUNTY EMERGENCY  
SERVICES DISTRICT NO. 1**

**CITY OF MANSFIELD, TEXAS**

\_\_\_\_\_  
President

\_\_\_\_\_  
Authorized Official

ATTEST:

ATTEST:

\_\_\_\_\_  
Secretary/Treasurer

\_\_\_\_\_  
Secretary



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 16-2058

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**Agenda Date:** 10/10/2016

**Version:** 1

**Status:** Consent

**In Control:** City Council

**File Type:** Special Event

**Agenda Number:**

**Title**

Request for Special Event Permit: Legacy Bronco Band March A Thon

**Requested Action**

Approval of the Special Event Permit for the Legacy Bronco Band March A Thon.

**Recommendation**

City Staff has reviewed the application and recommends the same.

**Description/History**

This is an annual event. See application for more details.

**Justification**

N/A

**Funding Source**

N/A

**Prepared By**

Lynn Brown, Code Compliance Coordinator  
817-78-3609

**Applicant:**

Diana Boettiger 817-774-6916

**Attachments:**

Application and Site Plan  
Approvals & Comments



1200 East Broad Street, Mansfield, TX 76063  
 www.mansfieldtexas.gov Fax: 817-728-3639

### Special Event Application

Organization/Group: <i>Legacy Bronco Band</i>	Date: <i>9-22-16</i>
Applicant: <i>Diana Boettiger</i>	
Applicant's Address: <i>1208 Sheffield Dr Mansfield</i>	Phone No. <i>817-774-6916</i>
*Will be called or emailed for more information needed and/or when the permit is ready for pick-up	Email: <i>boettigerd@gmail.com</i>
Address of Event: <i>Tanglewood + Turn Creeks Subdivisions</i>	
Description & Activities: <i>Legacy H.S. Band March A Thon</i>	
Date of Event: <i>10/29/16</i>	Hours of Event: <i>9:00am - 1:00pm</i>
Public Invited or Private Party?	Estimated Number of Attendees <i>200</i>
Is the event in a Mansfield Park? <i>No</i>	*If yes, Insurance is required
Do you plan to Temporarily Close a Public Street? <i>No</i>	*If yes, Insurance is required
Is the event on Private Property other than your own? <i>No</i>	*If yes, signed permission is required
Will there be any new or temporary electric lines installed? <i>No</i>	
*If yes, a registered Electrician must obtain a permit. Indicate the line locations on the site plan.	
Will you be using generators? <i>No</i>	*If yes, show location on the site plan
Do you plan to have any Tents? <i>No</i>	*If yes, a separate permit is required.
Do you plan to have any pop-up canopies? <i>No</i>	
Do you plan to have any Promotional Signs? (banners, streamers, balloons) <i>No</i>	*If yes, a separate permit is required
City of Mansfield Assistance Requested:	
Barricades/ Street Closure? <i>No</i>	*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? <i>Misd Police</i>	*If yes, attach an explanation and the name of the person you are working with <i>Sgt Below</i>
<p align="center"><b>Please Read and Include the Following Information With This Application</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>If Insurance is required, the City of Mansfield must be listed as "Additional Insured".</li> <li>All documents must be turned in at the same time. Please allow enough time for review and approval before the date of your event.</li> </ul>	
Applicant's Printed Name:	Applicant's Signature:
<i>Diana Boettiger</i>	<i>[Signature]</i>

# AGREEMENT TO ASSIST AT SPECIAL EVENT

Special Event Name and Date:

Legacy High School Band March A Thon/ Saturday, October 29, 2016

Name of Group Assisting:

MISD Police

Constable Office

Other \_\_\_\_\_

Please check all that Apply:

We have an agreement to be Security Escorts for this specific Special Event.

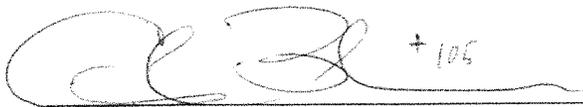
We have an agreement to be Traffic Officers for this specific Special Event.

We have an agreement to be the Security Officers for this Special Event.

Other:

(2) Two Uniformed MISD Police Officers utilizing (2) Two marked MISD Police

units with overhead emergency lights. One unit will be positioned in the front of the procession while the second will be positioned at the rear of the procession.

 + 105

Signature

Carlos A. Below/ Sergeant

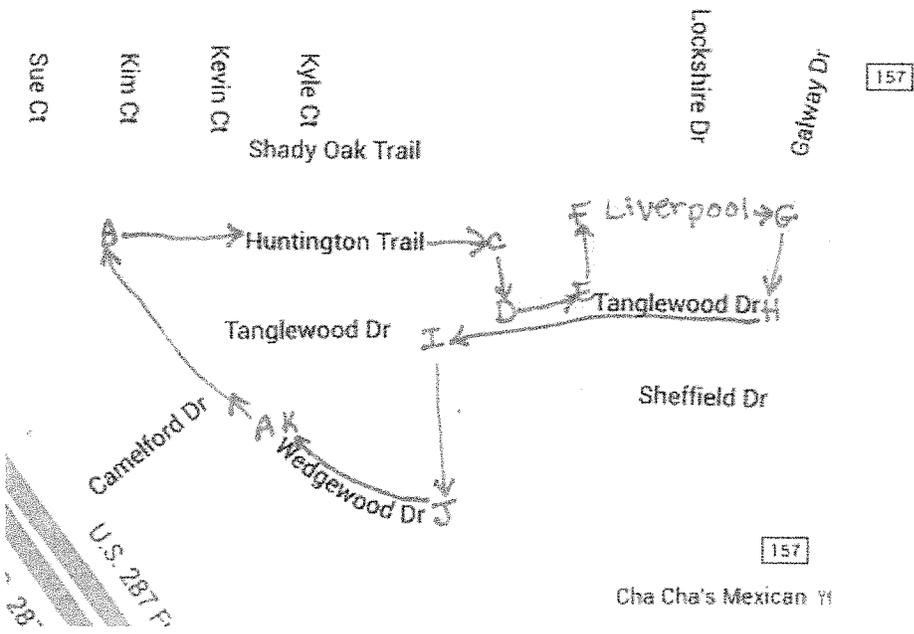
Printed Name/Job Title

1522 N. Walnut Creek Mansfield, Texas 76063

Mailing Address

(817) 299-6023

Contact Phone No.



**Proposed March-a-thon Route (Tanglewood)**

- Start on Wedgewood Dr.
- Right on Huntington Tr.
- Left on Tanglewood Dr.
- Left on Forest Creek Dr.
- Right on Liverpool Ln.
- Right on Galway Dr.
- Right on Tanglewood
- Left on Wedgewood Dr.



**Proposed March-a-thon Route (Twin Creeks)**

- Start on Columbia
- Right on Chesapeake
- Right on Delaware
- Left on Niagara Falls
- Right on Chesapeake
- Left on Delaware
- Left on Hudson
- Left on Columbia

# Tanglewood at Mansfield Homeowners Association, Inc.

Managed by Essex Community Management Company

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September 20, 2016

To Whom It May Concern:

The Board of Directors of the Tanglewood At Mansfield Home Owner's Association has approved the Legacy High School Bronco Band to hold their March-a-thon parade in the Tanglewood neighborhood in Mansfield, TX on October 29, 2016

Sincerely,



Kelly Stafford  
Community Manager  
[Kelly@EssexCM.com](mailto:Kelly@EssexCM.com)

# Twin Creeks HOA Approval

Gmail

Move to Inbox

COMPOSE

Legacy Band March a Thon approval needed

Inbox >

Inbox (81)

Starred

Important

Sent Mail

Drafts (60)

More labels

**D** Diana

No recent chats  
Start a new one

**Diana Boettiger**

Duane, Mansfield Legacy Band is planning our Annual March-a-Thon in tr

**Duane Gallup**

Diana. I'm no longer a board member. I'm forwarding this to the current pr

**Diana Boettiger** <boettigerd@gmail.com>

to Duane

Thank you, Duane. We appreciate your assistance!

**Andy Papp** <andypapp@hotmail.com>

to me, Duane, Josh

Diana,  
Your request for a March-a-Thon is approved. Please keep us in the loop  
Thanks,  
Andy Papp  
TCHOA Board President

Sent from my iPad

On Sep 19, 2016, at 9:26 AM, Duane Gallup <[duane@vtstx.com](mailto:duane@vtstx.com)> wrote:

Diana,



**SPECIAL EVENT REVIEW APPROVALS & COMMENTS**

EVENT:	Legacy Bronco Band March a Thon
DATE OF EVENTS:	Saturday October 29, 2016
*ANDY BINZ (RECREATION)	<b>Approved</b>
Comments:	no
*Shirley Emerson (PLANNING)	<b>Approved</b>
Comments:	
Promotional Signs?	no
*DAVID BOSKI (STREETS)	<b>Approved</b>
Comments:	no
Street Closures?	no
*PAUL COKER (DEVELOPMENT SERVICES)	<b>Approved</b>
HOWARD REDFEARN (ENVIRONMENTAL)	<b>Approved</b>
Comments:	no
*ERIC PETERSON (FIRE)	<b>Approved</b>
Comments:	no
*W. KYLE LANIER (POLICE)	<b>Approved</b>
Comments:	no
City Council Approval Required?	<b>Yes</b>
Agenda Date:	<b>10/10/2016</b>
Special Event Number	<b>Legistar #16-2058</b>
MISD Police Assisting	<b>YES</b>



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 16-2059

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**Agenda Date:** 10/10/2016

**Version:** 1

**Status:** Approval of Minutes

**In Control:** City Council

**File Type:** Meeting Minutes

### **Title**

Minutes - Approval of the September 26, 2016 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 September 26, 2016 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, Assistant City Secretary, City Secretary's Office



# CITY OF MANSFIELD

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

## Meeting Minutes

### City Council

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Monday, September 26, 2016

5:00 PM

Council Chambers

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#### REGULAR MEETING

##### 5:00 P.M. - CALL MEETING TO ORDER

*Mayor Cook called the meeting to order at 5:00 p.m.*

**Absent** 2 - Larry Broseh and Brent Newsom

**Present** 5 - David Cook; Stephen Lindsey; Wendy Burgess; Cory Hoffman and Darryl Haynes

##### RECESS INTO EXECUTIVE SESSION

*In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 5:02 p.m. Council Member Newsom arrived at 5:10 p.m. Mayor Cook called the executive session to order in the Council Conference Room at 5:12 p.m. Council Member Lindsey left at 6:00 p.m. Mayor Cook adjourned executive session at 6:50 p.m.*

**Absent** 2 - Stephen Lindsey and Larry Broseh

**Present** 5 - David Cook; Wendy Burgess; Cory Hoffman; Darryl Haynes and Brent Newsom

##### **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 Public Improvement Districts

Seek Advice of City Attorney Regarding Development Agreement with Shops at Broad

Seek Advice of City Attorney Regarding TCEQ Notification #47053

##### **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**

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

*Mayor Cook reconvened into executive session at 7:00 p.m.*

**INVOCATION**

*Christ Church Mansfield Pastor Chris Gensheer led the Invocation.*

**PLEDGE OF ALLEGIANCE**

*Pastor Gensheer 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 Hoffman led the Texas Pledge.*

**PROCLAMATION**

**[16-2050](#)**

National Fire Prevention Week

*Mayor Cook proclaimed October 9-16, 2016 as National Fire Prevention Week and presented a proclamation to the Mansfield Fire Department. Fire Chief Barry Bondurant made brief comments. Assistant Fire Chief Clay Cawood invited everyone to the 4th Annual Fire Safety Palooza Event on Saturday, October 1, 2016 at the Mansfield Independent School District Center for the Performing Arts from 10:00 a.m. to 2:00 p.m. City Manager Clayton Chandler made brief comments.*

**[16-2051](#)**

Mayor's Monarch Pledge Day

*Mayor Cook proclaimed September 26, 2016 as Mayor's Monarch Pledge Day and presented a proclamation to the Parks and Recreation Department and volunteers from the Mansfield Garden Club. Recreation Superintendent Andy Binz made brief comments. Nature Education Supervisor Tiffany Gorrell made brief comments.*

**CITIZEN COMMENTS**

*There were no citizen comments.*

**COUNCIL ANNOUNCEMENTS**

*There were no Council announcements.*

**STAFF COMMENTS**

**City Manager Report or Authorized Representative**

Current/Future Agenda Items

*There were no staff comments.*

**TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

No action was taken by the Council.

**CONSENT AGENDA**

**ITEMS TO BE REMOVED FROM THE CONSENT AGENDA**

[16-1978](#)

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from OP, Office Park to SF-12/22, Single-Family Residential on Approximately 1.9 Acres Located at 828 S Holland Road; A Child’s Growing Mind (ZC#16-009)

*City Secretary Jeanne Heard read the caption into the record.*

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

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO SF-12/22 SINGLE FAMILY DISTRICT CLASSIFICATION, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE**

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

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

**Aye:** 5 - David Cook;Wendy Burgess;Cory Hoffman;Darryl Haynes and Brent Newsom

**Nay:** 0

**Absent:** 2 - Stephen Lindsey and Larry Broseh

**Abstain:** 0

Enactment No: OR-2020-16

[16-2024](#)

Ordinance - Second Reading of an Ordinance Amending Chapter 95, "Library," in the Code of Ordinances of the City of Mansfield, Texas

**A motion was made by Council Member Newsom to approve the second reading of "AN ORDINANCE AMENDING CHAPTER 95, "LIBRARY," OF THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD, TEXAS; PROVIDING AN EFFECTIVE DATE." Seconded by Council Member Hoffman. The motion CARRIED by the following vote:**

**Aye:** 5 - David Cook;Wendy Burgess;Cory Hoffman;Darryl Haynes and Brent Newsom

**Nay:** 0

**Absent:** 2 - Stephen Lindsey and Larry Broseh

**Abstain:** 0

[16-2032](#)

Resolution - A Resolution Establishing the Fiscal Year 2016-2017 State Asset Forfeiture Budget for the Mansfield Police Department for Funds Received from the Sale of Assets Seized and Cash Seized in Certain Law Enforcement Activities in which the Department has Participated Solely or Assisted State Law Enforcement Agencies and which a Budget is now Required by Chapter 59 of the Texas Code of Criminal Procedure to be Adopted by the Governing Body of the Police Department

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

**A RESOLUTION ESTABLISHING THE 2016-2017 FISCAL YEAR STATE ASSET FORFEITURE BUDGET FOR THE MANSFIELD POLICE DEPARTMENT FOR FUNDS RECEIVED FROM THE SALE OF ASSETS SEIZED AND CASH SEIZED IN CERTAIN LAW ENFORCEMENT ACTIVITIES IN WHICH THE DEPARTMENT HAS ASSISTED STATE LAW ENFORCEMENT AGENCIES AND WHICH A BUDGET IS NOW REQUIRED BY CHAPTER 59 OF THE TEXAS CODE OF CRIMINAL PROCEDURE TO BE ADOPTED BY THE GOVERNING BODY OF THE POLICE DEPARTMENT**

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

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

**Aye:** 5 - David Cook;Wendy Burgess;Cory Hoffman;Darryl Haynes and Brent Newsom

**Nay:** 0

**Absent:** 2 - Stephen Lindsey and Larry Broseh

**Abstain:** 0

Enactment No: RE-3292-16

[16-2033](#)

Resolution - A Resolution Establishing the Fiscal Year 2016-2017 State

Asset Forfeiture Budget for the Tri-County Auto Burglary and Theft Prevention Task Force, a Grant Funded Entity, for Funds Received from the Sale of Assets Seized and Cash Seized in Certain Law Enforcement Activities in which the Task Force has Participated Solely or Assisted State Law Enforcement Agencies and which a Budget is now Required by Chapter 59 of the Texas Code of Criminal Procedure to be Adopted by the Governing Body of the Grant Managing Agency (City of Mansfield) and the Board of Governors of the Tri-County Auto Burglary and Theft Prevention Task Force

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

**A RESOLUTION ESTABLISHING THE FISCAL YEAR 2016-2017 STATE ASSET FORFEITURE BUDGET FOR THE TRI-COUNTY AUTO BURGLARY AND THEFT PREVENTION TASK FORCE, A GRANT FUNDED ENTITY, FOR FUNDS RECEIVED FOR THE SALE OF ASSETS SEIZED AND CASH SEIZED IN CERTAIN LAW ENFORCEMENT ACTIVITIES IN WHICH THE TASK FORCE HAS PARTICIPATED SOLELY OR ASSISTED STATE LAW ENFORCEMENT AGENCIES AND WHICH A BUDGET IS NOW REQUIRED BY CHAPTER 59 OF THE TEXAS CODE OF CRIMINAL PROCEDURES TO BE ADOPTED BY THE GOVERNING BODY OF THE GRANT MANAGING AGENCY (CITY OF MANSFIELD) AND THE BOARD OF GOVERNORS OF THE TRI-COUNTY AUTO BURGLARY AND THEFT PREVENTION TASK FORCE**

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

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

**Aye:** 5 - David Cook;Wendy Burgess;Cory Hoffman;Darryl Haynes and Brent Newsom

**Nay:** 0

**Absent:** 2 - Stephen Lindsey and Larry Broseh

**Abstain:** 0

Enactment No: RE-3293-16

[16-2034](#)

Resolution - A Resolution Authorizing an Amended and Restated Interlocal Cooperation Agreement for Detention Services between the City of Fort Worth, Texas and the City of Mansfield, Texas

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

**A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN AMENDED AND RESTATED INTERLOCAL COOPERATION AGREEMENT FOR DETENTION SERVICES BETWEEN THE CITY OF FORT WORTH, TEXAS AND THE CITY OF MANSFIELD; AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT FOR SUCH PURPOSES; AND PROVIDING AN EFFECTIVE DATE**

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

**Seconded by Council Member Hoffman. The motion CARRIED by the following**

**vote:**

**Aye:** 5 - David Cook;Wendy Burgess;Cory Hoffman;Darryl Haynes and Brent Newsom

**Nay:** 0

**Absent:** 2 - Stephen Lindsey and Larry Broseh

**Abstain:** 0

Enactment No: RE-3294-16

[16-2044](#)

Resolution - A Resolution Approving an Amendment to the Contract for Design Services with Jerry Parche Consulting Engineers for the Mouser Way Improvement Project for an Amount not to Exceed \$27,570.00 (Street Bond Fund)

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

**A RESOLUTION APPROVING AN AMENDMENT TO THE CONTRACT FOR DESIGN SERVICES WITH JERRY PARCHE CONSULTING ENGINEERS FOR THE MOUSER WAY IMPROVEMENT PROJECT FOR AN AMOUNT NOT TO EXCEED \$27,570.00**

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

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

**Aye:** 5 - David Cook;Wendy Burgess;Cory Hoffman;Darryl Haynes and Brent Newsom

**Nay:** 0

**Absent:** 2 - Stephen Lindsey and Larry Broseh

**Abstain:** 0

Enactment No: RE-3295-16

[16-2057](#)

Resolution - A Resolution Amending the Construction Manager at Risk Agreement Between Pete Durant & Associates, Inc. and the City of Mansfield and Awarding a Contract Regarding the Rough Grading and Utilities for Mansfield StarCenter and Shops at Broad Project

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

**A RESOLUTION AMENDING THE CONSTRUCTION MANAGER AT RISK AGREEMENT BETWEEN PETE DURANT & ASSOCIATES, INC. AND THE CITY OF MANSFIELD AND AWARDING A CONTRACT REGARDING THE ROUGH GRADING AND UTILITIES FOR MANSFIELD STARCENTER AND SHOPS AT BROAD PROJECT**

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

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

**Aye:** 5 - David Cook;Wendy Burgess;Cory Hoffman;Darryl Haynes and Brent Newsom

**Nay:** 0

**Absent:** 2 - Stephen Lindsey and Larry Broseh

**Abstain:** 0

Enactment No: RE-3296-16

[16-2045](#)

Minutes - Approval of the September 12, 2016 Regular City Council Meeting Minutes

**A motion was made by Council Member Newsom to approve the September 12, 2016 Regular City Council Meeting Minutes as presented. Seconded by Council Member Hoffman. The motion CARRIED by the following vote:**

**Aye:** 5 - David Cook;Wendy Burgess;Cory Hoffman;Darryl Haynes and Brent Newsom

**Nay:** 0

**Absent:** 2 - Stephen Lindsey and Larry Broseh

**Abstain:** 0

**END OF CONSENT AGENDA**

**PUBLIC HEARING AND FIRST READING**

[16-2046](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development to SF-7.5/18, SF-9.6/20 and SF-12/22, Single-Family Residential Districts on Approximately 187.85 Acres Generally Located West of Gertie Barrett Road and the End of Cancun Drive, North of Country Meadow Drive and Chimney Hill Circle; Alluvium Development (ZC#16-001)

*Jeanne Heard read the caption into the record. Alluvium Development representative Terrance Jobe made a brief power point presentation and answered Council questions. City Attorney Allen Taylor answered Council questions. Mayor Cook opened the public hearing at 7:50 p.m. The following people spoke:*

*Katie Hardy - 423 Meadow Creek Drive - Opposed  
 Renee Cumming - 251 Country Meadow Drive - Opposed  
 Pete Campbell - 432 Chimney Hill Circle - Opposed  
 Timothy Duchene - 420 Meadow Creek Drive - Opposed  
 Denis Duchene - 420 Meadow Creek Drive - Opposed  
 Jolene Mershon - 420 Chimney Hill Circle - Opposed  
 Susan Cannizzaro - 406 Meadow Creek Drive - Opposed  
 Lisa Key - 255 Country Meadow Drive - Opposed  
 Darryl Ward - 237 Wildwood Court - Opposed  
 James Mershon - 420 Chimney Hill Circle - Opposed  
 Steve Brown - 430 Chimney Hill Circle - Opposed*

*Robert Hinkle - 419 Country Meadow Drive - Opposed*  
*William Hodges - 258 Country Meadow Drive - Opposed*  
*Mark Knappenberger - 400 Country Meadow Drive - Opposed*  
*Sherri McCullough - 267 Country Meadow Drive - Opposed*  
*Douglas Pickard - 307 Country Meadow Drive - Opposed*  
*Kathy Pilson - 405 Landern Ridge Drive - Opposed*

*Mayor Cook acknowledged the following non-speakers in opposition of this agenda item:*

*Martha Milhime - 414 Meadow Creek Drive*  
*Leonard Cummings - 251 Country Meadow Drive*  
*Jerry Milhime - 414 Meadow Creek Drive*  
*Nga Trinh - 420 Meadow Creek Drive*  
*Anh Trinh - 420 Meadow Creek Drive*  
*Thu Nguyen - 420 Meadow Creek Drive*  
*Amanda Fowler - 427 Meadow Creek Drive*  
*Tamara Carnagie - 427 Meadow Creek Drive*  
*Josh Lee - 427 Meadow Creek Drive*  
*Sara Trull - 427 Meadow Creek Drive*  
*Chuck Carnagie - 427 Meadow Creek Drive*  
*Charles W. Cranshaw - 405 Meadow Creek Drive*  
*Debra Clemmons - 252 Country Meadow Drive*  
*Jeremy Milhime - 302 Country Meadow Drive*  
*Kevin M. Brown - 220 Country Meadow Drive*  
*Christina Brown - 220 Country Meadow Drive*  
*Diana/Frank Wolf - 408 Meadow Creek Drive*  
*Robert Johnson - 406 Meadow Creek Drive*  
*Cody Cummings - 251 Country Meadow Drive*  
*James Lindemulder - 413 Country Meadow Drive*  
*James Morris - 406 Chimney Hill Circle*  
*Betty L. Morris - 406 Chimney Hill Circle*  
*Malinda Knappenberger - 400 Country Meadow Drive*  
*Eddie Smith - 266 Country Meadow Drive*  
*Lisa Collins - 403 Lantern Ridge Drive*  
*Cheryl Ward - 237 Wildwood Court*  
*Mary McQuire - 340 Wildwood Court*  
*Rita Baker - 1800 St. Nevis Drive*  
*Deborah Merett - 410 Chimney Hill Circle*  
*Ken Merett - 410 Chimney Hill Circle*  
*Elaine McCullough - 267 Country Meadow Drive*  
*Clemma Littlefield - 1024 Springfield*  
*Steve Mitchell - 7542 Sharon Lee Drive*  
*Arline Nichols - 2341 N. Main Street*  
*Shawn Ward - 209 Country Meadow Court*  
*Euen Wickham - 253 Country Meadow Drive*  
*Chris Webster - 264 Country Meadow Drive*  
*Christine Taylor - 229 Oakwood Court*  
*Linda Hightower - 290 Wildwood Court*  
*David Hightower - 290 Wildwood Court*  
*Tammy Cullers - 260 Country Meadow Drive*  
*Kevin Cullers - 260 Country Meadow Drive*  
*Jeanine Brazell - 262 Country Meadow Drive*  
*Jessica Ng - 1910 Cancun Drive*  
*Karla Hinkle - 419 Country Meadow Drive*  
*Darcy Knapp Fricks - P.O. Box 2243*

*Tom Marshall - 414 Chimney Hill Circle*

*With no one else wishing to speak, Mayor Cook continued the public hearing through second reading at 9:07 p.m.*

**Council Member Hoffman moved to suspend the rules for discussion.**

**A motion was made by Council Member Newsom to approve the first reading. Seconded by Council Member Haynes.**

**A motion to amend Council Member Newsom's motion and consider as a Planned Development was made by Council Member Hoffman. Council Member Hoffman's motion did not receive a second.**

**A motion was made by Mayor Cook to table this agenda item. Seconded by Council Member Burgess. The motion CARRIED by the following vote:**

**Aye:** 5 - David Cook; Wendy Burgess; Cory Hoffman; Darryl Haynes and Brent Newsom

**Nay:** 0

**Absent:** 2 - Stephen Lindsey and Larry Broseh

**Abstain:** 0

#### [16-2048](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Specific Use Permit for Eating Place with Drive-Through Service on Approximately 1.1 Acres, Generally Located at the Southwest Corner of E. Broad Street and N. Holland Road; Muy Hamburger, LLC. (ZC#16-011)

*Jeanne Heard read the caption into the record. Director of Planning Felix Wong made brief comments.*

**A motion was made by Mayor Cook to table this agenda item to the next regular scheduled meeting. Seconded by Council Member Burgess. The motion CARRIED by the following vote:**

**Aye:** 5 - David Cook; Wendy Burgess; Cory Hoffman; Darryl Haynes and Brent Newsom

**Nay:** 0

**Absent:** 2 - Stephen Lindsey and Larry Broseh

**Abstain:** 0

### **PUBLIC HEARING CONTINUATION AND SECOND READING**

#### [16-1932](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance of the City Council of the City of Mansfield, Texas, Designating a Certain Area as a Tax Abatement Reinvestment Zone for Commercial-Industrial Tax Abatement, to be Known as Reinvestment Zone No. 42; Establishing the Boundaries Thereof and Other Matters Related Thereto; Providing a Severability Clause; Providing a Cumulative Clause; and Providing for an Effective Date

*Director of Economic Development Scott Welmaker made brief comments. Mayor*

*Cook continued the public hearing at 9:50 p.m. With no one wishing to speak, Mayor Cook closed the public hearing at 9:50 p.m.*

**A motion was made by Council Member Burgess to approve the second reading of "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, DESIGNATING A CERTAIN AREA AS A TAX ABATEMENT REINVESTMENT ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT, TO BE KNOWN AS REINVESTMENT ZONE NO. 42; ESTABLISHING THE BOUNDARIES THEREOF AND OTHER MATTERS RELATED THERETO; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CUMULATIVE CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE." Seconded by Council Member Newsom. The motion CARRIED by the following vote:**

**Aye:** 5 - David Cook;Wendy Burgess;Cory Hoffman;Darryl Haynes and Brent Newsom

**Nay:** 0

**Absent:** 2 - Stephen Lindsey and Larry Broseh

**Abstain:** 0

### 16-2008

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Request to Amend The Reserve Planned Development District by Extending the South Pointe Expansion Subdistrict of The Reserve PD to Include Approximately 61.7 Acres Generally Located Between S. Matlock Road and SH 360 and South of Harmon Road; Jabez Development LP (ZC#16-010)

**A motion was made by Council Member Burgess to table this agenda item to the next regular scheduled meeting. Seconded by Council Member Newsom. The motion CARRIED by the following vote:**

**Aye:** 5 - David Cook;Wendy Burgess;Cory Hoffman;Darryl Haynes and Brent Newsom

**Nay:** 0

**Absent:** 2 - Stephen Lindsey and Larry Broseh

**Abstain:** 0

## PRESENTATION

Presentation of 3CMA Savvy Awards to Communications & Marketing Department

*Mayor Cook extended congratulations to the Communications & Marketing Department following the public hearings.*

## ADJOURN

**A motion was made by Council Member Hoffman to adjourn the meeting at 9:52 p.m. Seconded by Council Member Newsom. The motion CARRIED by the following vote:**

**Aye:** 5 - David Cook;Wendy Burgess;Cory Hoffman;Darryl Haynes and Brent Newsom

**Nay:** 0

**Absent:** 2 - Stephen Lindsey and Larry Broseh

**Abstain:** 0

\_\_\_\_\_ David L. Cook, Mayor

ATTEST:

\_\_\_\_\_ Jeanne Heard, City Secretary



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 16-2048

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**Agenda Date:** 10/10/2016

**Version:** 1

**Status:** First Reading

**In Control:** City Council

**File Type:** Ordinance

**Agenda Number:**

**Title**

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Specific Use Permit for Eating Place with Drive-Through Service on Approximately 1.1 Acres, Generally Located at the Southwest Corner of E. Broad Street and N. Holland Road; Muy Hamburger, LLC. (ZC#16-011)

**Requested Action**

To consider the subject zoning change request.

**Recommendation**

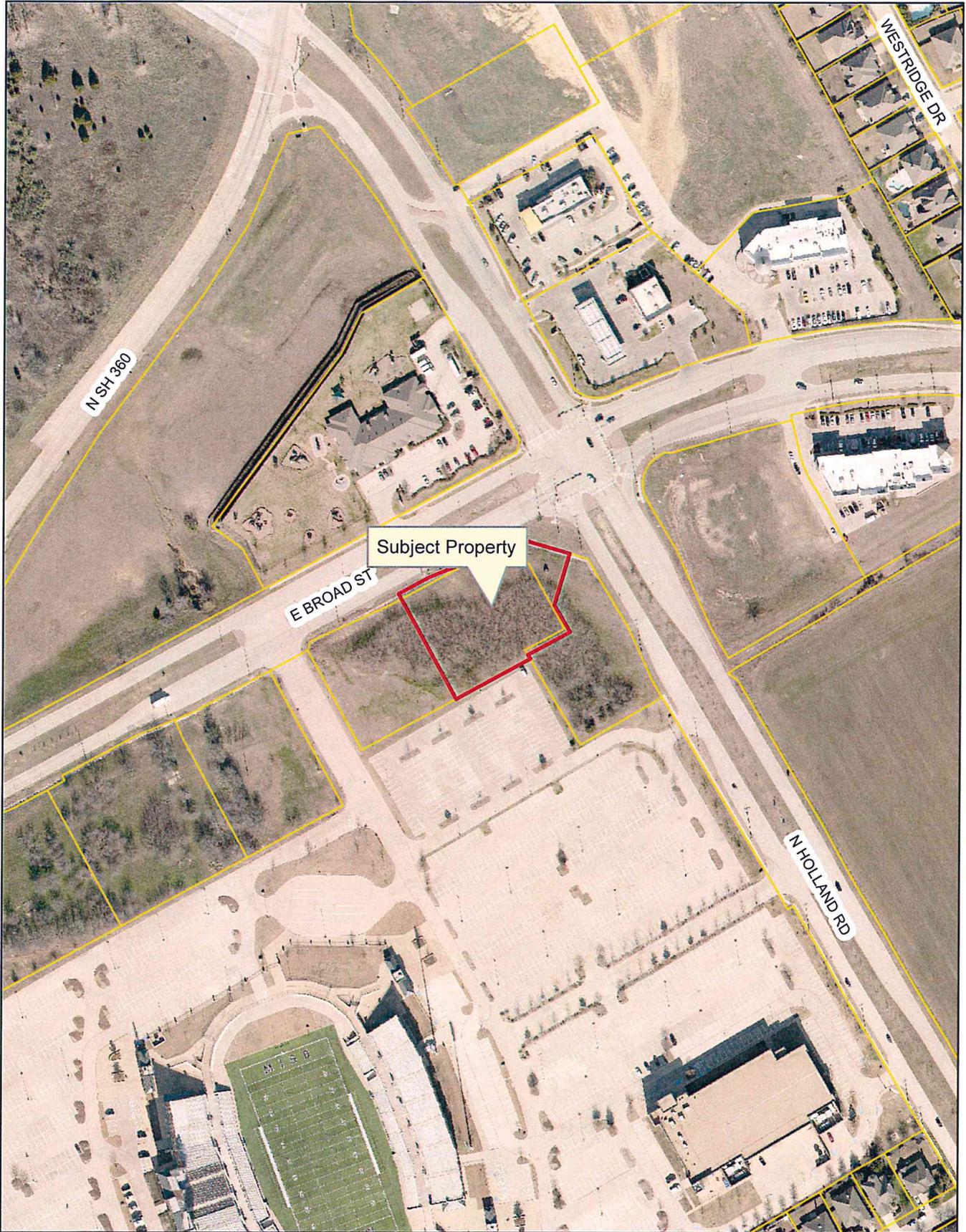
The Planning and Zoning Commission held a public hearing on September 6, 2016, and voted 5-0 to recommend approval. Commissioners Horn and Hudson were absent.

**Description/History**

The proposed SUP is for a Wendy's Restaurant with a drive-through window. The development will meet all the new requirements as well as existing architectural criteria. The building will be occupied by just a single tenant.

**Prepared By**

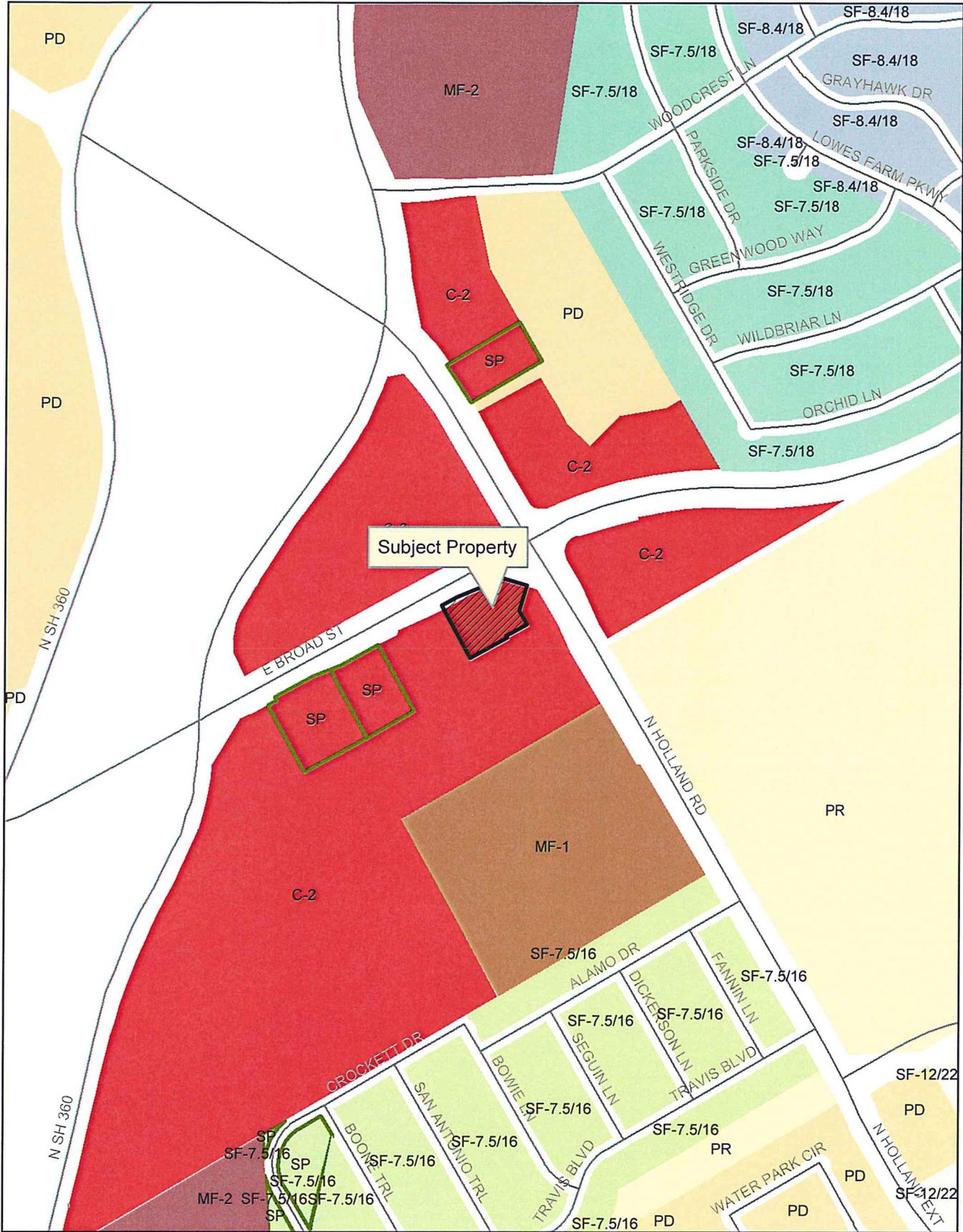
Felix Wong, Director of Planning  
817-276-4228



**ZC# 16-011**

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.

08/25/2016



Subject Property



**ZC# 16-011**

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.

08/25/2016

# Property Owner Notification for ZC# 16-011

<b>LEGAL DESC 1</b>	<b>LEGAL DESC 2</b>	<b>OWNER NAME</b>	<b>OWNER ADDRESS</b>	<b>CITY</b>	<b>ZIP</b>
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
BACK, J SURVEY	A 126	HOLLAND CROSSING LP	8350 N CENTRAL EXPW # 1300	DALLAS, TX	75206
BACK, J SURVEY	A 126	KAIZEN REAL ESTATE INC	3405 SPECTRUM BLVD	RICHARDSON, TX	75082
CHILDREN'S COURTYARD	BLK 1	REALTEX VENTURES INC	4604 PARK SPRINGS BLVD STE 150	ARLINGTON, TX	76017
CVS MANSFIELD	BLK 1	3802 BROAD STREET LP	409 RIVER RD STE 1	CLIFTON, NJ	07014
MANSFIELD ISD ATHLETIC COMPLEX	BLK 1	MANSFIELD, ISD	605 E BROAD ST	MANSFIELD, TX	76063-1766

**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 GRANT A SPECIFIC USE PERMIT FOR EATING PLACE WITH DRIVE-THROUGH SERVICE ON THE HEREINAFTER DESCRIBED PROPERTIES; 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 specific use permit for Eating Place with Drive-Through Service, 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 to the site plan shown on Exhibit "B" 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 Specific Use Permit.

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Second reading approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**DULY PASSED** on the third and final reading by the City Council of the City of Mansfield, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

---

**David L. Cook, Mayor**

ATTEST:

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**Jeanne Heard, City Secretary**

APPROVED AS TO FORM AND LEGALITY

---

**Allen Taylor, City Attorney**

**Property Description:**

Being a tract of land situated in the Jacob Back Survey, Abstract No. 126, City of Mansfield, Tarrant County, Texas, and being a portion of that certain tract of land as described to Holland Crossing, L.P., as recorded in Instrument No. D215284351, Official Public Records of Tarrant County, Texas (OPRTCT), said tract of land being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found with cap stamped "Pieser" for the northwest corner of the herein described tract, said point also being the northeast corner of that certain tract of land as described to Kaizen Real Estate, as recorded in Instrument No. D215284537, OPRTCT, lying in the southerly right-of-way line of Broad Street (a variable width right-of-way) described as Tract One in deed to City of Mansfield recorded in Instrument No. D205216851, OPRTCT;

**THENCE** along said southerly right-of-way following three (3) courses:

- 1) N 61°18'01" E, a distance of 61.22 feet to a 5/8-inch iron rod set with plastic cap stamped "Shield Engineering";
- 2) **THENCE** N 67°34'40" E, a distance of 100.60 feet to a 1/2-inch iron rod found with cap stamped "Coombs";
- 3) **THENCE** N 61°18'01" E, a distance of 64.26 feet to a 1/2-inch iron rod found with cap stamped "coombs" for the northerly corner of a corner clip at the intersection of said southerly right-of-way line and the westerly right-of-way line of Holland Road (a variable width right-of-way);

**THENCE** S 73°52'38" E, along said corner clip, a distance of 132.53 feet to a 1/2-inch iron rod found with cap stamped "Coombs" and the southerly corner of said corner clip;

**THENCE** along said westerly right-of-way the following three (3) courses:

- 1) S 30°39'43" E, a distance of 104.80 feet to a 1/2-inch iron rod found with cap stamped "Coombs";
- 2) **THENCE** S 24°23'04" E, a distance of 100.60 feet to a 1/2-inch iron rod found with cap stamped "Coombs";
- 3) **THENCE** S 30°39'43" E, a distance of 34.15 feet (rec. 34.93 feet) to a 1/2-inch iron rod with cap stamped "Coombs" for the southeast corner of said tract and the most easterly northeast corner of Lot 1, Block 1, Mansfield ISD Athletic Complex, an addition to the City Mansfield, Tarrant County, Texas, as recorded in Cabinet A, Slide 10068 of the Plat Records of Tarrant County Texas (PRTCT);

**THENCE** S 59°26'59" W, departing said westerly right-of-way, along the northerly boundary line of said Lot 1 the following three (3) courses:

- 1) S 59°26'59" W, a distance of 164.00 feet to a 1/2-inch iron rod found with cap stamped "Coombs";
- 2) **THENCE** N 30°40'31" W, a distance of 174.75 feet (rec. 175.00 feet) to a 5/8-inch iron rod set with plastic cap stamped "Shield Engineering";
- 3) **THENCE** S 61°18'01" W, a distance of 148.00 feet to a 1/2-inch iron rod found with cap stamped "Pieser" at the easterly corner of the aforementioned Kaizen tract;

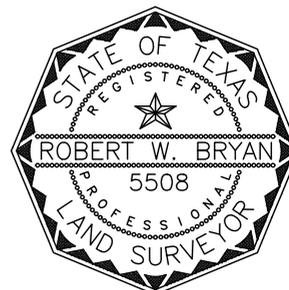
**THENCE** N 28°41'19" W, departing said northerly boundary line, along said easterly line, at a distance of 199.26 feet passing a 1/2-inch iron rod found with cap stamped "Pieser" on line and continuing in all a total distance of 210.23 feet to the **POINT OF BEGINNING** and **CONTAINING** 89,843 square feet or 2.063 acres of land area, more or less.

To: Muy Hamburger, Holland Crossing, L.P.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4, 5, 8, 9, 13, 16 AND 18 of Table A thereof. The fieldwork was completed on JUNE 3, 2016.

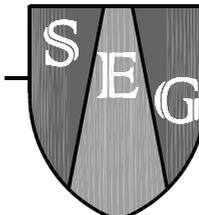
Date of Plat or Map: June 21, 2016

  
 ROBERT W. BRYAN, RPLS  
 TEXAS REGISTRATION No. 5508



Case No. ZC#16011

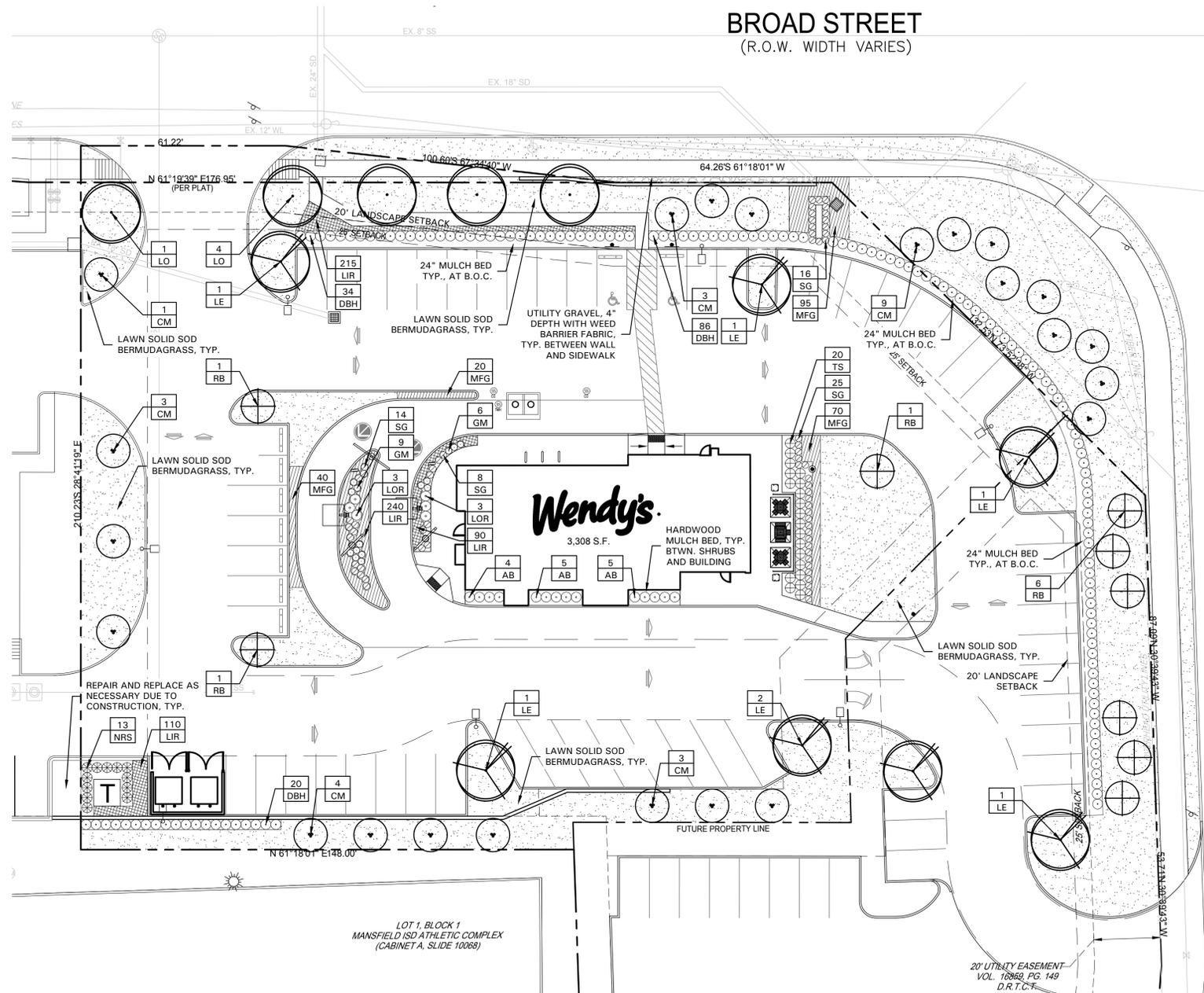
ALTA/NSPS LAND TITLE SURVEY  
 OF  
**2.063 ACRES OF LAND**  
 SITUATED IN, JACOB BACK SURVEY  
 ABSTRACT 126  
 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

	<b>Shield Engineering Group, PLLC</b> Civil Engineering & Land Surveying TBPE F-11039 TBPLS 10193890 1600 West 7th Street, Ste 200 Fort Worth, Texas 76102 817.810.0696	<b>EXHIBIT A</b>
	DATE: JUNE 2016	DRAWN: ARS CHECKED: RWB





**BROAD STREET**  
(R.O.W. WIDTH VARIES)



HOLLAND ROAD  
(R.O.W. WIDTH VARIES)

**LANDSCAPE NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

**MAINTENANCE NOTES**

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

**GENERAL LAWN NOTES**

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

**SOLID SOD NOTES**

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LOCATION OF BUFFERYARD OR SETBACK	REQUIRED / PROVIDED	LENGTH	BUFFERYARD OR SETBACK WIDTH/TYPE	TREES	SCREENING WALL/DEVICE HEIGHT & MATERIAL
North	Required	133'	20' SETBACK	3	N/A
	Provided		20' SETBACK	9**	
Northeast	Required	87'	20' SETBACK	2	N/A
	Provided		20' SETBACK	6***	
South	Required	341	BY10	7*	N/A
	Provided		BY10	7	
Southwest	Required	210	BY10	4*	N/A
	Provided		BY10	4	
Northwest	Required	228	20' SETBACK	6	N/A
	Provided		20' SETBACK	8****	

\* TREE PLANTINGS REDUCED BY 50% FOR C-2 ADJACENCY  
 \*\* NINE UNDERSTORY IN PLACE OF 3 CANOPY FOR OVERHEAD UTILITIES  
 \*\*\* SIX UNDERSTORY IN PLACE OF 2 CANOPY FOR OVERHEAD UTILITIES  
 \*\*\*\* THREE UNDERSTORY IN PLACE OF 1 CANOPY

	LOT SIZE	LANDSCAPE AREA (in sq. ft.)	% OF LANDSCAPE
Required	57,533	5,753	10%
Provided		19,650	34%

Other comments:

Total Parking Spaces	58
58/10 = 6 Required Trees	9 Trees Provided
# of Tree Islands Provided	9 Islands Provided

No more than 15 continuous spaces without tree island  
 All parking lot areas shall be screened from view of public streets  
 End caps include tree

**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
<b>TREES</b>					
CM	<i>Lagerstroemia indica</i> 'Tuscarora'	Crepé Myrtle 'Tuscarora'	23	3" cal.	container grown, 3-5 trunk, min. 1" cal. Canes, no cross canes, 8' ht., 4' spread, matching
LE	<i>Ulmus parvifolia</i> 'Sempervirens'	Lacebark Elm	7	3.5" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	5	3.5" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
RB	<i>Cercis canadensis</i> 'Oklahoma'	Oklahoma Redbud	9	3" cal.	container grown, 8' ht. min, 4' spread min., matching
<b>SHRUBS/GROUND COVER</b>					
AB	<i>Abelia grandiflora</i> 'Edward Goucher'	Dwarf Abelia 'Edward Goucher'	14	5 gal.	container full, 20" ht., 36" o.c.
DBH	<i>Ilex cornuta</i> 'Burfordii Nana'	Dwarf Burford Holly	140	36" ht.	container full, 24" spread, 36" o.c.
GM	<i>Muhlenbergia capillaris</i>	Gulf Muhly	15	5 gal.	container full, 24" o.c.
LIR	<i>Liriope muscari</i> 'Big Blue'	Liriope 'Big Blue'	655	4" pots	container full top of container, 12" o.c.
LOR	<i>Loropetalum chinense</i> 'Purple Diamond'	Loropetalum 'Purple Diamond'	6	5 gal.	container full, 20" spread, 36" o.c.
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass	225	3 gal.	container full, 18" o.c.
NRS	<i>Ilex spp.</i> 'Nellie R. Stevens'	Nellie R. Stevens Holly	13	15 gal.	container full to base, 5' ht.
SG	<i>Salvia greggii</i> 'Red'	Salvia Greggii 'Red'	63	5 gal.	container full, 20" spread 24" o.c.
TS	<i>Leucophyllum frutescens</i> 'Green Cloud'	Texas Sage 'Green Cloud'	20	5 gal.	container full, 20" spread, 36" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.  
 PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.  
 ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

SITE NUMBER:	11883
BASE MODEL:	E2000
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW BUILDING
OWNER:	MUY HAMBURGER
BASE VERSION:	2016
UPGRADE CLASSIFICATION:	

PROJECT YEAR:	2016
FURNITURE PACKAGE:	2016
DESIGN BULLETINS:	

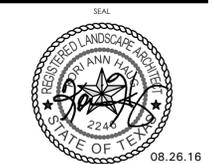
*linear!*  
**Marc Brundige,**  
 Architect  
 8951 Cypress Waters Blvd., Suite 130  
 Dallas, TX 75019  
 Phone: 972.929.9226  
 Fax: 972.929.9061

**MUY HAMBURGERS**  
 17890 BLANCO ROAD, #401  
 SAN ANTONIO, TEXAS  
 78232  
 PHONE: (210) 493-3505

**Wendy's**  
 #11883  
 3710 EAST BROAD STREET  
 MANSFIELD, TX

REV.	DATE	DESCRIPTION
1		ISSUED: CITY COMMENTS
2		
3		
4		
5		

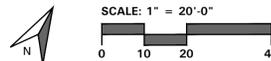
ISSUE DATE: 08/31/16  
 PROJECT NUMBER:  
 DRAWN BY: AKS  
 CHECKED BY: KAH



SHEET NAME: LANDSCAPE PLAN

SHEET NUMBER:

EXHIBIT  
 D



- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office

### EXTERIOR FINISHES LEGEND

NOTE: REFER TO SHEET A6.1 FOR SPECIFICATIONS OF EXTERIOR MATERIALS AND FINISHES.

- (CW-1) CURTAIN WALL SYSTEM - DARK BRONZE
- (B-1) BRICK - FIELD BRICK
- (B-2) BRICK - DARK BRONZ
- (BL-1) BOLLARD SLEEVE (RED)
- (S-1) STUCCO - "WENDY'S GREY"
- (S-2) STUCCO - "WENDY'S RED"
- (G-1) 1" LOW-E INSULATED GLASS
- (G-2) 1" INSULATED SPANDREL GLASS
- (M-1) METAL TRIM AND BREAK METAL (DARK BRONZE)
- (M-2) CORRUGATED METAL PANEL (DARK BRONZE)
- (M-3) METAL COPING (RED)
- (PEX-1) PAINT (COLOR: WENDY'S DARK BRONZE)
- (PEX-2) PAINT (COLOR: WENDY'S EXTERIOR RED)
- (PEX-5) PAINT (COLOR: SAFETY RED)
- (PW) PICKUP WINDOW - DARK BRONZE
- (SF-1) ALUMINUM STOREFRONT SYSTEM - DARK BRONZE
- (T-1) EXTERIOR TILE - WOOD GRAIN
- (T-2) EXTERIOR TILE - WHITE

SITE NUMBER: 11883  
 BASE MODEL: E2000  
 ASSET TYPE: FRANCHISEE  
 CLASSIFICATION: NEW BUILDING  
 OWNER: MUY HAMBURGER  
 BASE VERSION: 2016  
 UPGRADE CLASSIFICATION:

PROJECT YEAR: 2016  
 FURNITURE PACKAGE: 2016  
 DESIGN BULLETINS:

**linear!**  
 Marc Brundige,  
 Architect  
 8951 Cypress Waters Blvd., Suite 130  
 Dallas, TX 75019  
 Phone: 972.929.9226  
 Fax: 972.929.9061

**MUY! HAMBURGERS**  
 17890 BLANCO ROAD, #401  
 SAN ANTONIO, TEXAS  
 78232  
 PHONE: (210) 493-3505

**Wendy's**  
 #11883  
 3710 EAST BROAD STREET  
 MANSFIELD, TX

REV.	DATE	DESCRIPTION

ISSUE DATE: 08/31/16  
 PROJECT NUMBER:  
 DRAWN BY:  
 CHECKED BY: IOR  
 SEAL:

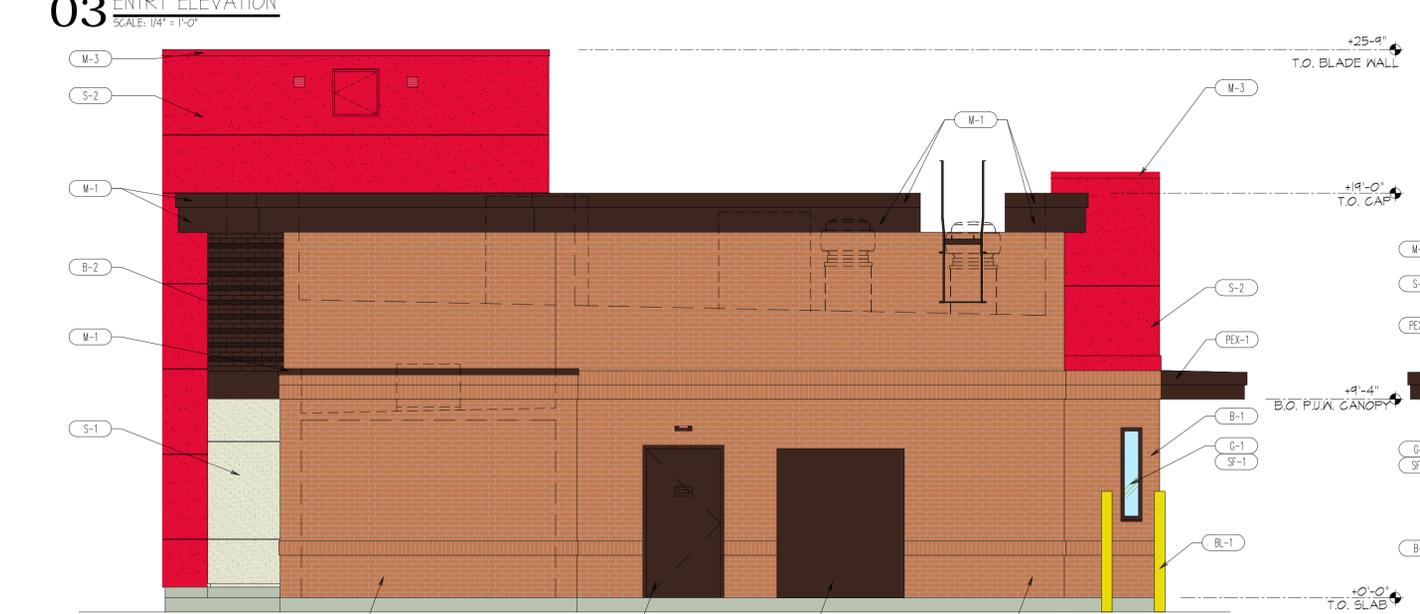
SHEET NAME:  
**EXTERIOR ELEVATIONS**  
 EXHIBIT  
**E**



**04 PICK-UP WINDOW ELEVATION**  
 SCALE: 1/4" = 1'-0"



**03 ENTRY ELEVATION**  
 SCALE: 1/4" = 1'-0"



**02 REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



**01 FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"

CASE NO. ZC #16.011

7/26/2016 3:26 PM P. WENDY'S 18.07 JULY M. 11883 TX. C:\11883\11883.DWG 1:12 E2000 A2 E:\11883\11883.DWG 1:12





# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 16-2008

**Agenda Date:** 10/10/2016

**Version:** 2

**Status:** Second Reading

**In Control:** City Council

**File Type:** Ordinance

**Agenda Number:**

**Title**

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Request to Amend The Reserve Planned Development District by Extending the South Pointe Expansion Subdistrict of The Reserve PD to Include Approximately 61.7 Acres Generally Located Between S. Matlock Road and SH 360 and South of Harmon Road; Jabez Development LP (ZC#16-010)

**Requested Action**

To consider the subject request.

**Recommendation**

The Planning and Zoning Commission held a public hearing on August 15, 2016 and voted 6-0 to recommend approval. Commissioner Polozola was absent.

**Description/History**

**First Reading**

The Reserve Planned Development contains seven Subdistricts. One of them is named "South Pointe Expansion Subdistrict" assigned to an area immediate north of South Pointe. The development regulations in the South Pointe Expansion Subdistrict follow the same regulations for single-family homes in South Pointe. A subdivision named "The View at The Reserve" has been approved in this area under such regulations and the approval process of The Reserve. The only distinction is that the South Pointe Expansion Subdistrict is created by the City not by the developer of South Pointe and a new subdivision will not fall within the private deed restrictions of South Pointe.

The subject property is currently zoned PR, Pre-Development and C-2, Community Business District. It is contiguous to the eastern boundary of South Pointe along S. Matlock Road (see attached map).

The applicant has proposed to develop the subject property for single-family homes under the same regulations of South Pointe. Consequently, he is requesting that the property become part of the South Pointe Expansion Subdistrict of The Reserve PD.

**Second Reading - September 26, 2016**

The applicant has requested tabling (see attached letter) his zoning request to October 10, 2016, in order to get answers to Council's questions.

**Second Reading - October 10, 2016**

Based on the Council's comments, the developer has prepared the attached site plan and included development and park improvements.

South Pointe, Phase 1 includes about 22% of Cottage Lots, which has an allowable lot width ranging from a minimum of 40' to 54.9'. Cottage Lots are also included in the next phase of South Pointe recently submitted for review. Due to builder client preference, the developer of South Pointe opted for a 50' lot width at the current phases. However, he has confirmed that he does not intend to delete the Cottage Lot from the zoning entitlement.

**Prepared By**

Felix Wong, Director of Planning  
817-276-4228

**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 SOUTH POINTE SUBDISTRICT OF THE RESERVE PLANNED DEVELOPMENT DISTRICT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of 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 South Pointe Expansion Subdistrict of The Reserve Planned Development District; 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 requirements of the aforementioned South Pointe Expansion Subdistrict as shown in Exhibit "B" 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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Second reading approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**DULY PASSED** on the third and final reading by the City Council of the City of Mansfield, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

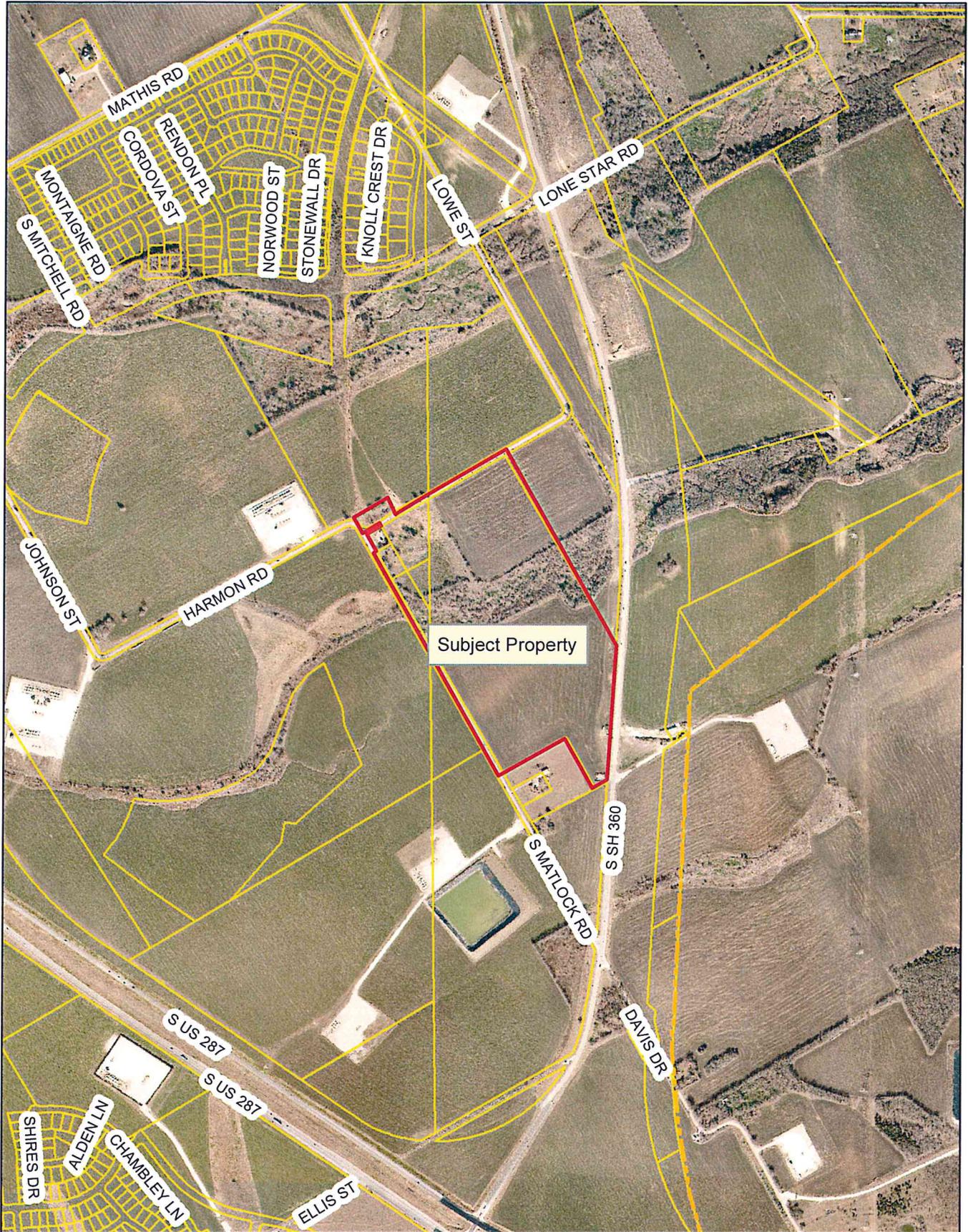
\_\_\_\_\_  
**David L. Cook, Mayor**

ATTEST:

\_\_\_\_\_  
**Jeanne Heard, City Secretary**

APPROVED AS TO FORM AND LEGALITY

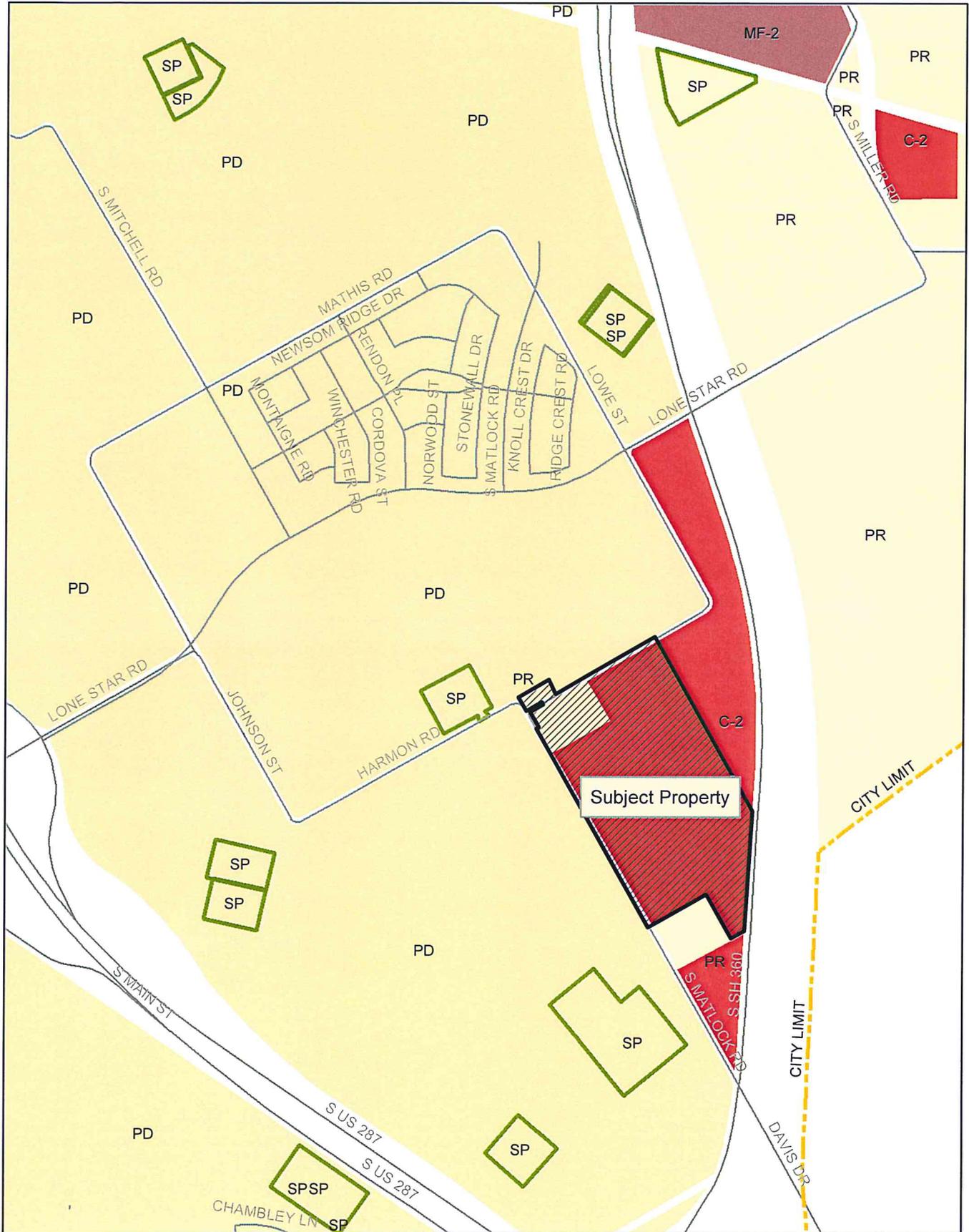
\_\_\_\_\_  
**Allen Taylor, City Attorney**



**ZC# 16-010**

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.

07/20/2016



**ZC# 16-010**

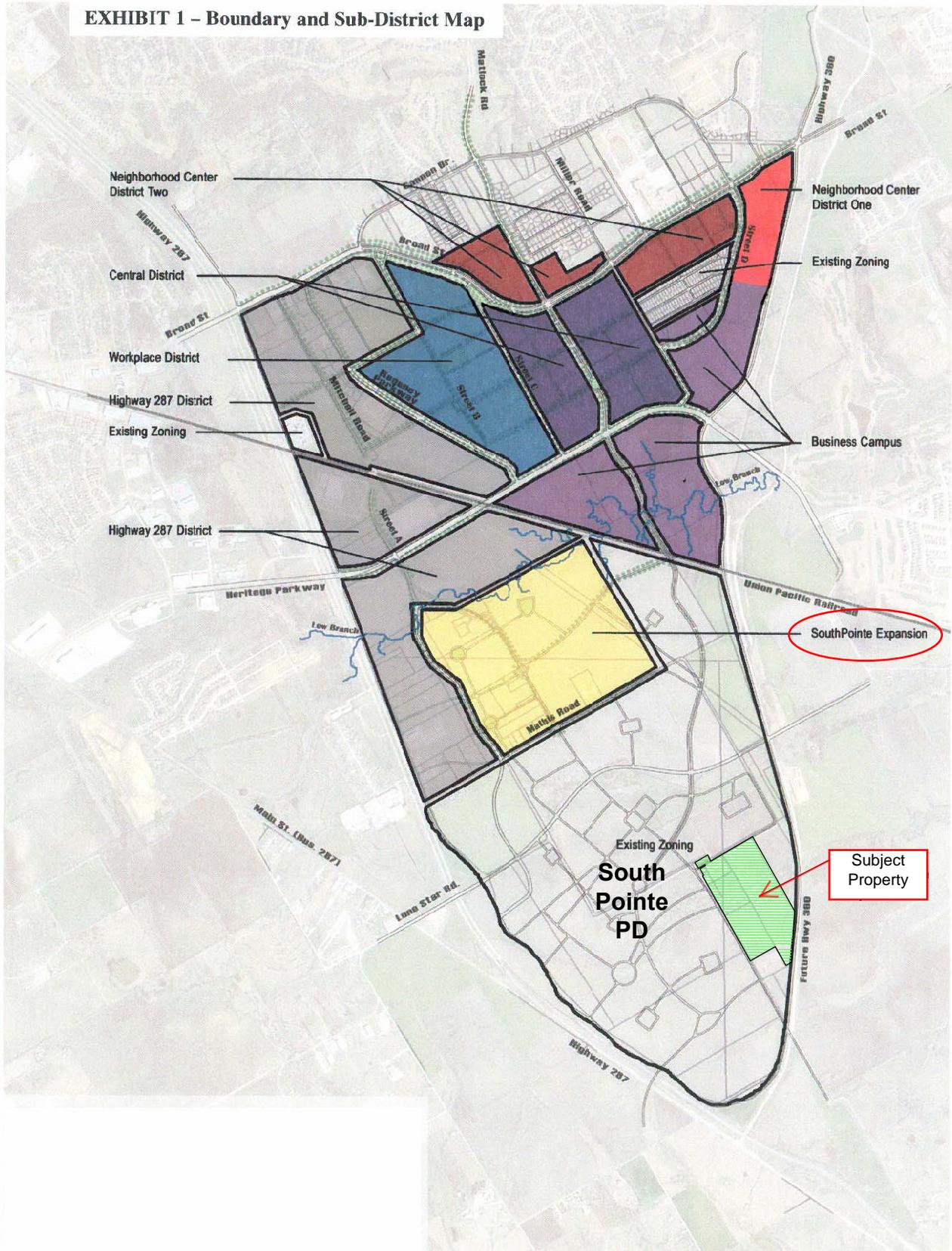
This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy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

07/20/2016

# Property Owner Notification for ZC# 16-010

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
1102 C VERA 8.5 ACRES		RUBY 07 SPMTGE LLC	6723 WEAVER RD	ROCKFORD, IL	61108
1102 C VERA,616 J LAWRENCE,135 S M BLAIR		TEXAS MIDSTREAM GAS SERVICES L	PO BOX 18162	OKLAHOMA CITY, OK	73118
135 616 S M BLAIR J LAWRENCE6.54 ACRES		AULD ROBERT M ETAL	5708 GEORGIAN CT	HALTOM CITY, TX	76117
135 S M BLAIR 67.028 ACRES		RUBY 07 SPMTGE LLC	6723 WEAVER RD	ROCKFORD, IL	61108
135 S M BLAIR;616 J LAWRENCE 1.0 ACRES		SWOFFORD ROGER D & LINDA D	2055 DAVIS DR	MIDLOTHIAN, TX	76065
135 S M BLAIR;616 J LAWRENCE 4.26 ACRES		SWOFFORD ROGER D & LINDA D	2055 DAVIS DR	MIDLOTHIAN, TX	76065
616 J LAWRENCE 14.4 ACRES		SUNBELT LAND INVESTMENTS LTD	2904 HIGHWAY 121	BEDFORD, TX	76021
935 L RUSSELL 38.5 ACRES		RUBY 07 SPMTGE LLC	6723 WEAVER RD	ROCKFORD, IL	61108
C VELA	TR 10	TEXAS MIDSTREAM GAS SERVICES L	P O BOX 18355	OKLAHOMA CITY, OK	73154-0355
C VELA	TR 10B	TEXAS MIDSTREAM GAS SERVICES L	P O BOX 18355	OKLAHOMA CITY, OK	73154-0355
C VELA	TR 10PT	TEXAS MIDSTREAM GAS SERVICES L	P O BOX 18355	OKLAHOMA CITY, OK	73154-0355
C VELA	TR 10PT	TEXAS MIDSTREAM GAS SERVICES L	P O BOX 18355	OKLAHOMA CITY, OK	73154-0355
C VELA	TR 10PT	TEXAS MIDSTREAM GAS SERVICES L	P O BOX 18355	OKLAHOMA CITY, OK	73154-0355
C VELA	TR 9	RUBY 07 SPMTGE LLC	6723 WEAVER RD STE 108	ROCKFORD, IL	61114-8021
HARMON ADDITION	BLK 1	TEXAS MIDSTREAM GAS SERVICES L	P O BOX 18355	OKLAHOMA CITY, OK	73154-0355
L RUSSELL	TR 1	RUBY 07 SPMTGE LLC	6723 WEAVER RD STE 108	ROCKFORD, IL	61114-8021

An addition to South Pointe Expansion



**EXHIBIT A**  
**LEGAL DESCRIPTION OF 61.703 ACRES**

All that certain lot, tract, or parcel of land, situated in a portion of the Joseph Lawrence Survey, Abstract No. 616, the Cresanto Vela Survey, Abstract No. 1102, and the Seth M. Blair Survey, Abstract No. 135, Ellis County, Texas, and the Cresanto Vela Survey, Abstract No. 851, Johnson County, Texas, being all of those certain called 33.83 acre Tract 1, Lot 1, Block 1 of Harmon Addition recorded in Volume 8, Page 868 of the Plat Records of Johnson County, Texas (PRJCT) as Tract 2, called 12.33 acre Tract 3, called 0.705 acre Tract 4, called 13.48 acre Tract 5, called 0.89 acre Tract 6 described in a deed from Mockingbird Midstream Gas Services, LLC to Texas Midstream Gas Services, LLC recorded in Volume 2679, Page 1026 of the Deed Records of Ellis County, Texas (DRECT) and a deed from Trike Investors, LP to Texas Midstream Gas Services, LLC recorded in Volume 4310, Page 1 of the Deed Records of Johnson County, Texas (DRJCT), and being more completely described as follows, to-wit:

BEGINNING at a spike found for the most southerly corner of said Tract 3, the most westerly corner of a called 5.258 acre tract described in a deed to Roger D. Swofford, et al recorded in Volume 2612, Page 1329 (DRECT), and being in the East line of a called 873.29 acre tract described in a deed to RUBY-07-SPMTGE, LLC recorded in Volume 2659, Page 1193 (DRECT), said point being in Davis Drive (County Road No. 516)

THENCE North 29 deg. 27 min. 30 sec. West along the Southwest lines of said Tracts 3, 4, and 5 and an East line of said 873.29 acre tract, a distance of 1915.82 feet to a 1/2" iron rod found for the most westerly corner of said Tract 4;

THENCE North 59 deg. 32 min. 30 sec. East departing the East line of said 873.29 acre tract and continue along the Northwest line of said Tract 4, a distance of 25.00 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" for the most southerly corner of said Lot 1, Block 1 of Harmon Addition, from which a 1/2" iron rod found for reference bears North 59 deg. 32 min. 30 sec. East - 4.97 feet ;

THENCE North 29 deg. 27 min. 30 sec. West departing the Northwest line of said Tract 4 and continue along the Southwest line of said Lot 1, Block 1, a distance of 145.47 feet to a 1/2" capped iron rod found stamped "GEODATA" for the most westerly corner of said Lot 1, Block 1;

THENCE North 59 deg. 32 min. 30 sec. East along the Northwest line of said Lot 1, Block 1, a distance of 123.71 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" for the most northerly corner of same and being in the Southwest line of said Tract 5, from which a 1/2" iron rod found for reference bears South 28 deg. 44 min. 08 sec. West - 4.97 feet;

THENCE North 28 deg. 44 min. 08 sec. West along the Southwest line of said Tract 5, a distance of 25.01 feet to a P.K. nail set with washer stamped "GOODWIN & MARSHALL" for the most northerly Northwest corner of same, being in the Southeast line of said Tract 6, and being in the centerline of Harmon Road;

THENCE South 59 deg. 32 min. 30 sec. West along the Southeast line of said Tract 6 and the centerline of Harmon Road, a distance of 149.03 feet to a Railroad spike found for the most southerly corner of said Tract 6, in the East line of said 873.29 acre tract, and being at the intersection of Harmon Road and Davis Drive;

THENCE North 29 deg. 27 min. 30 sec. West along the Southwest line of said Tract 6 and the East line of said 873.29 acre tract, a distance of 133.48 feet to a 1/2" iron rod found for the most westerly corner of said Tract 6 and an ell corner of said 873.29 acre tract;

THENCE North 59 deg. 32 min. 30 sec. East along the Northwest line of said Tract 6 and a Southeast line of said 873.29 acre tract, a distance of 294.09 feet to a 1/2" iron rod found for the most northerly corner of said Tract 6 and an ell corner of said 873.29 acre tract;

THENCE South 25 deg. 03 min. 37 sec. East along the Northeast line of said Tract 6 and a Southeast line of said 873.29 acre tract, a distance of 136.81 feet to a 5/8" iron rod found for the most easterly corner of said Tract 6, an ell corner of said 873.29 acre tract, and being in the Northwest line of said Tract 5, said point being in the centerline of Harmon Road;

THENCE North 58 deg. 58 min. 53 sec. East along the Northwest line of said Tract 5, the Southeast line of said 873.29 acre tract, and with the centerline of Harmon Road, a distance of 281.15 feet to a P.K. nail set with washer stamped "GOODWIN & MARSHALL" for the most northerly corner of said Tract 5 and the most westerly corner of said Tract 1, from which a 1-3/4" iron pipe found for reference bears South 29 deg. 27 min. 30 sec. East - 17.01 feet;

THENCE North 59 deg. 52 min. 10 sec. East along the Northwest line of said Tract 1, the Southeast line of said 873.29 acre tract, and with the centerline of Harmon Road, a distance of 677.46 feet to P.K. nail set with washer stamped "GOODWIN & MARSHALL" for the most northerly corner of said Tract 1 and the most westerly corner of a called 15.21 acre tract described in a deed to Sunbelt Land Investments/360, Ltd. recorded in Volume 2746, Page 1136 (DRECT);

THENCE South 29 deg. 26 min. 42 sec. East departing the Southeast line of said 873.29 acre tract and continue along the Northeast line of said Tract 1 and the Southwest line of said 15.21 acre tract, at 16.50 feet pass a 1-3/4" iron pipe found for reference, and continue a total distance of 1682.90 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" for the most easterly corner of said Tract 1, the most southerly corner of said 15.21 acre tract, and being in the West right-of-way line of State Highway No. 360, from which a TXDOT brass monument bears North 03 deg. 39 min. 08 sec. East - 348.28 feet and a 1/2" iron rod found "bent" bears North 60 deg. 50 min. 53 sec. East - 0.78 feet;

THENCE South 03 deg. 39 min. 08 sec. West along the East line of said Tract 1 and said West right-of-way line, a distance of 1007.86 feet to a 1/2" iron rod found "bent" for the Southeast corner of said Tract 1;

THENCE South 59 deg. 42 min. 39 sec. West departing said West right-of-way line and continue along the South line of said Tract 1, a distance of 126.49 feet to a 1/2" iron rod found for the most southerly corner of said Tract 1 and the most easterly corner of said 5.258 acre tract;  
THENCE North 29 deg. 27 min. 30 sec. West along the Southwest line of said Tract 1 and the Northeast line of said 5.258 acre tract, a distance of 424.83 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" for the most northerly corner of said 5.258 acre tract, the most easterly corner of said Tract 3, from which a 1/2" iron rod found "bent" bears North 04 deg. 10 min. 40 sec. East - 0.69 feet;

THENCE South 60 deg. 32 min. 31 sec. West departing the Southwest line of said Tract 1 and continue along the Southeast line of said Tract 3, and the Northwest line of said 5.258 acre tract, a distance of 564.60 feet to the POINT OF BEGINNING, containing 2,687,789 square feet or 61.703 acres of land, more or less.



7/15/2016

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**G. SOUTH POINTE EXPANSION SUB-DISTRICT**

**1.1 Regulation of Sub-District** – South Pointe is a master planned community in the southern portion of The Reserve. As there has been a Planned Development District approved by City Ordinance No. 1518, all applicable regulations contained within the South Pointe Planned Development District Standards for Residential Villages shall apply to properties in the South Pointe Expansion Sub-District, including but not limited to, the following:

- Residential Product Types
- Permitted Uses
- Bulk Standards
- General Urban Design Standards
- Distribution of Open Space (at a rate of 1.33 acres for each one hundred (100) dwelling units)
- Street Types
- Landscaping and Screening
- Fences
- Buffering

**1.2 Approval of Development** – Properties in the South Pointe Expansion Sub-District shall not be part of or included in the South Pointe Covenants, Conditions and Restrictions and shall not be subject to the review of the South Pointe Architectural Review Committee. Approval of development in the South Pointe Expansion Sub-District shall comply with the same development approval process established for The Reserve Planned Development Sub-Districts.

**1.3 Required Documents for Development** – Prior to development in the South Pointe Expansion Sub-District, the developer shall provide the following documents as part of the development approval process:

- Village Plan
- Circulation Plan
- Open Space Plan
- Phasing Plan

**1.4 Maximum Gross Density** – The maximum gross density in the South Pointe Expansion Sub-District shall be four (4) dwelling units per acre.

**1.5 Public Utilities** – All public utilities in South Pointe Expansion must be installed in accordance with the City of Mansfield Zoning and Subdivision Ordinances, and any future amendment thereof.

September 20, 2016

Mr. Felix Wong  
Director of Planning  
City of Mansfield  
1200 E. Broad Street  
Mansfield, Texas 76063

RE: Mill Valley Zoning Case (SouthPointe Expansion Expansion)

Dear Mr. Wong:

As a representative of Jabez Development I would like to request our zoning case for 61.7 acres be tabled until the October 10 hearing to allow us to provide the information that City Council members requested in our initial hearing. Please acknowledge receipt of this request and the fact that we have been tabled in our request. We sincerely appreciate staff assistance on this project.

Best wishes:



D. Matthew Goodwin, P.E.

DMG/jc



### Land Use Summary

LAND USE	LOT SIZE	LOTS	Lot Size %
Township	65' x 120'	78	39.0%
Village	55' x 115'	65	32.5%
Cottage	40' x 110'	57	28.5%
<b>TOTAL</b>		<b>200</b>	<b>100.0%</b>

Preliminary Layout  
OCTOBER, 2016

# MILL VALLEY

City of Mansfield, Ellis & Johnson County, Texas

**GOODWIN AND MARSHALL INC.**  
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS  
2405 Mustang Drive, Grapevine, Texas 76051  
(817) 329-4373



SCALE:  
1" = 100'

E:\N\0721 - HMA\Prelim\Prelim Layout 2016-09-19 Harmon.pro Wed Oct 05 08:35:04 2016

# CONCEPTUAL OPEN SPACE MASTER PLAN

- A PLAY LAWN
- B PARK PAVILION
- C PLAYGROUND
- D PEDESTRIAN BRIDGE
- E FOREST LOOP TRAIL
- F ENTRY MONUMENTATION
- G DOG PARK
- H DECORATIVE PLAZA
- I STREET TREES



# MILL VALLEY

CITY OF MANSFIELD, ELLIS & JOHNSON COUNTY, TEXAS

OCTOBER 2016

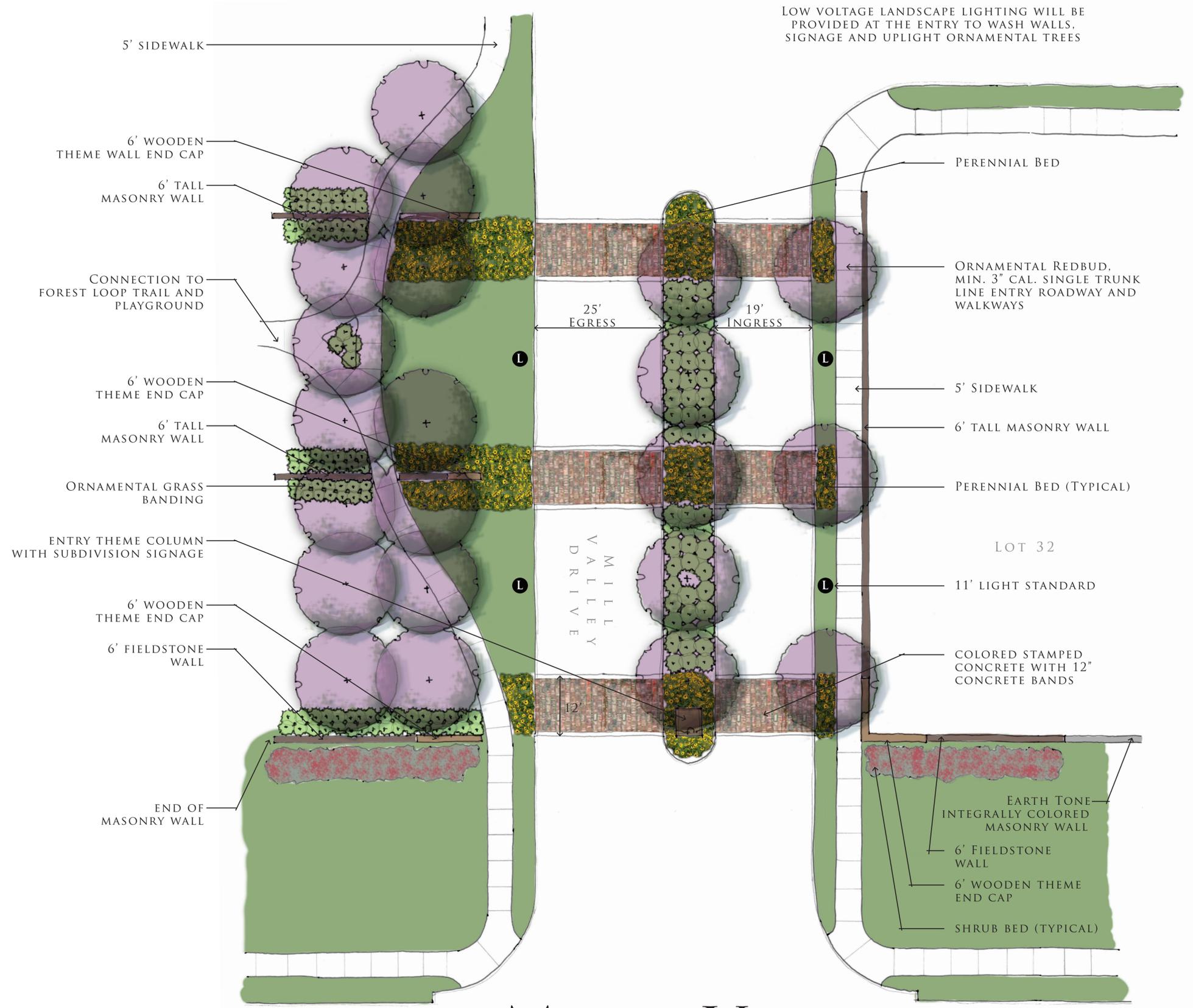


SCALE 1"=80'  
AT 24"x36"

# CONCEPTUAL ENTRY PLAN

# ENTRY MONUMENT - PLAN VIEW

LOW VOLTAGE LANDSCAPE LIGHTING WILL BE PROVIDED AT THE ENTRY TO WASH WALLS, SIGNAGE AND UPLIGHT ORNAMENTAL TREES



ENTRY ORNAMENTAL TREE - REDBUD (SPRING)



PERENNIAL BEDS - BLACK EYED SUSAN OR ALTERNATIVE



ORNAMENTAL GRASS MASSING - MISCANTHUS OR ALTERNATIVE



SHRUB BEDS - LITTLE PRINCESS CRAPE MYRTLE OR ALTERNATIVE



FIELDSTONE WALLS



WOODEN END CAP

DAVIS DRIVE

# MILL VALLEY

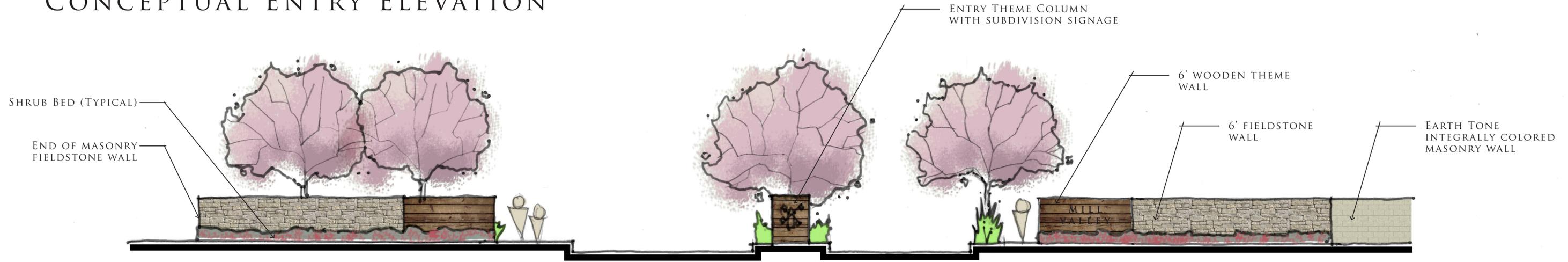
CITY OF MANSFIELD, ELLIS & JOHNSON COUNTY, TEXAS

OCTOBER 2016



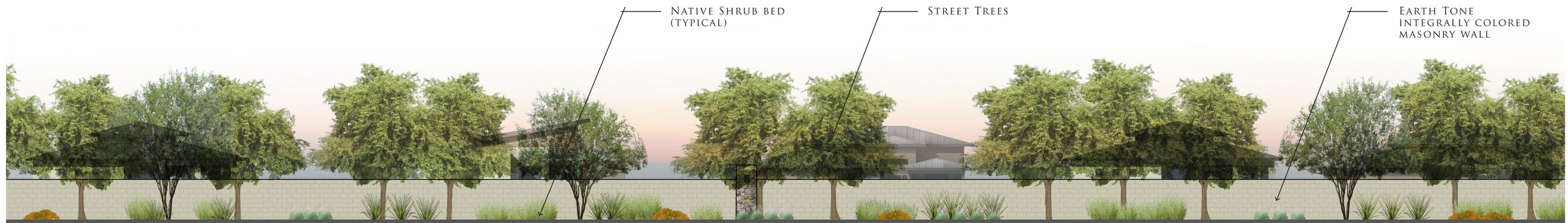
SCALE 1"=10'  
AT 24"x36"

# CONCEPTUAL ENTRY ELEVATION



# CONCEPTUAL VIEW WALL

# CONCEPTUAL SUBDIVISION WALL



# MILL VALLEY

CITY OF MANSFIELD, ELLIS & JOHNSON COUNTY, TEXAS

OCTOBER 2016



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 16-1999

**Agenda Date:** 10/10/2016

**Version:** 1

**Status:** First Reading

**In Control:** City Council

**File Type:** Ordinance

**Agenda Number:**

### **Title**

Ordinance - First Reading of an Ordinance Authorizing the Execution of a Gas Lease Agreement Between the City of Mansfield and GHA Barnett, LLC for City-Owned Property Located at 707 Pleasant Ridge Court

### **Requested Action**

Approve Ordinance

### **Recommendation**

Approve Ordinance

### **Description/History**

The City advertised for bids for a mineral lease, no drill site, for City-owned property located at 707 Pleasant Ridge Court. The bids were opened on October 3, 2016. A map of the property is attached. The offer amount for royalty is 25% with a two-year primary term and \$1,000/AC bonus money from GHA Barnett, LLC.

### **Justification**

This property was bid out as a "no-drill" site. GHA Barnett, LLC bid exceeds the initial bid requirements and the lease is still for a no-drill site. The mineral lease agreement has been approved by the city attorney.

### **Funding Source**

N/A

### **Prepared By**

Shelly Lanners, Deputy City Manager

[shelly.lanners@mansfieldtexas.gov](mailto:shelly.lanners@mansfieldtexas.gov)

817-276-4265

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF MANSFIELD AUTHORIZING THE EXECUTION OF A GAS LEASE AGREEMENT BETWEEN THE CITY OF MANSFIELD AND GHA BARNETT, LLC FOR CITY-OWNED PROPERTY LOCATED AT 707 PLEASANT RIDGE COURT**

**WHEREAS**, the City bid out City-owned property for a mineral lease and “no-drill” site and bids were opened on October 3, 2016; and

**WHEREAS**, GHA Barnett, LLC desires to lease the minerals on a property owned by the City of Mansfield; and

**WHEREAS**, this property is described as 707 Pleasant Ridge Court; and

**WHEREAS**, the proposed lease shall contain a “no-drill, no-surface activity” restriction and the minerals shall be conveyed without warranty of title; and

**WHEREAS**, the City Council finds that it is in the best interest of the citizens of the City of Mansfield to execute a gas lease agreement between the City of Mansfield and GHA Barnett, LLC for the above-described property; and

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

**SECTION 1.**

That the City Manager or his designee is hereby authorized to execute a gas lease agreement between the City of Mansfield and GHA Barnett, LLC.

**SECTION 2.**

This Ordinance shall be cumulative of all provisions of all other Ordinances of the City of Mansfield, Texas except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

**SECTION 3.**

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

**SECTION 4.**

This ordinance shall take effect immediately from and after its passage on third and final reading as the City Charter provides.

FIRST READING APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

SECOND READING APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

DULY PASSED ON THE THIRD AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
David Cook, Mayor

ATTEST:

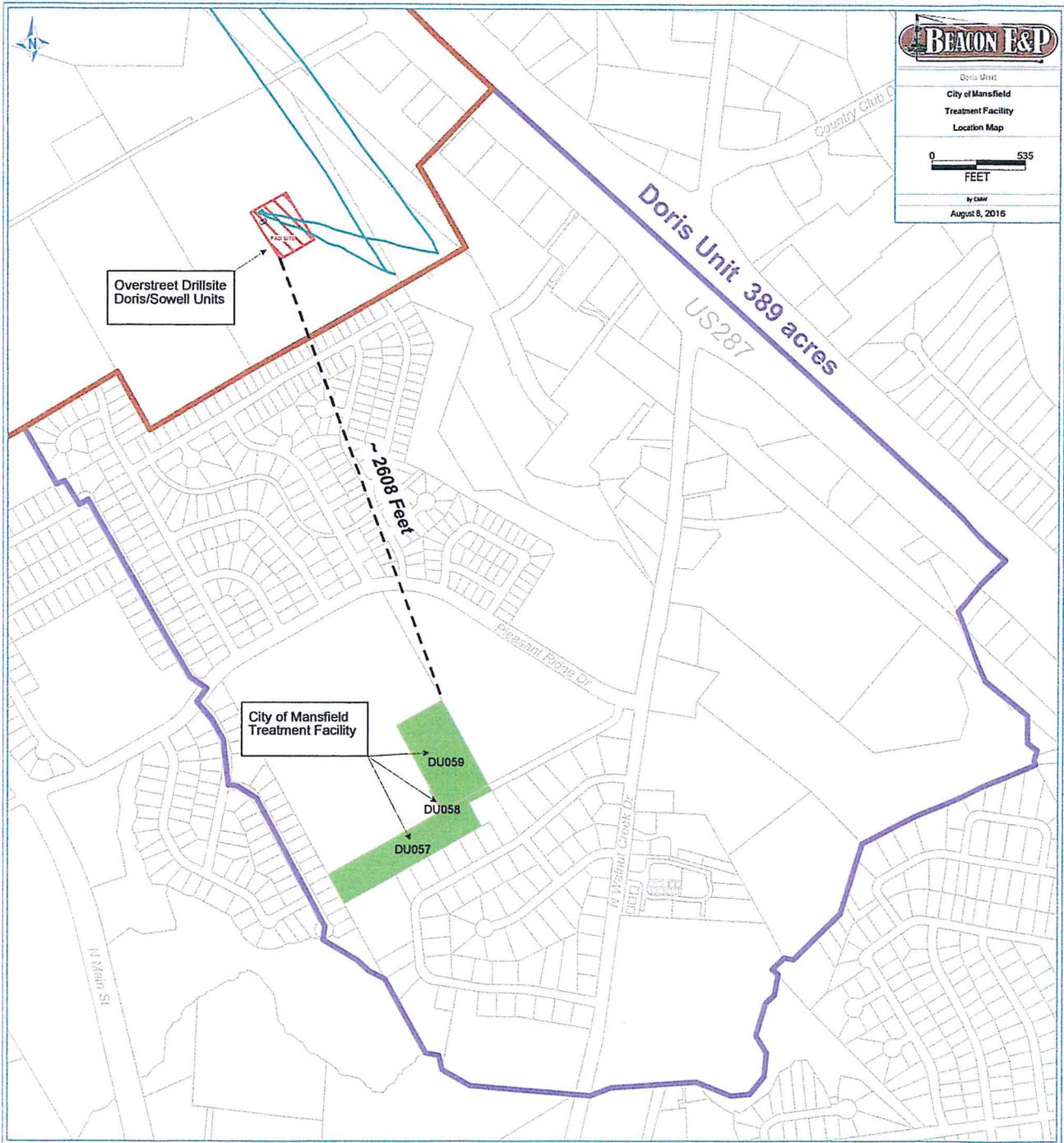
\_\_\_\_\_  
Jeanne Heard, City Secretary

EFFECTIVE: \_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
CITY ATTORNEY

# Location Map





# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 16-2063

**Agenda Date:** 10/10/2016

**Version:** 1

**Status:** New Business

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:**

### **Title**

Resolution - A Resolution of The City Council of the City of Mansfield, Texas, Approving Tax Abatement Agreement By and Between the Mansfield Economic Development Corporation ("MEDC") and RMA Holdings, L.L.C., and Authorizing Its Execution by the President of the MEDC; and Providing an Effective Date

### **Requested Action**

Consider Tax Abatement Agreement with A-M-C Warehouses, d/b/a RMA Holdings/BP Holdings.

### **Recommendation**

Approve Tax Abatement Agreement.

### **Description/History**

As part of the incentive to attract A-M-C Warehouse to build their 450,000 square foot, \$60,000,000 cold storage facility in Mansfield, the city offered a 50%, 10-Year Tax Abatement. The third reading of the ordinance to create the reinvestment zone is on the October 10, 2016 City Council agenda. This item is the agreement with A-M-C Warehouse for the tax abatement. Johnson County has also offered a Tax Abatement Agreement to A-M-C Warehouse. The creation of the Reinvestment Zone, and the granting by the city of a Tax Abatement Agreement, enables Johnson County to provide the same.

### **Justification**

N/A

### **Funding Source**

N/A

### **Prepared By**

Scott Welmaker, Mansfield Economic Development Corporation



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING TAX ABATEMENT AGREEMENT BY AND BETWEEN THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION (“MEDC”) AND RMA HOLDINGS, L.L.C., AND AUTHORIZING ITS EXECUTION BY THE PRESIDENT OF THE MEDC; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council has been presented a proposed Tax Abatement Agreement by and between RMA HOLDINGS, L.L.C., a copy of which is attached hereto as Exhibit “A”: and incorporated herein by reference; and

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

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

**SECTION 1.**

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

**SECTION 2.**

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

**SECTION 3.**

This Resolution shall become effective from and after its passage.

**PASSED AND APPROVED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016**

\_\_\_\_\_  
Mayor David L Cook

ATTEST:

\_\_\_\_\_  
City Secretary

THE STATE OF TEXAS )  
 )  
COUNTY OF TARRANT )

**TAX ABATEMENT AGREEMENT**  
**BETWEEN THE CITY OF MANSFIELD, TEXAS, AND**  
**RMA HOLDINGS, LLC**

This Tax Abatement Agreement (“Agreement”) is entered into by and between the City of Mansfield, Texas, a Texas home rule municipality (“City”), and RMA Holdings, LLC a limited Texas liability company (“RMA”). City and RMA are sometimes hereafter referred to individually as a “party” and collectively as the “parties”.

**W I T N E S S E T H:**

**WHEREAS**, Section 312.002(a) of the Texas Tax Code requires the City to pass a resolution indicating the City’s desire to become eligible to participate in tax abatement agreements; and

**WHEREAS**, on or about May 9, 2016, the City adopted Resolution No. RE-3245-16 electing to become eligible to participate in tax abatement agreements, in accordance with Section 312.002(a) of the Texas Tax Code, and subsequently has timely reaffirmed its tax abatement agreement policies; and

**WHEREAS**, the City has also adopted and/or reaffirmed tax abatement guidelines and criteria, in accordance with Section 312.002 of the Texas Tax Code (hereinafter referred to as the “City’s Tax Abatement Guidelines and Criteria”); and

**WHEREAS**, the City’s Tax Abatement Guidelines and Criteria constitute appropriate guidelines and criteria governing tax abatement agreements to be entered into by the City, as contemplated by Chapter 312 of the Texas Tax Code, as amended; and

**WHEREAS**, on or about \_\_\_\_\_, the City Council of the City of Mansfield, Texas, adopted Ordinance No. \_\_\_\_\_ establishing a Tax Abatement Reinvestment Zone in the City of Mansfield, Texas, as authorized by the Property Redevelopment and Tax Abatement Act, Chapter 312 of the Texas Tax Code; and

**WHEREAS**, RMA owns a 17.5acre tract north of FM 917 and between 2<sup>nd</sup> Avenue and the planned extension of Antler Drive and has a three year option to purchase the +/- 12.0 acres immediately adjacent to the north within the corporate limits of the City of Mansfield (“City”) both depicted on Exhibit “A” (hereafter referred to as the “Property”), where it intends to construct and operate a 450,000 square feet freezer, refrigerator and dry storage warehouse space; and

**WHEREAS**, RMA intends to make a new Capital Investment in the Property of at least Sixty Seven Million Four Hundred Six Thousand Nine Hundred Thirty Eight Dollars (\$67,406,938.00) to construct the Facility, which will result in the creation of additional Primary Jobs at the Property (all as hereinafter defined); and

**WHEREAS**, this abatement of taxes will maintain and enhance the economic and employment base of the City, thereby benefiting the City, in accordance with the Tax Abatement Guidelines and Criteria and the Property Redevelopment and Tax Abatement Act; and

**WHEREAS**, the City Council of the City of Mansfield, Texas, finds that the contemplated use of the Property, and the improvements to the Property as set forth in this Agreement, and the other terms hereof are consistent with encouraging development of said Reinvestment Zone in the City of Mansfield, Texas, in accordance with the purposes for its creation, and are in compliance with the City's Tax Abatement Guidelines and Criteria, and Chapter 312 of the Texas Tax Code; and

**WHEREAS**, the RMA acknowledges and agrees that the tax abatements granted by this Agreement are contingent upon its compliance with this Agreement in accordance with the terms and conditions set forth herein; and

**WHEREAS**, this Agreement was approved by the City Council of the City of Mansfield, Texas, at a regularly scheduled meeting, consistent with Section 312.207(a) of the Texas Tax Code, as amended.

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

**SECTION 1. FINDINGS INCORPORATED**

All the above premises are hereby found to be true and correct and are hereby approved and incorporated into the body of this Agreement as if copied in their entirety.

**SECTION 2. TERM**

This Agreement shall be effective as of the Effective Date and end on the last day of the Tax Abatement Period, unless terminated earlier by the parties as provided below.

**SECTION 3. DEFINITIONS**

The following words shall have the following meanings when used in this Agreement:

**Act.** "Act" means Chapter 312 of the Texas Tax Code, the Property Redevelopment and Tax Abatement Act, as amended.

**Ad Valorem Taxes.** “Ad Valorem Taxes” means the ad valorem taxes attributable to the Property and all improvements including the Facility and business personal property, excluding ad valorem taxes attributable to the mineral estate associated with the Property.

**Agreement.** “Agreement” means this Tax Abatement Agreement, together with all exhibits and schedules attached to this Agreement.

**Base Year Value.** “Base Year Value” means the value of the Property as of January 1, 2016 as appraised by the Tarrant Appraisal District.

**Capital Investment.** “Capital Investment” means the actual cost incurred related to the construction of the Facility, including the actual construction costs of all buildings, renovations, site preparation, structures, infrastructure, offsite improvements (if any), utilities, landscaping and onsite improvements, including labor and materials, engineering costs, surveying costs, fees of consultants, permit and inspection fees, and business personal property and equipment located on the Property after the date of this Agreement that are subject to ad valorem taxes. It does not include insurance costs, legal fees and expenses, marketing costs or any interest paid to finance the cost of Capital Investment.

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

**Effective Date.** “Effective Date” means the date of the later to execute this Agreement by and between the City and RMA.

**Facility.** “Facility” means the freezer, dry and cold storage warehouse located on the Property, comprised of at least 450,000 square feet, to be constructed in four phases, and include at least four (4) buildings.

**FTE.** “FTE” means any employee on a forty (40) hour or more per week schedule or the combination of two (2) or more employees on part-time schedules equaling at least forty (40) hours without regard to whether individuals in those positions are the same as those in previous counts.

**RMA.** “RMA” means RMA Holdings, LLC, a Texas limited liability company.

**Person.** "Person" means an individual or a corporation, partnership, trust, estate, unincorporated organization, association, or other legal entity.

**Primary Jobs.** “Primary Jobs” means FTE’s performing the type of jobs defined in Section 501.002 of the Texas Local Government Code.

**Property.** “Property” has the meaning set forth in the Recitals.

**Tax Abatement Period.** “Tax Abatement Period” means the period, in years, during which the Property is entitled to tax abatement pursuant to this Agreement. The Tax Abatement Period shall commence on January 1 of the year following the issuance of a Certificate of Occupancy for Phase I of the Facility and said period shall expire on the last day of the tenth (10<sup>th</sup>) calendar year thereafter.

**Term.** “Term” means the term of this Agreement as specified in Section 2 of this Agreement.

#### **SECTION 4. RMA OBLIGATIONS AND USE OF PROPERTY**

(A) As a condition precedent to tax abatement pursuant to this Agreement and in consideration of the tax abatement granted herein, RMA agrees to the following:

(1) Make a total new Capital Investment in the Facility on or before June 30, 2022 in an amount of no less than Sixty Seven Million Four Hundred Six Thousand Nine Hundred Thirty Eight Dollars (\$67,406,938.00) and construct the Facility according to the following schedule:

(i) Phase I. By June 30, 2018 make a Capital Investment in the Property of at least Nineteen Million Six Hundred Fifty Nine Thousand Three Hundred Ninety Dollars (\$19,659,390.00) and obtain a Certificate of Occupancy for the first freezer building which shall be comprised of no less than 115,000 square feet.

(ii) Phase II. By June 30, 2020 make an additional Capital Investment in the Property of Fourteen Million Six Hundred Forty Seven Thousand Three Hundred Ninety Dollars (\$14,647,390.00) and obtain a Certificate of Occupancy for the second freezer building which shall be comprised of no less than 100,000 square feet, for a total Capital Investment of Thirty Four Million Three Hundred Six Thousand Seven Hundred Eighty Dollars (\$34,306,780.00).

(iii) Phase III. No later than June 30, 2021 make an additional Capital Investment in the Property of at least Fourteen Million Seven Hundred Ninety Four Thousand One Hundred Fifty Eight Dollars (\$14,794,158.00) and obtain a Certificate of Occupancy for the third freezer building which shall be comprised of no less than 100,000 square feet, for a total Capital Investment of Forty Nine Million One Hundred Thousand Nine Hundred Thirty Eight Dollars (\$49,100,938.00).

(iv) Phase III. No later than June 30, 2022 make an additional Capital Investment in the Property of at least Eighteen Million Three Hundred Six Thousand Dollars (\$18,306,000.00) and obtain a Certificate of Occupancy for the fourth freezer building which shall be comprised of no less than 150,000 square feet, for a total Capital Investment of Sixty Seven Million Four Hundred Six Thousand Nine Hundred Thirty Eight Dollars (\$67,406,938.00).

(2) Create a minimum of one hundred ten (110) FTEs with a Primary Jobs component by June 30, 2022 and retain them for the Term of this Agreement according to the following schedule:

No later than	Number of Total Employees
06-30-2018	30
06-30-2020	55
06-30-2021	80
06-30-2022	110

(3) Render the Property and the Facility to the Tarrant County Appraisal District and remain current on all Ad Valorem Taxes for the Term of this Agreement;

(4) Provide documentation to the Corporation for the Capital Investment in a manner acceptable to the City; and

(5) Operate the Facility as a freezer and warehouse for the term of this Agreement.

## **SECTION 5. TAX ABATEMENT**

(A) Subject to RMA's full compliance with all of its obligations in Section 4 and the other terms and conditions of this Agreement, a portion of the Ad Valorem Taxes otherwise owed to the City for the Property shall be abated. Said abatement of the Ad Valorem Taxes on the Property shall be based upon the increased value of the Property, as improved by the Facility, over the Base Year Value, and in accordance with the terms of this Agreement and all applicable federal, state, and local laws and regulations.

(1) Term. The Tax Abatement Period shall be ten (10) years (with the first year of tax abatement being the first tax year following the date on which the City issues a Certificate of Occupancy for Phase 1 of the Facility (*i.e.*, the Tax Abatement Period starts on January 1 of such following year).

(2) Abatement Amount. The tax abatement rate for each such year during the Tax Abatement Period shall be the following percentage of the portion of the value of Property that is subject to abatement, and such qualifications as are noted elsewhere in this Agreement:

Year of Tax Abatement Period	Abatement Percentage
1	50%
2	50%
3	50%
4	50%
5	50%
6	50%
7	50%
8	50%
9	50%
10	50%

(B) Notwithstanding any provision in this Agreement to the contrary, the Property shall not be entitled to tax abatement for more than ten (10) years. The tax abatement shall continue for the duration of the Tax Abatement Period and shall not be lost through Force Majeure events or circumstances beyond RMA's control, except in an event of default as described below.

**SECTION 6. DEFAULT AND RECAPTURE PROVISION**

(A) The City may declare a default hereunder if RMA: (1) fails, refuses, or neglects to comply with any of the terms, conditions, or representations of this Agreement and fails to cure during the cure period; or (2) allows ad valorem taxes owed to the City to become delinquent and fails either to cure during the cure period or to timely and properly follow the legal procedures for their protest or contest.

(B) If the City declares a default of this Agreement, this Agreement shall terminate (after notice and opportunity to cure as provided for herein), and the City, in such event, shall be entitled to recapture any and all property taxes which have been abated as a result of this Agreement. The City shall notify RMA of any default in writing in the manner prescribed herein. The notice shall specify the basis for the declaration of default, and RMA shall have thirty (30) days from the date of such notice to cure any default. If RMA fails to cure within the period herein specified, RMA shall be liable for and will pay to the City within sixty (60) days following the termination of this Agreement: (1) the amount of all property taxes abated under this Agreement; (2) interest on the abated amount at the rate provided for in the Texas Tax Code for delinquent taxes; and (3) penalties on the amount abated in the year of default at the rate provided for in the Texas Tax Code for delinquent taxes.

**SECTION 7. RIGHT OF ACCESS FOR INSPECTION**

The RMA further agrees that the City, its agents and employees, shall have reasonable right to access the Property during normal business hours and upon not less than two (2) business days written notice to RMA to inspect the Facility and other items subject to this Agreement in

order to ensure that the construction of the Facility is in accordance with this Agreement and all applicable federal, state, and local laws and regulations. After completion of the Facility, the City shall have the continuing right of reasonable access to the Property during normal business hours and upon not less than two (2) business days written notice to the RMA to inspect the Property to ensure that such are thereafter maintained and operated in accordance with this Agreement.

#### **SECTION 8. ANNUAL CERTIFICATION**

On or before April 1 of each year, the RMA shall each provide to City written certification that RMA is in compliance with each applicable term of this Agreement. Such certification shall be in a form reasonably satisfactory to the City, and shall include, at a minimum, information supporting the RMA's conclusions that it met (or expects to meet) each condition and requirement to abatement set forth in this Agreement. Any failure of the City to request or demand such certification shall not constitute a waiver of such certification or any future certification; provided, however, that if the City fails to request or demand such certification and RMA fails to provide such certification, the City shall give such party written notice of such failure and such party shall provide such certification within thirty (30) days of such party's receipt of such notice.

#### **SECTION 9. CANCELLATION OR MODIFICATION OF AGREEMENT**

The parties agree that the City may cancel or modify this Agreement if the RMA fails to comply with any of the provisions of this Agreement, subject to any cure provisions referenced in Section 6 and Section 8 herein.

#### **SECTION 10. MISCELLANEOUS PROVISIONS**

(A) Amendments. This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

(B) Applicable Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Tarrant County, Texas. Exclusive venue for any action arising under this Agreement shall lie in the state district courts of Tarrant County, Texas.

(C) Assignment. This Agreement shall be binding on and inure to the benefit of the parties, their respective successors and assigns. RMA may assign all or part of its rights and obligations hereunder only upon prior written approval of the City.

(D) Binding Obligation. This Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. City warrants and represents that the individual executing this Agreement on behalf of City has full authority to execute this

Agreement and bind City to the same. RMA warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind it to the same.

(E) Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.

(F) Filing. In order to receive the tax abatement pursuant to this Agreement, RMA understands it must file with the appraisal district an application for property tax abatement exemption between January 1 and April 30 of each year during the Term of this Agreement.

(G) Notices. Any notice or other communication required or permitted by this Agreement (hereinafter referred to as the "Notice") is effective when in writing and (i) delivered either by facsimile (with electronic information and a mailed copy to follow) or by hand, or (ii) three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified with return receipt requested, and addressed as follows:

if to RMA: RMA Holdings, LLC  
1475 Post and Paddock Street  
Grand Prairie, TX 75050  
Attention: Monty Barnett, Robert Phillips

if to City: City of Mansfield  
301 S. Main  
Mansfield, TX 76063  
Attention: Director of Economic Development

(H) Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

(I) Sovereign Immunity. No party hereto waives any statutory or common law right to sovereign immunity by virtue of its execution hereof.

(J) Undocumented Workers. RMA certifies that RMA does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. If during the Term of this Agreement, RMA is convicted of a violation under 8 U.S.C. § 1324a(f), RMA shall repay the amount of the public subsidy provided under this Agreement plus interest, at the rate of ten percent (10%), not later than the 120th day after the date the City notifies RMA of the violation.

(K) Prevailing Party Attorney's Fees. In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the

prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

(L) City Ordinances Applicable. The signatories hereto shall be subject to all applicable ordinances of the City, whether now existing or in the future arising.

(M) Force Majeure. It is expressly understood and agreed by the parties to this Agreement that if the performance of any obligations hereunder is delayed by reason of war, civil commotion, acts of God, fire or other casualty, the party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such obligation or requirement shall be extended for a period of time equal to the period such party was delayed.

(N) Runs with the Land. The provisions of this Agreement shall run with the land and be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns and successors in title.

(O) Offset. The City may at its option, offset any amounts due and payable under this Agreement against any debt (including abated taxes) lawfully due to the City from the RMA, regardless of whether the amount due arises pursuant to the terms of this Agreement or otherwise and regardless of whether or not the debt due the City has been reduced to judgment by a court.

(P) Conflict. The provisions of the Act are incorporated herein by reference and the City and RMA agree to abide thereby. If there is a conflict between the requirements of the Act and this agreement, the Act shall control.

(Q) Bonds. Neither the Property nor the Facility are improvement projects financed by tax increment bonds. This Agreement is subject to the rights of the holders of outstanding bonds of the City.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, on this \_\_\_\_ day of \_\_\_\_\_, 2016.

*{Signatures on following page}*

**CITY:**

**CITY OF MANSFIELD, TEXAS**

\_\_\_\_\_  
David Cook, Mayor

Date: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Jeanne Heard, City Secretary

**RMA:**

**RMA HOLDINGS, LLC**

By: Monty Barnett

Name: Monty Barnett

Title: Vice President

Date: 10-4-16

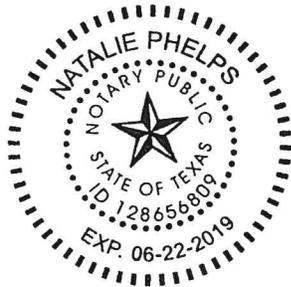
STATE OF TEXAS )  
 )  
COUNTY OF TARRANT )

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2016, by David Cook, Mayor of the City of Mansfield, Texas, a Texas home rule municipality, on behalf of said City.

\_\_\_\_\_  
Notary Public, State of Texas

STATE OF Texas )  
 )  
COUNTY OF Tarrant )

This instrument was acknowledged before me on the 4<sup>th</sup> day of October, 2016, by Monty Barrett the Vice President of RMA HOLDINGS, LLC, a Texas LLC.



N Phelps  
\_\_\_\_\_  
Notary Public, State of Texas

**Exhibit A**