MANSFIELD MANSFIELD

CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, June 8, 2020 5:00 PM Council Chambers

REGULAR MEETING AMENDED AGENDA

THIS MEETING WILL BE HELD BY VIDEO CONFERENCING. To participate, please register at

https://mansfieldtexas.zoom.us/webinar/register/WN_oXHNrzSFT4eCcDsvnEVaig by 7:00 p.m. on Monday, June 8, 2020 or join by telephone at 1-888-788-0099 (Toll Free). If joining by phone, please provide the Webinar ID number and password below:

Webinar ID: 910-9745-0152

Password: 1234567

Citizen comments and public hearing comments may also be submitted through the city's website www.mansfieldtexas.gov or by sending an email to susana.marin@mansfieldtexas.gov. All comments must be submitted by 7:00 p.m. Monday, June 8, 2020. Comments received will be read into the record by the Mayor or the City Secretary.

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

2. WORK SESSION

Discussion Regarding Homestead Exemption

3. RECESS INTO EXECUTIVE SESSION

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

- A. Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071
- B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072
- C. Personnel Matters Pursuant to Section 551.074

Discuss and Consider the Status of the City Manager

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

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

9. CITIZEN COMMENTS

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

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

10. COUNCIL ANNOUNCEMENTS

11. 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.

2

A. City Manager Report or Authorized Representative

Current/Future Agenda Items

B. Business Services Department Report

<u>20-3581</u> Presentation of Monthly Financial Report for the Period Ending March 31, 2020

020

Presenters: Peter Phillis

Attachments: March 2020 Monthly Financial

12. SUB-COMMITTEE REPORTS

<u>20-3580</u> Minutes - Approval of the May 18, 2020 Budget Sub-Committee Meeting

Minutes (vote will be only by the members of the sub-committee)

Presenters: Shelly Lanners and Susana Marin

Attachments: 5-18-20 Budget Sub-Committee Meeting DRAFT Minutes

13. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

14. CONSENT AGENDA

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

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

<u>20-3557</u> Ordinance - Third and Final Reading of an Ordinance to Consider

Proposed Changes to the Mansfield, Texas Code of Ordinances: Chapter

96 Parks and Recreation

Presenters: Shelly Lanners and Matt Young

Attachments: Ordinance

<u>20-3579</u> Minutes - Approval of the May 26, 2020 Regular City Council Meeting

Minutes

<u>Presenters:</u> Shelly Lanners and Susana Marin <u>Attachments:</u> 5-26-20 DRAFT Meeting Minutes

END OF CONSENT AGENDA

15. OLD BUSINESS

Ordinance - Third and Final Reading of an Ordinance Approving a Zoning Change from PD, Planned Development District to PD, Planned Development District for C-2 Uses Including a Church and Eating Place with Drive-Through Service on Approximately 32.558 Acres, located at 748, 756 and 764 S. Mitchell Road and 1001 S. US 287; Bannister Engineering, Surveyor/Engineer and Living Church, Owner/Developer

(ZC#19-023)

Presenters: Joe Smolinski, Matt Jones and Art Wright

Attachments: Maps and Supporting Information

Color Site Plan
Color Elevations

Exhibit A

Revised Color Elevations

Revised Exhibits B through D

Color Landscape Plan - 3rd reading

Color East and South Elevations and sign - 3rd reading

Revised Exhibits B through D - 3rd reading

Ordinance

16. <u>NEW BUSINESS</u>

20-3572 Review and Consideration of a Detailed Site Plan for Active Adult Living (Senior Apartments) on 6.36 acres of the S.S. Callander Survey located at

FM 157, North of House Road; Joe Lehman of Kimley-Horn & Associates

on behalf of Graystar (DS#20-002)

Presenters: Joe Smolinski, Matt Jones and Lisa Sudbury

Attachments: Exhibit A

Exhibit B

Location Map

Exhibit C-Building Elevations

Exhibit D-Landscape Plans

20-3582 Discuss, Consider, and Approve a Resolution Continuing Mayor Cook's

Declaration of Public Health Emergency

<u>Presenters:</u> City Council <u>Attachments:</u> Resolution

17. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the June 8, 2020 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, June 5, 2020 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, City Secretary	/	
Approved as to form:		
City Attorney		
DATE OF POSTING:	TIME:	am/pm
DATE TAKEN DOWN.	TIME:	am/pm

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 473-0211 at least 48 hours in advance. Reasonable accommodation will be made to assist your needs. PLEASE SILENCE ALL PAGERS, CELL PHONES & OTHER ELECTRONIC EQUIPMENT WHILE THE CITY COUNCIL MEETING IS IN SESSION.



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

STAFF REPORT

File Number: 20-3581

Agenda Date: 6/8/2020 Version: 1 Status: To Be Presented

In Control: City Council File Type: Consideration Item

Agenda Number:

Title

Presentation of Monthly Financial Report for the Period Ending March 31, 2020

Requested Action

Attached is the Monthly Financial Report for the period ending March 31, 2020 for Council's review.

Recommendation

Review the Financial Statement for the period ending March 31, 2020.

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 solid financial condition as of and through the six months ending March 31, 2020 of the fiscal year ending September 30, 2020.

Significant Financial Activity through the Period

- Capital Improvements
 - · Dog Park, \$844,616 total; current year \$688,440
 - · Equipment replaced, \$837,404
 - · Streets, \$3,403,299
 - Fire Station #5 (including land), \$1,137,367, current year \$109,609
 - · Man House renovation, \$101,123, current year \$71,327
- Issued Debt, \$28,720,000
 - · Streets, \$9,928,975
 - · Fire Station #5 Construction \$6,338,600
 - · Police Station Design \$1,708,875
 - · Man House Museum Phase III & IV \$750,000
 - · Library Modification/Addition \$1,000,000
 - · Equipment \$4,048,550
 - · Wayfinding \$470,000
 - · Refunding, \$4,475,000
 - Maintained AAA Bond Rating

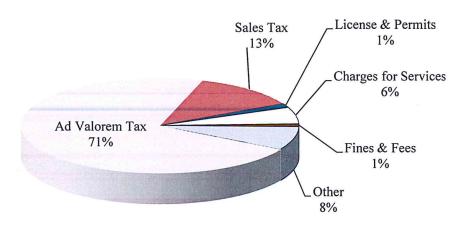
General Fund Financial Activity

General fund assets are \$480,217,013, deferred outflows of resources are 20,231,266, liabilities are \$230,135,672; deferred inflows of resources are \$2,305,824 and general fund

net position is \$268,006,783. Unassigned reserves and general fund balance was \$42,558,864 as of March 31, 2020.

Overall general fund revenue collected as of March 31, 2020 is 82.60% of anticipated collections. Expenditures as of March 31, 2020 are in line with budgeted expectations or 45.33% of the expected expenditures have been spent as of March 31, 2020. As of March 31, 2020 the City's current net assets are at estimated results.

General Fund Revenues Allocation of Receipts as of March 31, 2020

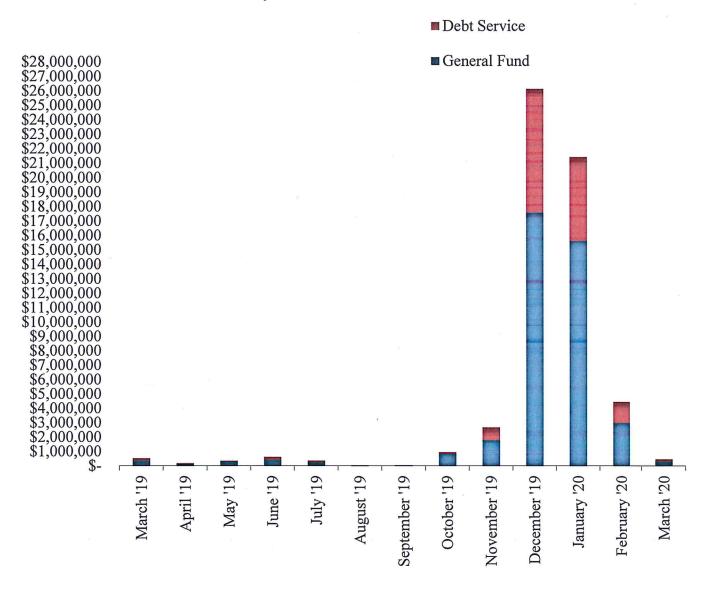


Property Tax Collections

Most of the City's property tax is collected in the first four or six months of the fiscal year as property tax bills are generally due within the first four months of the City's fiscal year. Property tax collections through March 31, 2020 are \$39,045,989. Last year's collections were \$34,229,153 for the same period - a 14.07% increase over prior year.

As of March 31, 2020, actual debt service property tax collections were \$17,291,137. For the same period last year, property tax collections were \$15,005,777 – an increase of 15.23%.

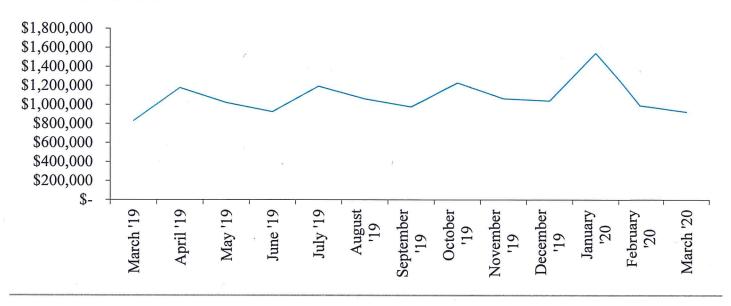




Sales Tax

The City's budgeted sales tax revenue is 22.92% of the total budgeted revenue for the City. Collections for the first six months amount to 9.22% of total budgeted collections for fiscal 2020. Sales tax per capita is \$171 as budgeted. Sales Tax collections for the period March 1, 2020 through March 31, 2020, total \$923,123 as compared to \$828,708 for the same period last year. This is an increase of 11.39% over the same period as last year.

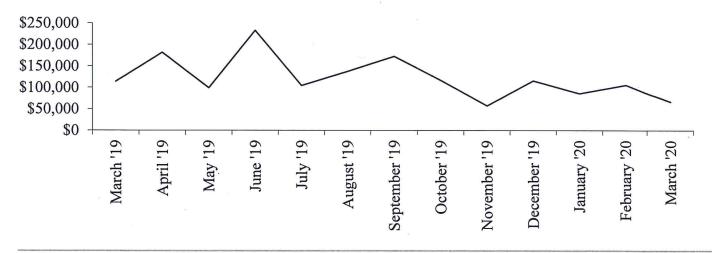




Building Permits

Building activity has decreased in year over year comparisons. Building Permits decreased in March 2020 compared to March 2019. Permit revenues for this period compared to the same period last year are \$66,503 and \$113,968 respectively, representing a decrease of \$47,465 or 41.65% less than the same period last year. Building activity for the year is below budgeted estimates.

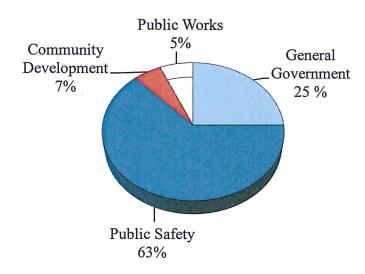
Building Permits Collections by Month



Expenditure/Uses

The City has spent \$28,930,196 of its expected expenditures of \$63,816,651 or 45.33% of the City total operating budget. The majority of the City's General Operating Fund is for the purposes of servicing the needs of the public's safety. Almost \$35,963,660 will be spent on the policing needs and fire needs of the City. Expenditures are at expectations as of March 31, 2020.



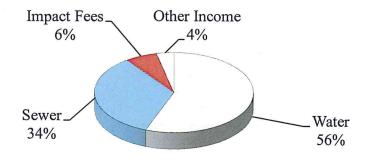


Water & Sewer Financial Activity

Water & Sewer assets are \$239,803,967, deferred outflows of resources are \$4,714,353 fund liabilities are \$48,684,832; deferred inflows of resources are \$111,429 and fund net position is \$195,722,059. Unassigned reserves are \$28,373,276 as of March 31, 2020.

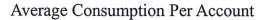
Operating Revenue is in line with estimates for this fiscal year. The sale of Water & Sewer alone represents 89.92% of the total revenue collected to date; 6.53% of the Fund's revenue has been collected from impact fees. Currently the Fund has collected 54.20% of its Budgeted Revenue to date or \$19,136,512 of \$35,308,724 in Budgeted Revenue.

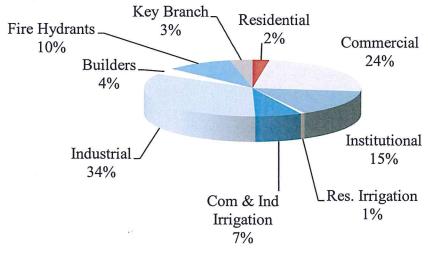
Revenues



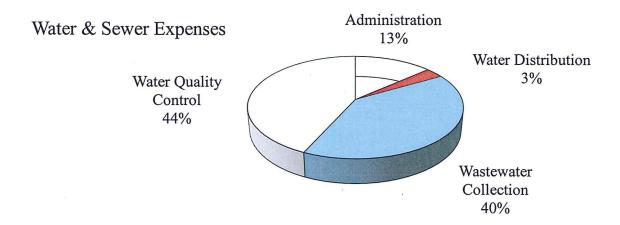
Consumption Class	Water Acc	counts	Consumption (('000)	Avg Consmpt Per Acct		
	March '20	March '19	March '20	March '19	March '20	March '19	
Residential	19,590	19,117	103,642	93,113	5,291	4,871	
Commercial	749	736	38,508	35,038	51,413	47,606	
Institutional	159	158	5,219	4,773	32,824	30,209	
Residential Irrigation	900	902	1,165	1,370	1,294	1,519	
Com & Ind Irrigation	792	754	11,584	8,512	14,626	11,28	
Industrial	131	131	9,342	5,699	71,313	43,504	
Builders	345	300	2,592	1,457	7,513	4,857	
Fire Hydrants	55	41	1,178	2,256	21,418	55,024	
Residential Key Branch	6	6	42	47	7,000	7,833	
Bulk Untreated Water	4	4	381	1,004	95,250	251,000	
Bulk Treated Water	6	3	67,412	68,379	11,235,333	22,793,000	
Total	22,737	22,152	241,065	221,648			

Consumption to date is up over prior year's consumption because connections are up in year over year comparisons. In a year over year comparison, customer accounts have increased by 585 new connections.





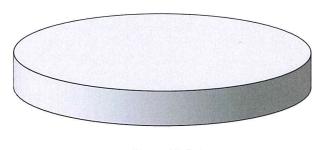
The Department's expenses are under anticipated levels to date. Note that the overall expenditure activity of the fund (excluding depreciation) indicates 47.58% of the funds have been expended to date. The costs of raw water and sewer treatment are within budgeted estimates.



INVESTMENT SCHEDULE:

A schedule of investments is included in your packet for period ended March 31, 2020.

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.

Comparative Statement of Net Position - General Fund March 31, 2020 and 2019 (Unaudited)

	ASSETS		Fiscal 2020		Fiscal 2019		
	£	_		_			
	Cash and Investments Receivables:	\$	41,094,599	\$	35,962,074		
	Current Year Taxes		435,451		100,093		
	Delinquent Taxes (Net of		133,131		100,075		
	Allowance of \$1,289,699)		-				
	Accounts (Net of Allowance of \$210,926)		2,021,584		1,870,032		
	Ambulance		1,264,374		1,120,568		
	Municipal Court		39,338		45,152		
	Due From Other Funds		558,010		579,916		
	Capital Assets (net of accumulated						
æ	depreciation)	-	434,803,657 *	_	424,290,267		
	Total Assets	_\$_	480,217,013	_\$	463,968,102		
	DEFERRED OUTFLOW OF RESOURCES						
	Deferred Pension Contributions	\$	3,289,904	\$			
	Deferred OPEB Contributions		31,975		1,765,257		
	Deferred Investment Losses		6,285,867		-		
	Deferred Assumption Changes Deferred Actuarial Experience		48,092		56,711		
	Deferred Actuarian Experience Deferred Loss on Refunding		7,934,328		1,633,349 2,953,640		
	Deterred Loss on Retunding	-	2,641,100	-	2,933,040		
	Total Deferred Outflows of Resources	_	20,231,266	_	9,498,826		
	Total Assets and Deferred Outflows of Resources	-	500,448,279	_	473,466,928		
	LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES						
	LIABILITIES:						
	Accounts Payable	\$	368,764	\$			
	Accrued Liabilities		727,578		701,045		
	Deferred Revenue		1,758,150		1,265,812		
	Noncurrent liabilities: Due within one year		12,572,026 *		12,572,026		
	Due in more than one year		214,709,154 *		214,709,154		
	Sue in more than one year	-	211,700,131	_	214,705,154		
	Total Liabilities		230,135,672	_	229,559,883		
	DEFERRED INFLOWS OF RESOURCES						
	Prepaid Rent		1,493,333		1,493,333		
	Deferred Assumption Changes		812,491		1,078,995		
	Deferred Investment Gains			_	2,735,887		
	Total Deferred Inflows of Resources	_	2,305,824	_	5,308,215		
	FUND BALANCES:						
	Invested in capital assets,						
	net of related debt		207,522,477 *		197,009,087		
	Assigned for deferred outflows/inflows		17,925,442		4,190,611		
	Unassigned	-	42,558,864	_	37,399,132		
	Total Fund Balances	_	268,006,783	_	238,598,830		
	Total Liabilities, Deferred Inflows of						
	Resources, and Fund Balances	\$	500,448,279	\$	473,466,928		

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

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

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

City of Mansfield, Texas

Summary Statement of Activities for the Month and Six Months Ended March 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO	FY19 MONTH TO	FY20 YEAR TO	FY19 YEAR TO	FY20 ORIGINAL	FY20 POSITIVE (NEGATIVE)	FY20 PERCENT COLLECTED TO
	DATE	DATE	DATE	DATE	BUDGET	BUDGET	BUDGET
REVENUES: Taxes	\$ 3,688,691	\$ 3,809,112	\$49,658,603	\$ 43,660,826	\$ 56,604,930	\$ (6,946,327)	87.73%
License And Permits	86,280	165,588	743,698	1,043,174	2,017,962	(1,274,264)	36.85%
Grant Revenue	78,671	-	167,329	102,891	360,058	(192,729)	46.47%
Charges For Services	468,005	498,444	3,086,352	2,698,093	4,809,317	(1,722,965)	64.17%
Fines And Fees	103,893	116,431	550,781	1,117,199	1,276,409	(725,628)	43.15%
Interest Earnings	28,592	48,997	215,337	277,953	518,726	(303,389)	41.51%
Contributions	-	-	-	-	-	-	0.00%
Miscellaneous	22,501	59,501	376,019	432,340	754,257	(378,238)	49.85%
Total Revenues	4,476,633	4,698,073	54,798,119	49,332,476	66,341,659	(11,543,540)	82.60%
EXPENDITURES:							
General Government	1,161,069	1,246,136	7,205,449	7,267,138	18,204,175	10,998,726	39.58%
Public Safety	2,886,009	3,412,883	18,268,281	17,155,420	35,963,660	17,695,379	50.80%
Public Works	387,679	535,942	1,587,694	1,668,260	4,915,637	3,327,943	32.30%
Community Development	265,100	326,348	1,868,772	1,677,996	4,733,179	2,864,407	39.48%
Total Expenditures	4,699,857	5,521,309	28,930,196	27,768,814	63,816,651	34,886,455	45.33%
				3			
EXCESS REVENUES OVER(UNDER) EXPENDITURES	(223,224)	(823,236)	25,867,923	21,563,662	2,525,008		
OTHER FINANCING SOURCES (USES)							
Reserve/Contingency	(19,476)	-	(40,992)	_	(105,861)	64,869	0.00%
Sale of Capital Assets, net	-		=	-	=	, -	0.00%
Financing, net	-	-	-	-		(1.005.511)	0.00%
Sources	-	(595.042)	(677 272)	(1 102 502)	1,905,711	(1,905,711)	0.00%
(Uses)		(585,043)	(677,373)	(1,193,502)	(4,324,858)	3,647,485	15.66%
Total Other Financing Sources (Uses)	(19,476)	(585,043)	(718,365)	(1,193,502)	(2,525,008)	1,806,643	15.66%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER		90					
FINANCING USES	(242,700)	(1,408,279)	25,149,558	20,370,160	(0)		
FUND BALANCE BEGINNING	42,801,564	38,807,411	17,409,306	17,028,972	17,409,306		
			· · · · · · · · · · · · · · · · · · ·				
ENDING	\$ 42,558,864	\$ 37,399,132	\$42,558,864	\$ 37,399,132	\$ 17,409,306		

City of Mansfield, Texas

Statement of Activites - Budget and Actual - General Fund
For the Month and Six Months Ended March 31, 2020 and 2019 (Unaudited)

	MON	Y20 ITH TO ATE	M	FY19 ONTH TO DATE	_	FY20 YEAR TO DATE	FY19 YEAR TO DATE	FY20 ORIGINAL BUDGET	FY20 POSITIVE (NEGATIVE) BUDGET		FY20 PERCENT COLLECTED TO BUDGET
REVENUES:	191		220								
Taxes-Current	\$	319,352	\$	363,365	\$		\$ 34,188,618	\$ 39,250,842	\$	(348,295)	99.11%
Taxes-Prior		5,753		6,948		143,442	40,535	174,144		(30,702)	82.37%
Gas Royalty Income		191		771		429,761	2,010	479,458		(49,697)	89.63%
Franchise Taxes		2,412,662		2,581,907		3,182,096	2,991,495	3,350,552		(168,456)	94.97%
Sales Taxes		923,123		828,708		6,789,474	6,113,964	12,971,783		(6,182,309)	52.34%
Mix Drink Taxes		-		-		55,570	105,338	196,091		(140,521)	28.34%
Delinquent P& I	-	27,610		27,413	_	155,713	 218,866	182,060	_	(26,347)	85.53%
Total Taxes		3,688,691		3,809,112	_	49,658,603	 43,660,826	56,604,930		(6,946,327)	87.73%
LICENSE & PERMITS											
Building Permits		66,503		113,968		549,930	838,804	1,476,142		(926,212)	37.25%
Other Lic/Permits		19,777		51,620		193,768	204,370	541,820		(348,052)	35.76%
	3						 			(0.0,002)	2017070
Total License & Permits		86,280	·	165,588		743,698	 1,043,174	2,017,962		(1,274,264)	36.85%
GRANT REVENUE		78,671			_	167,329	102,891	360,058		(192,729)	46.47%
CHARGES FOR SERVICES											
Sanitation		317,842		317,168		1,842,980	1,649,990	3,046,069		(1,203,089)	60.50%
Ambulance Services		149,599		109,062		823,731	654,760	1,442,377		(618,646)	57.11%
Fines & Fees-Engineering		564		72,214		419,641	393,343	320,871		98,770	130.78%
										V.	
Total Charges For Services		468,005		498,444		3,086,352	 2,698,093	4,809,317		(1,722,965)	64.17%
FINES & FEES											
Fines & Fees-Court		62,200		88,248		399,458	472,386	909,218		(509,760)	43.93%
Fines & Fees-Other		41,693		28,183	_	151,323	 644,813	367,191		(215,868)	41.21%
Total Fines & Fees	9	103,893		116,431		550,781	 1,117,199	1,276,409		(725,628)	43.15%
INTEREST EARNINGS		28,592		48,997		215,337	277,953	518,726		(303,389)	41.51%
MISCELLANEOUS											
Certificate Of Occupancy		1,080		1,440		6,420	6,600	13,976		(7,556)	45.94%
Mowing		150		1,977		4,285	6,418	13,976		4,285	0.00%
Sale Of Property		130		343		5,412	1,432	. 46,749		(41,337)	11.58%
Zoning Fees		=======================================		10,100		36,562	35,900	101,583		(65,021)	35.99%
Plat Fees		4,055		4,895		21,810	54,535	57,541		(35,731)	37.90%
Miscellaneous		17,216		40,746		301,530	327,455	534,408		(232,878)	56.42%
		,	_	,	-		 ,			(222,073)	30.1270
Total Miscellaneous		22,501		59,501		376,019	 432,340	754,257		(378,238)	49.85%
Total Revenues	\$	4,476,633	\$	4,698,073	_\$	54,798,119	\$ 49,332,476	\$ 66,341,659	_\$_	(11,543,540)	82.60%

City of Mansfield, Texas

Statement of Activites - Budget and Actual - General Fund For the Month and Six Months Ended March 31, 2020 and 2019 (Unaudited)

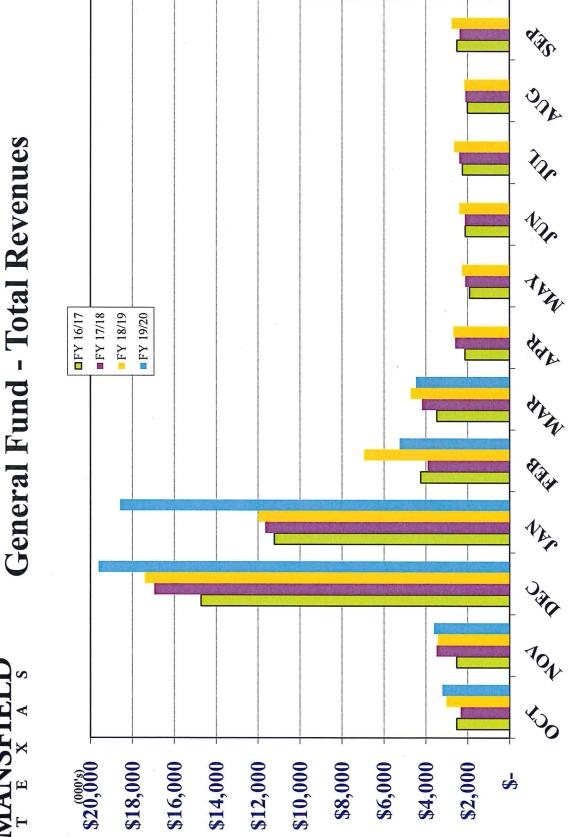
	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE	FY20 ORIGINAL BUDGET	FY20 POSITIVE (NEGATIVE) BUDGET	FY20 PERCENT COLLECTED TO BUDGET
EXPENDITURES:							
GENERAL GOVERNMENT							
Non-departmental	\$ 44,485	\$ 93,591	\$ 714,554	\$ 1,612,555	\$ 4,838,704	\$ 4,124,150	14.77%
City Council	2,000	4,249	56,224	76,781	155,552	99,328	36.15%
Administration	65,796	78,819	441,726	382,211	1,180,844	739,118	37.41% 40.61%
Legal Human Resources	82,856 46,025	56,766 47,235	309,213 353,903	308,396 350,593	761,499 746,033	452,286 392,130	47.44%
Finance	46,356	147,511	284,681	407,360	651,949	367,268	43.67%
Accounting	28,417	33,125	226,961	202,027	488,438	261,477	46.47%
Purchasing	6,594	7,631	49,154	45,843	100,181	51,027	49.06%
Tax Collection	13,330	10,840	333,231	136,213	350,008	16,777	95.21%
Information Technology	41,250	60,415	393,053	379,779	911,052	517,999	43.14%
Sanitation	257,133	233,274	1,265,498	1,124,061	2,672,059	1,406,561	47.36%
Budget	8,006	9,198	45,732	41,463	101,583	55,851	45.02%
City Secretary	45,933	38,342	267,000	232,425	510,742	243,742	52.28%
Planning Administration	87,263	91,665	557,937	430,234	1,169,631	611,694	47.70%
Construction Codes Boards		-:	50,288	6,451	41,775	(8,513)	120.38%
Planning/Zoning Comm	612	1,856	6,206	6,980	13,177	6,971	47.09%
Engineering	37,142	39,060	215,691	183,980	364,218	148,527	59.22%
Historic Landmark	29	113	601	298	4,005	3,404	15.01%
Development Services	142,258	14,999	221,816	104,958	194,454	(27,362)	114.07%
Building Inspection Board of Adjustments	93,018 131	101,232	547,484 767	450,852 651	1,158,350 2,818	610,866 2,051	47.26% 27.23%
Code Compliance	50,116	62,196	299,905	274,778	619,763	319,858	48.39%
Building Maintenance	62,319	113,996	563,824	508,249	1,167,340	603,516	48.30%
Building Maintenance	02,317		303,024	300,245	1,107,540		40.5070
Total	1,161,069	1,246,136	7,205,449	7,267,138	18,204,175	10,998,726	39.58%
DUDY IO GAFFETY							
PUBLIC SAFETY	07.563	120 104	1 022 252	021 244	1 501 441	460.000	60 760/
Police Administration Communications	97,563 206,204	120,104 225,301	1,032,353 1,532,220	831,344 1,377,772	1,501,441 2,896,022	469,088 1,363,802	68.76% 52.91%
Patrol	828,765	887,107	4,651,010	4,208,625	9,337,449	4,686,439	49.81%
CID And Narcotics	230,660	263,828	1,534,616	1,299,889	3,139,641	1,605,025	48.88%
Animal Control	52,077	62,157	340,384	322,975	724,808	384,424	46.96%
CVE Traffic Enforcement	22,355	31,163	143,452	267,203	321,811	178,359	44.58%
Traffic Enforcement	42,879	55,682	268,962	254,090	604,214	335,252	44.51%
K-9 Patrol	28,351	15,158	98,873	72,124	168,820	69,947	58.57%
COPS	33,147	55,769	205,676	344,995	704,875	499,199	29.18%
Municipal Court	51,768	75,208	356,147	376,157	673,063	316,916	52.91%
Training	54,177	30,679	203,542	178,078	425,081	221,539	47.88%
Police Grant Expenditures	31,057	40,242	220,527	236,193	404,842	184,315	54.47%
Fire Administration	90,349	120,474	617,069	796,539	1,181,188	564,119	52.24%
Fire Prevention	57,120	75,478	453,747	379,279	909,542	455,795	49.89%
Emergency Management	57,471 1,002,066	55,965 1,298,568	339,127	346,835 5,863,322	632,731 12,338,132	293,604	53.60%
Fire Operations	1,002,000	1,298,308	6,270,576	3,803,322	12,338,132	6,067,556	50.82%
Total	2,886,009	3,412,883	18,268,281	17,155,420	35,963,660	17,695,379	50.80%
DUDI IO WODWO							
PUBLIC WORKS Street Maintanana	207 670	525 042	1 507 620	1 649 722	4 015 627	2 227 000	22 200/
Street Maintenance Traffic Control	387,679	535,942	1,587,638 56	1,648,722 19,538	4,915,637	3,327,999 (56)	32.30% 0.00%
Tanie Colitoi				17,550		(30)	0.0076
Total	387,679	535,942	1,587,694	1,668,260	4,915,637	3,327,943	32.30%

City of Mansfield, Texas

Statement of Activites - Budget and Actual - General Fund
For the Month and Six Months Ended March 31, 2020 and 2019 (Unaudited)

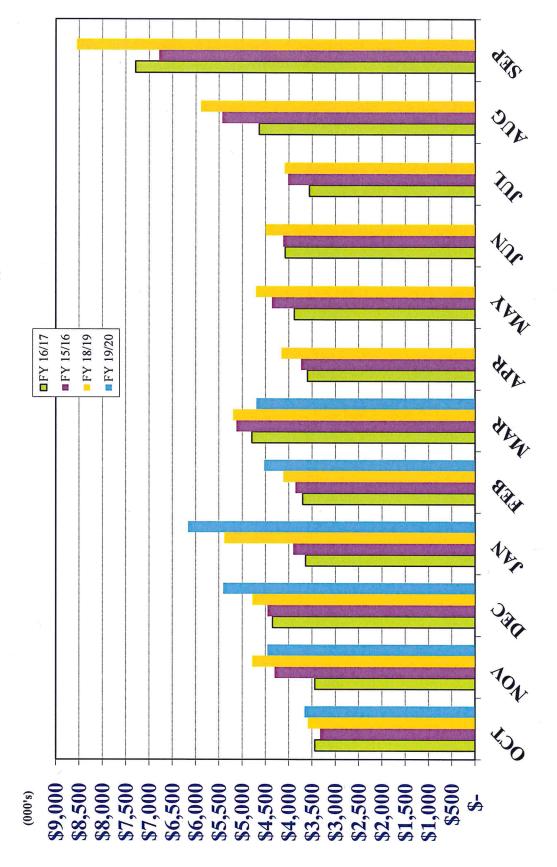
	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE	FY20 ORIGINAL BUDGET	FY20 POSITIVE (NEGATIVE) BUDGET	FY20 PERCENT COLLECTED TO BUDGET
COMMUNITY SERVICES Parks & Recreation Operations Communications & Marketing Downtown Parking Senior Citizens Cultural Services Library Grant Expenditures	116,41 24,11 22 23,60 22,08 78,40	79 28,414 93 307 99 28,479 37 34,198	813,903 141,331 3,272 143,416 210,781 556,069	748,079 149,948 4,225 141,610 182,744 451,390	2,225,542 311,737 - 306,565 502,654 1,386,681	1,411,639 170,406 (3,272) 163,149 291,873 830,612	36.57% 45.34% 0.00% 46.78% 41.93% 40.10% 0.00%
Total	265,10		1,868,772	1,677,996	4,733,179	2,864,407	39.48%
TOTAL EXPENDITURES	\$ 4,699,85	\$ 5,521,309	\$ 28,930,196	\$ 27,768,814	\$ 63,816,651	\$ 34,886,453	45.33%
EXCESS REVENUES OVER(UNDER) EXPENDITURES OTHER FINANCING SOURCES (USES)	(223,22	(823,236)	25,867,923	21,563,662	2,525,008		
SOURCES: Utility Fund-Transfer MEDC - Transfer TIF #1 - Transfer Bond Proceeds Premuims on Bond Issuance Sale of Capital Assets, net	- - - - -	- - - - -	- - - -	- - - - -	1,667,461 238,250 - - - -	(1,667,461) (238,250) - - - -	0.00% 0.00% 0.00% 0.00% 0.00%
Total Other Financing Sources	-				1,905,711	(1,905,711)	0.00%
(USES): Land MPFDC Transfers PFA Insurance Economic Incentives Discount on Bond Issuance Bond Issuance Costs Reserve/Contingency	- - - - - (19,47	- - - (6,137) (578,906) - - - 76)	(677,373) 	- - (614,596) (578,906) - - -	(444,100) (2,590,490) (719,068) (571,200)	- 444,100 2,590,490 41,695 571,200 - - 64,869	0.00% 0.00% 0.00% 94.20% 0.00% 0.00% 38.72%
Total Other Financing Uses	(19,47	(585,043)	(718,365)	(1,193,502)	(4,430,719)	3,712,354	16.21%
Total Other Financing Sources (Uses)	(19,47	(585,043)	(718,365)	(1,193,502)	(2,525,008)	1,806,643	
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES UNRESERVED FUND BALANCE	(242,70	00) (1,408,279)	25,149,558	20,370,160	(0)		
BEGINNING	42,801,56	38,807,411	17,409,306	17,028,972	17,409,306		
ENDING	\$ 42,558,86	\$ 37,399,132	\$ 42,558,864	\$ 37,399,132	\$ 17,409,306		





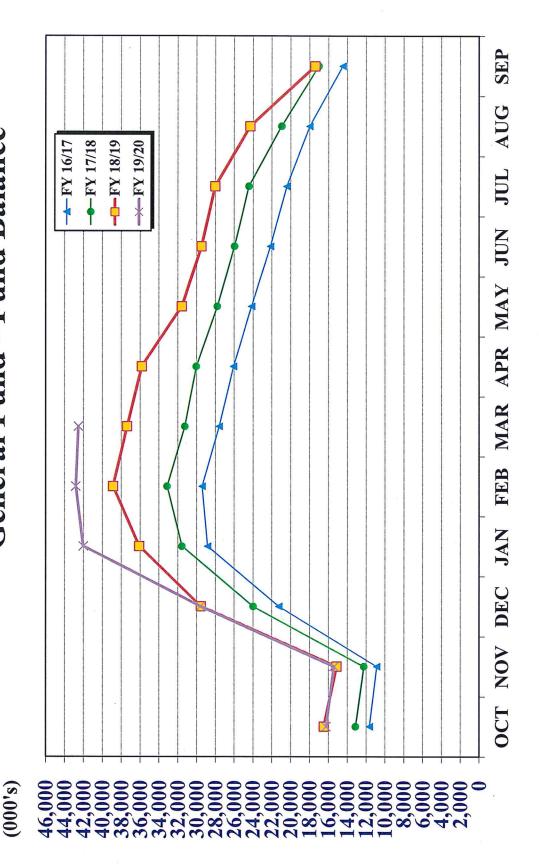


General Fund - Total Expenditures





General Fund - Fund Balance



SPECIAL REVENUE FUNDS

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

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

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

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

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

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

The Mansfield Economic Development Corporation Fund – This fund is used to account for the $\frac{1}{2}$ cent Sales Tax used for the promotion of Economic Development within the City.

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

Comparative Statement of Net Position - Tax Increment Reinvestment Zone Fund Number One March 31, 2020 and 2019 (Unaudited)

<u>ASSETS</u>	2020			2019		
Cash And Investments	\$	3,635,286		\$	2,603,370	
Due From Other Funds		24,581			24,582	
Total Assets	\$	3,659,867		\$	2,627,952	
LIABILITIES & FUND BALANCES						
LIABILITIES:						
Accounts Payable	\$	685,575		\$	769,745	
Retainage Payable		-			-	
Total Liabilities		685,575			769,745	
FUND BALANCES:						
Fund Balance		2,963,075			2,148,721	
Excess Revenues Over						
Expenditures		11,217			(290,514)	
Total Fund Balances		2,974,292			1,858,207	
Total Liabilities And Fund Balances	\$	3,659,867		\$	2,627,952	

Comparative Combined Statement of Activities - TIRZ Number One Fund For the Month and Six Months Ended March 31, 2020 and 2019 (Unaudited)

	M	FY20 MONTH TO DATE		FY19 MONTH TO DATE		FY20 YEAR TO DATE		FY19 YEAR TO DATE
REVENUES:								
Taxes, Penalties, And Interest	\$	=	\$	-		-		-
Interest Income		1,203		2,971		11,217		16,663
Total Revenues		1,203		2,971		11,217		16,663
EXPENDITURES:								
General Government		=		-		-		307,177
Debt Service -		-		_				
Principal Retirement		≅		-		-		-
Interest		-		-		-		-
Lease Payments		-		-		-		-
Bond Issuance Cost		-		-		=		=
Fiscal Charges				-		-		-
Total Expenditures		-				-		307,177
Excess Of Revenues Over								
(Under) Expenditures		1,203		2,971		11,217		(290,514)
OTHER FINANCING SOURCES (USES)								
Transfers Out		-				=		=
Bonds Issued		-				-		-
Premium on Bonds Issued		11-1		· - /		-		=
Discounts on Bonds Issued						-		-
Payment to Refunded Bond Escrow Agent		-	a-					
Total Other Financing Sources (Uses) Net Change in Fund Balances		1,203		2,971	,	-	•	(200.514)
rect Change in Fund Dalances		1,203		2,971		11,217		(290,514)
FUND BALANCE, BEGINNING		2,973,089	-	1,855,236		2,963,075		2,148,721
FUND BALANCE, ENDING	\$	2,974,292	\$	1,858,207	\$	2,974,292	\$	1,858,207

Comparative Balance Sheet - Tax Increment Reinvestment Zone Fund Number Two March 31, 2020 and 2019 (Unaudited)

ASSETS	2020				2019		
ASSETS							
Cash And Investments	\$	301,882		\$	-		
Construction in Progress		-			-		
The Late of the Control of the Contr							
Total Assets	\$	301,882		\$			
LIABILITIES & FUND BALANCES							
LIABILITIES:							
Accounts Payable	\$	-		\$	128,269		
Due To Other Funds		558,010			558,010		
Retainage Payable		-					
Total Liabilities		558,010			686,279		
FUND BALANCES:							
Fund Balance		(256,128)			(368,784)		
Excess Revenues Over		, ,			(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Expenditures		-			(317,495)		
Total Fund Balances		(256,128)			(686,279)		
Total Liabilities And Fund Balances	\$	301,882		\$			

Comparative Combined Statement of Activities - TIRZ Number Two Fund For the Month and Six Months Ended March 31, 2020 and 2019 (Unaudited)

	M	FY20 ONTH TO DATE	M	FY19 ONTH TO DATE	Y	FY20 EAR TO DATE	FY19 YEAR TO DATE			
REVENUES: Taxes, Penalties, And Interest Interest Income	\$	-	\$	-	\$		\$			
Total Revenues		-	•	-		_		-		
EXPENDITURES: General Government Debt Service -		-		-		-		317,495		
Principal Retirement Interest		-		- - -		-		-		-
Lease Payments Bond Issuance Cost Fiscal Charges		- - -		- - -		-	2	- - -		
Total Expenditures						-	v.	317,495		
Excess Of Revenues Over (Under) Expenditures		-		-		; - :		(317,495)		
OTHER FINANCING SOURCES (USES) Transfers In / (Out)		-		-		-		-		
Premium on Bonds Issued Discounts on Bonds Issued Payment to Refunded Bond Escrow Agent		-		-		-		-		
Total Other Financing Sources (Uses) Net Change in Fund Balances								(317,495)		
FUND BALANCE, BEGINNING		(256,128)		(686,279)		(256,128)		(368,784)		
FUND BALANCE, ENDING	\$	(256,128)	\$	(686,279)	\$	(256,128)	\$	(686,279)		

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

March 30, 2020 (unaudited)

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

^{*} Series of land transactions paid for by General Fund

^{**} Paid for by General Fund – Forgivable loan

City of Mansfield, Texas

Comparative Statement of Net Position - Tree Mitigation Fund March 31, 2020 and 2019 (Unaudited)

<u>ASSETS</u>	2020			2019		
Cash And Investments Inventory	\$	27,678	\$	27,165		
Total Assets	\$	27,678	\$	27,165		
LIABILITIES & FUND BALANCES						
LIABILITIES: Accounts Payable Accrued Liabilities	\$	<u>-</u>	\$, <u> </u>		
Total Liabilities		-				
FUND BALANCES: Fund Balance Excess Revenues Over Expenditures		27,461 217		26,891 274		
Total Fund Balances		27,678		27,165		
Total Liabilities And Fund Balances	\$	27,678	\$	27,165		

Comparative Combined Statement of Activities -Tree Mitigation Fund - For the Month and Six Months Ended March 31, 2020 and 2019 (Unaudited)

	MO	FY20 NTH TO DATE	FY19 MONTH TO DATE		FY20 YEAR TO DATE		YE	FY19 EAR TO DATE
REVENUES:								
Tree Mitigation Fee	\$	-	\$	_	\$	-	\$	-
Interest Income		32		47		217		274
Total Revenues		32		47		217		274
7	-							
EXPENDITURES:								
Administrative Services		_		_		-		:0
Contractual Services		-		_		.=		
Other Equipment		_		٠ _		-		-
an emission and A an Approximation								
Total Expenditures			·					
Excess Of Revenues Over								
(Under) Expenditures		32		47		217		274
(Onder) Expenditures		32		47		217		274
OTHER FINANCING SOURCES (USES)								
Refunding Bonds Issued		-		_		-		10
Premium on Bonds Issued		-		-		-		-
Discounts on Bonds Issued		=		-		Ε.		-
Payment to Refunded Bond Escrow Agent	3			1=			ſ	-
Total Other Financing Sources (Uses)								
Net Change in Fund Balances	-	32		47	-	217		274
1101 Change in Fund Dalances		32		47		217		214
FUND BALANCE, BEGINNING		27,646		27,118		27,461		26,891
FUND BALANCE, ENDING	\$	27,678	\$	27,165	\$	27,678	\$	27,165

Comparative Statement of Net Position - Hotel/Motel Occupancy Tax Fund March 31, 2020 and 2019 (Unaudited)

ASSETS	2020			2019
Cash And Investments Accounts Receivable	\$	943,321 2,585	\$	863,118 2,596
Total Assets	\$	945,906	\$	865,714
LIABILITIES & FUND BALANCES				
LIABILITIES: Accrued Liabilities	\$	10,670	\$	2,971
Total Liabilities		10,670	-	2,971
FUND BALANCES: Fund Balance Excess Revenues Over Expenditures		992,477 (57,241)		955,484 (92,741)
Total Fund Balances		935,236		862,743
Total Liabilities And Fund Balances	\$	945,906	\$	865,714

City of Mansfield, Texas

Comparative Combined Statement of Activities - Hotel/Motel Occupancy Tax Fund For the Six Months Ended March 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE		_	FY20 YEAR TO DATE	FY19 YEAR TO DATE			FY20 RIGINAL BUDGET	FY20 OVER (UNDER BUDGET	FY19 PERCENT COLLECTED TO BUDGET
REVENUES: Hotel Occupancy Tax	s -	s		\$	188,880	s	178,792	S	791,563	\$ (602,683)	23.86%
Miscellaneous Income	2,905		2,207		13,447	Ψ.	11,740		791,303	13,447	0.00%
Total Revenues	2,905		2,207	_	202,327		190,532		791,563	(589,236)	25.56%
EXPENDITURES:											
Mansfield Historical Society	•		1,006		-		5,214		-	-	0.00%
Mansfield Invitational	•		_		40,000		30,000		55,000	(15,000)	72.73%
The LOT	■ 0		4,475		7,269		42,595		75,000	(67,731)	9.69%
Mansfield Rotary Club			-		-		-				0.00%
Farr Best Theater	-		76		242		248		-	242	0.00%
Discover Historic Mansfield	-		-		-		:-		-	-	0.00%
Mansfield Tourism	25,860		31,730		163,994		172,583		390,000	(226,006)	
Pickled Mansfield Society	-		-		-		-		36,000	(36,000)	
Mansfield Comm Theater - Mainstage	-		-		-		-		•		0.00%
Mansfield Police Dept Electronic Signage	₩.		-				-		-	-	0.00%
Mansfield Police Dept Explorer Competition	=		-						10,000	(10,000)	
Mansfield Commission for the Arts	2,455		979		3,067		2,668		40,000	(36,933)	
Historic Landmark Commission	-		-		4,395		•		10,000	(5,605)	
Applause Concert Series	-		-		-		-			•	0.00%
Desert Love Film Festival	*		-						: -		0.00%
Man House Museum	_		-		5,486		-		50,000	(44,514)	
Tommy King Foundation	16,215		. = .		28,465		29,965		30,000	(1,535)	
Sister Cities Celebration	-0		-1		t -		£-		10,000	(10,000)	
Friends of the Library	-		-		~		-		5,000	(5,000)	0.00%
Wayfinding Program	⊕)		-		6,650		-		-	6,650	0.00%
Reserve					?				80,563	(80,563)	0.00%
Total Expenditures	44,530		38,266		259,568		283,273		791,563	(531,995)	32.79%
Excess Of Revenues Over (Under) Expenditures	(41,625)	(36,059)		(57,241)		(92,741)				
FUND BALANCE, BEGINNING	976,861		898,802	_	992,477		955,484				
FUND BALANCE, ENDING	\$ 935,236	\$	862,743	<u>s</u>	935,236	\$	862,743				

City of Mansfield, Texas

Comparative Budget and Cash Analysis - Hotel/Motel Occupancy Tax Fund For the Six Months Ended March 31, 2019 (Unaudited)

	Budgeted Request		FY20 Amount To Date		Available Budget		FY20 PERCENT COLLECTED TO BUDGET
REVENUES:							
Hotel Occupancy Tax	\$	791,563	\$	188,880	\$	602,683	23.86%
Rental of Facilities		-		-		-	0.00%
Interest Income				13,447		(13,447)	
Total Revenues		791,563		202,327		589,236	25.56%
EXPENDITURES:							
Mansfield Historical Society		_		_		_	0.00%
Mansfield Invitational		55,000		40,000		15,000	72.73%
The LOT		75,000		7,269		67,731	9.69%
Discover Historic Mansfield - Farr Best Concerts		75,000		242		(242)	0.00%
Mansfield Tourism		390,000		163,995		226,005	42.05%
Pickled Mansfield Society		36,000		103,773		36,000	0.00%
Manfield Police Dept.		10,000		_		10,000	0.00%
Mansfield Commission for the Arts		40,000		3,067		36,933	7.67%
Historic Landmark Commission		10,000		4,395		5,605	43.95%
Desert Love Film Festival		-		-		-	0.00%
Man House Museum		50,000		5,486		44,514	10.97%
Tommy King Foundation		30,000		28,465		1,535	94.88%
Sister Cities Celebration		10,000		,		10,000	0.00%
Wayfinding Program		-		6,650		(6,650)	0.00%
Friends of the Library		5,000		-		5,000	0.00%
Reserve		80,563		-		80,563	0.00%
Total Expenditures		791,563		259,568		531,994	32.79%
Revenues / (Expenditures)				(57,241)		57,242	
SUPPLEMENTAL INFORMATION: CASH ANALYSIS							
Beginning Cash Balance for Fiscal Year 2020		1,000,562					
Plus: FY2020 Cash Collections Less: FY2020 Cash Expenditures		202,327 (259,568)					
Cash Balance as of March 31, 2020		943,321					
Remaining Hotel/Motel Occupancy Funds to Collect Remaining Hotel/Motel Occupancy Funds to Expend		602,683 (531,994)					
Projected Cash Balance at September 30, 2020		1,014,010					

City of Mansfield, Texas

Comparative Statement of Net Position - Mansfield Parks Facilities Development Corporation March 31, 2020 and 2019 (Unaudited)

ASSETS:	,	2020		2019
Cash And Investments Restricted Cash and Investments Receivables:	\$	3,837,126 3,393,076	\$	5,160,416 3,717,383
Accounts Prepaids		692,471		734,027
Total Assets	\$	7,922,673	\$	9,611,826
LIABILITIES & FUND BALANCES:				
LIABILITIES: Accounts Payable Retainage Payable Other Liabilities Deferred Revenue	\$	180,950 202,536 1,000,000 1,730,012	\$	247,962 - 1,000,009 1,895,095
Total Liabilities		3,113,498		3,143,066
FUND BALANCES: Fund Balance Excess Revenues Over (Under) Expenditures		4,943,996 (134,821)		6,312,486 156,274
Total Fund Balances		4,809,175		6,468,760
Total Liabilities And Fund Balances	\$	7,922,673	\$	9,611,826

City of Mansfield, Texas

Comparative Combined Statement of Activities - Mansfield Parks Facilities Development Corporation - For the Month and Six Months Ended March 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE	FY20 ADOPTED BUDGET	FY20 OVER (UNDER) BUDGET	FY20 PERCENT COLLECTED TO BUDGET
REVENUES:							
Sales Tax Revenue Contributions	\$ 197,443	\$ 151,488 860	\$ 1,808,603 17,734	\$ 1,479,787	\$ 3,326,031	\$ (1,517,428)	54.38% 26.07%
Interest Earnings	6,282	12.027	50,098	38,668 69,173	68,026 50,000	(50,292) 98	100.20%
Other Income	0,202	718	13,878	3,430	50,000	13,878	0.00%
MAC Revenue	30,855	44,145	257,222	239,864	603,000	(345,778)	42.66%
Lease Royalties	9,685	287,806	376,364	662,201	1,468,226	(1,091,862)	25.63%
Park Land Dedication Revenue	7,500	73,000	191,500	225,000	725,000	(533,500)	26.41%
Total Revenues	251,765	570,044	2,715,399	2,718,123	6,240,283	(3,524,884)	43.51%
EXPENDITURES:							
Administration	427,027	197,143	1,580,799	1,209,706	1,971,632	(390,833)	80.18%
Field Operations	41,981	77,601	281,441	320,343	726,518	(445,077)	38.74%
Community Park Operations	66,387	79,746	384,019	403,001	1,133,272	(749,253)	33.89%
Nature Education Operations	10,537	12,842	64,127	58,176	163,883	(99,756)	39.13%
Recreational Center	65,796	84,101	391,037	378,380	911,955	(520,918)	42.88%
Neighborhood Park Operations	10,452	3,196	68,341	30,069	243,699	(175,358)	28.04%
Athletic Complex	-	-	-	-	-	-	0.00%
Rose Park	*	-	-	=		=	0.00%
Oliver Nature Park	-	-	-		-	-	0.00%
McClendon Park	-	-	=	•		=	0.00%
Chandler Park Linear Park	-	-	-	(-	-	-	0.00% 0.00%
Hardy Allmon Park	-		-	_	_	-	0.00%
Neighborhood Parks	-				-	-	0.00%
Projects	_	-	_	_	-	_	0.00%
Quadrants	-	-				-	0.00%
Non-Departmental	11,024	7,102	80,456	149,757	1,533,424	(1,452,968)	5.25%
Total Expenditures	633,204	461,731	2,850,220	2,549,432	6,684,383	(3,834,163)	42.64%
EVCESS (DEFICIENCY) OF							
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(381,439)	108,313	(134,821)	168,691	(444,100)	309,279	30.36%
OTHER FINANCING SOURCES (USES):						5	
Operating Transfers In	-	-	-	_	444,100		0.00%
Operating Transfers (Out)	-	-	₩1	(12,418)			0.00%
Cash Reserves	-	-	=	<u>=</u>			0.00%
Bond Proceeds	-	-	-	1-	-	-	0.00%
Premium on Bonds issued	E ,	-	-	· ·	8	-	0.00%
Discounts on Bond issued						· 	0.00%
Total Other Financing Sources (Uses)	-	-	-	(12,418)	444,100	_	0.00%
*		(4					
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER							
EXPENDITURES AND OTHER FINANCING USES	(381,439)	108,313	(134,821)	156,274			
FUND BALANCE, BEGINNING	5,190,614	6,360,447	4,943,996	6,312,486			
FUND BALANCE, ENDING	\$ 4,809,175	\$ 6,468,760	\$ 4,809,175	\$ 6,468,760			

City of Mansfield, Texas

Comparative Statement of Net Position - Mansfield Economic Development Corporation March 31, 2020 and 2019 (Unaudited)

	2020	 2019	
<u>ASSETS</u>			
Cash And Investments Accounts Receivable	\$ 5,145,569 460,840	\$ 2,291,009 415,526	
Restricted Assets: Cash and Investments, Projects	6,494,146	3,008,138	
Fixed Assets (net of accumulated depreciation)	 10,361,635	 11,097,321	
Total Assets	\$ 22,462,190	\$ 16,811,994	
LIABILITIES AND NET ASSETS			
LIABILITIES: Accounts Payable Accrued Liabilities Retainage Payable Bonds Payable Unamortized Discounts on Bonds Unamortized Premiums Deferred Amount on Refunding Contract Commitments Total Liabilities NET ASSETS: Restricted Unassigned	\$ 1,243 77,313 0 25,170,000 (165,474) 1,097,410 (120,383) 10,897,663 * 36,957,772 6,494,146 (20,989,728)	\$ 67,115 212,183 26,775,000 (178,868) 1,164,062 (148,163) 7,166,617 35,057,946 3,008,138 (21,254,090)	
Total Net Assets	(14,495,582)	 (18,245,952)	
Total Liabilities & Net Assets	\$ 22,462,190	\$ 16,811,994	

^{*}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 Activities For the Month and Six Months Ended March 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE
OPERATING REVENUES: Sales Tax Revenue Gas Royalties	\$ 461,561	\$ 414,356	\$ 3,394,737	\$ 3,056,982
Miscellaneous Rental Of Facilities				10,919
Total Operating Revenues	461,561	414,356	3,394,737	3,067,901
OPERATING EXPENDITURES: Administration Promotions Retention	53,295 6,774	45,449 7,152 98	288,865 30,622 7,154	273,406 24,948 6,654
Development Plan Projects Non-Departmental Depreciation	318,989 1,521 259	37 1,318,408 997 259	950,237 9,311 1,530	37 3,693,371 17,797 1,521
Total Operating Expenditures	380,838	1,372,400	1,287,719	4,017,734
OPERATING INCOME	80,723	(958,044)	2,107,018	(949,833)
NONOPERATING REVENUES (EXPENSES): Interest Revenue Gain or (loss) on sale of property	4,311	8,542	35,073	48,937 (373,211)
Bonds issued Premiums on bonds issued	-		-	(373,211)
Discounts on bonds issued Amortization	-	-	-	
Interest and fiscal charges	(450)	(450)	(458,237)	(580,841)
Total Nonoperating Revenue	3,861	8,092	(423,164)	(905,115)
INCOME BEFORE OPERATING TRANSFERS	84,584	(949,952)	1,683,852	(1,854,948)
OPERATING TRANSFERS: Operating Transfers In (Out)		(236)	(25,223)	(23,617)
CHANGE IN NET ASSETS	84,584	(950,188)	1,658,629	(1,878,565)
NET ASSETS, BEGINNING NET ASSETS, PROJECTS	(14,580,166)	(17,295,764)	(5,256,548) (10,897,663)	(7,191,792) ** (9,175,595)
NET ASSETS, ENDING	\$ (14,495,582)	\$ (18,245,952)	\$ (14,495,582)	\$ (18,245,952)

^{**}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.

Comparative Statement of Net Position - Southpointe PID March 31, 2020 and 2019 (Unaudited)

<u>ASSETS</u>	:	2020		2019		
Cash And Investments	\$	165,806	\$	92,195		
Receivables: Current Year PID Assessment		9,740		3,500		
Total Assets	\$	175,546	\$	95,695		
LIABILITIES & FUND BALANCES						
LIABILITIES:						
Accounts Payable	\$	-	\$	-		
Deferred Revenue		9,740		3,500		
Total Liabilities	-	9,740	_	3,500		
FUND BALANCES:						
Fund Balance Excess Revenues Over		2,036		12,700		
Expenditures		163,770		79,495		
Total Fund Balances		165,806		92,195		
Total Liabilities And Fund Balances	\$	175,546	\$	95,695		

City of Mansfield, Texas

Comparative Combined Statement of Activities - Southpointe PID For the Month and Six Months Ended March 31, 2020 and 2019 (Unaudited)

		FY20	FY19		FY20		FY19	
		ONTH TO	MO	ONTH TO	YEAR TO		YEAR TO	
		DATE		DATE		DATE]	DATE
REVENUES:								
PID Assessment	\$	12,471	\$	-	\$	248,110	\$	79,500
Penalties & Interest		72		-		558		-
Total Revenues	:	12,543	1.			248,668		79,500
EXPENDITURES:								
General government		34,652	=		84,898		5	
Public safety		=	-		-		-	
Public works		-	-		-		_	
Culture and recreation		_		-		-	S	
Total Expenditures		34,652				84,898		5
Excess Of Revenues Over								
(Under) Expenditures		(22,109)) = 0		163,770	10	79,495
Net Change in Fund Balances		(22,109)		-		163,770		79,495
FUND BALANCE, BEGINNING		187,915		92,195		2,036		12,700
FUND BALANCE, ENDING	\$	165,806	\$	92,195	\$	165,806	\$	92,195

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.

Comparative Statement of Net Position - General Obligation Debt Service March 31, 2020 and 2019 (Unaudited)

	2020			2019		
<u>ASSETS</u>		:			•	
Cash And Investments Receivables:	\$	6,235,627		\$	4,018,040	
Current Year Taxes Delinquent Taxes (Net of		206,075			52,943	
Allowance of \$716,257)	7	-				
Total Assets	\$	6,441,702		\$	4,070,983	
LIABILITIES & FUND BALANCES						
LIABILITIES:						
Accounts Payable Deferred Revenue	\$	206,075		\$	52,943	
Total Liabilities		206,075			52,943	
FUND BALANCES:						
Fund Balance Excess Revenues Over		1,697,691			1,288,463	
Expenditures	1	4,537,936			2,729,577	
Total Fund Balances		6,235,627			4,018,040	
Total Liabilities And Fund Balances	\$	6,441,702		\$	4,070,983	

FUND BALANCE, ENDING

Comparative Combined Statement of Activities - General Obligation Debt Service - For the Month and Six Months Ended March 31, 2020 and 2019 (Unaudited)

6,235,627

4,018,040

FY19 PERCENT FY20 **FY19** FY20 FY19 FY20 FY19 OVER (UNDER) COLLECTED TO MONTH TO MONTH TO YEAR TO YEAR TO ORIGINAL DATE DATE DATE DATE BUDGET BUDGET BUDGET **REVENUES:** 112.16% Taxes, Penalties, And Interest 170,746 184,535 \$ 17,291,137 \$ 15,005,777 \$ 1,874,177 \$ \$ 15,416,960 Miscellaneous 302 0.00% 302 4,035 0.00% Interest Income 572 877 4,035 5,187 Total Revenues 171,318 185,714 17,295,172 15,011,266 15,416,960 1,878,212 112.18% EXPENDITURES: Debt Service -99.55% Principal Retirement 9,925,000 9,540,000 9,970,000 (45,000) 2,808,652 2,723,621 5,446,960 (2,638,308) 51.56% Interest Lease Payments 0.00% 9,500 0.00% Bond Issuance Cost 0.00% Fiscal Charges 2,550 450 23,584 23,584 8,568 **Total Expenditures** 2,550 450 12,757,236 12,281,689 15,416,960 (2,659,724)82.75% Excess Of Revenues Over (Under) Expenditures 168,768 185,264 4,537,936 2,729,577 OTHER FINANCING SOURCES (USES) Refunding Bonds Issued Premium on Bonds Issued Discounts on Bonds Issued Payment to Refunded Bond Escrow Agent Total Other Financing Sources (Uses) 168,768 185,264 4,537,936 2,729,577 Net Change in Fund Balances FUND BALANCE, BEGINNING 1,288,463 6,066,859 3,832,776 1,697,691

6,235,627

4,018,040

Comparative Statement of Net Position - Mansfield Parks Facilities Development Corporation Debt Service - March 31, 2020 and 2019 (Unaudited)

<u>ASSETS</u>	 2020		2019		
Cash And Investments	\$ 1,426,464	\$	1,307,261		
Total Assets	\$ 1,426,464	\$	1,307,261		
*					
LIABILITIES AND FUND BALANCES					
LIABILITIES:					
Accrued Interest Payable	\$ 4,650		4,650		
Total Liabilities	 4,650		4,650		
FUND BALANCES:					
Fund Balance	517,136		522,547		
Excess Revenues Over (Under) Expenditures	 904,678	-	780,064		
Total Fund Balances	 1,421,814		1,302,611		
Total Liabilities And Fund Balances	\$ 1,426,464	\$	1,307,261		

Comparative Combined Statement of Activities - Mansfield Parks Facilities Development Corporation

- For the Month and Six Months Ended March 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE	FY20 ADOPTED BUDGET	FY20 OVER (UNDER) BUDGET	FY20 PERCENT COLLECTED TO BUDGET
REVENUES: Taxes, Penalties, And Interest Other Income	\$ 263,322	\$ 262,866	\$ 1,579,930	\$ 1,577,197 -	\$ 3,159,861	\$ (1,579,931)	50.00% 0.00%
Total Revenues	263,322	262,866	1,579,930	1,577,197	3,159,861	(1,579,931)	50.00%
EXPENDITURES: Debt Service							
Principal Retirement	-	-	-	-	1,815,000	(1,815,000)	0.00%
Interest And Fiscal Charges	1,700	900	675,252	797,133	1,344,861	(669,609)	50.21%
Non-departmental		S = 0		-			0.00%
Total Expenditures	1,700	900	675,252	797,133	3,159,861	(2,484,609)	21.37%
Excess Of Revenues Over (Under) Expenditures	261,622	261,966	904,678	780,064			
OTHER FINANCING SOURCES (USES): Bond Proceeds	-	-	-	-			
Total Other Financing Sources (Uses)				:-			
FUND BALANCE, BEGINNING	1,160,192	1,040,645	517,136	522,547			
FUND BALANCE, ENDING	\$ 1,421,814	\$ 1,302,611	\$ 1,421,814	\$ 1,302,611			

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.

Comparative Statement of Net Position - Street & Infrastructure Construction Fund March 31, 2020 and 2019 (Unaudited)

	-	2020	2019		
<u>ASSETS</u>					
Cash And Investments Receivables Projects In Process	\$	32,656,718	\$	31,209,875 458,142	
Current Year Prior Year		3,403,299 9,246,790	5	2,374,007 16,576,708	
Total Assets	\$	45,306,807	\$	50,618,732	
LIABILITIES AND FUND BALANCES LIABILITIES:					
Accounts Payable	\$	146,881	\$	146,781	
Deposits Retainage Payable Other Liabilities		1,349 322,393		1,349 155,224 458,142	
Total Liabilities		470,623		761,496	
FUND BALANCES: Fund Balance		33,469,149		41,092,314	
Excess Revenues Over (Under) Expenditures		11,367,036		8,764,922	
Total Fund Balance		44,836,185		49,857,236	
Total Liabilities And Fund Balance	\$	45,306,808	\$	50,618,732	

Comparative Combined Statement of Activities -Street Construction Fund - For the Month and Six Months Ended March 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE	
REVENUES:					
Recoveries	\$ -	\$ -	\$ 6,529	\$ 7,818	
Contributions	=	#	:	=	
Intergovernmental	-	388,554	E	388,554	
Roadway Impact Fees	109,652	253,615	472,603	1,007,025	
Interest Income	12,239	25,162	102,540	144,047	
Total Revenues	121,891	667,331	581,672	1,547,444	
EXPENDITURES:					
Administrative	43,895	54,606	298,611	270,522	
Street Improvements					
Total Expenditures	43,895	54,606	298,611	270,522	
EXCESS OF REVENUES OVER(UNDER)					
EXPENDITURES EXPENDITURES	77,996	612,725	283,061	1,276,922	
OTHER FINANCING SOURCES (USES):					
Transfers	:-	-	-	-	
Bond Proceeds	:=:	-	10,579,960	7,488,000	
Bond Issuance Costs	-	=	(94,716)	(97,344)	
Premiums on Bond Issuance	-	-	598,731	97,344	
Discounts on Bond Issuance			-		
Total Other Financing Sources (Uses)	_		11,083,975	7,488,000	
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES					
AND OTHER USES	77,996	612,725	11,367,036	8,764,922	
FUND BALANCE, BEGINNING	44,758,189	49,244,511	33,469,149	41,092,314	
FUND BALANCE, ENDING	\$ 44,836,185	\$ 49,857,236	\$ 44,836,185	\$ 49,857,236	

Comparative Statement of Net Position - Building Construction Fund March 31, 2020 and 2019 (Unaudited)

		2020	2019		
ASSETS					
Cash And Investments Construction in Progress	\$	13,767,640	\$,	7,519,421	
Total Assets	\$	13,767,640	\$	7,519,421	
LIABILITIES AND FUND BALANCE					
LIABILITIES:					
Accounts Payable	\$	=	\$	-	
Due to Other Funds		-		21,241	
Retainage Payable		<u>-</u> _		241,811	
Total Liabilities				263,052	
FUND BALANCE:		3,667,343		1,982,110	
TOTAL BALANCE.		3,007,343		1,762,110	
Excess Revenues Over (Under)					
Expenditures		10,100,297		5,274,259	
Total Fund Balance	_	13,767,640		7,256,369	
Total Liabilities And Fund Balance	\$	13,767,640	\$	7,519,421	

Comparative Combined Statement of Activities - Building Construction Fund - For the Month and Six Months Ended March 31, 2020 and 2019 (Unaudited)

		FY20 MONTH TO DATE		FY19 MONTH TO DATE		FY20 EAR TO DATE	FY19 YEAR TO DATE	
REVENUES:	C	1 000	Ф	0.050	•	12.750	•	10.514
Interest Income Rental Of Facilities	\$	1,982	\$	2,952	\$	13,758	\$	17,514
Contributions		-		. 		5		#I)
Miscellaneous Income		_		-				_
Grant Revenue								
Total Revenues		1,982		2,952		13,758		17,514
EXPENDITURES:								
Administration		-		:-		-		-
Library						=		=
Fieldhouse		-		-		=		-
Stars Center		-		25,629		-		162,811
Fire Station #5		3,152		-		109,609		831,455
Park Land		24.204		900		71 227		-
Man House Wayfinding		24,394		890		71,327		989
Tactical Training Facility								
Total Expenditures		27,546		26,519		180,936		995,255
Excess Revenues Over (Under)								
Expenditures		(25,564)		(23,567)		(167,178)		(977,741)
OTHER FINANCING SOURCES (USES):								
Bond Proceeds		-		·		9,800,588		6,252,000
Bond Issuance Costs		-		-		(87,739)		(81,406)
Premiums on Bond Issuance		-		-		554,626		81,406
Discounts on Bond Issuance		; -		; -		-		-
Operating Transfer In (Out)			•	-			-	
Total Other Financing Sources (Uses)						10,267,475	-	6,252,000
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES								
AND OTHER FINANCING USES		(25,564)		(23,567)		10,100,297		5,274,259
FUND BALANCE, BEGINNING		13,793,204		7,279,936		3,667,343		1,982,110
FUND BALANCE, ENDING	\$	13,767,640	\$	7,256,369	\$	13,767,640	\$	7,256,369

Comparative Statement of Net Position - Equipment Replacement Fund March 31, 2020 and 2019 (Unaudited)

<u>ASSETS</u>	2	020	20	019
Cash And Investments	\$	4,835,959	\$	955,188
Total Assets	\$	4,835,959	\$	955,188
LIABIITIES AND FUND BALANCES				
LIABILITIES:	•		•	
Accounts Payable Retainage Payable	\$	-	\$	
reduniage i ayaoto				
Total Liabilities	\$	-	\$	
FUND BALANCE:		1,451,406		1,177,770
Excess Revenues Over				
Expenditures		3,384,553		(222,582)
Total Fund Balance		4,835,959		955,188
Total Liabilities And Fund Balance	\$	4,835,959	\$	955,188

City of Mansfield, Texas

Comparative Combined Statement of Activities - Equipment Replacement Fund - For the Month and Six Months Ended March 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE	
REVENUES:					
Contributions	\$ -	\$ -	\$ -	\$ -	
Grants	-	-	-	-	
Other Income	7,140	3,423	173,370	6,700	
Interest Income	4	9	37	55	
Total Revenues	7,144	3,432	173,407	6,755	
EXPENDITURES:					
Administration	_	_	_	_	
Information Services	_	8,946	1,500	14,911	
Code Enforcement	33,386	5,5 10	390,895	- 1,211	
Planning	6,205	_	102,663	16,283	
Streets	27,780	-	88,128	-	
Animal Control		_	-	_	
City Hall			(=)	-	
Parks Department	=	-		_	
Library	-	٦.	-	-	
Fire	=	-	1-	142,552	
Police Department	100,868		254,218	55,591	
Total Expenditures	168,239	8,946	837,404	229,337	
EXCESS (DEFICIENCY) OF					
REVENUES OVER (UNDER)					
EXPENDITURES	(161,095)	(5,514)	(663,997)	(222,582)	
OTHER FINANCING SOURCES (USES):					
Bond Proceeds			3,864,453		
Bond Issuance Costs	\B	-	(34,596)	-	
Premium on Bond Issuance	-	-	218,693	-	
Discounts on Bond Issuance	-	-	-	-	
Sale of city property	S		`` .		
Transfer In (Out)			<u> </u>		
Total Other Financing Sources (Uses)	-		4,048,550	-	
EXCESS (DEFICIENCY) OF REVENUES					
AND OTHER FINANCING SOURCES OVER					
(UNDER) EXPENDITURES AND OTHER					
FINANCING USES	(161,095)	(5,514)	3,384,553	(222,582)	
FUND BALANCE, BEGINNING	4,997,054	960,702	1,451,406	1,177,770	
FUND BALANCE, ENDING	\$ 4,835,959	\$ 955,188	\$ 4,835,959	\$ 955,188	

Comparative Statement of Net Position - Parks Construction Fund March 31, 2020 and 2019 (Unaudited)

		2020	2019		
<u>ASSETS</u>					
Cash And Investments	\$	-	\$ 384,853		
Total Assets	\$	<u> </u>	\$ 384,853		
LIABILITIES AND FUND BALANCE					
LIABILITIES:					
Accounts Payable	\$	691,968	\$ -		
Retainage Payable		78,046			
Total Liabilities	-	770,014			
FUND BALANCE:		(81,574)	1,078,095		
Excess Revenues Over					
Expenditures		(688,440)	(693,242)		
Total Fund Balance		(770.014)			
Total Pullu Dalalice		(770,014)	384,853		
Total Liabilities And Fund Balance	\$	(0)	\$ 384,853		

City of Mansfield, Texas

Comparative Combined Statement of Activities Parks Construction Fund - For the Month and Six Months Ended March 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE	
REVENUES: Contributions Recoveries Interest Income	\$ - - -	\$ - - -	\$ - - -	\$ - - -	
Total Revenues					
EXPENDITURES: Parks Administration Building Dog Park FieldHouse Matlock Community Park Pond Branch Total Expenditures	231,517	82,682 1,351 - - - 84,033	688,440 - - - - - - 688,440	683,827 9,415 - - - - - - - - 693,242	
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(231,517)	(84,033)	(688,440)	(693,242)	
OTHER FINANCING SOURCES (USES): Bond Proceeds Bond Issuance Costs Premiums on Bond Issuance Discounts on Bond Issuance Transfer In (out) Total Other Financing Sources (Uses)	- - - - -	- - - - -	- - - - - - -	- - - - -	
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(231,517)	(84,033)	(688,440)	(693,242)	
FUND BALANCE, BEGINNING	(538,497)	468,886	(81,574)	1,078,095	
FUND BALANCE, ENDING	\$ (770,014)	\$ 384,853	\$ (770,014)	\$ 384,853	

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.

Statement of Net Position - Utility Fund March 31, 2020 and 2019 (Unaudited)

	2020		2019
ASSETS			
Cash And Investments	\$ 30,470,959	\$	26,754,326
Receivables:			
Accounts (net of allowance	5,489,125		4,609,333
of \$1,187,597)			
Inventory	1,163,383	v	605,530
Restricted Assets:			
Cash and Investments	11,932,003		13,158,318
Fixed Assets (net of			
accumulated depreciation)	 190,748,497		185,259,073
	* 1		
Total Assets	239,803,967		230,386,580
DEFERRED OUTFLOWS OF RESOURCES			
Deferred pension contributions	364,615		373,941
Deferred OPEB contributions	4,297		241,380
Deferred investment losses	689,351		336,519
Deferred actuarial experience	1,011,900		194,291
Deferred assumption changes	5,863		6,864
Deferred loss on refunding	 2,638,327		2,842,512
Total deferred outflows of resources	4,714,353		3,995,507
Total Assets and Deferred Outflows of Resources	\$ 244,518,320	\$	234,382,087

Statement of Net Position - Utility Fund March 31, 2020 and 2019 (Unaudited)

	 2020	2019		
LIABILITIES				
Accounts Payable	\$ 5,217	\$	14,037	
Accrued Liabilities	325,677		182,754	
Payable From Restricted Assets:				
Deposits	1,569,479		1,521,288	
Bonds Payable-Current				
Accrued Interest	785,091		811,208	
Accounts Payable			-	
Accrued Liabilities	X		=	
Retainage Payable	262,011		128,722	
From Unrestricted Assets:				
Current	3,461,961		3,875,000	
Long-Term, Net	34,508,084		38,252,005	
Compensated Absences	433,582		503,414	
Net OPEB liability	4,298,243		3,789,019	
Total OPEB liability	106,471			
Net pension liability	2,929,016		1,551,133	
Total Liabilities	 48,684,832		50,628,580	
DEFERRED INFLOWS OF RESOURCES				
Deferred assumption changes	111,429		147,486	
Deferred investment gains	(0)		622,246	
Total deferred inflows of resources	111,429		769,732	
NET POSTION	*			
Invested In Capital Assets (net of				
related debt)	155,416,780		145,974,576	
Reserved for Debt Service	5,774,174		5,684,776	
Reserved for Capital Projects	6,157,829		7,473,542	
Unreserved	 28,373,276		23,850,881	
Total Net Positon	195,722,059		182,983,775	
Total Liabilities, Deferred Inflows of				
Resources, and Net Position	\$ 244,518,320	\$	234,382,087	

City of Mansfield

Comparative Combined Statement of Activities -Utility Fund - For the Month and Six Months Ended March 31, 2020 and 2019 (Unaudited)

		FY20 MONTH TO DATE	M	FY19 IONTH TO DATE	FY20 YEAR TO DATE	 FY19 YEAR TO DATE	FY20 ADOPTED BUDGET	ov	FY20 YER (UNDER) BUDGET	PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:										
Water Service	\$	1,351,405	\$	1,243,682	\$ 10,665,376	\$ 8,741,953	\$ 20,587,894	\$	(9,922,518)	51.80%
Sewer Service		954,457		864,898	6,542,409	5,791,399	12,571,745		(6,029,336)	52.04%
Water Penalties		24,409		36,190	282,658	273,876	510,000		(227,342)	55.42%
Water Taps		1,670		1,590	6,440	6,360	18,811		(12,371)	34.24%
Meter Set Fee		13,440		11,600	80,490	68,270	98,940		(18,450)	81.35%
Utility Miscellaneous		14,407		11,905	76,417	71,398	60,000		16,417	127.36%
Restore Service Fee		6,150		8,679	60,147	64,450	125,021		(64,874)	48.11%
Sewer Tap		-		-	1,270	1,310	1,500		(230)	84.67%
Water Impact Fees		133,360		163,800	775,650	808,080	700,000		75,650	110.81%
Sewer Impact Fees		73,823		115,914	474,543	528,505	400,000		74,543	118.64%
Pretreatment Fees		*		_	54,646	64,183	60,000		(5,354)	91.08%
Other Income		16,802		3,806	116,466	183,649	174,813		(58,347)	66.62%
Contribution		-		_	-		-		-	0.00%
Total Revenues	_\$_	2,589,923	\$	2,462,064	\$ 19,136,512	\$ 16,603,433	\$ 35,308,724	_\$	(16,172,212)	54.20%

City of Mansfield

Comparative Combined Statement of Activities -

Utility Fund - For the Month and Six Months Ended March 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE	FY20 ADOPTED BUDGET	FY20 OVER (UNDER) BUDGET	PERCENT COLLECTED TO BUDGET
OPERATING EXPENSES:							
Administration	138,765	118,738	780,721	544,181	1,383,240	(602,519)	56.44%
Billing And Collection	75,841	76,701	476,544	422,967	930,860	(454,316)	51.19%
Meter Reading/Repairs	83,854	66,835	430,131	482,702	1,074,928	(644,797)	40.01%
Water Distribution	48,144	74,483	347,765	411,545	1,100,799	(753,034)	31.59%
Wastewater Collection	674,089	738,275	4,205,589	4,098,528	8,296,658	(4,091,069)	50.69%
Water Treatment	678,588	704,039	4,415,929	4,156,479	9,646,254	(5,230,325)	45.78%
Water Quality	41,165	66,620	259,701	212,662	511,136	(251,435)	50.81%
Water Demand Management	17,189	13,187	71,901	67,438	150,836	(78,935)	47.67%
Depreciation	415,202	295,791	1,891,232	1,729,327		1,891,232	0.00%
Total Operating Expenses	2,172,837	2,154,669	12,879,513	12,125,829	23,094,711	(10,215,198)	55.77%
OPERATING INCOME (LOSS)	417,086	307,395	6,256,999	4,477,604	12,214,013	(5,957,015)	
NONOPERATING REVENUES (EXPENSES).						
Non-Departmental	(73,853)	(75,293)	(481,299)	(549,068)	(5,547,718)	5,066,419	8.68%
Interest Revenue	26,148	53,337	216,473	304,697	24,000	192,473	901.97%
Debt Service	(129,569)	(142,628)	(777,417)	(858,441)	(1,554,834)	777,417	50.00%
Bad Debt Expense	-	-	-	-	(48,000)	48,000	0.00%
•		·					
Net Nonoperating Revenues							
(Expenses)	(177,274)	(164,584)	(1,042,243)	(1,102,812)	(7,126,552)	6,084,309	14.62%
INCOME (LOSS) BEFORE OPERATING TRANSFERS	239,812	142,811	5,214,756	3,374,792	5,087,461	127,294	102.50%
OPERATING TRANSFERS:			(2.50.200)	(001.000)	(7.007.451)		
Transfers In (Out)			(259,329)	(234,308)	(5,087,461)	4,828,132	5.10%
Net Operating Transfers			(259,329)	(234,308)	(5,087,461)	4,828,132	5.10%
CHANGE IN NET POSITION	239,812	142,811	4,955,427	3,140,484	-	4,955,426	
NET POSITION, BEGINNING	195,482,247	182,840,964	190,766,632	179,843,291	190,766,632	:=	
		-					
NET POSITON, ENDING	\$ 195,722,059	\$ 182,983,775	\$ 195,722,059	\$ 182,983,775	\$ 190,766,632	\$ 4,955,426	

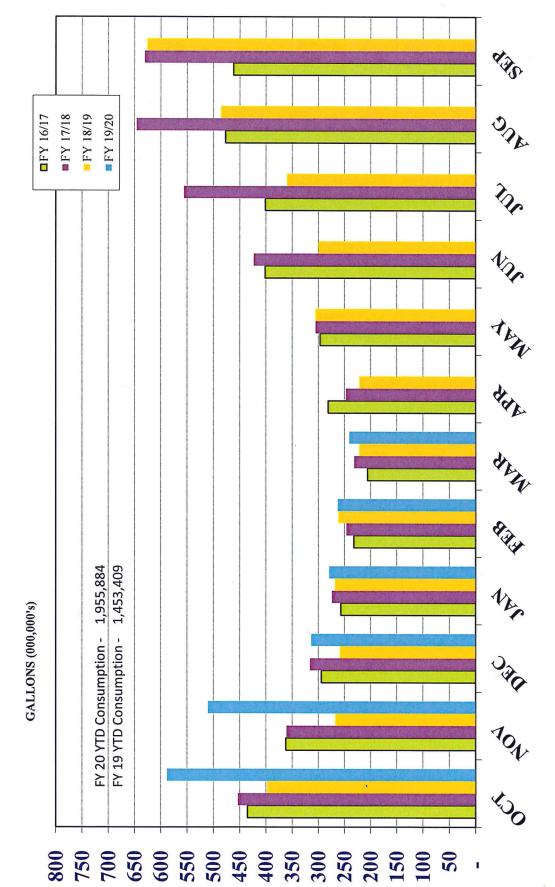
CITY OF MANSFIELD UTILITY FUND REVENUE BOND COVERAGE

<u>Definition of Bond Coverage:</u>

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, 2019, 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 2019, the City achieved a 2.67 bond coverage ratio which exceeded the 1.10 required by the bond ordinance. For fiscal year 2020, the bond coverage ratio is projected at 2.58.

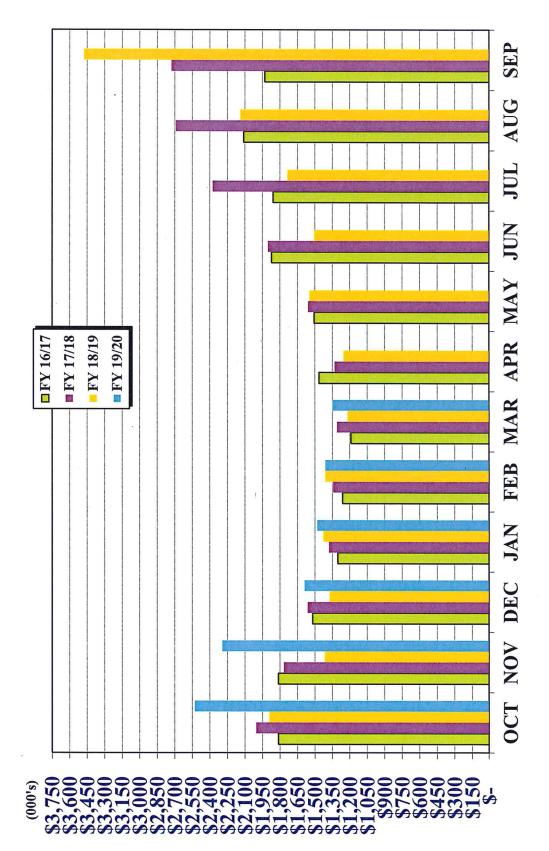


CITY OF MANSFIELD WATER CONSUMPTION



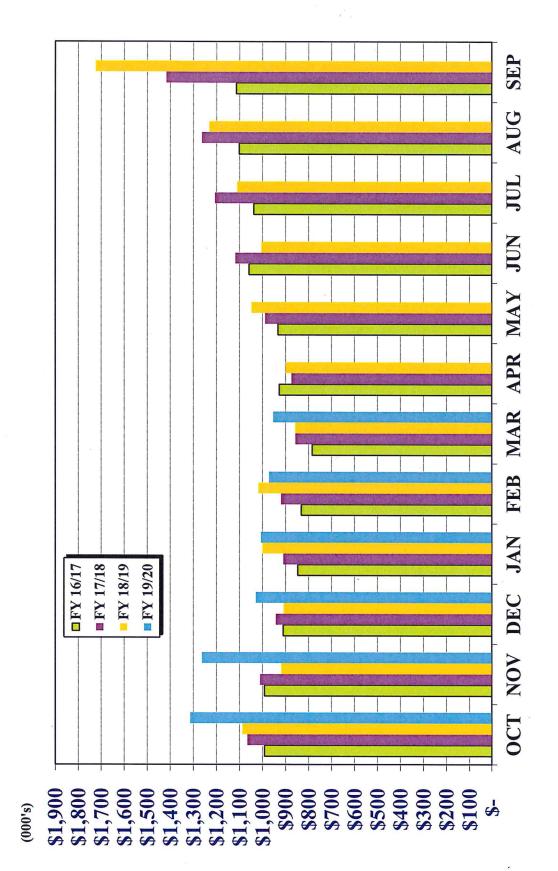


CITY OF MANSFIELD UTILITY FUND - WATER SALES



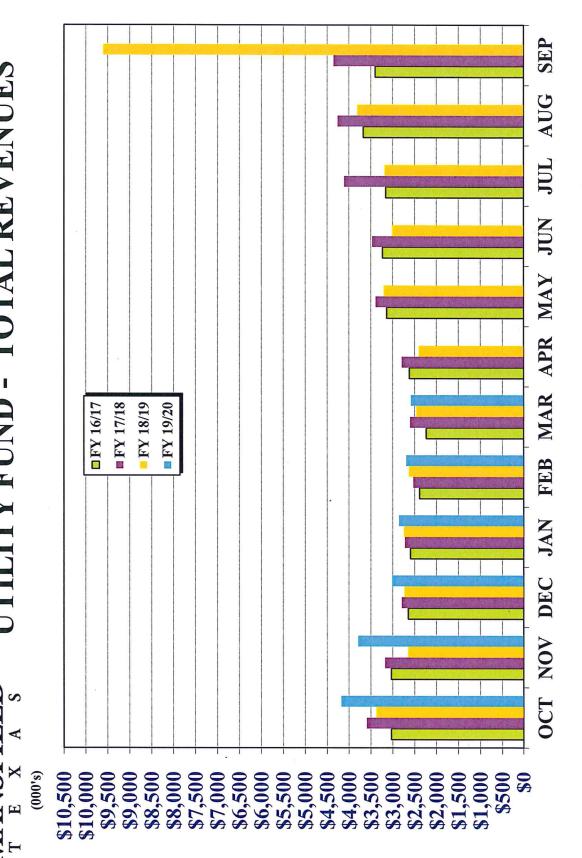


UTILITY FUND - SEWER SERVICE CITY OF MANSFIELD



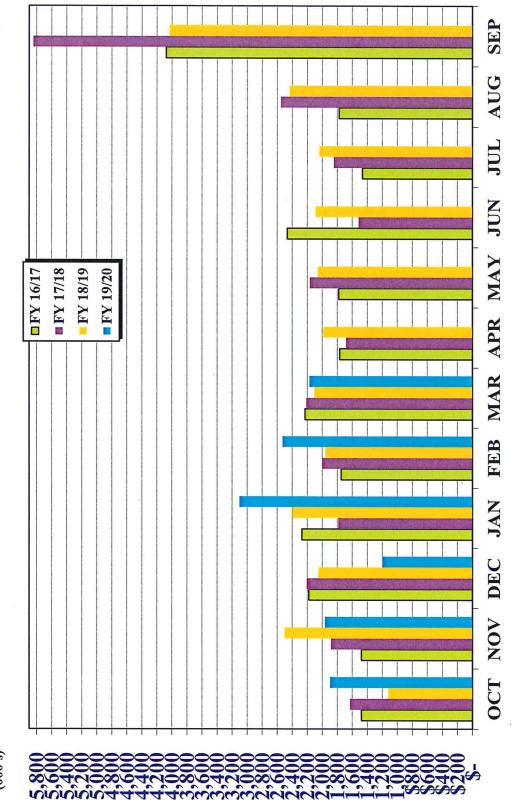


JTILITY FUND - TOTAL REVENUES CITY OF MANSFIELD





JTILITY OPERATING EXPENDITURES CITY OF MANSFIELD



Statement of Net Position - Law Enforcement Complex March 31, 2020 and 2019 (Unaudited)

ASSETS -	2020	2019
Cash And Investments	\$ (0)	\$ 50,500
Receivables:		
Accounts	590,242	319,195
Inventory	22,575	25,080
Restricted Assets:		
Cash And Investments	166,182	255,196
Fixed Assets (net of		
accumulated depreciation)	5,711,762	5,917,541
Total Assets	6,490,761	6,567,512
DEFERRED OUTFLOWS OF RESOURCES		
Deferred pension contributions	465,082	706,526
Deferred OPEB contributions	5,091	412,698
Deferred investment losses	414,144	527,541
Deferred assumption changes	11,705	12,971
Deferred actuarial experience	1,349,279	374,986
Total Deferred Outflows of Resources	2,245,301	2,034,722
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	\$ 8,736,062	\$ 8,602,234

Statement of Net Position - Law Enforcement Complex March 31, 2020 and 2019 (Unaudited)

LIABILITIES	2020	2019		
<u> </u>				
Accounts Payable	\$ 850,954	\$ 334,644		
Accrued Liabilities		-		
Payable From Restricted Assets:				
Inmate Trust	47,100	153,790		
General Obligation Debt Payable:				
Bonds Payable-Current	442,409	487,098		
Accrued Interest	2,190	2,372		
Long-Term				
Compensated Absences	1,078,555	951,413		
Total OPEB liability	134,769	171,408		
Net OPEB liability	5,092,347	3,498,454		
Net pension liability	3,563,664	2,702,256		
Total Liabilities	11,211,988	8,301,435		
DEFERRED INFLOWS OF RESOURCES				
Deferred assumption changes	186,253	183,946		
Deferred investment gains	0	1,175,750		
Deferred loss on refunding	14,078	15,767		
Total Deferred Inflows of Resources	200,331	1,375,463		
NET POSITION				
Invested in Capital Assets (net of				
related debt)	5,374,265	5,667,501		
Unreserved	(8,050,523)	(6,742,165)		
	(0,000,020)	(0,7 12,103)		
Total Net Position	(2,676,258)	(1,074,664)		
TOTAL LIABILITIES, DEFERRED INFLOWS OF				
OF RESOURCES, AND NET POSITION	\$ 8,736,062	\$ 8,602,234		

City of Mansfield, Texas

Comparative Combined Statement of Activities - Law Enforcement Complex For the Month and Six Months Ended March 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE	FY20 ADOPTED BUDGET	FY20 OVER (UNDER) BUDGET	FY20 PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Charges For Services	\$ 536,482	\$ 478,236	\$ 3,388,317	\$ 2,878,747	\$ 6,854,399	\$ (3,466,082)	49.43%
Salary Reimbursement	9,245	5,025	73,913	62,045	123,530	(49,617)	59.83%
Miscellaneous	4,619	619	26,291	11,936	3,504	22,787	750.32%
Transportation	314	-	2,318		-	2,318	0.00%
Commissary Sales	29,208	34,332	186,452	163,842	280,612	(94,160)	66.44%
Telephone Commission	24,673	17,138	140,977	89,284	210,000	(69,023)	67.13%
Total Operating Revenues	604,541	535,350	3,818,268	3,205,854	7,472,045	(3,653,777)	51.10%
OPERATING EXPENSES:							
Administration	22,803	31,010	167,231	158,391	339,852	(172,621)	49.21%
Operations	479,008	554,383	2,893,287	2,859,627	6,061,878	(3,168,591)	47.73%
Support	53,419	51,667	305,233	314,395	729,445	(424,212)	41.84%
Food Service	37,766	31,651	191,020	190,644	423,215	(232,195)	45.14%
Medical Service	47,930	53,624	262,794	305,791	692,534	(429,740)	37.95%
Commissary	41,500	24,681	186,321	153,879	280,612	(94,291)	66.40%
Depreciation	25,984	20,129	118,876	118,315	-	118,876	0.00%
Total Operating Expenses	708,410	767,145	4,124,762	4,101,042	8,527,536	(4,402,774)	48.37%
OPERATING INCOME (LOSS)	(103,869)	(231,795)	(306,494)	(895,188)	(1,055,491)	748,997	29.04%
NON OPERATING REVENUES (E	EXPENSES)						
Interest Revenue		-	-	-	-	-	0.00%
Other Income) <u>-</u>		=	-	.=	-	0.00%
Other Expenses	(26,762)	(17,441)	(160,573)	(308,136)	(652,402)	491,829	24.61%
Gain/(loss) on sale of assets	-	-	-	-	<u>**</u>	*	0.00%
Amortization	-	-	-	-	-	-	0.00%
Interest And Fiscal Charges	(1,224)	(1,307)	(7,343)	(7,842)	(65,686)	58,343	11.18%
Net Nonoperating			¥.				
Revenues (Expenses)	(27,986)	(18,748)	(167,916)	(315,978)	(718,088)	550,172	23.38%
INCOME (LOSS) BEFORE OPERATING TRANSFERS	(131,855)	(250,543)	(474,410)	(1,211,166)	(1,773,579)	1,299,169	
OPERATING TRANSFERS:							
Transfer In (Out)	-	· -	-	-	1,773,579	(1,773,579)	0.00%
Net Operating Transfers	-	-	-	-	1,773,579	(1,773,579)	0.00%
CHANGE IN NET POSITION	(131,855)	(250,543)	(474,410)	(1,211,166)	-	(474,410)	
NET POSITION, BEGINNING	(2,544,403)	(824,121)	(2,201,848)	136,502	(2,201,848)		
NET POSITION, ENDING	\$ (2,676,258)	\$ (1,074,664)	\$ (2,676,258)	\$ (1,074,664)	\$ (2,201,848)	\$ (474,410)	

Statement of Net Position - Drainage Utility Fund March 31, 2020 and 2019 (Unaudited)

	2020	2019		
ASSETS				
Cash And Investments	\$ 4,290,761	\$ 3,257,335		
Accounts Receivable	358,724	338,517		
Restricted Assets:	253,72.	330,517		
Cash and Investments	295,372	295,679		
Fixed Assets (Net of	,			
accumulated depreciation)	8,423,641	8,357,980		
Total Assets	13,368,498	12,249,511		
DEFERRED OUTFLOWS OF RESOURCES				
Deferred pension contributions	36,001	29,387		
Deferred OPEB contributions	399	18,851		
Deferred investment losses	74,161	14,385		
Deferred assumption changes	428	538		
Deferred actuarial experience	92,602	15,544		
Deferred loss on refunding	119,133	142,960		
Total deferred outflows of resources	322,724	221,665		
Total Assets and Deferred Outflows of Resources	\$ 13,691,222	\$ 12,471,176		
LIABILITIES				
Accounts Payable	\$ 459	\$ 1,354		
Accrued Liabilities	60,573	56,069		
Retainage Payable	5,126	5,126		
Bond Payable	2,745,000	3,165,000		
Accrued Interest Payable		-		
Unamortized Discounts on Bonds	(22,305)	(26,275)		
Unamortized Premiums on Bonds	29,607	36,080		
Total OPEB liability	11,673	7,112		
Net OPEB liability	399,153	160,060		
Net pension liability	231,629	65,868		
Total Liabilities	3,460,915	3,470,394		
DEFERRED INFLOWS OF RESOURCES				
Deferred assumption changes	7,928	7,567		
Deferred investment gains		48,904		
Total deferred inflows of resources	7,928	56,471		
NET POSITION				
Invested in Capital Assets (net of				
related debt)	5,370,472	5,320,451		
Reserved for Debt Service	317,333	225,680		
Unrestricted	4,534,574	3,398,180		
Total Net Position	10,222,379	8,944,311		
Total Liabilities, Deferred Inflows of				
Resources, and Net Position	\$ 13,691,222	\$ 12,471,176		
	-			

City of Mansfield, Texas

Comparative Combined Statement of Activities - Drainage Utility Fund For the Month and Six Months Ended March 31, 2020 and 2019 (Unaudited)

	MONTH TO MOI		FY19 IONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE		
OPERATING REVENUES:							
Contributions	\$	-	\$. •	\$ -	\$	-
Licenses Fee-Gaswells/Pipelines Drainage Fee		- 221,967		215 946	1 224 927		1 200 400
Diamage ree	-	221,907	_	215,846	1,324,827	-	1,289,498
Total Operating Revenues		221,967		215,846	1,324,827		1,289,498
OPERATING EXPENSES:							
Administration		54,545		132,757	377,659		542,999
General Maintenance		9,857		-	85,753		28,604
Depreciation	-	19,694		13,670	90,101		79,522
Total Operating Expenses		84,096		146,427	553,513		651,125
OPERATING INCOME (LOSS)		137,871		69,419	771,314		638,373
NONOPERATING REVENUES (EXPENSES):							
Interest Revenue		808		1,996	7,535		11,194
Other Income		500		-	653		486
Amortization		-		×-	-		-
Interest and fiscal charges		(8,089)		(8,981)	(50,226)		(56,168)
Net Nonoperating Revenue		(6,781)		(6,985)	(42,038)		(44,488)
INCOME (LOSS) BEFORE OPERATING TRANSFERS		131,090		62,434	729,276		593,885
OPERATING TRANSFERS							
Operating Transfers In		-		-	.=		_
Operating Transfers Out		-			(=)		-
Net Operating Transfers		_			-		- 8
CHANGE IN NET POSITION		131,090		62,434	729,276		593,885
NET POSITION, BEGINNING		10,091,289		8,881,877	9,493,103		8,350,426
NET POSITION, ENDING	\$	10,222,379	\$	8,944,311	\$ 10,222,379	\$	8,944,311

CITY OF MANSFIELD, TEXAS SALES TAX COMPARISON INFORMATION

GENERAL FUND YEAR TO DATE SALES TAX COMPARISON OCTOBER 2019 TO SEPTEMBER 2020

MONTH	FY19	FY20	DOLLAR VALUE INCREASE (DECREASE) FY 2019/2020	PERCENTAGE INCREASE (DECREASE) FY 2019/2020
OCTOBER	1,182,908.47	1,227,674.02	44,765.55	3.78%
NOVEMBER	941,055.88	1,062,055.58	120,999.70	12.86%
DECEMBER	981,736.45	1,037,023.19	55,286.74	5.63%
JANUARY	1,287,923.20	1,538,992.70	251,069.50	19.49%
FEBRUARY	878,450.66	987,055.68	108,605.02	12.36%
MARCH	827,524.94	918,153.15	90,628.21	10.95%
Subtotal	6,099,599.60	6,770,954.32	671,354.72	11.01%
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	6,099,599.60	6,770,954.32	671,354.72	11.01%
BUDGET		12,944,825.48		
OVER/(UNDER) BUDGET		(6,173,871.16)		

MANSFIELD PARKS FACILITIES DEVELOPMENT CORP. YEAR TO DATE SALES TAX COMPARISON OCTOBER 2019 TO SEPTEMBER 2020

			DOLLAR VALUE INCREASE (DECREASE)	PERCENTAGE INCREASE (DECREASE)
MONTH	FY19	FY20	FY 2019/2020	FY 2019/2020
OCTOBER	591,454.23	613,837.01	22,382.78	3.78%
NOVEMBER	470,527.94	531,027.79	60,499.85	12.86%
DECEMBER	490,868.23	518,511.59	27,643.36	5.63%
JANUARY	643,961.61	769,496.35	125,534.74	19.49%
FEBRUARY	439,225.33	493,527.84	54,302.51	12.36%
MARCH	413,762.48	459,076.58	45,314.10	10.95%
Subtotal	3,049,799.82	3,385,477.16	335,677.34	11.01%
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER .				
YTD TOTAL	3,049,799.82	3,385,477.16	335,677.34	11.01%

MANSFIELD ECONOMIC DEVELOPMENT CORP. YEAR TO DATE SALES TAX COMPARISON OCTOBER 2019 TO SEPTEMBER 2020

			DOLLAR VALUE INCREASE (DECREASE)	PERCENTAGE INCREASE (DECREASE)
MONTH	FY19	FY20	2019/2020	2019/2020
OCTOBER	591,454.23	613,837.01	22,382.78	3.78%
NOVEMBER	470,527.94	531,027.78	60,499.84	12.86%
DECEMBER	490,868.23	518,511.59	27,643.36	5.63%
JANUARY	643,961.61	769,496.35	125,534.74	19.49%
FEBRUARY	439,225.33	493,527.83	54,302.50	12.36%
MARCH	413,762.48	459,076.57	45,314.09	10.95%
Subtotal	3,049,799.82	3,385,477.13	335,677.31	11.01%
APRIL		N		
MAY				
JUNE				~
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	3,049,799.82	3,385,477.13	335,677.31	11.01%

GENERAL FUND MANSFIELD PARKS DEVELOPMENT CORP. AND

MANSFIELD ECONOMIC DEVELOPMENT CORP. COMBINED TOTAL YEAR TO DATE SALES TAX COMPARISON OCTOBER 2019 TO SEPTEMBER 2020

MONTH	FY19	FY20	DOLLAR VALUE INCREASE (DECREASE) FY 2019/2020	PERCENTAGE INCREASE (DECREASE) FY 2019/2020
OCTOBER	2,365,816.93	2,455,348.04	89,531.11	3.78%
NOVEMBER	1,882,111.76	2,124,111.15	241,999.39	12.86%
DECEMBER	1,963,472.91	2,074,046.37	110,573.46	5.63%
JANUARY	2,575,846.42	3,077,985.40	502,138.98	19.49%
FEBRUARY	1,756,901.32	1,974,111.35	217,210.03	12.36%
MARCH	1,655,049.90	1,836,306.30	181,256.40	10.95%
Subtotal	12,199,199.24	13,541,908.61	1,342,709.37	11.01%
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER			\$	41
YTD TOTAL	12,199,199.24	13,541,908.61	1,342,709.37	11.01%
BUDGET		25,889,650.96		
OVER/(UNDER) BUDGET		(12,347,742.35)		

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 March for Fiscal Year 2020.

Peter K. Phillis, CPA
Investment Officer

City of Mansfield
Portfolio Holdings
Tracker Portfolio Set Up - by Portfolio (Fund)
Report Format: By Transaction
Group By: Portfolio Name
Average By: Face Amount / Shares
Portfolio / Report Group: All Portfolios
As of 3/31/2020

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
01 - General F	und						18					
Nations Funds MM	MF0008	Money Market	10/25/1999	0.813	4,162,675.24	4,162,675.24	4,162,675.24	4,162,675.24	N/A	1		5.95
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.957	8,487,841.62	8,487,841.62	8,487,841.62	8,487,841.62	N/A	1		12.13
Sub Total / Average 01 - General Fund				0.910	12,650,516.86	12,650,516.86	12,650,516.86	12,650,516.86		1	0.00	18.08
06 - Tree Mitig	gation											
Nations Funds MM	MF0008	Money Market	10/25/1999	0.813	26,561.58	26,561.58	26,561.58	26,561.58	N/A	1		0.04
Sub Total / Average 06 - Tree Mitigation	,		lati	0.813	26,561.58	26,561.58	26,561.58	26,561.58		1	0.00	0.04
08 - Hotel		and the second second										
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/30/2014	0.957	582,339.85	582,339.85	582,339.85	582,339.85	N/A	1		0.83
Sub Total / Average 08 - Hotel		-		0.957	582,339.85	582,339.85	582,339.85	582,339.85		1	0.00	0.83
10 - Debt Sen	vices											
Nations Funds MM	MF0008	Money Market	10/25/1999	0.813	444,924.29	444,924.29	444,924.29	444,924.29	N/A	1		0.64
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.957	53,765.83	53,765.83	53,765.83	53,765.83	N/A	1		0.08
Sub Total / Average 10 - Debt Services				0,828	498,690.12	498,690.12	498,690.12	498,690.12		1	0.00	0.71
15 - Street Co	nstruction											
AIM Invesco MM	AIM	Money Market	9/30/1999	0.240	467,990.76	467,990.76	467,990.76	467,990.76	N/A	1		0.67
Nations Funds MM	MF0008	Money Market	10/25/1999	0.813	3,357,027.36	3,357,027.36	3,357,027.36	3,357,027.36	N/A	1		4.80
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.957	1,953,313.66	1,953,313.66	1,953,313.66	1,953,313.66	N/A	1		2.79
Sub Total / Average 15 - Street Construction				0.815	5,778,331.78	5,778,331.78	5,778,331.78	5,778,331.78		1	0.00	8.26
16 - Building	Construction											
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.957	79,475.48	79,475.48	79,475.48	79,475.48	N/A	1		0.11
Sub Total / Average 16 - Building Construction				0.957	79,475.48	79,475.48	79,475.48	79,475.48	4	1	0.00	0.11

Tracker Report

Description C	USIP/Ticker	Security Type	Settleme Date	YTM ent @ Cost	Face	Tracker	Report			8	
19 - Drainage Uti		Local		- 0031	Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To	Accrued
TexStar LGIP TE Sub Total / Average 19 - Drainage		Governmen Investment Pool	t 11/2/20	12 0.957	995,523.29	995,523.29	995,523.29	995,523.29	N/A	maturity 1	Interest 1.
Utility Fund 22 - Equipment Rep				0.957	995,523.29	995,523.29	995,523.29	995,523.29		 .	
TexStar LGIP TEXS	LOSTAR G	ocal overnment								1	0.00 1.4
Sub Total / Average 22 -	Po	vestment ool	1/8/2014	0.957	4,830.21	4,830.21	4,830.21	4,830.21	N/A	1	0.01
Equipment Replacement				0.957	4,830.21	4,830.21	4,830.21	4,830.21			
23 - Mansfield Parks Nations Funds MM MF000		lev	0/25/1999	0.813	2000					1	0.00 0.01
TexStar LGIP TEXSTA	Loca AR Gove Inves Pool	al ernment stment 1	11/2/2012 (2 400		2,288,929.97 2	,288,929.97	N/A	1	3.27
Sub Total / Average 23 - Mansfield Parks 1/2					2,438	,325.42 2	2,438,325.42 2,	438,325.42	N/A	1	3.49
Sales Tax 24 - Mansfield Parks Lai	nd Davis		u.	.887 4	,727,255.39 4,727,	255.39 4,	727,255.39 4,7	27,255.39		1 0	0.00 6.76
Funds MM MF0008 TexStar LGIP TEXSTAR Sub Total /	Money Market Local Govern Investm Pool	10/2	5/1999 0.8 2/2012 0.9		605,913.12 605,9 61,870.85 1,061,87		•	1 970 05	N/A	1	0.87
Average 24 - Mansfield Parks Land Dedication 25 - Water & Sewer			0.90	5 1,66	7,783.97 1,667,78			783.97	/A 	1	1.52
Nations Funds MM MF0008	Money Market	10/25/1	999 0.813	4.00						0.00	2.38
TexStar LGIP TEXSTAR	Local Governme Investmen Pool	.nt	012 0.957	11,260	,635.80 4,866,635. 755.53 11,260,755.	1,000	,635.80 4,866,6	35.80 N/A	1		6.96
ub Total / verage 25 - later & ewer			0.913	16,127,		-	755.53 11,260,7	55.53 N/A	1		16.10
- Revenue Bond Reserve	Manage			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	16,127,391.3	3 16,127,3	91.33 16,127,39	1.33	1	0.00	23.05
nds MM MF0008 b Total / erage 27 - venue	Money Market	4/11/201	2 0.813	3,004,8	46.81 3,004,846.81	3,004,84	6.81 3,004,846	.81 N/A	_		
nd Serve			0.813	3,004,84	6.81 3,004,846.81	3,004,846	5.81 3,004,846.				29
Utility Construction Fund 2 ons ds MM MF0008 M	Onev	10/25/1999	0.813	1 455 -					,	0.00 4.2	29
IVI,		10.70	-10	1,455,345	.35 1,455,345.35	1,455,345.	0.5				
Lo tar LGIP TEXSTAR Go	vernment estment	11/2/2012	0.957	7,289,786.		7,289,786.4	7 10 10.0	5 N/A	1	2.08	3

Description Sub Total /		Security Cker Type	Settleme Date	ent @ Cost	Face Amount/Share	s Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrue Interes	d % o
Average 28 Utility Constructi Fund 28				0.933	8,745,131.7	7 8,745,131.7	7 8,745,131.77	7 8,745,131.77		1	0.00	12.50
309 - Librai	y Expansion											
Nations Funds MM Sub Total /	MF0008	Money Market	8/1/20	16 0.813	1,613,648.77	7 1,613,648.77	7 1,613,648.77		·N/A	1		2.31
Average 30 - Library Expansion	9			0.813	1,613,648.77	1,613,648.77	1,613,648.77	1,613,648.77		1	0.00	2,31
38 - MEDC I	&S Fund											
TexStar LGIF	P TEXSTAR	Local Governmen Investment Pool	t 11/2/201	2 0.957	231,207,28	231,207.28	231,207.28	231,207.28	N/A	1		0.33
Sub Total / Average 38 MEDC I&S Fund				0.957	231,207.28	231,207.28	231,207.28	231,207.28		1	0.00	0.33
39 - Econom	ic Developme	ent										
Nations Funds MM	MF0008	Money Market	10/25/199	9 0.813	151,976.30	151,976.30	151,976.30	151,976.30	N/A	1		0.22
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	2 0.957	831,692.19	831,692.19	831,692.19	831,692.19	N/A	1		1.19
Sub Total / Average 39 - Economic Development				0.935	983,668.49	983,668.49	983,668.49	983,668.49		1	0.00	1.41
0 - TIF												
exStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.957	1,481,865.65	1,481,865.65	1,481,865.65	1,481,865.65	N/A	1	:	2.12
ub Total / verage 50 - IF				0.957	1,481,865.65	1,481,865.65	1,481,865.65	1,481,865.65		1	0.00	2.12
1 - Street Co	nstruction 20	12 Issue										
exStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.957	1,513,882,29	1,513,882.29	1,513,882.29	1,513,882.29	N/A	1	2	.16
ub Total / verage 81 - treet onstruction 012 Issue				0.957	1,513,882.29	1,513,882.29	1,513,882.29	1,513,882.29		1	0.00 2	.16
- 2016 Stree	ts Constructi	on										
ations Inds MM	MF0008	Money Market	8/1/2016	0.813	1,540,062.21	1,540,062.21	1,540,062.21	1,540,062.21	N/A	1	2.	20
xStar LGIP	TEXSTAR	Local Government Investment Pool	8/31/2016	0.957	970,697.04	970,697.04	970,697.04	970,697.04	N/A	1	1.	39
b Total / erage 86 - 16 Streets nstruction				0.869	2,510,759.25	2,510,759.25	2,510,759.25	2,510,759.25		1	0.00 3.	59
- 2017 Street	ts Construction	on										
tions	MF0008	Money Market	12/1/2017	0.813	25,924.74	25,924.74	25,924.74	25,924.74	N/A	1	0.0	04
Star LGIP	EXSTAR	Government Investment 1	2/31/2017	0.057	3,430,915.22	3,430,915.22	3,430,915.22					

Tracker Report

Description Sub Total / Average 87 -	- THEKE	Security er Type	Settleme Date		Face Amount/Shares	Cost Value	Book Value	Martine	Maturity	Dave To	Accrued	
2017 Streets Construction				0.956	3,456,839.96	3,456,839.96		3,456,839.96		Maturity	Interest	
873 - MEDC C	onstruction							2 (85) 5		1	0.00 4	4.94
Nations Funds MM	MF0008	Money Market	7/2/2018	0.813	1,597,822.07	1.507.00						
TexStar LGIP	TEXSTAR	Local Government Investment	7/31/2018	0.957	1,685,811.18	1,597,822.07	1,597,822.07	1,597,822.07	N/A	1	2.	.28
Sub Total / Everage 873 MEDC))	Pool -			-,,000,611.18	1,685,811.18	1,685,811.18	1,685,811.18	N/A	1	2.4	41
onstruction				0.887	3,283,633.25	3,283,633.25	3,283,633.25	3,283,633.25				
otal / verage	-			 0.900 6	9,964,183.38 6	9,964,183.38 6	9,964,183.38 6			1	0.00 4.6	
								, = 0.00		1	0.00 100)

City of Mansfield
Portfolio Holdings
Tracker Portfolio Set Up - by Security Type
Report Format: By Transaction
Group By: Security Type
Average By: Face Amount / Shares
Portfolio / Report Group: All Portfolios
As of 3/31/2020

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
Local Gover	nment Investm	ent Pool										
TexStar LGIP	TEXSTAR	11/2/2012	0.957	53,765.83	53,765.83	53,765.83	53,765.83	N/A	1		0.08	10 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	0.957	7,289,786.42	7,289,786.42	7,289,786.42	7,289,786.42	N/A	1		10.42	28 - Utility Construction Fund 28
TexStar LGIP	TEXSTAR	11/2/2012	0.957	1,061,870.85	1,061,870.85	1,061,870,85	1,061,870.85	N/A	1		1,52	24 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	0.957	995,523.29	995,523.29	995,523.29	995,523.29	N/A	1		1.42	19 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.957	2,438,325.42	2,438,325.42	2,438,325.42	2,438,325.42	N/A	. 1		3.49	23 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	0.957	1,513,882.29	1,513,882.29	1,513,882.29	1,513,882.29	N/A	1		2.16	81 - Street Construction 2012 Issue
TexStar LGIP	TEXSTAR	11/2/2012	0.957	1,481,865.65	1,481,865.65	1,481,865.65	1,481,865.65	N/A	1		2.12	50 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	0.957	8,487,841.62	8,487,841.62	8,487,841.62	8,487,841.62	N/A	1		12.13	01 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.957	831,692.19	831,692.19	831,692.19	831,692.19	N/A	1		1.19	39 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	0.957	1,953,313.66	1,953,313,66	1,953,313.66	1,953,313.66	N/A	1		2.79	15 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	0.957	79,475.48	79,475.48	79,475.48	79,475.48	N/A	1		0.11	16 - Building Construction
TexStar LGIP	TEXSTAR	11/2/2012	0.957	231,207.28	231,207.28	231,207.28	231,207.28	N/A	1		0.33	38 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.957	11,260,755.53	11,260,755.53	11,260,755.53	11,260,755.53	N/A	1		16.10	25 - Water & Sewer
TexStar LGIP	TEXSTAR	1/8/2014	0.957	4,830.21	4,830.21	4,830.21	4,830.21	N/A	1		0.01	22 - Equipment Replacement
TexStar LGIP	TEXSTAR	11/30/2014	0.957	582,339.85	582,339.85	582,339.85	582,339.85	N/A	1		0.83	08 - Hotel
TexStar LGIP	TEXSTAR	8/31/2016	0.957	970,697.04	970,697.04	970,697.04	970,697.04	N/A	1		1.39	86 - 2016 Streets Construction
TexStar LGIP	TEXSTAR	12/31/2017	0.957	3,430,915.22	3,430,915.22	3,430,915.22	3,430,915.22	N/A	1		4.90	87 - 2017 Streets Construction
TexStar LGIP	TEXSTAR	7/31/2018	0.957	1,685,811.18	1,685,811.18	1,685,811.18	1,685,811.18	N/A	1		2.41	873 - MEDC Construction
Sub Total / Average Local Government Investment Pool			0.957	44,353,899.01	44,353,899.01	44,353,899.01	44,353,899.01		1	0.00	63.40	
Money Mark	et											
AIM Invesco MM	AIM	9/30/1999	0.240	467,990.76	467,990.76	467,990.76	467,990.76	N/A	1		0.67	15 - Street Construction
Nations Funds MM	MF0008	10/25/1999	0.813	1,455,345.35	1,455,345.35	1,455,345.35	1,455,345.35	N/A	1		2.08	28 - Utility Construction Fund 28
Nations Funds MM	MF0008	10/25/1999	0.813	444,924.29	444,924.29	444,924.29	444,924.29	N/A	1		0.64	10 - Debt Services

Tracker Report

							CPOIL					
Descriptio	n CUSIP/Ticke	Settlemer Date	YTM nt @ Cost	Face Amount/Share	es Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest		Portfolio Name
Nations Funds MM	MF0008	10/25/199	9 0.813	605,913.1	2 605,913.	12 605,913.1	605,913.12	N/A	1		0.8	24 - Mansfield Parks Land Dedication
Nations Funds MM Nations	MF0008	10/25/1999		2,288,929.9	7 2,288,929.9	2,288,929.9	2,288,929.97	N/A	1		3.27	23 - Mansfield Parks 1/2 Sales Tax
Funds MM Nations	MF0008	10/25/1999	0.813	26,561.5	8 26,561.5	26,561.5	8 26,561.58	N/A	1		0.04	00 T
Funds MM Nations	MF0008	10/25/1999	0.813	151,976.30	151,976.3	0 151,976.3	0 151,976.30	N/A	1		0.22	39 - Economic
Funds MM Nations	MF0008	10/25/1999	0.813	3,357,027.36	3,357,027.3	6 3,357,027.30	6 3,357,027.36	N/A	1		4.80	Development 15 - Street
Funds MM Nations	MF0008	10/25/1999	0.813	4,866,635.80	4,866,635.80	0 4,866,635.80	4,866,635.80	N/A	1		6.96	Construction 25 - Water &
Funds MM	MF0008	10/25/1999	0.813	4,162,675.24	4,162,675.24	4,162,675.24	4,162,675.24	N/A	1		5.95	Sewer 01 - General Fund
Nations Funds MM Nations	MF0008	4/11/2012	0.813	3,004,846.81	3,004,846.81	3,004,846.81	3,004,846.81	N/A	1		4.29	27 - Revenue Bond Reserve
Funds MM Nations	MF0008	8/1/2016	0.813	1,540,062.21	1,540,062.21	1,540,062.21	1,540,062.21	N/A	1		2.20	86 - 2016 Streets
Funds MM	MF0008	8/1/2016	0.813	1,613,648.77	1,613,648.77	1,613,648.77	1,613,648.77	N/A	1		2.31	Construction 309 - Library Expansion
Nations Funds MM	MF0008	12/1/2017	0.813	25,924.74	25,924.74	25,924.74	25,924.74	N/A	1		0.04	87 - 2017 Streets
Nations Funds MM	MF0008	7/2/2018	0.813	1,597,822.07	1,597,822.07	1,597,822.07	1,597,822.07	N/A	1		2.28	Construction 873 - MEDC
Sub Total / Average Money Market			0.802	25,610,284.37	25,610,284.37	25,610,284.37	25,610,284.37		1	0.00	36.60	Construction
Total / Average			0.900	69,964,183.38	69,964,183.38	69,964,183.38	<u> </u>		1	0.00	100	



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3580

Agenda Date: 6/8/2020 Version: 1 Status: Approval of Minutes

In Control: City Council File Type: Meeting Minutes

Title

Minutes - Approval of the May 18, 2020 Budget Sub-Committee Meeting Minutes (vote will be only by the members of the sub-committee)

Requested Action

Action to be taken by Sub-Committee to approve the minutes.

Recommendation

Approval of minutes by the Sub-Committee.

Description/History

The minutes of the May 18, 2020 Budget Sub-Committee Meeting are in DRAFT form and will not become effective until approval by the Sub-Committee at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

Susana Marin, City Secretary 817-276-4203



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council - Budget Sub-Committee

Monday, May 18, 2020 10:30 AM VIRTUAL MEETING

CALL TO ORDER

Chairman Lewis called the meeting to order at 10:36 a.m.

Chairman Lewis advised on how the public could participate during the meeting by registering through the link on the posted agenda or by phone.

In attendance were:

Casey Lewis, Sub-Committee Chair Brent Newsom, Sub-Committee Member Terry Moore, Sub-Committee Member

Clayton Chandler, City Manager Peter Phillis, Deputy City Manager Joe Smolinski, Deputy City Manager Shelly Lanners, Deputy City Manager Bill Lane, In-House City Attorney Susana Marin, City Secretary Mike Ross, Fire Chief Tracy Aaron, Police Chief

Present 3 - Brent Newsom; Casey Lewis and Terry Moore

CITIZEN COMMENTS

Chairman Lewis recognized the following speaker:

Tamera Bounds - 1009 Meriwether - Ms. Bounds spoke on the impact COVID-19 was having on various cities and touched on the shortfalls these cities are experiencing due to the decline in sales tax revenue and other taxes. She stated Mansfield would feel its share of losses. She stated she was grateful for city staff leading during the current situation.

DISCUSSION ITEMS

Initial Expenditure Budget Requests from the Departments

Chairman Lewis made brief opening remarks and turned it over to staff. Deputy City Manager Peter Phillis gave a brief overview of the budget process for staff. He discussed the proposed budget for FY20/21 and touched on the forecast of revenue projections. There was discussion on COVID-19 has impacted the budget. City Manager Clayton Chandler made brief comments in response to what actions the city

has taken reduce spending during the pandemic. Peter discussed the uncertainty of what sales taxes would be and how that would impact the budget.

Preliminary Revenue Projections

This item was discussed during the previous agenda item.

Staff Concerns About the 2021 Budget

Peter discussed the efforts for the city to be competitive in recruiting skilled public safety personnel. He touched on current staffing levels and open positions as well as positions that are hard to fill. Mr. Chandler touched on the challenges the city has filing dispatch positions and Police Officers. Fire Chief Mike Ross discussed the current open positions he has in his department and the positions he has asked for. He stated his concern was making sure they are able to get people on board and trained. Mike mentioned it's important to get quality employees and stated it's difficult to make ourselves attractive to outside candidates who are already trained and don't have to go through the academy. Police Chief Tracy Aaron echoed Mike's comments and stated it's important to stay on top of open positions. He stated it was equally as important to stay on top of facilities and salaries.

Staff Comments on Opportunities to Strengthen our Financial Position

There was no discussion on this agenda item.

Council Member Goals for the 2021 Budget Sub-Committee

The sub-committee discussed the following goals:

Conservative Capital Improvement Plan for Infrastructure Only

Discussion about health care, timeliness, and Council objectives for employee benefits and compensation package

Conduct multiple meetings breaking down the budget into smaller pieces for review as it is developed

During Capital Improvement discussions talk about bond elections rather than GO's Financial and Organizational impact of a AAA rating versus AA2 or slight downgrade 10% homestead discussion prior to the July 1 deadline

Discussion and overview of all funds, to include MPFDC, MEDC, HOT Funds, Utility Fund, etc.

Chairman Lewis advised he would give a brief overview of this meeting during the next Council meeting.

ADJOURNMENT

A motion was made by Moore to adjourn the meeting at 12:43 p.m. Seconded by Lewis. The motion CARRIED by the following vote:

Aye: 2 - Casey Lewis and Terry Moore

Nay: 0

Abstain: 0

_____ Susana Marin, City Secretary

	Non-Voting:	1 -	Brent Newsom	
			Casey Lewis, Chairman	
ATTEST:			•	



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3557

Agenda Date: 6/8/2020 Version: 3 Status: Third and Final Reading

In Control: City Council File Type: Ordinance

Title

Ordinance - Third and Final Reading of an Ordinance to Consider Proposed Changes to the Mansfield, Texas Code of Ordinances: Chapter 96 Parks and Recreation

Requested Action

Consider Approving Ordinance

Recommendation

Approve Ordinance

Description/History

Staff has been reviewing current ordinances and park rules and is recommending changes and updates. The current Parks Chapter does not include language that defines where fishing activities are allowed or prohibited in city parks. Following the review and discussion with a sub-committee of the Mansfield Park Facilities Development Corporation (MPFDC), staff recommends the addition of the following new section to the Parks Chapter:

"§ 96.26 FISHING.

- (A) It shall be unlawful for any person to fish in park land areas that have been designated as no fishing zones by the City Council after recommendation of the Mansfield Park Facilities Development Corporation.
- (B) It shall be unlawful for any person to use trotlines, throw lines, fish traps, or nets while fishing in designated areas of park lands.
- (C) It shall be unlawful to clean fish in any park land."

Justification

The Mansfield, Texas Code of Ordinances: Chapter 96: Parks and Recreation has not been updated since May 2013. Staff and the MPFDC have completed a comprehensive review of park rules and city ordinances and are recommending several changes and additions. The addition of the section regarding fishing activities will allow for better enforcement and compliance among park users.

Funding Source

N/A

Prepared By

Matt Young, Director of Parks and Recreation Matt.Young@mansfieldtexas.gov 817-728-3397

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 96, "PARKS AND RECREATION" OF THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD, TEXAS BY CREATING A NEW SECTION 96.26, "FISHING" AND PROHIBITING FISHING IN PARK LAND AREAS NOT DESIGNATED BY THE CITY; PROHIBITING THE USE OF CERTAIN FISHING METHODS; PROHIBITING THE CLEANING OF FISH WITHIN PARK LANDS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City of Mansfield desires to amend the Code of Ordinances to regulate certain activities related to fishing within city park lands; and

WHEREAS, the City Council has determined that the amendments to the Code of Ordinances as set forth herein are in the best interest of the health, safety and general welfare of the citizens of the City of Mansfield and the public.

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

SECTION 1

THAT, Chapter 96 of the Code of Ordinances of the City of Mansfield is hereby amended by adding a new Section 96.26, "Fishing" to read as follows:

"§ 96.26 FISHING.

- (A) It shall be unlawful for any person to fish in park land areas that have been designated as no fishing zones by the City Council after recommendation of the Mansfield Park Facilities Development Corporation.
- (B) It shall be unlawful for any person to use trotlines, throw lines, fish traps, or nets while fishing in designated areas of park lands.
- (C) It shall be unlawful to clean fish in any park land."

SECTION 2

THAT, the Director of Parks and Recreation, or his designee, is authorized to install signage in those areas that have been designated by the City Council as no fishing zones.

SECTION 3

THAT, this ordinance shall and does amend and/or repeal every prior Ordinance or rule or regulation or policy in conflict herewith, but as to all other Ordinances or rules or regulations or policies or sections of ordinances or rules or regulations or policies not in conflict herewith, this ordinance shall be and is hereby made cumulative.

SECTION 4

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

SECTION 5

THAT, any person, firm, or corporation violating any of the provisions of this ordinance, shall be deemed guilty of a misdemeanor and, upon the conviction, in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of \$500 for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6

reading	THAT , this ordinance shall take effect in g and the publication of the caption, as the	•	1 0
	First reading approved on the day	y of,	2020.
	Second reading approved on the da	ay of	, 2020.
Texas,	DULY PASSED on the third and final this day of, 2020.	reading by the City	Council of the City of Mansfield,
		David L. Coo	k, Mayor
ATTES	ST:		
Susana	a Marin, City Secretary		
APPRO	OVED AS TO FORM AND LEGALITY		

Allen Taylor, City Attorney



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3579

Agenda Date: 6/8/2020 Version: 1 Status: Approval of Minutes

In Control: City Council File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the May 26, 2020 Regular City Council Meeting Minutes

Requested Action

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

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the May 26, 2020 Regular City Council Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Tuesday, May 26, 2020 5:00 PM Council Chambers

REGULAR MEETING

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

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

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

Present 7 - David Cook;Larry Broseh;Brent Newsom;Terry Moore;Julie Short;Mike Leyman and Casey Lewis

RECESS INTO EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 5:03 p.m. Mayor Cook called the executive session to order in the Council Conference Room at 5:07 p.m. Mayor Cook adjourned executive session at 7:29 p.m.

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

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

Personnel Matters Pursuant to Section 551.074

C1. Consideration of Council Appointment of City Manager and Annual Review Process

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 regular business session at 7:38 p.m.

INVOCATION

Living Church Executive Pastor Whitney Barth gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Moore 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 Lewis led the Texas Pledge.

CITIZEN COMMENTS

Skip Butler - 1115 Spyglass Drive - Mr. Butler expressed his concern with the increased fee to play pickle ball at the Mansfield Activity Center. He asked for the fee to be lowered.

John Pressley - 1306 Brittany Lane - Mr. Pressley spoke on behalf of the Pickled Mansfield Society in support of agenda item 20-3555.

Dennis Davidson - 1810 Clover Hill Road - Mr. Davidson expressed his concern with the increased fee to play pickle ball at the Mansfield Activity Center. He asked for the fee to be lowered.

Mayor Cook recognized the following non-speakers:

Sheri Curb - 706 Fort Worth Street - Support of agenda item 20-3555

Amanda Kowalski - 4 River Crest Court - Support of agenda item 20-3555

Joe Kowalski - 4 River Crest Court - Support of agenda item 20-3555

Bob Kowalski - 4 River Crest Court - Support of agenda item 20-3555

Houston Mitchell - 605 St. Eric Drive - Support of agenda item 20-3555

John and Linda Brandes - 1007 Chasemore Drive - Opposed to increased pickle ball fees

Alison Dolezal - 1400 Danbury Drive - Opposed to increased pickle ball fees

Alison Dolezal - 1400 Danbury Drive - Opposed to increased pickle ball fees Robert Johnson - 1322 Danbury Drive - Opposed to increased pickle ball fees Karen Parker - 2309 Royal Oaks Drive - Opposed to increased pickle ball fees

COUNCIL ANNOUNCEMENTS

There were no Council announcements.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

City Manager Clayton Chandler made brief comments regarding the comments made during citizen comments.

SUB-COMMITTEE REPORTS

May 18, 2020 Budget Sub-Committee Meeting Update (Casey Lewis, Chair; Brent Newsom; Terry Moore)

Council Member Lewis, Chair of the Sub-Committee, provided a brief overview of the discussion held during the meeting. He touched briefly on the topics of discussion; to include, preliminary plans of the FY 20/21 Budget, initial department expenditure requests, early revenue projections, and COVID-19 and its impact on the FY 19/20 Budget. He advised the Sub-Committee agreed that the FY 20/21 Budget discussion should be had with the full Council. Council Member Lewis gave an overview of the goals laid out during the meeting and asked the Council to weigh in on what they would like to see and provide feedback on goals. There was discussion about holding special meetings to discuss health insurance benefits and a homestead exemption. Council Member Lewis provided the deadlines for each topic.

Mr. Chandler made brief comments and discussed the meeting date possibilities. He answered Council questions regarding employee health insurance.

There was Council consensus to hold a work session on Tuesday, June 2, 2020 to discuss employee health insurance; and, to hold a work session prior to the next regular scheduled meeting of June 8, 2020 beginning at 3:00 p.m. to discuss a possible homestead exemption.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

No action taken by Council.

CONSENT AGENDA

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

20-3557

Ordinance - Second Reading of an Ordinance to Consider Proposed Changes to the Mansfield, Texas Code of Ordinances: Chapter 96 Parks and Recreation

A motion was made by Council Member Moore to approve the second reading of "AN ORDINANCE AMENDING CHAPTER 96, "PARKS AND RECREATION" OF THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD, TEXAS BY CREATING A NEW SECTION 96.26, "FISHING" AND PROHIBITING FISHING IN PARK LAND AREAS NOT DESIGNATED BY THE CITY; PROHIBITING THE USE OF CERTAIN FISHING METHODS; PROHIBITING THE CLEANING OF FISH WITHIN PARK LANDS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE." Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - David Cook;Larry Broseh;Brent Newsom;Terry Moore;Julie Short;Mike Leyman and Casey Lewis

Nay: 0

Abstain: 0

20-3561

Resolution - A Resolution Authorizing the City Manager and the Police Department to Make Application, Receive and Expend Grant Funding from the Texas Department of Motor Vehicle Crime Prevention Authority to Continue a Multi-agency Task Force

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

A RESOLUTION AUTHORIZING THE CITY MANAGER AND THE POLICE DEPARTMENT TO MAKE APPLICATION, RECEIVE, AND EXPEND GRANT FUNDING FROM THE TEXAS DEPARTMENT OF MOTOR VEHICLE CRIME PREVENTION AUTHORITY TO CONTINUE A MULTI-AGENCY TASK FORCE

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

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

Aye: 7 - David Cook;Larry Broseh;Brent Newsom;Terry Moore;Julie Short;Mike Leyman and Casey Lewis

Nay: 0 **Abstain**: 0

Enactment No: RE-3655-20

20-3569

Minutes - Approval of the May 11, 2020 Regular City Council Meeting Minutes

A motion was made by Council Member Moore to approve the minutes of the May 11, 2020 Regular City Council Meeting as presented. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - David Cook;Larry Broseh;Brent Newsom;Terry Moore;Julie Short;Mike Leyman and Casey Lewis

Nay: 0
Abstain: 0

END OF CONSENT AGENDA

OLD BUSINESS

20-3555

Consider Supplemental Funding Request from the Hotel Occupancy Tax Fund for the Pickled Mansfield Society's World's Only St. Paddy's Pickle Parade & Palooza Event in the Amount of \$90,644.13 (Julie Short, Chair)

Council Member Short, Chair of the Hotel/Motel Occupancy Tax Funds
Sub-Committee, thanked the Pickled Mansfield Society for all the work they do. She
made brief comments regarding how Hotel/Motel Occupancy Tax Funds can be spent.

A motion was made by Mayor Pro Tem Short to deny the request for supplemental funding. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

Aye: 6 - David Cook;Larry Broseh;Brent Newsom;Terry Moore;Julie Short and Casey

Lewis

Nay: 1 - Mike Leyman

Abstain: 0

PUBLIC HEARING CONTINUATION AND SECOND READING

20-3550

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Zoning Change from PD, Planned Development District to PD, Planned Development District for C-2 Uses Including a Church and Eating Place with Drive-Through Service on Approximately 32.558 Acres, located at 748, 756 and 764 S. Mitchell Road and 1001 S. US 287; Bannister Engineering, Surveyor/Engineer and Living Church, Owner/Developer (ZC#19-023)

Director of Planning Matt Jones made a brief presentation and answered Council questions. Living Church Pastor Truston Baba made brief comments and answered Council questions. Living Church representative Whitney Barth and Bannister Engineering representative Jeff Linder answered Council questions. Mayor Cook continued the public hearing through second reading at 9:44 p.m. The following people spoke:

Dan Banks - 3318 Abbey Road - Support Lance Irwin - 1208 Killian Drive Robert Luttrell - 1092 S. Mitchell Road Jolene Marchant - 2633 Morgan Ann Avenue

Mayor Cook recognized the following non-speakers:

Cassandra Nava - 2811 Saint Mark Drive - Support
Bailey Griffin - 748 S. Mitchell Road - Support
Amanda Stukey - 333 Carlin Road - Support
Jonathan Baba - 214 Country Meadow Court - Support
Alane Stone - 614 Ember Lane - Support
Brenda Baba - 214 Country Meadow Court - Support
Dong Hobbs - 3302 Stone Canyon Drive - Support
Terry Hawkins - N. Walnut Creek Circle Drive - Support
Diana Perez - 748 S. Mitchell Road - Support
Mat Ortiz - 756 S. Mitchell Road - Support

With no others wishing to speak, Mayor Cook closed the public hearing at 9:56 p.m.

A motion was made by Council Member Lewis to suspend the rules for discussion. Seconded by Council Member Newsom. The motion CARRIED unanimously.

A motion was made by Council Member Newsom to approve the second reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED. SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR C-2 USES INCLUDING A CHURCH AND EATING PLACE WITH DRIVE-THROUGH SERVICE, 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," with a reduction in signs; an increase in masonry materials with direction to the Architect to grow that number trying to strike a balance of 70%, less a credit for what would have been installed on the west side of the building; monument signs on Mitchell Road being one in Phase One and one in Phase Two; the cross being down to 60ft. in height; the flag pole down to 35 ft. in height; and, the LED sign along Hwy 287 will be a maximum height of 20 ft. with the LED board a maximum of 120 sq. ft. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

Aye: 7 - David Cook;Larry Broseh;Brent Newsom;Terry Moore;Julie Short;Mike Leyman and Casey Lewis

Nay: 0
Abstain: 0

NEW BUSINESS

<u>20-3575</u> Discuss, Consider, and Approve a Resolution Continuing Mayor Cook's Declaration of Public Health Emergency

Mayor Cook made brief comments and explained that the action taken in the Seventh Amended Declaration is consistent with Governor Abbott's most recent order. He mentioned this resolution is effective until June 3, 2020.

A motion was made by Mayor Cook to approve the following resolution:

CONTINUATION OF SEVENTH AMENDED DECLARATION OF PUBLIC HEALTH EMERGENCY CITY OF MANSFIELD, TEXAS

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

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

Aye: 7 - David Cook;Larry Broseh;Brent Newsom;Terry Moore;Julie Short;Mike Leyman and Casey Lewis

Nay: 0
Abstain: 0

Enactment No: RE-3656-20

<u>20-3576</u> Discussion and Possible Action Regarding Mansfield's Rockin' 4th of July Celebration

There was discussion amongst Council Members regarding their thoughts on holding a fireworks show. Mr. Chandler made brief comments. Director of Parks and Recreation Matt Young and Police Chief Tracy Aaron made brief comments and answered Council questions. Various fireworks only options were discussed by the Council. Staff discussed concerns they had in regards to parking and allowing for social distancing should a live show be held as well as the concerns regarding traffic with a fireworks only show.

20-3577

Resolution - A Resolution of the City of Mansfield, Texas Authorizing the City Manager or Designee to Enter into an Interlocal Cooperation Agreement with Tarrant County, Texas for the Purpose of Receiving CARES Act Funds as Provided for by Chapter 791 of the Texas Government Code

Mr. Chandler made brief comments. Mayor Cook made brief comments and read a letter of thanks from the Mayor of North Richland Hills Mayor, Oscar Trevino, sent to Tarrant County Judge Glenn Whitley.

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

A RESOLUTION AUTHORIZING THE CITY OF MANSFIELD, TEXAS, AS PROVIDED FOR BY CHAPTER 791 OF THE TEXAS GOVERNMENT CODE, TO ENTER AN INTERLOCAL COOPERATION AGREEMENT WITH TARRANT COUNTY, TEXAS FOR THE PURPOSE OF RECEIVING CARES ACT FUNDS FROM TARRANT COUNTY, TEXAS

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

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

Aye: 7 - David Cook;Larry Broseh;Brent Newsom;Terry Moore;Julie Short;Mike Leyman and Casey Lewis

Nay: 0
Abstain: 0

Enactment No: RE-3657-20

ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 11:12 p.m. Seconded by Council Member Leyman. The motion CARRIED by the following vote:

Aye: 7 - David Cook;Larry Broseh;Brent Newsom;Terry Moore;Julie Short;Mike Leyman and Casey Lewis

Nay: 0
Abstain: 0

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	David L. Cook, Mayor
ATTEST:	
	Susana Marin, City Secretary

MANSFIELD T E X A S

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3550

Agenda Date: 6/8/2020 Version: 3 Status: Third and Final Reading

In Control: City Council File Type: Ordinance

Title

Ordinance - Third and Final Reading of an Ordinance Approving a Zoning Change from PD, Planned Development District to PD, Planned Development District for C-2 Uses Including a Church and Eating Place with Drive-Through Service on Approximately 32.558 Acres, located at 748, 756 and 764 S. Mitchell Road and 1001 S. US 287; Bannister Engineering, Surveyor/Engineer and Living Church, Owner/Developer (ZC#19-023)

Requested Action

To consider the subject zoning change request.

Recommendation

The Planning and Zoning Commission held a public hearing on April 20, 2020 and voted 6 to 0 to table consideration of the request to allow to allow the applicant time to address the Commission's comments. During the meeting, there was discussion regarding the low percentage (7%) of masonry materials on the building, the quantity and size of the proposed signage and parking.

Based on the Commission's discussion as well as staff comments, the applicant made the following changes to the plans:

- Increased the masonry on the building from 7% to 21% and added a new medium grey brick veneer as a building material.
- Removed 6 banner signs from the development plan.
- Replaced the pylons on the 30-foot freestanding sign on US 287 with a monolithic base of corten steel and increased the sign area from 80 square feet to approximately 150 square feet for the LED sign.

The applicant made no changes to the other signage (including crosses, a flagpole, and the monument signs on S. Mitchell Road) the parking, or the landscape plan.

The Planning & Zoning Commission considered the revised plans on May 4, 2020. The discussion covered the following items:

- Increasing the masonry on the building except for the west façade where the future Phase 2 addition will be constructed.
- · The height of the crosses.
- The LED board on the 30' sign.

Reducing some parking in Phase 2.

After discussion, a motion was made to deny the request. The motion passed by a vote of 5 to 1, with Commissioner Axen voting nay.

Description/History

Existing Use: Single-family residences and agricultural

Existing Zoning: PD

Surrounding Land Use & Zoning:

North - Vacant and floodway, PD

South - Mitchell Farms (single-family residential), PD

East - View at the Reserve (single-family residential) and floodplain, PD

West - Masonic Lodge and vacant, PD; and Vacant (west side of US 287), PR and I-1

Thoroughfare Plan Specification:

S. Mitchell Road - 3-lane undivided minor collector

Future street, southwest corner - 3-lane undivided minor collector with round-about

Official Land Use Plan:

The property is located in Sub-Area 7. According to the Land Use Plan, development proposals that do not completely fit within the existing zoning may be considered where the development meets the intent and goals of The Reserve Planned Development District.

Comments and Considerations

The subject property consists of 32.558 acres on the west side of S. Mitchell Road and the east side of US 287, approximately 800 feet south of Heritage Parkway. The property is currently occupied by three single-family homes and several sheds and storage barns.

The property is currently zoned PD for The Reserve, in the South Pointe Expansion and Highway 287 Sub-Districts. The applicant is requesting to re-zone the property to PD, Planned Development District for C-2 uses including a Church and Eating Place with Drive-Through Service.

The immediate area is predominantly single-family residential, with the recently approved Mitchell Farms subdivision directly south of the church property and the View at the Reserve development across S. Mitchell to the east. Further south on S. Mitchell Road leads to Ladera in the Reserve and Southpointe. To the north is vacant land and floodway with commercial uses along Heritage Parkway.

The existing pavement of S. Mitchell Road is located on this property and will become part of the parking lot. The development plan indicates that the property owner will dedicate 70 feet of right-of-way for the new S. Mitchell alignment.

The property contains the existing XTO Copper Car drill site, located at the southwest corner of the property. Access to the drill site will be through the fire lane on the south side of the church property to S. Mitchell Road. There is also a natural gas pipeline easement through the parking lot at the front of the property. Changes to the parking lot and landscaping around this easement may be necessary at time of building permit to accommodate the gas well operator's requirements.

Development Plan (Exhibit B)

The applicant proposes a 1000-seat sanctuary with a 3000-seat addition, a 150-seat chapel and a coffee shop with drive-through service, to be developed in two phases. Phase 1 includes a 43,852 square foot sanctuary. The Phase 2 buildings will add 74,446 square feet for a larger sanctuary, a chapel and a coffee shop. The property will be platted as one lot.

The applicant is using C-2 as the base zoning. As presented, the PD will require deviations from the C-2 regulations for architecture, landscaping and signage as described in the following sections.

Elevations have been provided for the Phase 1 sanctuary. The PD proposes that a Detailed Site Plan for each Phase 2 building be submitted for the City Council's approval at one meeting prior to the issuance of a building permit.

There are three trash dumpsters proposed for the property: 2 dumpsters at the sanctuary building and 1 dumpster for the coffee shop. The development plan states that the dumpsters will be screened with masonry screening.

Access and Parking (Exhibit B)

The development plan proposes three driveways from S. Mitchell Road, one driveway from US 287 and a driveway from the future street in the southwest corner of the property. Because of minimum spacing requirements between driveways on US 287, the applicant proposes to stub the US 287 driveway to the Masonic Lodge property to the south. The Texas Department of Transportation must approve any drive approach on the future frontage road of US 287.

For churches, parking must be provided at a ratio of 1 space for every 4 seats in the sanctuary. For the coffee shop, parking must be provided at 1 space for every 75 square feet, including the patio. For this development, the required parking is as follows:

- Phase 1, 250 spaces for the 1,000-seat sanctuary
- Phase 2, 788 spaces for the 3000-seat sanctuary and 150-seat chapel
- · Phase 2, 57 spaces for the coffee shop

The total number of required parking spaces is 1,095. The development plan indicates that 1,379 parking spaces will be provided.

Coffee Shop (Exhibit B)

The coffee shop will be located at the southeast corner of the property on S. Mitchell Road. The building will be located on the same lot as the church. The coffee shop will include drive-through service.

Eating places with drive-through service generally require a Specific Use Permit. As presented, this PD allows the coffee shop as a permitted use. The coffee shop must comply with the special requirements of Section 7800.B.36 related to site layout, landscaping and traffic circulation for businesses with drive-through service. As shown on Exhibit B, the coffee shop substantially conforms to the SUP requirements.

Building Standards (Exhibit C)

Elevations for the Phase 1 sanctuary are shown on Exhibit C, including a color rendering of the north and east elevations. The development plan indicates that the buildings will be a 1-story with a maximum height of 34 feet and a steeple with a height of 56 feet.

The primary cladding is horizontal rib metal siding in two patterns as shown on Sheet A2-4 of

Exhibit C. The standard masonry requirement in Section 4600.A for structures in the C-2 District is a minimum of 70% masonry materials. On the Phase 1 sanctuary, the applicant proposes 21% masonry (rough-cut stone, cut stone and medium grey brick) materials. The remainder of the building will have two styles of horizontal rib steel siding and corten steel. Section 4600.A lists corrugated, ribbed or standing-seamed metal panels as prohibited materials.

The entryway has a metal canopy with cut stone veneer on the bases. The end of the canopy has a corten steel screen panel. The prominent square tower at the entryway is clad in cut stone and the steeple structure features corten steel. Two projections on the front (north) façade are clad in rough stone. The east elevation shows what appears to be rough stone on the pilasters on either side of the triple window bays on the left side, although the material is not labeled. The south and west elevations are entirely horizontal rib metal siding. The proposed materials are shown on Sheet A2-4 of Exhibit C.

Section 4600.E requires certain architectural attributes for buildings in the C-2 District to address the visual impact of long uninterrupted walls or rooflines by providing a minimum amount of variations according to the size of the structure. Non-residential buildings must be architecturally finished on all four sides with the same materials, detailing and features. The applicant revised the elevations to include the following:

- · North elevation (facing the floodway) New brick veneer has been added to the lower half of the façade in place of ribbed steel siding.
- · East elevation (facing S. Mitchell Road) New brick veneer has been added to the far right of the façade for a span of 34 feet in place of ribbed steel siding.
- South elevation (facing Mitchell Farms) New brick veneer has been added to an 11 -foot span on the far left of the façade in place of ribbed steel siding and as a projecting surround for the central overhead door. Other changes to this façade include two new metal canopies over the personnel doors flanking the overhead door and the removal of the third personnel door on the right side of the façade.
- · West elevation (facing US 287) New brick veneer has been added to a 90-foot span on the far left in place of ribbed steel siding.

The south façades of the Phase 1 and Phase 2 sanctuaries will face Mitchell Farms and with the limited use of masonry, the view from the future residential lots will be that of an industrial building. The building materials are also not in keeping with the other construction standards of The Reserve.

Signage (Exhibit C)

The applicant is requesting substantial deviations from the sign regulations. Section 7100 of the Zoning Ordinance allows a church to have one sign per street frontage plus one wall sign on the principal building. With frontage on US 287 and S. Mitchell Road, three signs would be permitted by Section 7100. The applicant is requesting the following:

- <u>2 monument signs on S. Mitchell Road.</u> These signs will have a masonry base with a corten steel frame, and will comply with the maximum height, width and sign area for institutional monument signs.
- 1 freestanding sign on US 287 with a monolithic base constructed of corten steel, a

height of 30 feet and a width of 15 feet, and a LED sign with an area of approximately 150 square feet. Section 7100 permits a monument sign on US 287 with a maximum height of 15 feet, a maximum width of 10 feet and a maximum sign area of 75 square feet, with a base that incorporates the masonry materials used on the building.

- <u>1 flagpole on US 287 with a height of 75 feet.</u> Section 7100 limits the maximum height of a flagpole to 35 feet.
- 1 cross on US 287 constructed of corten steel with a height of 75 feet sitting on a base or berm of undetermined height. As proposed, the overall height can exceed 75 feet, as there is no limit on the height of the base or berm.
- 1 cross on S. Mitchell Road constructed of corten steel with a height of 30 feet;
- · <u>A wall sign split between two facades on the sanctuary</u>. A wall sign may have a width not to exceed 75% of a building on a single façade. The proposed wall sign is split at the corner of the north and east facades of the Phase 1 sanctuary.
- The PD standards do not address additional signage for the buildings in Phase 2, including any wall sign and/or monument sign for the coffee shop, and any additional signs for the new sanctuary or chapel building.

Under the normal regulations, this development would be allowed three signs. The applicant is proposing 7 signs of various types and sizes. When the signage is reviewed in a content-neutral analysis, Staff believes the proposed sign package is in some respects excessive for a single-tenant user. The signage is not consistent with The Reserve PD regulations, the C-2 regulations and the size, materials and style of non-residential signage on along US 287 for single tenants.

Landscaping and Screening (Exhibit D)

Landscaping and screening will be provided as shown on Exhibit D. The landscaping for the parking lots and buffer yards generally complies with the requirements of the Zoning Ordinance. There is floodway at the north property line with trees. No additional landscaping is proposed in this area.

The applicant is requesting a deviation from Section 7300.O.7 related to a 6-foot screening fence between a church and residentially zoned property. The church property is adjacent to Mitchell Farms, a single-family neighborhood. There is a 30-foot wide pipeline easement along the northern boundary of Mitchell Farms. Since Mitchell Farms is installing a 6-foot masonry wall on the south side of the easement, the applicant has requested that the church be excused from a fence on the north side of the easement.

Some of the labeling on Exhibit D below the graphic have been cut off. This may be corrected on the next submittal. The labels are the same as shown on Exhibit B.

Summary and Recommendation

The applicant is proposing a PD for a church and coffee shop with drive-through service with C-2 as the base zoning. The property is currently in The Reserve PD, specifically the Southpointe Expansion and Highway 287 sub-districts. A church is an appropriate land use for this property and is already a permitted use under the Reserve PD. However, the applicant is proposing a different style of architecture and sign package that does not comply with the current requirements. One of the purposes of Planned Development zoning is to permit

flexibility and encourage a more creative, efficient and aesthetically desirable design and placement of buildings, open spaces, circulation patterns and parking facilities in order to best utilize special site features of topography, size or shape. Additionally, any proposed change in this area should be in keeping with the intent and goals of The Reserve. To allow drastically different standards in a master-planned area of the City may be contrary to the character of the established developments.

In keeping with the Land Use Plan and surrounding development, Staff recommends that any action taken by Council include the following conditions:

Building Standards:

Staff recommends that all sides of the Phase 1 building and future buildings be finished with the same materials and details, including the use of masonry on the south and west elevations to break up the walls. In particular, the southern facades facing the residential lots should incorporate additional masonry as the material change instead of switching between horizontal rib metal patterns one and two. Most of the south elevation of the Phase 1 sanctuary uses two rib metal siding patterns except around the overhead door and a small area on the edge of the facade. The Pattern Two rib metal siding could be masonry instead, offering a less industrial appearance to the adjacent residential lots.

Parking:

The applicant is proposing 284 parking spaces more than required. Staff recommends that some of this excess parking be eliminated along S. Mitchell Road (such as the circular parking lot between the main driveway and the pond) to allow for additional landscaping and usable community space.

Signage:

- Under Section 7100.C.2, a sign is any object, device, structure, or part thereof, visible from outdoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means. The 75-foot and 30-crosses fall within this provision. Staff recommends that these structures be eliminated but also recommends that the existing cross at the church's current N. Matlock Road sanctuary be relocated to this site to be displayed on either along S. Mitchell Road or US 287.
- · Staff recommends that the proposed pylon sign on US 287 follow the requirements in Section 7100.D.1 for a monument sign for institutional uses. This allows lots with direct frontage along U.S. 287 to have a monument sign with a maximum height of 15 feet, a maximum width of 10 feet, and a maximum sign area of 75 square feet.
- There are two monument signs proposed for the S. Mitchell Road frontage. Staff previously recommended that the monument sign at the south driveway be relocated in front of the coffee shop and not be constructed until Phase 2. The sign may block visibility on the curve of S. Mitchell Road unless properly located. As a result, Staff recommends that the monument sign not be constructed until Phase 2 and that the location be determined at detailed site plan review.
- Staff recommends that the flagpole on US 287 comply with the maximum flagpole

File Number: 20-3550

height of 35 feet.

Landscaping:

Staff supports the request to eliminate the screening fence on the south side of the property as Mitchell Farms will have its own screening wall.

Second Reading

City Council held a public hearing and first reading on May 11, 2020 and voted 6-1 (Councilmember Moore voting nay) to approve. City Council had several concerns about the development regarding the masonry materials on the building and the height and size of the proposed signage. Based on the Council's recommendation that the applicant make some changes to the development, the applicant has revised the PD as follows:

Building Standards:

- The masonry on the building elevations has been increased from 21% to 24%. Masonry was applied to the south elevation as six stripes of brick on the wall in addition to brick previously shown.
- The maximum height of the Phase 1 sanctuary has been increased from 34 feet to 36 feet. 8 inches.
- The maximum height of the Phase 2 building has been established at 60 feet. The height was not shown on Exhibit B at first reading.
- Exhibit B has been revised to show that the steeple height of 56 is for the Phase 1 sanctuary.
- The applicant generated new PDF exhibits to remove the yellow labels.

Signage:

- The flagpole height has been reduced from 75 feet to 50 feet.
- The height of the cross on U.S. 287 has been reduced from 75 feet to 60 feet.
- The pylon sign has been reduced from 30 feet to 20 feet, and the LED area has been reduced from 150 square feet to 100 square feet. The base has been modified to include a masonry base as shown on Exhibit C. The new structure will be approximately 28 feet in width.

Landscaping:

 The trees on the south property line have been changed to Eastern Red Cedars (evergreen trees) to provide a consistent screen to the residential property to the south. File Number: 20-3550

• The applicant revised the scale of Exhibit D, the Landscape Plan, to make it easier to read.

Staff reviewed the revised PD in keeping with the Land Use Plan and surrounding development. Staff does not believe the changes are sufficient and recommends that any action taken by Council include the following conditions:

- Staff recommends that the sides of the Phase 1 building and future buildings be finished with the same materials and details except on the common wall where the Phase 1 and Phase 2 buildings will be joined.
- The applicant is proposing 284 parking spaces more than required. Staff recommends that some of this excess parking be eliminated along S. Mitchell Road (such as the circular parking lot between the main driveway and the pond) to allow for additional landscaping and usable community space.
- Staff recommends that the 60-foot cross be eliminated but also recommends that the existing cross at the church's current N. Matlock Road sanctuary be relocated to this site to be displayed on either along S. Mitchell Road or US 287.
- Staff recommends that the proposed pylon sign on US 287 follow the requirements in Section 7100.D.1 for a monument sign for institutional uses.
- There are two monument signs proposed for the S. Mitchell Road frontage. Staff previously recommended that the monument sign at the south driveway be relocated in front of the coffee shop and not be constructed until Phase 2.
- Staff recommends that the flagpole on US 287 comply with the maximum flagpole height of 35 feet.
- Staff supports the request to eliminate the screening fence on the south side of the property as Mitchell Farms will have its own screening wall.

Third Reading

City Council held a public hearing and second reading on May 26, 2020 and voted 7-0 to approve with the following provisions: 1) that the masonry be increased on three sides with credit for the west elevation; 2) to allow the freestanding sign on US 287 to have a height of 20 feet and an LED sign with an area of 100 square feet; 3) that the seconding monument sign on S. Mitchell Road be installed with Phase 2; 4) the cross on US 287 be allowed at 60 feet in height; and 5) the flagpole on US 287 be allowed at 35 feet in height.

Based on the Council's conditions, the applicant has revised the PD as follows: *Building Standards:*

• The masonry has been modified as follows:

File Number: 20-3550

- North elevation stayed at 47%
- South elevation from 17% to 37%
- East elevation from 16% to 23%
- West elevation stayed at 22%. They left the masonry in the same place even though Council indicated it could be removed and used elsewhere.

The total masonry went up from 24% to 30%. If the masonry was taken from the west elevation and added to just one of the remaining elevations, the front elevation might be 69%, the south elevation 59% and the east elevation 45%. These drop if the masonry is divided between the three elevations.

Signage:

- The flagpole is now shown at 35 feet in height on Exhibit B.
- The cross is shown at 60 feet in height; however, Exhibit B still shows the cross on a base of indeterminate height. As currently shown, the overall height of the cross and base can exceed 60 feet.
- The freestanding sign on US 287 is 20 feet in height with a 100 square foot LED sign. The width of the corten structure has been reduced from 15 feet in width to 13 feet in width. The overall width of the sign at the base was reduced from 28 feet to 16 feet, 10 inches.
- The southern monument sign on S. Mitchell Road is now labeled as being in Phase 2 on Exhibit B.

Landscaping:

• The symbol for the Eastern Red Cedars has been changed to make those trees easier to identify on Exhibit D.

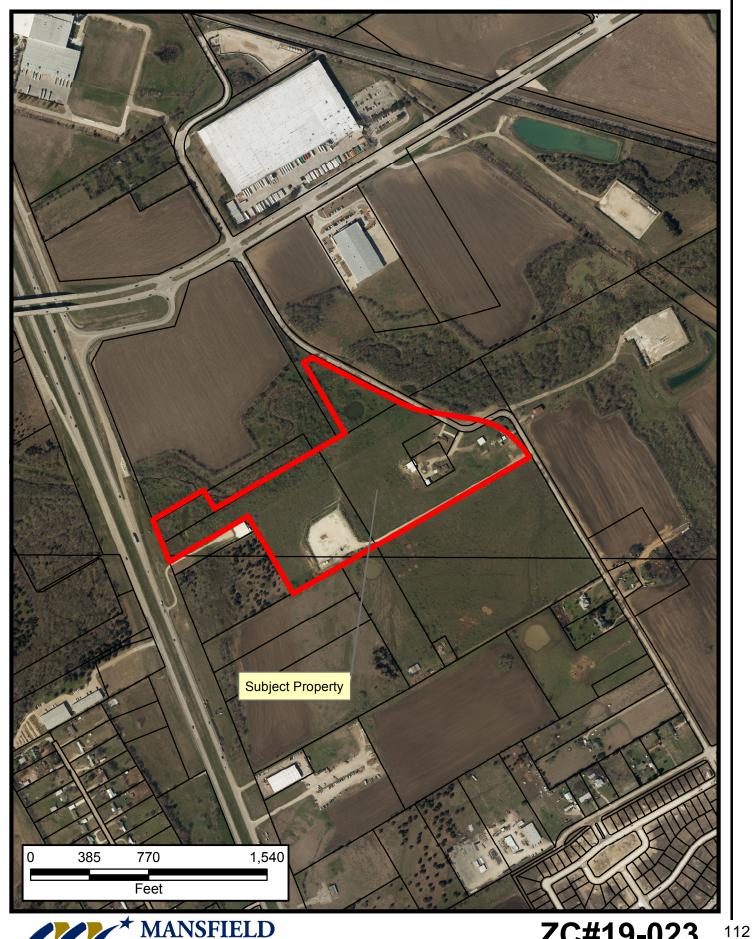
Coffee Shop:

Language has been added to Exhibit B, Note 8, to define what food items may be sold at the coffee shop.

Prepared By

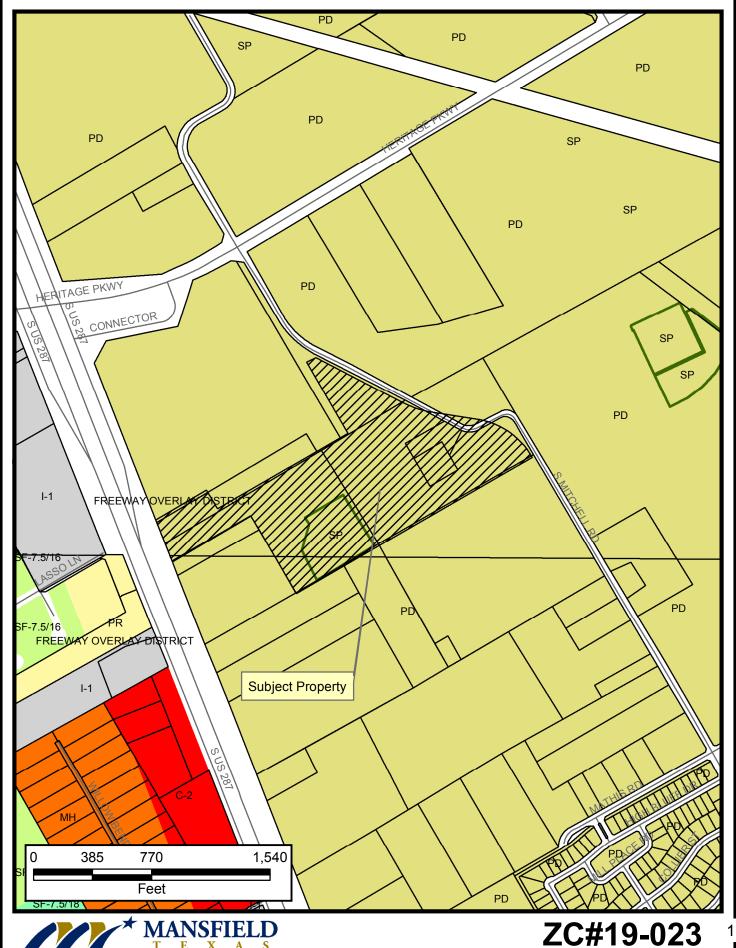
Art Wright, Planner II/HPO/Gas Well Coordinator 817-276-4226

111





ZC#19-023



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

12/23/2019

Property Owner Notification for ZC#19-023

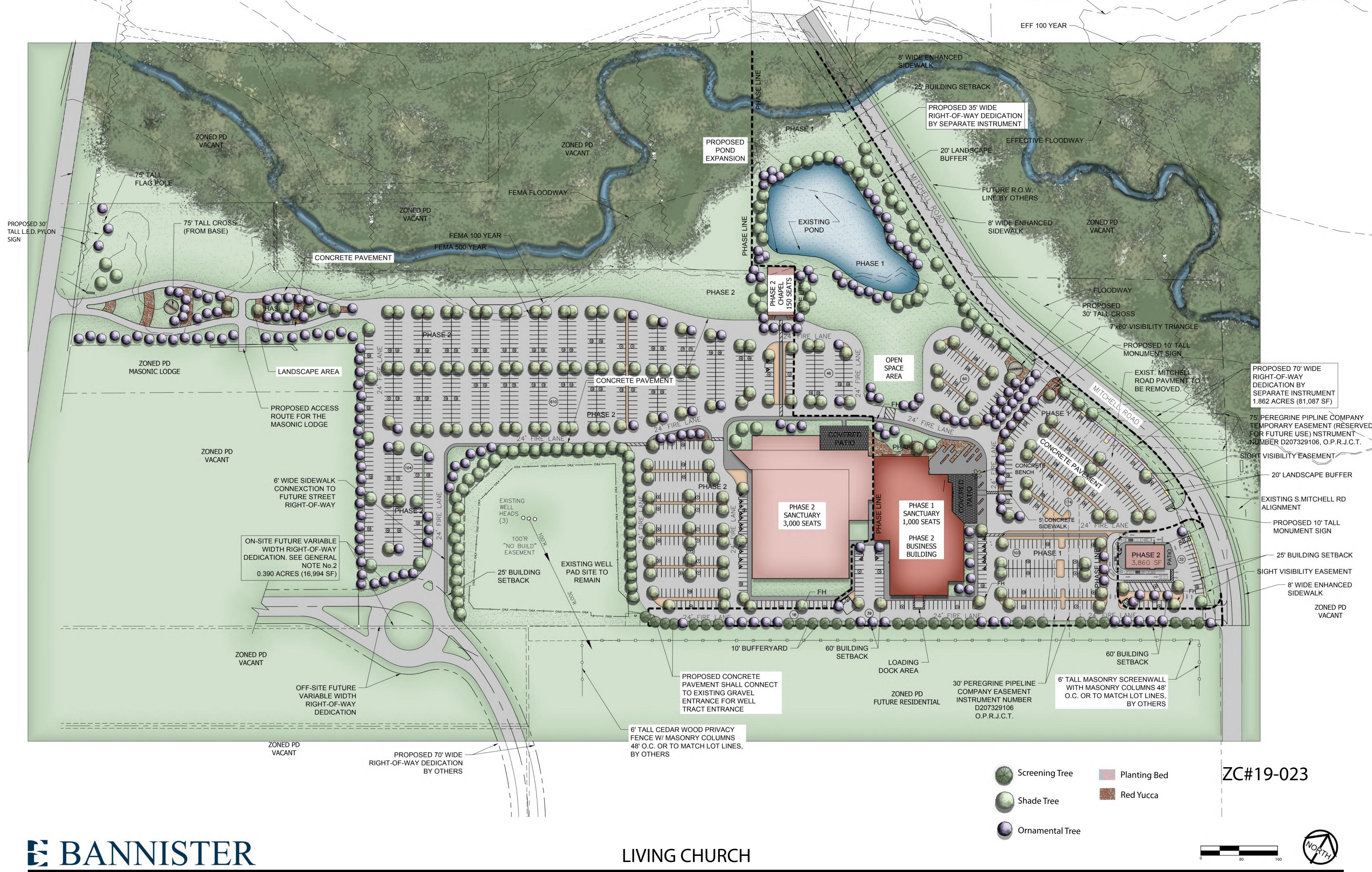
LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
A MOORE ADDITION	BLK 1	SMITHEY REBECCA GAIL	4828 BRYCE AVE	FORT WORTH, TX	76107-4145
A MOORE ADDITION	BLK 1	SMITHEY REBECCA GAIL	4828 BRYCE AVE	FORT WORTH, TX	76107-4145
D DELAY	TR 16	MANSFIELD LODGE #331	P O BOX 518	MANSFIELD, TX	76063
D DELAY	TR 17	LIVING CHURCH	2271 MATLOCK RD	MANSFIELD, TX	76063
D DELAY	TR 7	NIU CHUN YU ETAL	2039 VIA MARIPOSA E UNIT C	LAGUNA WOODS, CA	92637-0508
D DELAY	TR 8	LIVING CHURCH	2271 MATLOCK RD	MANSFIELD, TX	76063
D DELAY	TR 9	HAVENS BOBBY F ETUX MARY A	874 ONE MILE LN	RIESEL, TX	76682-2725
DELAY, DANIEL SURVEY	A 421	LIVING CHURCH	2271 MATLOCK RD	MANSFIELD, TX	76063-3856
DELAY, DANIEL SURVEY	A 421	NIU, CHUN YU ETAL	2039 VIA MARIPOSA E UNIT C	LAGUNA WOODS, CA	92637
DELAY, DANIEL SURVEY	A 421	HAVENS, BOBBY FLOYD	874 ONE MILE LN	RIESEL, TX	76682
GREGG, MILTON SURVEY	A 555	MANSFIELD ECONOMIC DEV CORP	301 S MAIN ST	MANSFIELD, TX	76063-3106
GREGG, MILTON SURVEY	A 555	LIVING CHURCH	2271 MATLOCK RD	MANSFIELD, TX	76063-3856
MANSFIELD LODGE #331 SUB	LOT 1	MANSFIELD LODGE #331	PO BOX 518	MANSFIELD, TX	76063-0518
MITCHELL, SAMUEL SURVEY	A 1024	SOWELL RESERVE ASSOC LP	1601 ELM ST STE 3500	DALLAS, TX	75201
MITCHELL, SAMUEL SURVEY	A 1024	LIVING CHURCH	2271 MATLOCK RD	MANSFIELD, TX	76063-3856
MITCHELL, SAMUEL SURVEY	A 1024	LIVING CHURCH	2271 MATLOCK RD	MANSFIELD, TX	76063-3856
MITCHELL, SAMUEL SURVEY	A 1024	LIVING CHURCH	2271 MATLOCK RD	MANSFIELD, TX	76063-3856
MITCHELL, SAMUEL SURVEY	A 1024	HAVENS, BOBBY FLOYD	874 ONE MILE LN	RIESEL, TX	76682
MITCHELL, SAMUEL SURVEY	A 1024	LIVING CHURCH	2271 MATLOCK RD	MANSFIELD, TX	76063-3856

Monday, December 23, 2019

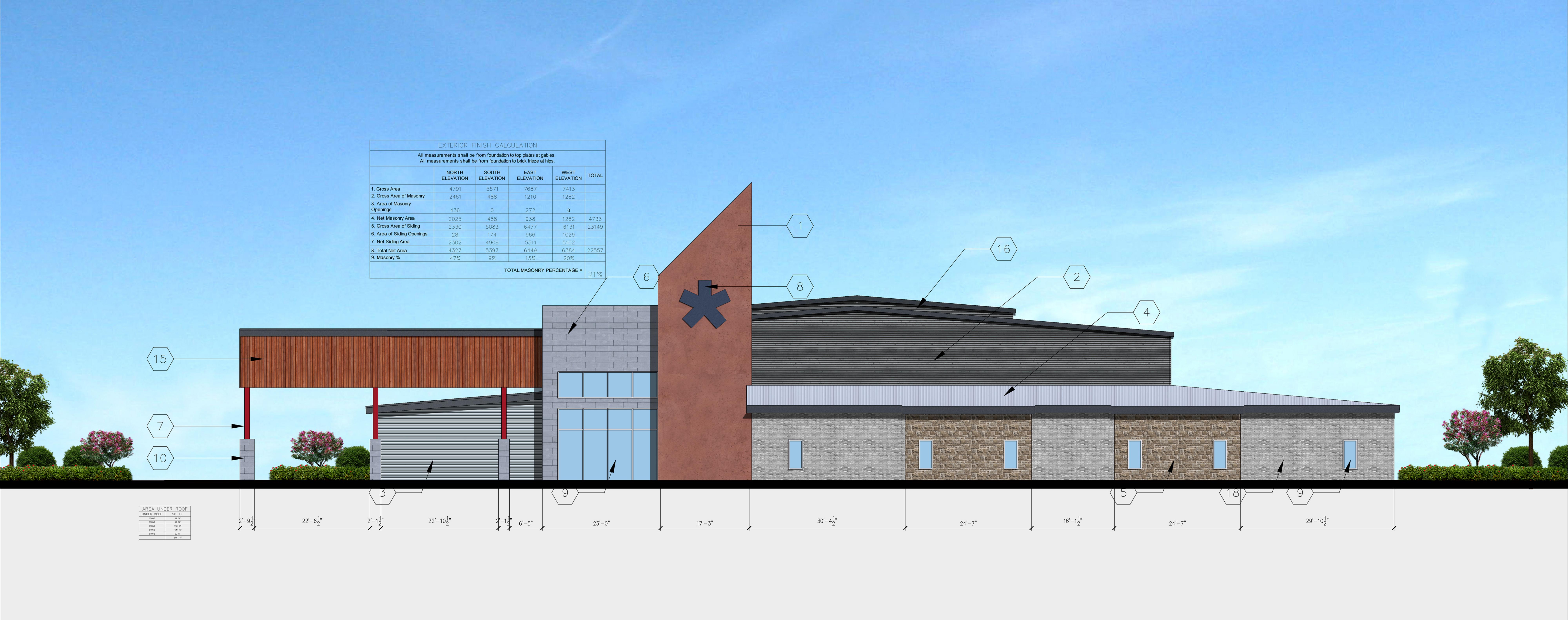
Property Owner Notification for ZC#19-023

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
PERRY, R H ADDITION	LOT 1	LIVING CHURCH	2271 MATLOCK RD	MANSFIELD, TX	76063-3856
ROBERTSON, JOHN SURVEY	A 1317	CONWAY MADISON LLC	PO BOX 671327	DALLAS, TX	75367-1327
ROBERTSON, JOHN SURVEY	A 1317	LIVING CHURCH	2271 MATLOCK RD	MANSFIELD, TX	76063-3856
S MITCHELL	TR 1	HAVENS BOBBY F ETUX MARY A	874 ONE MILE LN	RIESEL, TX	76682-2725

Monday, December 23, 2019



EFF 500 YEAR



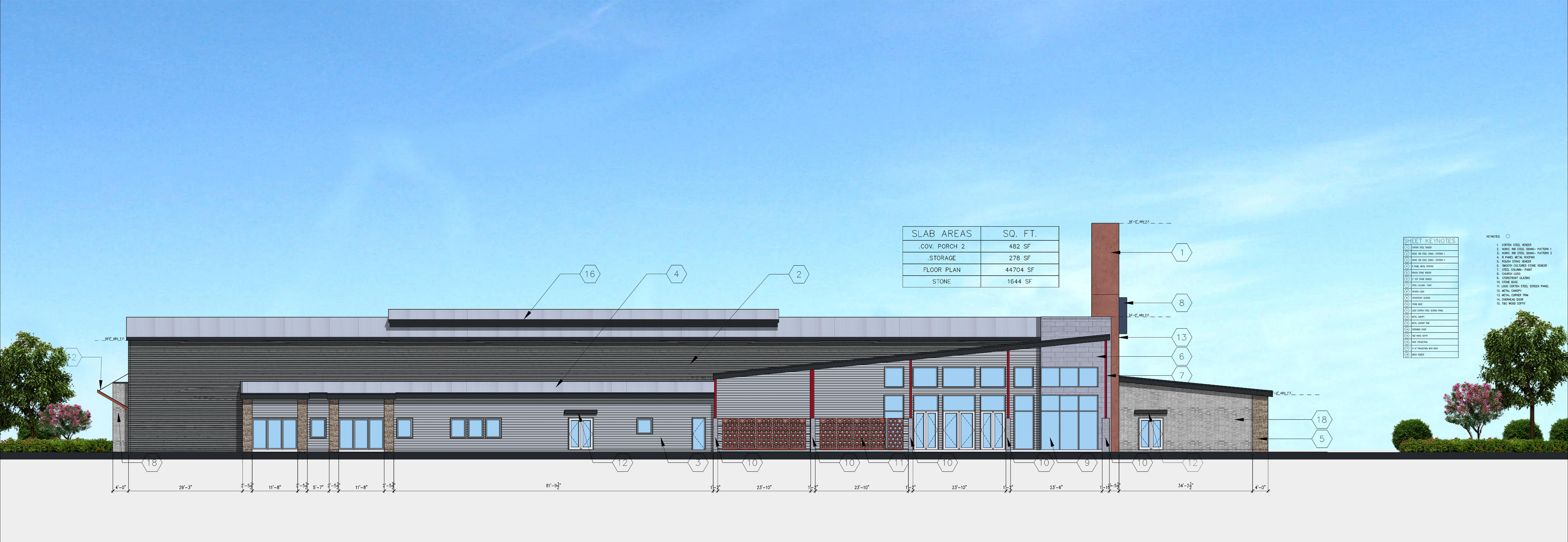






EXHIBIT A ZC# 19-023

ZONING LIMITS

LEGAL LAND DESCRIPTION

BEING 32.558 acres (1,418,212 square feet) of land in the Daniel Delay Survey, Abstract Number 421, the John Robertson Survey, Abstract Number 1317, the Milton Gregg Survey Abstract Number 555, and the Samuel Mitchell Survey, Abstract Number 1024, City of Mansfield, Tarrant County, Texas, the Daniel Delay Survey, Abstract Number 209, City of Mansfield, Johnson County, Texas; said 32.558 acres (1,418,212 square feet) of land is a portion of land described in a Corrected Deed to Living Church (hereinafter referred to as Living Church tract), Instrument Number 2019-22232, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.) and containing all of that certain tract of land described as Lot 1, R.H. Perry Addition, City of Mansfield, Tarrant County, Texas as recorded in Cabinet B, Slide 1139, Plat Records, Tarrant County, Texas (P.R.T.C.T.); said 32.558 acres (1,418,212 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a Southwesterly corner of said Living Church tract, same being a Northwesterly corner of that certain tract of land described as Lot 1, Mansfield Lodge Number 331 (hereinafter referred to as the Mansfield Lodge tract), as recorded in Volume 458, Page 127, P.R.T.C.T., same also being the existing Northeasterly right-of-way line of South U.S. Highway 287 (400' right-of-way), as recorded in Volume 5773, Page 917, Deed Records, Tarrant County, Texas;

THENCE North 21 degrees 33 minutes 02 seconds West with the common line between said Living Church tract and the existing Northeasterly right-of-way line of said South U.S. Highway 287, a distance of 296.25 feet to the Westerly Northwest corner of said Living Church tract, same being the Westerly Southwest corner of that certain tract of land described Tract 2 in a General Warranty Deed to Conway Madison, LLC (hereinafter referred to as Madison tract), Instrument number D209279400, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), from which a five-eighths inch capped iron rod stamped "SEMPCO" bears South 63 degrees 52 minutes 46 seconds West, a distance of 0.82 feet;

THENCE North 59 degrees 38 minutes 46 seconds East with the common line between said Living Church tract and Madison tract, a distance of 382.54 feet to an angle point in the Northwesterly line of said Living Church tract, same being an angle point in the Southeasterly line of said Madison tract;

THENCE South 30 degrees 29 minutes 11 seconds East, continue with the common line between said Living Church tract and said Madison tract, a distance of 141.40 feet to a one-inch iron rod found for corner;

THENCE North 59 degrees 44 minutes 41 seconds East, continue with the common line between said Living Church tract and said Madison tract, a distance of 795.69 feet to a one-half inch iron rod found for corner:

THENCE North 60 degrees 51 minutes 45 seconds East, continue with the common line between said Living Church tract and said Madison tract, a distance of 183.75 feet to a one-half inch capped iron rod stamped "Wier & Assoc." found for corner;

THENCE North 29 degrees 57 minutes 31 seconds West, continue with the common line between said Living Church tract and said Madison tract, a distance of 535.03 feet to a one-half inch capped iron rod stamped "Wier & Assoc." found for corner in the existing Southwesterly right-of-way line of South Mitchell Road (variable width right-of-way);

THENCE North 64 degrees 04 minutes 26 seconds East with the common line between said Living Church tract and the existing Southwesterly right-of-way line of South Mitchell Road, a distance of 67.03 feet;

THENCE South 62 degrees 34 minutes 06 seconds East, crossing said Living Church tract, a distance of 633.39 feet to the beginning of a curve to the left, whose long chord bears South 71 degrees 50 minutes 28 seconds East, a distance of 204.64 feet;

THENCE Easterly, continue crossing said Living Church tract and with said curve to the left having a radius of 635.00 feet, through a central angle of 18 degrees 32 minutes 45 seconds, for an arc distance of 205.54 feet;

THENCE South 81 degrees 06 minutes 50 seconds East, continue crossing said Living Church tract, a distance of 298.80 feet to the beginning of a curve to the right, whose long chord bears South 55 degrees 44 minutes 21 seconds East, a distance of 419.97 feet;

Continued on Page 2:

Project No. 999-19-056 Date: 12/13/2019 Page 1 of 2 Drawn by: SA Checked by: MD2

ZONING LIMITS EXHIBIT

PORTION OF LIVING CHURCH OUT OF THE DANIEL DELAY SURVEY, ABSTRACT NUMBER 421, JOHN ROBERTSON SURVEY, ABSTRACT NUMBER 1317, MILTON GREGG SURVEY, ABSTRACT NUMBER 555, SAMUEL MITCHELL SURVEY, ABSTRACT NUMBER 1024 CITY OF MANSFIELD, TARRANT COUNTY AND DANIEL DELAY SURVEY, ABSTRACT NUMBER 209 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS



EXHIBIT A ZC# 19-

ZONING LIMITS

LEGAL LAND DESCRIPTION

Continued from Page 1:

THENCE Southeasterly, continue crossing said Living Church tract and with said curve to the right having a radius of 490.00 feet, through a central angle of 50 degrees 44 minutes 59 seconds, for an arc distance of 434.02 feet;

THENCE South 30 degrees 00 minutes 00 seconds East, continue crossing said Living Church tract, a distance of 11.86 feet to the Southeasterly line of said Living Church tract, same being the Northwesterly line of that certain tract of land described in a Warranty Deed to Bobby Floyd Havens and wife, Mary Ann Havens, (hereinafter referred to as Havens tract), Volume 458, Page 127, Deed Records, Johnson County, Texas;

THENCE South 59 degrees 57 minutes 54 seconds West with the common line between said Living Church tract and said Havens tract, a distance of 1419.86 feet to the Northeasterly corner of that certain tract of land described as Lot A, Block 1, A. Moore U.S. 287 South Additions (hereinafter referred to as Lot A), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D183342088, O.P.R.T.C.T., from which a one-half inch iron rod found bears North 30 degrees 17 minutes 41 seconds West, a distance of 3.73 feet;

THENCE North 59 degrees 58 minutes 05 seconds West with the common line between said Living Church tract and said Lot A, a distance of 350.50 feet to a Southerly corner in the South line of said Living Church tract, same being the Southeasterly corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Chun Yu Niu, Wen Mei Niu, Mike Penmu Kao and Ruby Tzumiao Kao (hereinafter referred to as the Niu and Kao tract), as recorded in Instrument Number D187615409, O.P.R.T.C.T.;

THENCE North 30 degrees 30 minutes 35 seconds West with the common line between said Living Church tract and said Niu and Kao tract, passing at a distance of 485.03 feet a three-eighths inch iron rod found for the Northerly corner of said Niu and Kao tract, same being the Southeasterly corner of said Mansfield Lodge tract, and continuing with said course for a total distance of 583.90 feet to a one-half inch iron rod found for a Southwesterly corner of said Living Church tract, same also being the Northeasterly corner of said Mansfield Lodge tract;

THENCE South 59 degrees 37 minutes 24 seconds West with the common line between said Living Church tract and said Mansfield Lodge tract, a distance of 590.81 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 32.558 acres (1,418,212 square feet) of land.



Project No. 999-19-056 Date: 12/13/2019 Page 2 of 2 Drawn by: SA Checked by: MD2

ZONING LIMITS EXHIBIT

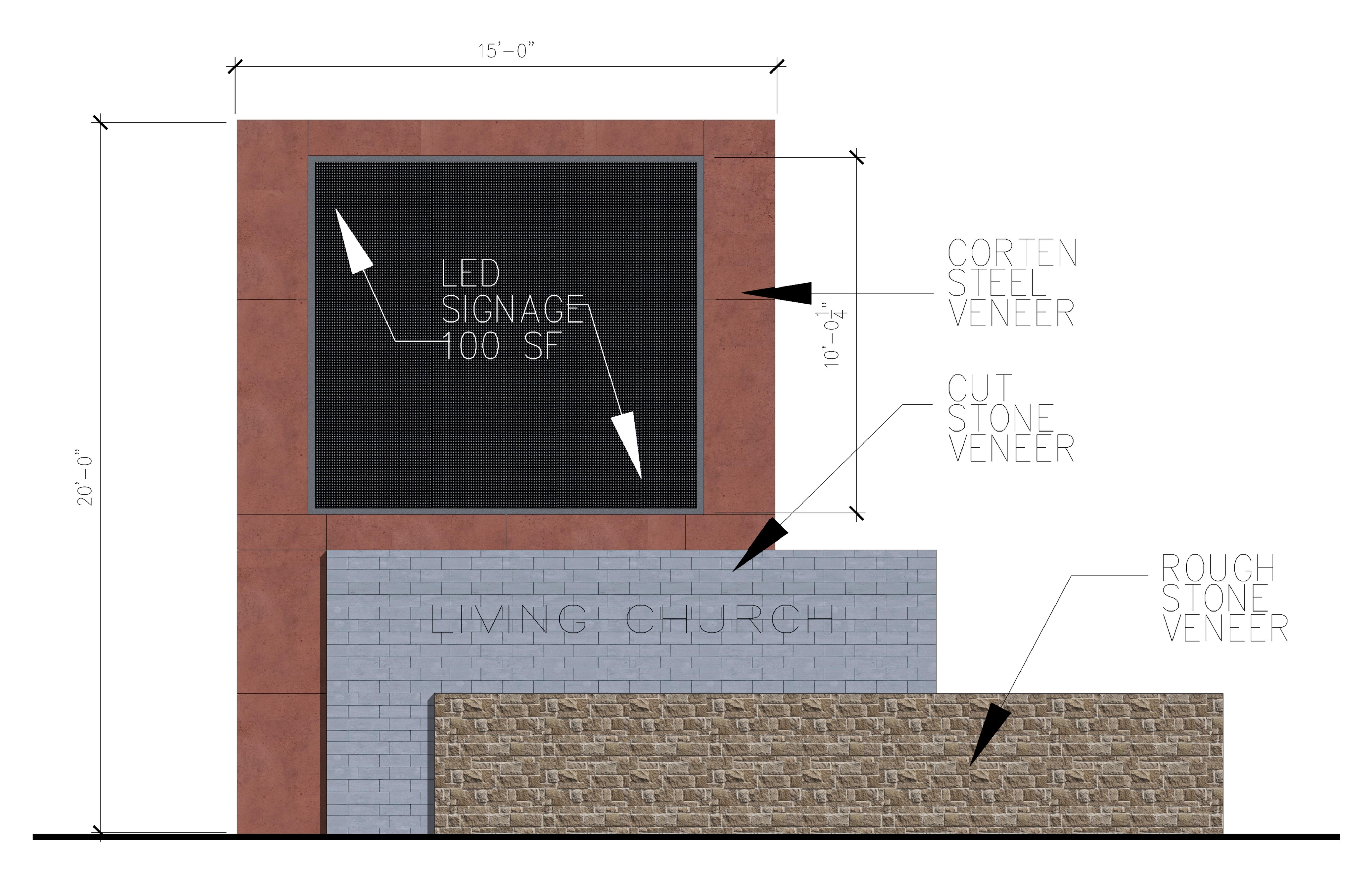
PORTION OF LIVING CHURCH OUT OF THE DANIEL DELAY SURVEY, ABSTRACT NUMBER 421, JOHN ROBERTSON SURVEY, ABSTRACT NUMBER 1317, MILTON GREGG SURVEY, ABSTRACT NUMBER 555, SAMUEL MITCHELL SURVEY, ABSTRACT NUMBER 1024 CITY OF MANSFIELD, TARRANT COUNTY AND DANIEL DELAY SURVEY, ABSTRACT NUMBER 209 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS



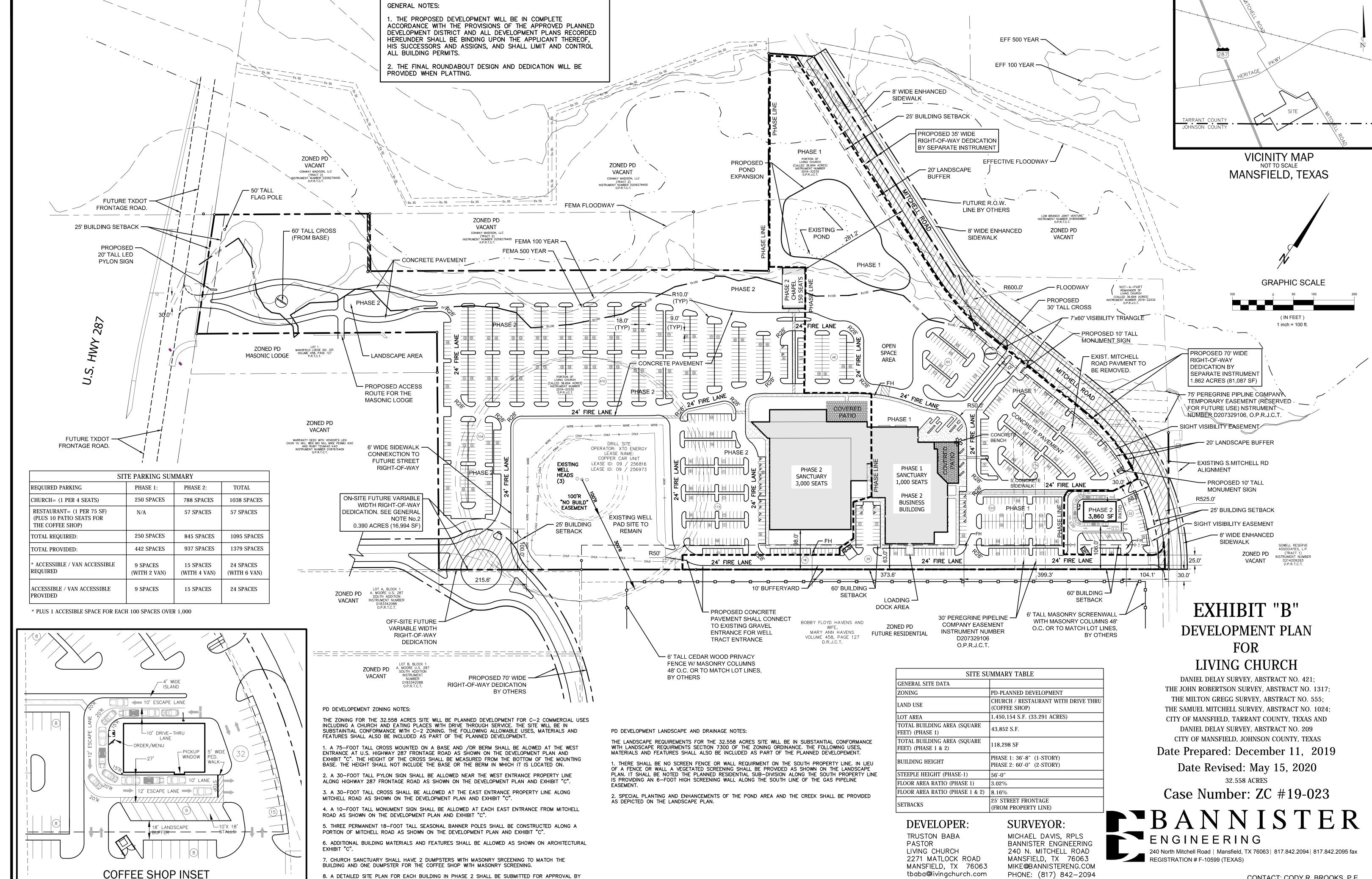








20'LED PYLON SIGN

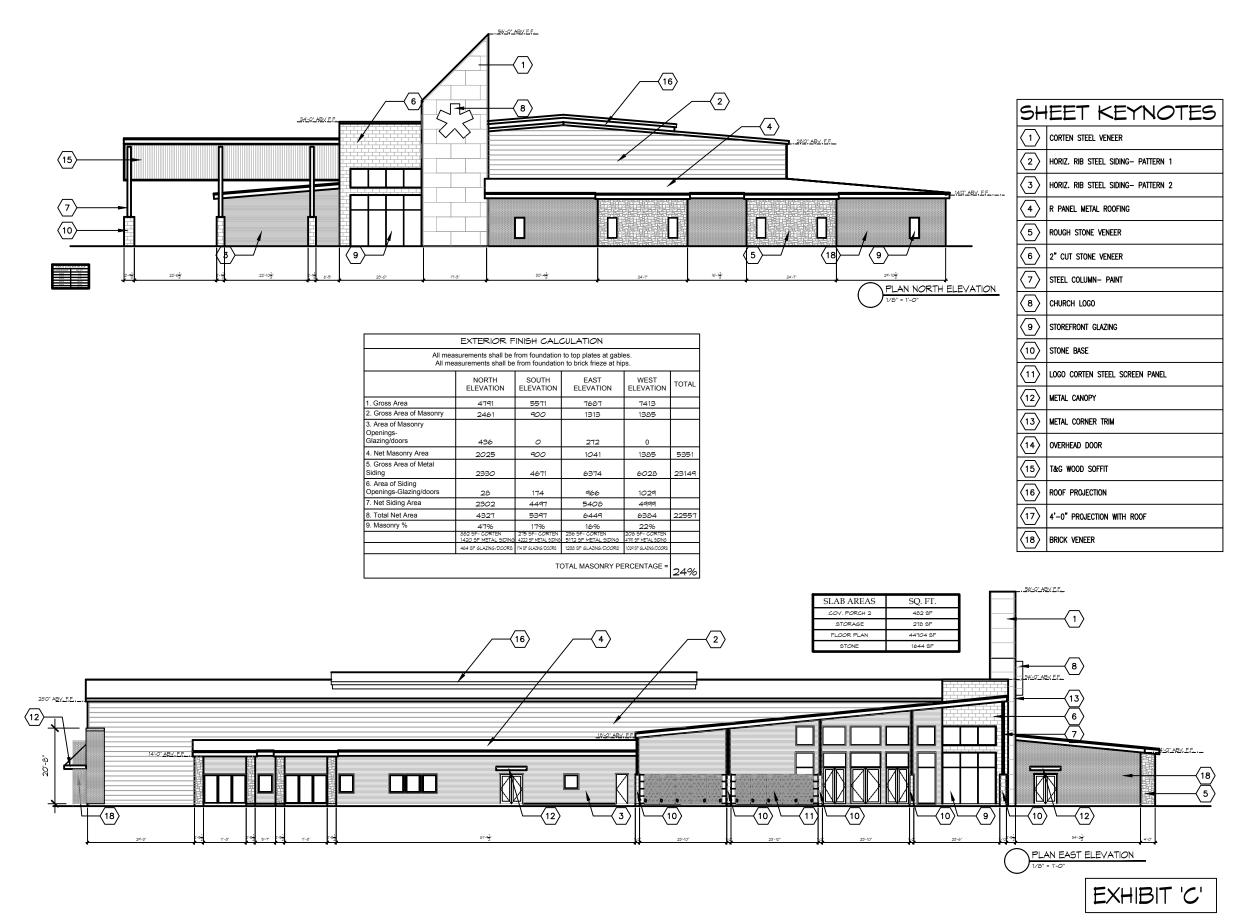


PHONE: (214) 532-6699

8. A DETAILED SITE PLAN FOR EACH BUILDING IN PHASE 2 SHALL BE SUBMITTED FOR APPROVAL BY COUNCIL AT ONE MEETING PRIOR TO BUILDING PERMIT.

CONTACT: CODY R. BROOKS, P.E.

SCALE: 1" = 40'



192647 LIVING CHURCH

LIVING CHURCH

--------LOT ---- BLOCK ------- COUNTY

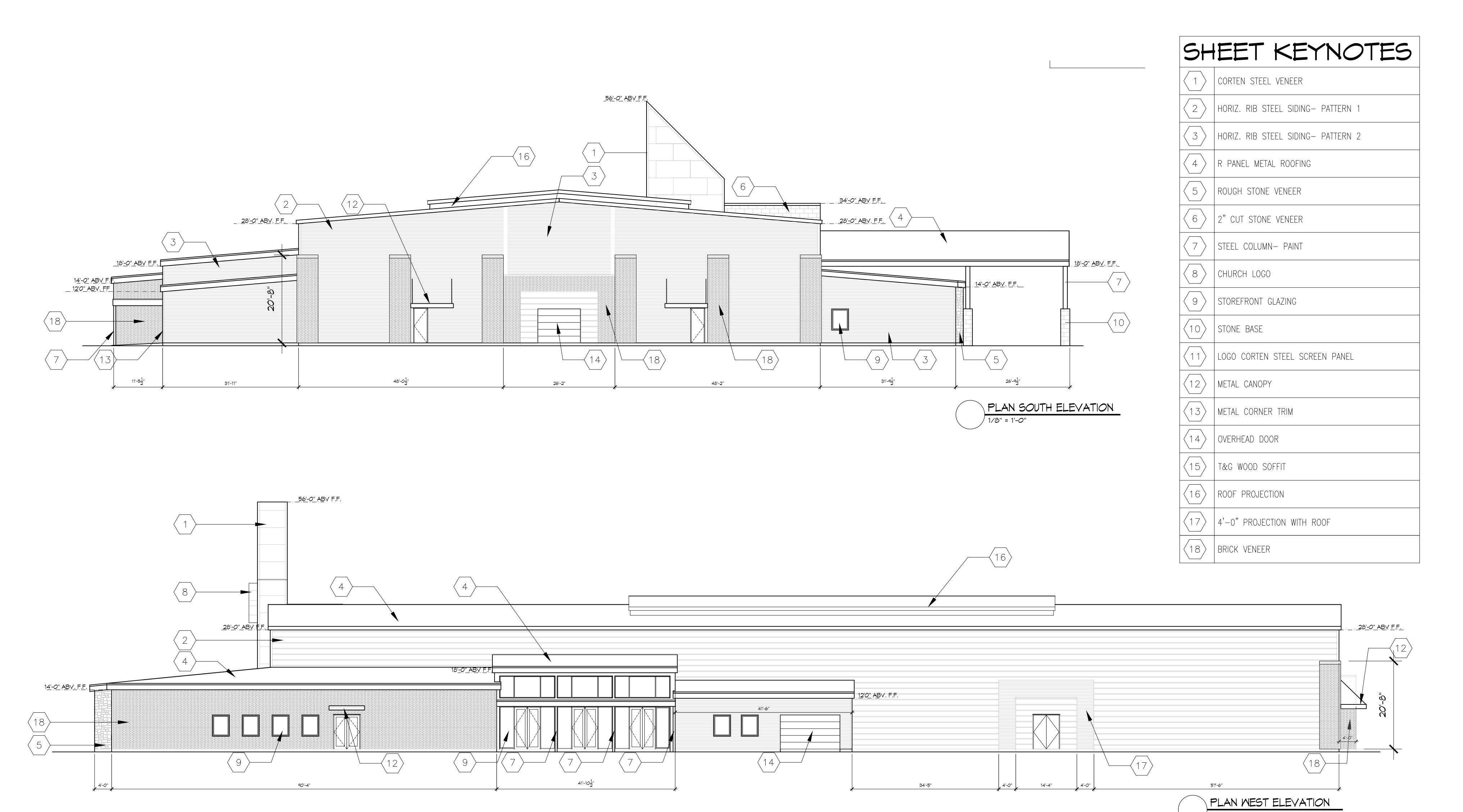
E: 10-3-19 PD1 10-8-19 PD2 10-16-19 PD3 10-18-19 PD4 10-28-19 PD5 3-11-20 REV 4-8-20 REV 4-16-20 REV 4-21-20 REV 5-14-20 REV

ATE: 10-3-19 PD1

A2-1

CASE NO.

ZC#19-023

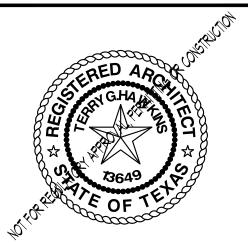


	EXTERIOR F	INISH CAL	CULATION		
	asurements shall be easurements shall be		• • •		
	NORTH ELEVATION	SOUTH ELEVATION	EAST ELEVATION	WEST ELEVATION	TOTAL
1. Gross Area	4791	5571	7687	7413	
2. Gross Area of Masonry	2461	900	1313	1385	
3. Area of Masonry Openings- Glazing/doors	436	0	272	0	
4. Net Masonry Area	2025	900	1041	1385	5351
5. Gross Area of Metal Siding	2330	4671	6374	6028	23149
6. Area of Siding Openings-Glazing/doors	28	174	966	1029	
7. Net Siding Area	2302	4497	5408	4999	
8. Total Net Area	4327	5397	6449	6384	22557
9. Masonry %	47%	17%	16%	22%	
	882 SF- CORTEN 1420 SF METAL SIDING	275 SF- CORTEN 4222 SF METAL SIDING	236 SF- CORTEN 5172 SF METAL SIDING	208 SF- CORTEN 4791 SF METAL SIDING	
	464 SF GLAZING/DOORS		1238 SF GLAZING/DOORS	1029 SF GLAZING/DOORS	

TOTAL MASONRY PERCENTAGE =

EXHIBIT 'C'

CASE NO. ZC#19-023



192647 LIVING CHURCH

LIVING CHURCH

--------LOT ---- BLOCK ------------ COUNTY

DATE: 10-3-19 PD1
10-8-19 PD2
10-16-19 PD3
10-18-19 PD4
10-28-19 PD5
3-11-20 REV
4-8-20 REV
4-16-20 REV
4-21-20 REV
5-14-20 REV

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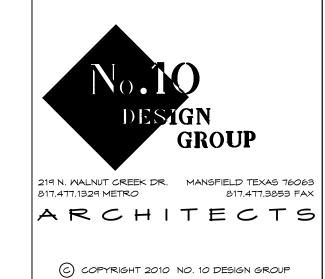
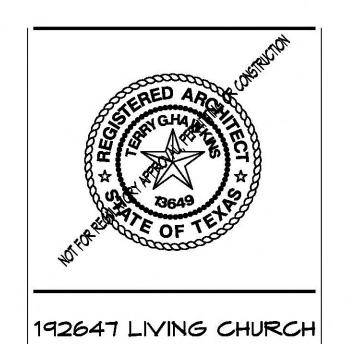




EXHIBIT 'C'

CASE NO. ZC#19-023



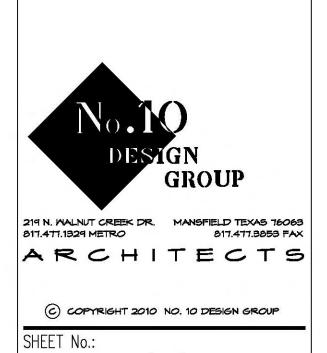
LIVING

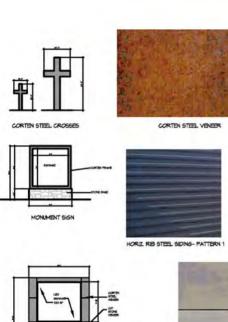
----LOT ---- BLOCK --------

DATE: 10-3-19 PD1 10-8-19 PD2 10-16-19 PD3 10-18-19 PD4 10-28-19 PD5 3-11-20 REV 4-8-20 REV 4-16-20 REV 4-21-20 REV 5-14-20 REV

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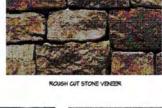
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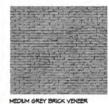














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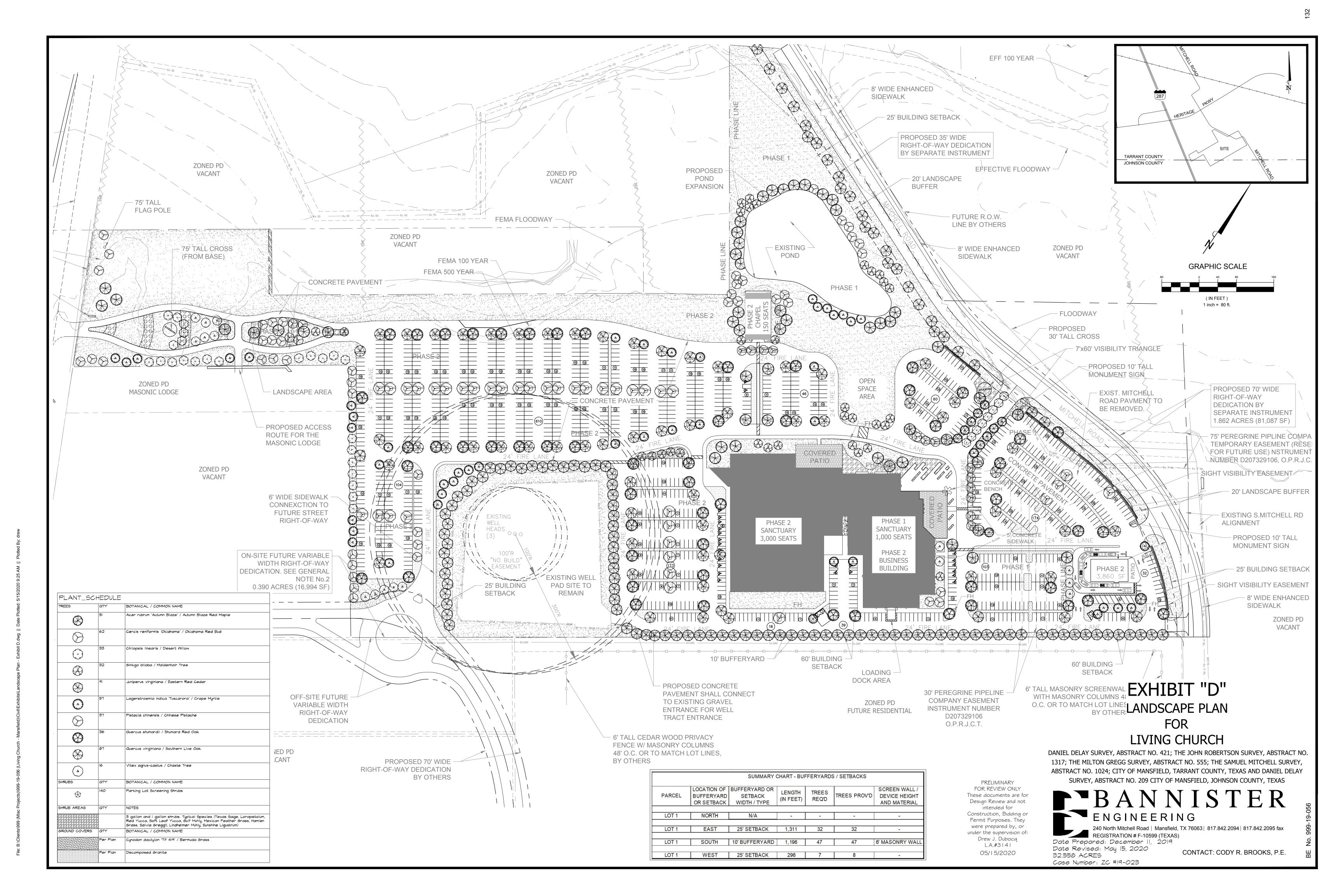
LIVING CHURCH

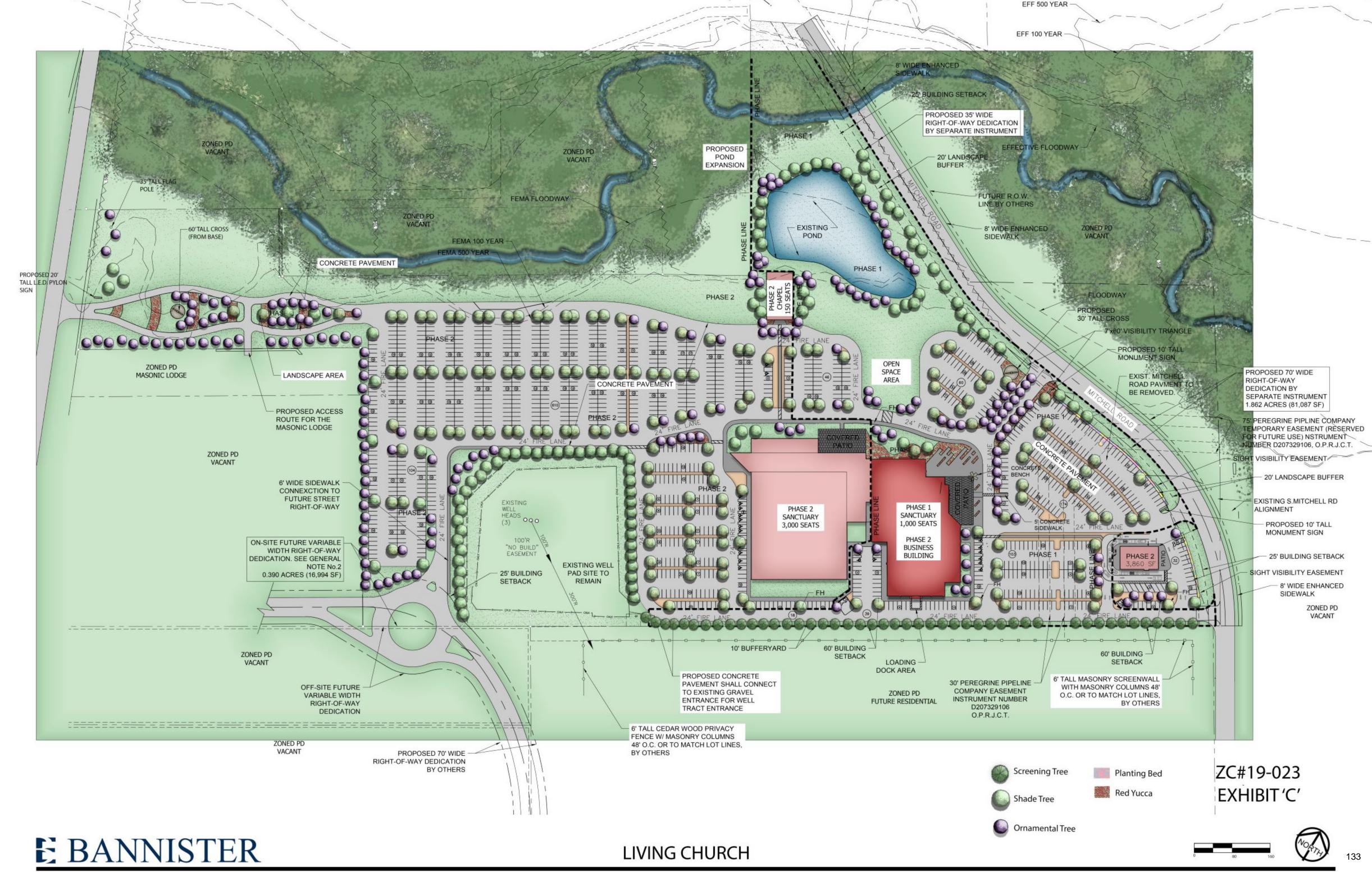


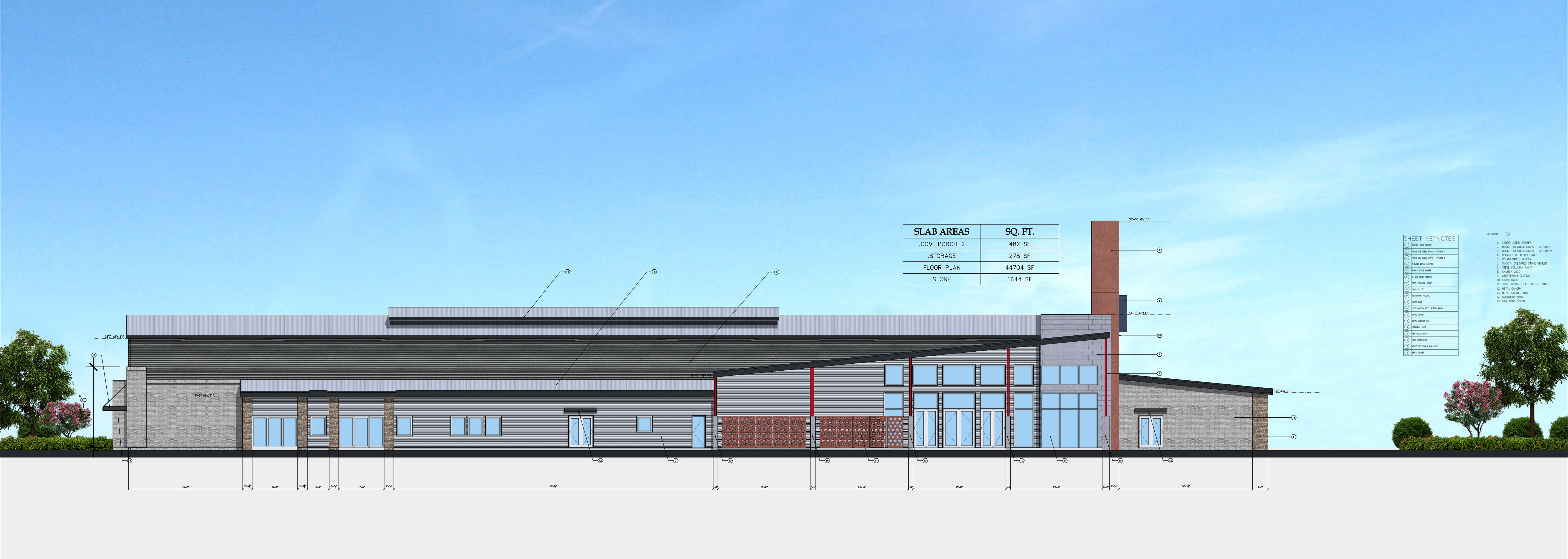
20' LED PYLON SIGN

LIVING CHURC

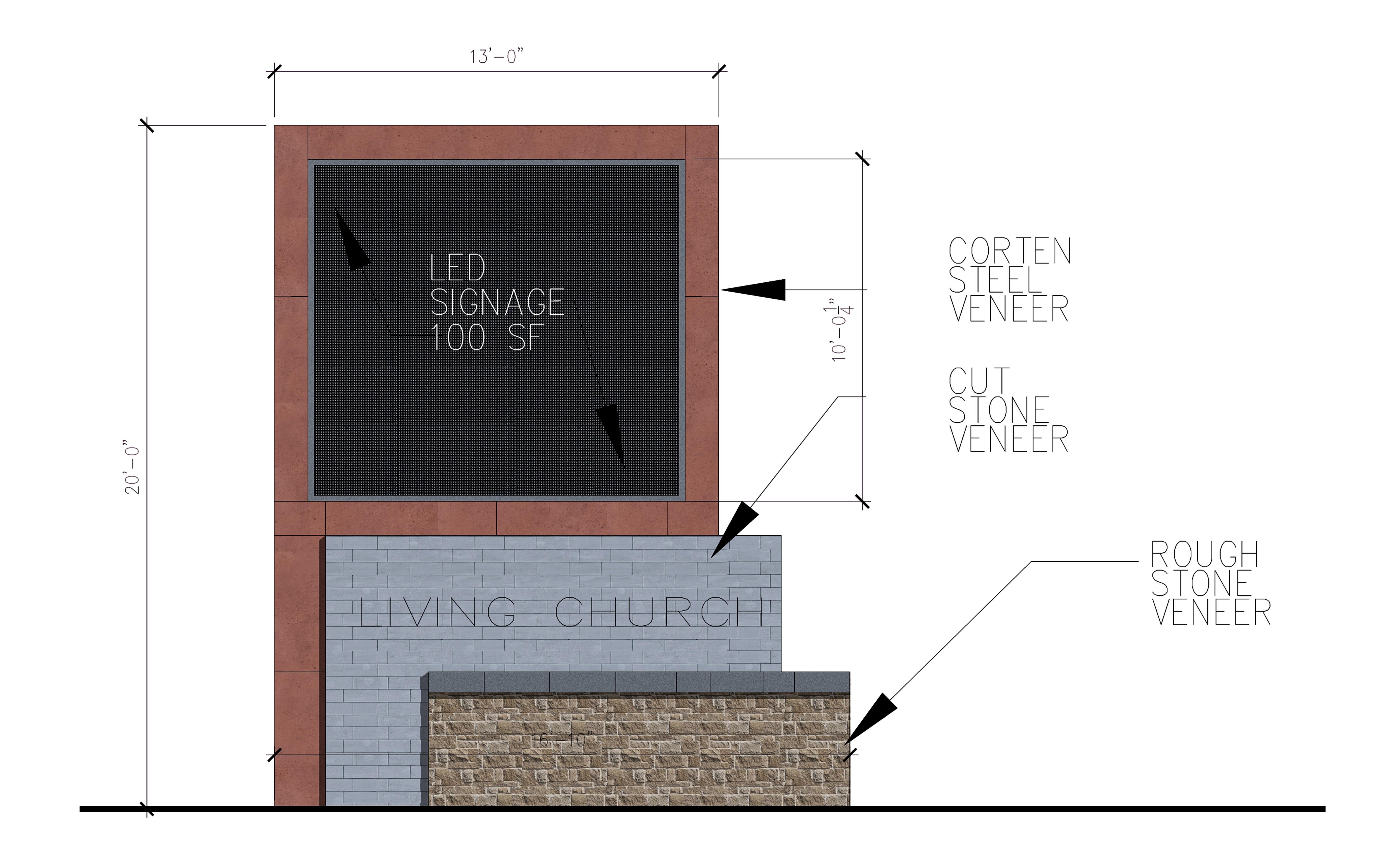
2" OUT STONE VENEER



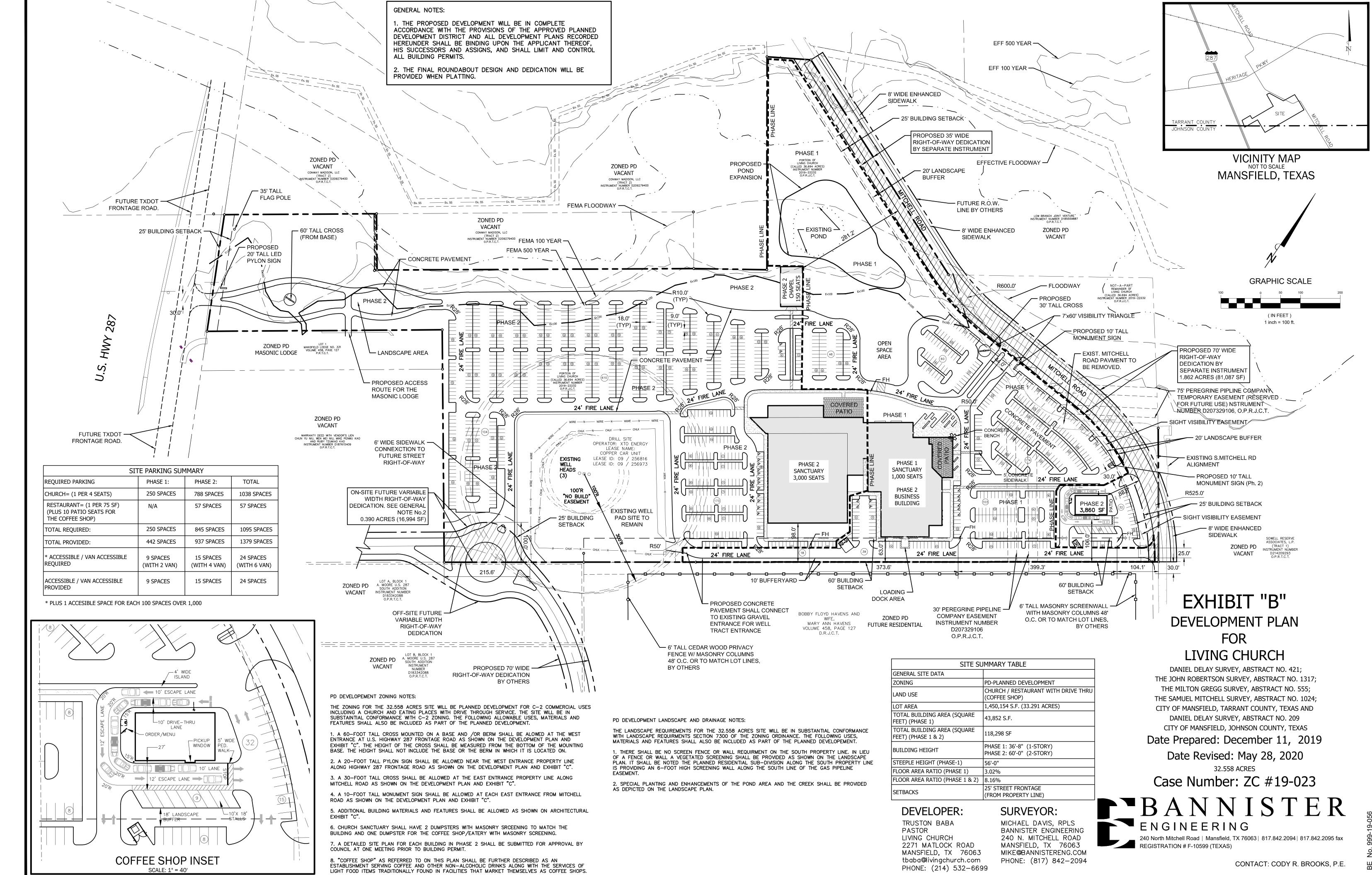








20' LED PYLON SIGN



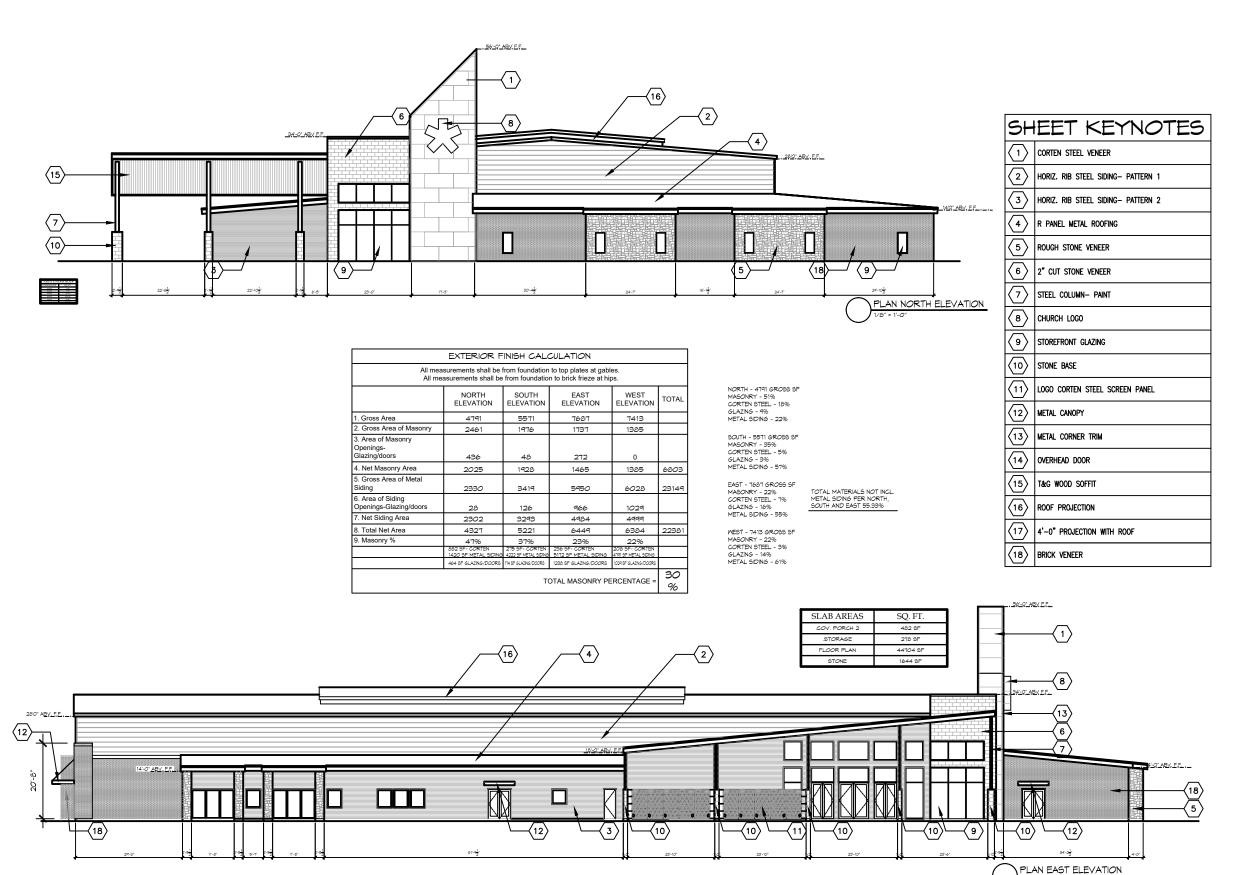


EXHIBIT 'C'

CASE NO. ZC#19-023



192647 LIVING CHURCH

LIVING CHURCH

----LOT ---- BLOCK -------- COUNTY

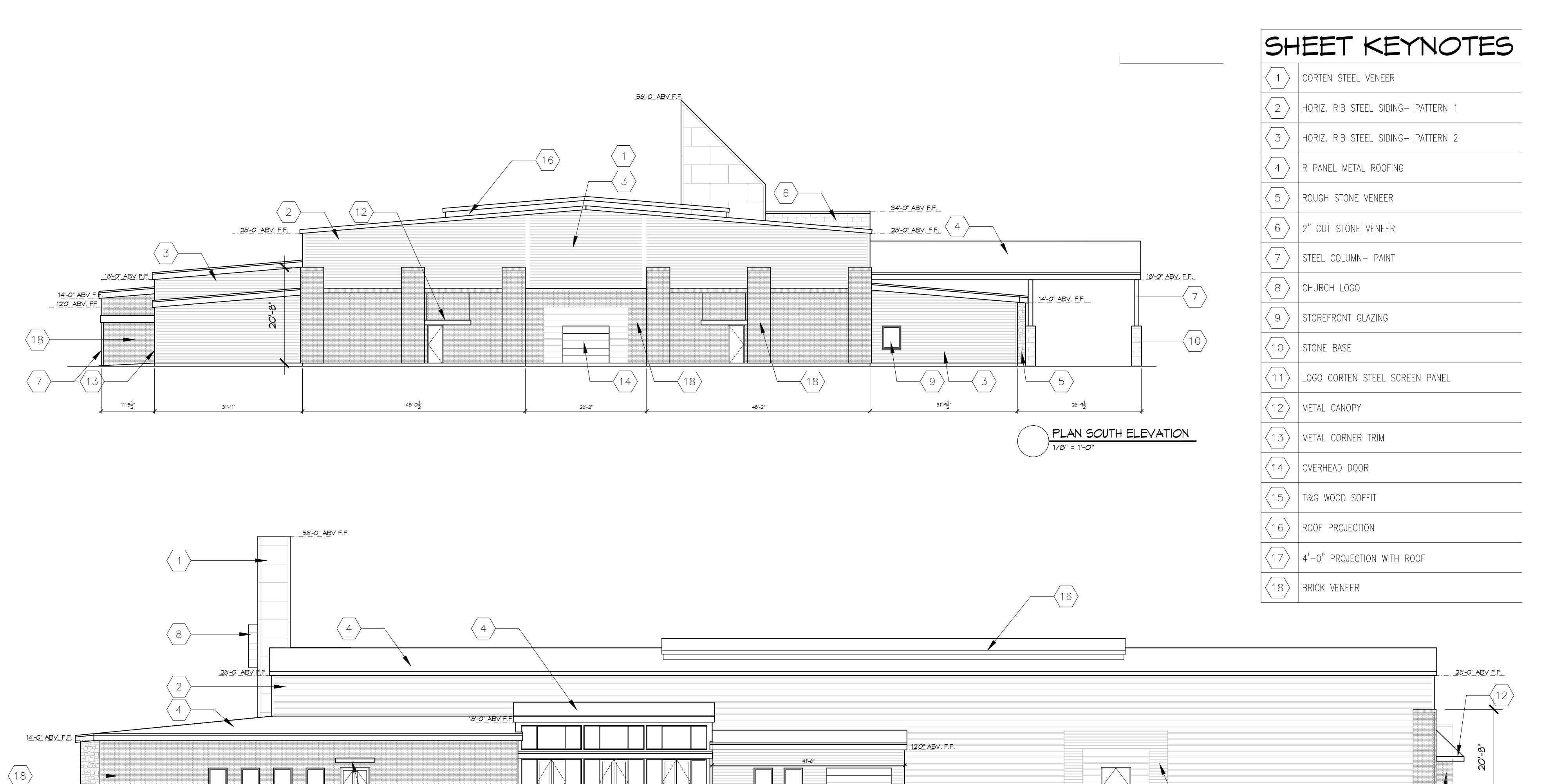
PATE: 10-8-19 PD1
10-8-19 PD2
10-16-19 PD3
10-16-19 PD4
10-28-19 PD5
3-11-20 REV
4-16-20 REV
4-16-20 REV
5-14-20 REV
5-28-20 REV

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© COPYRIGHT 2010 NO. 10 DESIGN ORCO

SEET NO:

A 2-1



	EXTERIOR F	INISH CAL	CULATION		
	easurements shall be easurements shall be				
	NORTH ELEVATION	SOUTH ELEVATION	EAST ELEVATION	WEST ELEVATION	TOTAL
1. Gross Area	4791	5571	7687	7413	
2. Gross Area of Masonry	2461	1976	1737	1385	
3. Area of Masonry Openings- Glazing/doors	436	48	272	0	
4. Net Masonry Area	2025	1928	1465	1385	6803
5. Gross Area of Metal Siding	2330	3419	5950	6028	23149
6. Area of Siding Openings-Glazing/doors	28	126	966	1029	
7. Net Siding Area	2302	3293	4984	4999	
8. Total Net Area	4327	5221	6449	6384	22381
9. Masonry %	47%	37%	23%	22%	
	882 SF- CORTEN 1420 SF METAL SIDING	275 SF- CORTEN 4222 SF METAL SIDING	236 SF- CORTEN 5172 SF METAL SIDING	208 SF- CORTEN 4791 SF METAL SIDING	
	464 SF GLAZING/DOORS		1238 SF GLAZING/DOORS	1029 SF GLAZING/DOORS	
	,	T(OTAL MASONRY PE	ERCENTAGE =	30 %

NORTH - 4791 GROSS SF MASONRY - 51% CORTEN STEEL - 18% GLAZING - 9% METAL SIDING - 22%

SOUTH - 5571 GROSS SF MASONRY - 35% CORTEN STEEL - 5% GLAZING - 3% METAL SIDING - 57%

EAST - 7687 GROSS SF MASONRY - 22% CORTEN STEEL - 7% GLAZING - 16% METAL SIDING - 55%

MEST - 7413 GROSS SF MASONRY - 22% CORTEN STEEL - 3% GLAZING - 14% METAL SIDING - 61%

TOTAL MATERIALS NOT INCL. METAL SIDING PER NORTH, SOUTH AND EAST 55.33% EXHIBIT 'C'

PLAN MEST ELEVATION

1/8" = 1'-0"

CASE NO. ZC#19-023



192647 LIVING CHURCH

LIVING CHURCH

--------LOT ---- BLOCK ------------ COUNTY

DATE: 10-3-19 PD1
10-8-19 PD2
10-16-19 PD3
10-18-19 PD4
10-28-19 PD5
3-11-20 REV
4-8-20 REV
4-16-20 REV
4-21-20 REV
5-14-20 REV

SHEET Title:

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DESIGN GROUP

219 N. WALNUT CREEK DR. MANSFIELD TEXAS 76063
817.477.1329 METRO 817.477.3853 FAX

ARCHITECTS

SHEET No.:



EXHIBIT 'C'

CASE NO. ZC#19-023



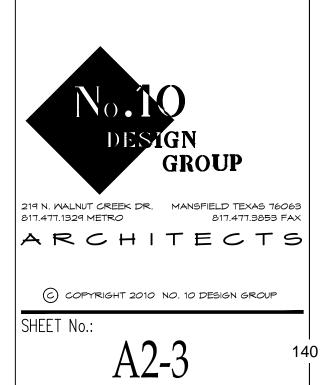
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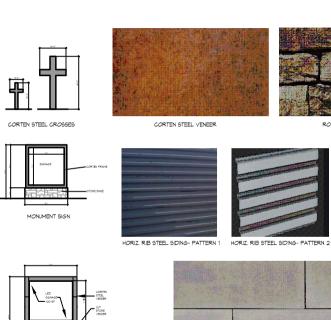
----LOT ---- BLOCK --------

DATE: 10-3-19 PD1
10-8-19 PD2
10-16-19 PD3
10-18-19 PD4
10-28-19 PD5
3-11-20 REV
4-8-20 REV
4-16-20 REV
5-14-20 REV
5-28-20 REV

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LIVING CHURCH

20' LED PYLON SIGN







EXHIBIT 'C'

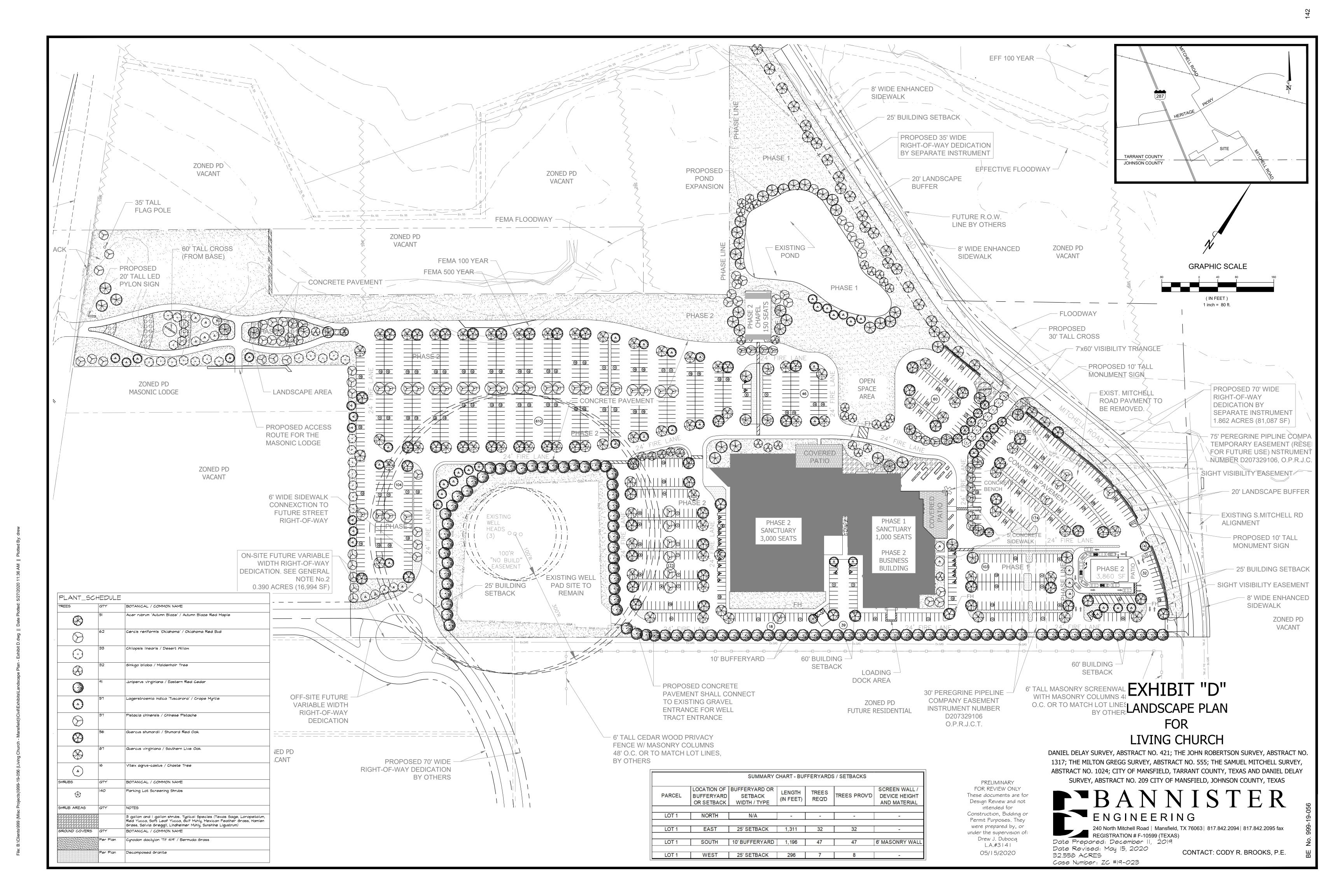




CASE NO ZC#19-023

141

LIVING CHURCH



ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR C-2 USES INCLUDING A CHURCH AND EATING PLACE WITH DRIVE-THROUGH SERVICE, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

SECTION 1.

That the Comprehensive Zoning Ordinance of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district classification of PD, Planned Development for C-2 uses including a Church and 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 with the development plan shown on Exhibits "B" through "D" 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 immereading and the publication of the caption, as	•	1 0
First reading approved on the	day of	, 2020.
Second reading approved on the	_ day of	, 2020.
DULY PASSED on the third and f Mansfield, Texas, this day of		he City Council of the City of
ATTEST:	David L. C	ook, Mayor
Susana Marin, City Secretary		
APPROVED AS TO FORM AND LEGALIT	ΥY	



CITY OF MANSFIELD

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

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STAFF REPORT

File Number: 20-3572

Agenda Date: 6/8/2020 Version: 1 Status: New Business

In Control: City Council File Type: Consideration Item

Agenda Number:

Title

Review and Consideration of a Detailed Site Plan for Active Adult Living (Senior Apartments) on 6.36 acres of the S.S. Callander Survey located at FM 157, North of House Road; Joe Lehman of Kimley-Horn & Associates on behalf of Graystar (DS#20-002)

Requested Action

To review and consider the subject Detailed Site Plan

Recommendation

Staff recommends approval.

Description/History

The subject property consists of approximately 6.35 acres located on FM 157, north of House Road in the Watson Branch Development, a PD that was approved in 2019. Per the approved PD for the combined multi-family and single-family, this lot requires Detailed Site Plan review and approval. The applicant is requesting to build two buildings. One will be over 8,000 sq. ft. for an amenity center. The other building is a 190 unit, 4 story, apartments.

Site Plan

Access to the lot will be provided by several access points: A new spine road, opposite Russel Lane on 157 will be constructed through the development. This will be a signalized intersection and the primary route to the development. There is a right-in/right-out driveway north of the spine road intersection. There are three drives off the spine road. The community is gated. The multi-family will be served by 237 parking stalls, which slightly exceeds the parking requirement of 1 parking stall per every 1.2 units for the active adult living established by the PD. The parking stalls are dispersed around the buildings. In the middle of the buildings, behind the amenity center is the pool and seating area.

Elevations

The elevations of the apartment buildings include two types of brick, stone and fiber cement cladding. All elevations include building façade recesses and projections and variations in wall height. A trash enclosure that will be compliant with the architectural and screening requirements of the Zoning Ordinance will be provided northeast of the apartment building.

Landscape Plan

The Landscape Plan shows heavy landscaping along FM 157 with both trees and shrubs. The perimeter of the building will also include foundation plantings, the trash enclosure will be screened by shrubs, and trees will also be planted in the parking areas. Heavy landscaping will be provided in the 4-way intersection along the spine road while still meeting visibility requirements.

<u>Sign Plan</u>

File Number: 20-3572

Signage will comply with the PD ordinance. This property will include a monument sign in front of the amenity/leasing center and blade signage on the multi-family building. Staff recommends approval.

Prepared By

CITY OF MANSFIELD

Lisa Sudbury, AICP Assistant Director of Planning 817-276-4227

Page 2

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EXHIBIT "A" Case Number DS 20-002

BEING a tract of land situated in the S.S. Callander Survey, Abstract No. 359, City of Mansfield, Tarrant County, Texas and being part of a called 28.721 acre tract of land described in the Special Warranty Deed to Glenn M. Day III, Mary Angelyn Day Englert, Margaret Ann Day Samson and Elizabeth Jean Day Cooper, recorded in Instrument No. D208367819, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found for the common north west corner of said 28.721 acre tract and south corner of a called 1.744 acre tract of land described in the Constable's Deed to Doraco Brothers LLC, recorded in Instrument No. D215290961, Official Public Records, Tarrant County, Texas, and being more particularly described in the Corrected Special Warranty Deed to Texas Evergreen Corporation recorded in Instrument No. D210276021, Official Public Records, Tarrant County, Texas, and being in the east right-of-way line of State Highway 157 (a called 100-foot right-of-way);

THENCE North 59°14'58" East, with the common line of said 1.744 acre tract and 28.721 acre tract of land, a distance of 13.58 feet to the **POINT OF BEGINNING**;

THENCE North 59°14'58" East, continuing with the common line of said 1.744 acre tract and 28.721 acre tract of land, a distance of 371.51 feet to a point for corner, from which a 1/2-inch iron rod for the north corner of said 28.721 acre tract bears North 59°14'58" East, a distance of 600.46 feet:

THENCE over and across said 28.721 acre tract of land, the following courses and distances:

South 25°03'05" East, a distance of 248.23 feet to a point for corner;

South 64°56'55" West, a distance of 84.00 feet to a point for corner;

South 25°03'05" East, a distance of 318.00 feet to point for corner;

South 64°56'55" West, a distance of 116.02 feet to point for corner;

South 55°03'05" East, a distance of 31.18 feet to point for corner;

South 64°56'55" West, a distance of 221.70 feet to point for corner;

North 55°03'05" West, a distance of 31.18 feet to point for corner;

South 64°56'55" West, a distance of 4.62 feet to the beginning of a tangent curve to the left having a central angle of 20°30'42", a radius of 215.00 feet, a chord bearing and distance of South 54°41'34" West, 76.56 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 76.97 feet to a point for corner;

EXHIBIT "A" Case Number DS 20-002

South 44°26'13" West, a distance of 82.79 feet to the beginning of a tangent curve to the right having a central angle of 39°53'36", a radius of 135.00 feet, a chord bearing and distance of South 64°23'01" West, 92.11 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 94.00 feet to a point for corner;

South 84°19'49" West, a distance of 13.85 feet to a point for corner;

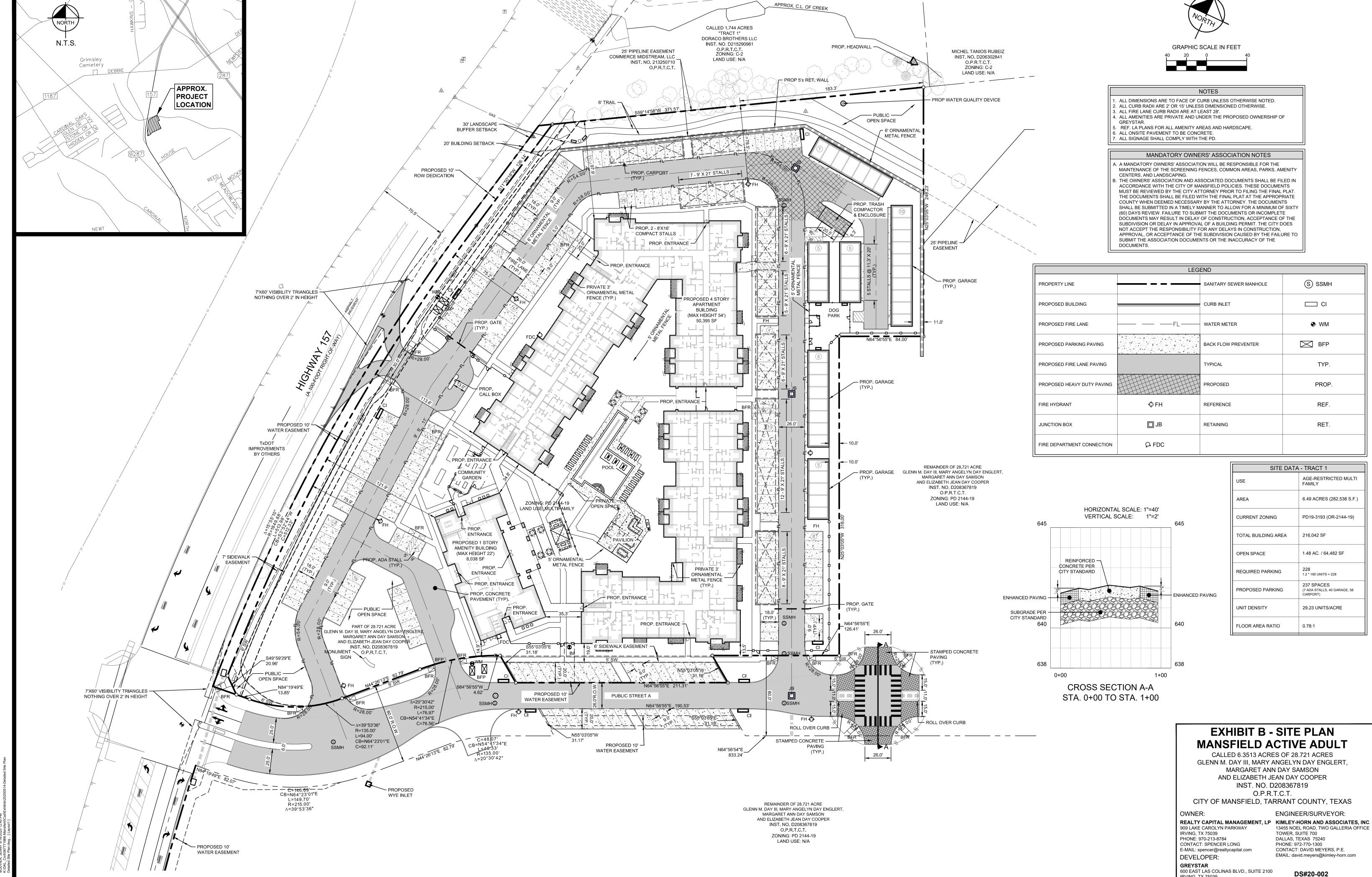
North 49°59'29" West, a distance of 20.96 feet to the beginning of a non-tangent curve to the right having a central angle of 15°55'10", a radius of 1849.88 feet, a chord bearing and distance of North 3°52'44" East, 512.33 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 513.98 feet to a point for corner;

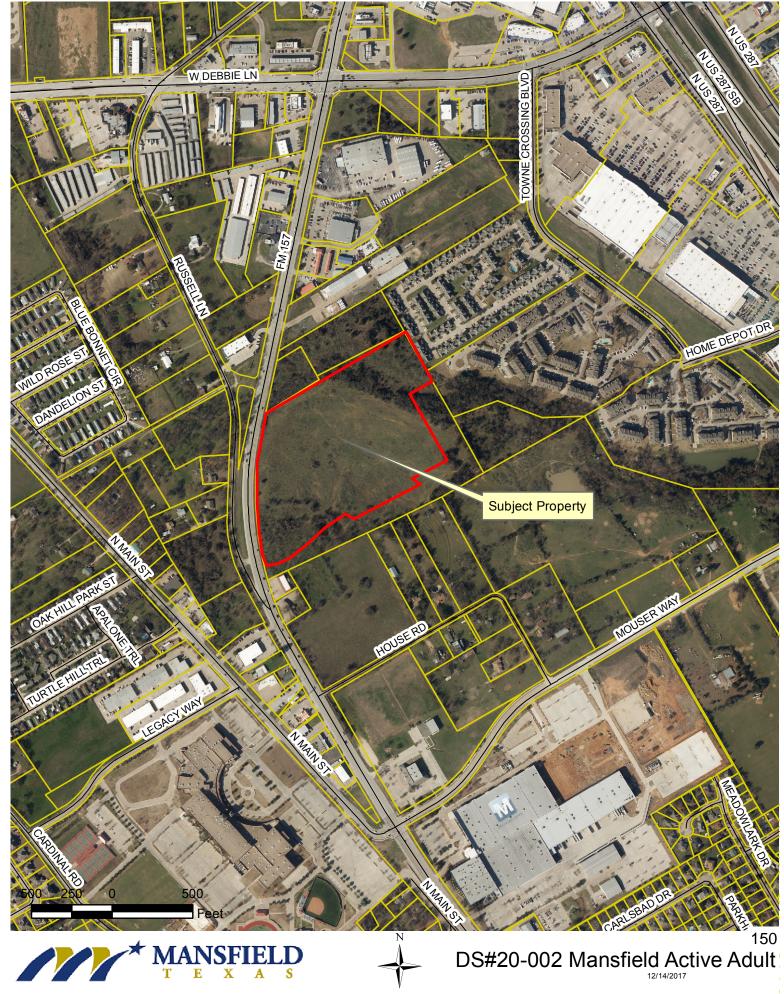
North 11°50'18" East, a distance of 126.14 feet to the **POINT OF BEGINNING** and containing 6.486 acres or 282,538 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



IRVING, TX 75039



GREYST

04.06.2020 **BUILDING - SOUTH** EXTERIOR ELEVATIONS

04.06.2020 **A-200**

© Copyright 2018

1,647.3 S.F. 50.8% BRICK 2 303.4 S.F. 9.3% FIBER CEMENT LAP SIDING 1 133.3 S.F. 4.1%. FIBER CEMENT LAP SIDING 2 454.4 S.F. 14.0% TOTAL MASONRY 2,653 S.F. 81.8%. TOTAL FIBER CEMENT LAP SIDING 587.7 S.F. 18.2% BRICK 2 FIBER CEMENT LAP SIDING 2

3,240.7 S.F. 100%

702.3 S.F. 21.6%

SOUTH END ELEVATION MATERIAL CALCULATIONS - FRONT ELEV. AREA

NET AREA (EXCLUDING OPENINGS & RECESSED BALCONIES)

STONE OR OTHER APPROVED MASONRY MATERIAL



3 KEY PLAN

A-200 1" = 60'-0"

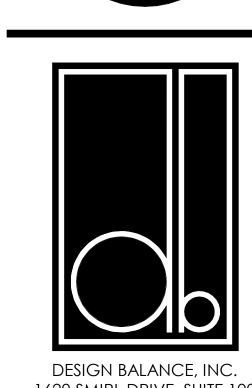


SOUTH ELEVATION MATERIAL CALCULATIONS - FRONT ELEV.	AREA	PERCENT
NET AREA (EXCLUDING OPENINGS & RECESSED BALCONIES)	5,095.7 S.F.	100%
STONE OR OTHER APPROVED MASONRY MATERIAL	1,166.1 S.F.	22.8%
BRICK 1	2,014.5 S.F.	39.5%
BRICK 2	1,029.9 S.F.	20.2%
FIBER CEMENT LAP SIDING 1	885.2 S.F.	17.3%.
FIBER CEMENT LAP SIDING 2	0 S.F.	0 %
TOTAL MASONRY	4,210.5 S.F.	82.6 %
TOTAL FIBER CEMENT LAP SIDING	885.2 S.F.	17.3 %
	,	
AWNING CALCULATION	OPENINGS	AWNINGS
		1

TOTAL FIBER CEMENT LAP SIDING	885.2 S.F.	17.3 %
AWNING CALCULATION	OPENINGS	AWNING
SOUTH & SOUTH END ELEVATION - LEVEL 1 (EXCLUDING RECESSED BALCONIES)	14 (100%)	8 (57%)

EXHIBIT C 1 OF 8





1629 SMIRL DRIVE, SUITE 100 HEATH, TEXAS 75032

MID-MARKE

04.06.2020

BUILDING - EAST EXTERIOR ELEVATIONS

04.06.2020 A-201

© Copyright 2018

EXHIBIT C 2 OF 8

EAST ELEVATION -1 & 2 MATERIAL CALCULATIONS - REAR ELEV.

12,247.3 S.F. | 100%

3,133.5 S.F. 25.5%

3,666.9 S.F. 29.9%

2,573 S.F. 21 %

422.4 S.F. 3.4%.

2,451.9 S.F. 20%

9,373.4 S.F. 76.5%.

2,873.9 S.F. 23.4%

NET AREA (EXCLUDING OPENINGS & RECESSED BALCONIES)

STONE OR OTHER APPROVED MASONRY MATERIAL

BRICK 2

FIBER CEMENT LAP SIDING 1

FIBER CEMENT LAP SIDING 2

TOTAL FIBER CEMENT LAP SIDING

TOTAL MASONRY



3 KEY PLAN

A-201 1" = 60'-0"

2 EAST ELEVATION - 2
A-201 1/8" = 1'-0"

FIBER CEMENT LAP SIDING 1	FIBER CEMENT LAP SIDING 1	FIBER CEMENT LAP SIDING 2 BRICK 2	FIBER CEMENT LAP SIDING 2		
BRICK 1					FIBER CEMENT LAP SIDING 2 B.O. ROOF TRUSS 42' - 0"
	BRICK 2	BRICK	BRICK 1	BRICK 1	EVEL 4 33' - 0" LEVEL 3 22' - 4"
STONE OR					LEVEL 2 11' - 8"
STONE OR OTHER APPROVED MASONRY MATERIAL	STONE OR OTHER APPROVED MASONRY MATERIAL		STONE OR OTHER APPROVED MASONRY MATERIAL		Autho DBI Appro GFF

PERCENT

4,921.1 S.F. 100%

1,221.5 S.F. 24.8%

1,930 S.F. 39.2%

1,009.6 S.F. 20.5%

760 S.F. 15.4%

4,161.1 S.F. 84.5%

760 S.F. 15.4%

FIBER CEMENT LAP SIDING 1

BRICK 1

B.O. ROOF TRUSS 42' - 0"

-LEVEL 3
22' - 4"

LEVEL 2 11' - 8"

__LEVEL 1 _______

STONE OR OTHER
- APPROVED MASONRY
MATERIAL

EXHIBIT C 3 OF 8

0 S.F.

NORTH ELEVATION MATERIAL CALCULATIONS - FRONT ELEV.

NET AREA (EXCLUDING OPENINGS & RECESSED BALCONIES)

STONE OR OTHER APPROVED MASONRY MATERIAL

FIBER CEMENT LAP SIDING 1

FIBER CEMENT LAP SIDING 2

TOTAL FIBER CEMENT LAP SIDING

TOTAL MASONRY

1629 SMIRL DRIVE, SUITE 100 HEATH, TEXAS 75032

GREY

BUILDING - NORTH EXTERIOR ELEVATIONS

19031 04.06.2020 **A-202**

04.06.2020

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APPROVED MASONRY

FIBER CEMENT LAP SIDING 1 —

NORTH ELEVATION

1/8" = 1'-0"

2 KEY PLAN

1" = 60'-0"

FIBER CEMENT LAP SIDING 1

STONE OR OTHER
APPROVED MASONRY
MATERIAL

BRICK 2 —

FIBER CEMENT LAP SIDING 1 —

214.668.2306

HEATH, TEXAS 75032

MID-MARKET

GREY

04.06.2020

BUILDING - WEST EXTERIOR ELEVATIONS

04.06.2020

A-203 © Copyright 2018

EXHIBIT C 4 OF 8

WEST END ELEVATION MATERIAL CALCULATIONS - FRONT ELEV.

WEST ELEVATION MATERIAL CALCULATIONS - FRONT ELEV.

NET AREA (EXCLUDING OPENINGS & RECESSED BALCONIES)

STONE OR OTHER APPROVED MASONRY MATERIAL

BRICK 1

BRICK 2

FIBER CEMENT LAP SIDING 1

FIBER CEMENT LAP SIDING 2

TOTAL FIBER CEMENT LAP SIDING

TOTAL MASONRY

3,169.9 S.F. | 100%

701.4 S.F. 22.1%

1,647.5 S.F. 51.9%

249.2 S.F. 7.8%

134.6 S.F. 4.2%

437.2 S.F. 13.7%

2,598.1 S.F. 81.9%

FIBER CEMENT LAP SIDING 1

B.O. ROOF TRUSS

_LEVEL 4 33' - 0" ◆

LEVEL 1 0" ◆

STONE OR OTHER

PERCENT

MATERIAL

AREA

6,854.8 S.F. 100%

1,720.3 S.F. 25%

2,401.3 S.F. 35%

1,717.7 S.F. 25%

246.2 S.F. 3.5%

769.3 S.F. 11.2%

5,839.3 S.F. 85.1%

1,015.5 S.F. 14.8%

APPROVED MASONRY

571.8 S.F. 18%

NET AREA (EXCLUDING OPENINGS & RECESSED BALCONIES)

STONE OR OTHER APPROVED MASONRY MATERIAL

BRICK 2

FIBER CEMENT LAP SIDING 1

FIBER CEMENT LAP SIDING 2

TOTAL FIBER CEMENT LAP SIDING

TOTAL MASONRY



WEST END ELEVATION-2 MATERIAL CALCULATIONS - FRONT ELEV. | AREA

NET AREA (EXCLUDING OPENINGS & RECESSED BALCONIES)

STONE OR OTHER APPROVED MASONRY MATERIAL

BRICK 2

FIBER CEMENT LAP SIDING 1

STONE OR OTHER

MASONRY MATERIAL

WEST END ELEVATION-2

APPROVED

FIBER CEMENT LAP SIDING 1

FIBER CEMENT LAP SIDING 2

TOTAL FIBER CEMENT LAP SIDING

TOTAL MASONRY

PERCENT

402.3 S.F. 21.4%

1,014.8 S.F. 54%

138.8 S.F. 7.3%

1,737.3 S.F. 92.6%

138.8 S.F. 7.3%

B.O. ROOF TRUSS 42' - 0"

LEVEL 3 22' - 4"

LEVEL 2 11' - 8"

STONE OR OTHER

MATERIAL

APPROVED MASONRY

FIBER CEMENT LAP SIDING 2

STONE OR OTHER APPROVED MASONRY MATERIAL

WEST END ELEVATION

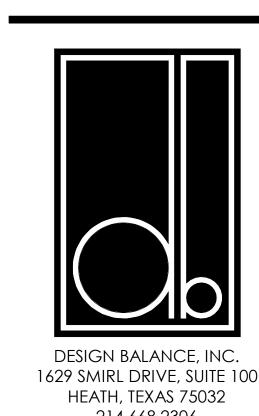
0%

320.2 S.F.

0 S.F.

KEY PLAN





214.668.2306

-MARKET

DESIGN DEVELOPMENT

M

GREY

04.06.2020 **BUILDING** -COURTYARD ELEVATIONS

04.06.2020

EXHIBIT C 5 OF 8

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WEST COURTYARD ELEVATION-1



FIBER CEMENT LAP SIDING 2

LAP SIDING 2



1 KEY PLAN
1" = 60'-0"

HEATH, TEXAS 75032

MID-MARKE

GREY

BUILDING -COURTYARD ELEVATIONS

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04.06.2020

EXHIBIT C 6 OF 8

EAST COURTYEARD ELEVATION MATERIAL CALCULATIONS - REAR ELEV. AREA

NET AREA (EXCLUDING OPENINGS & RECESSED BALCONIES)

STONE OR OTHER APPROVED MASONRY MATERIAL

SOUTH COURTYEARD ELEVATION MATERIAL CALCULATIONS - REAR ELEV. AREA

NET AREA (EXCLUDING OPENINGS & RECESSED BALCONIES)

BRICK 1

BRICK 2

FIBER CEMENT LAP SIDING 2

— STONE OR OTHER APPROVED MASONRY MATERIAL

SOUTH COURTYARD ELEVATION

1/8" = 1'-0"

FIBER CEMENT LAP SIDING 1

FIBER CEMENT LAP SIDING 2

TOTAL FIBER CEMENT LAP SIDING

TOTAL MASONRY

PERCENT

FIBER CEMENT LAP SIDING 2

STONE OR OTHER APPROVED

MASONRY MATERIAL

LEVEL 1

PERCENT

6,124.9 S.F. | 100%

1,706.4 S.F. | 27.8%

1,592.9 S.F. 26%

B.O. ROOF TRUSS

2,817.7 S.F. 100%

751.9 S.F. 26.6%

667.8 S.F. 23.7%

1,398 S.F. 49.6%

1,419.7 S.F. 50.3%

1,398 S.F. 49.7%

0 S.F.

0 S.F.



3 KEY PLAN
A-205 1" = 60'-0"

DESIGN DEVELOPMENT

DETACHED GARAGE SIDE ELEVATION

FIBER CEMENT LAP SIDING 2

CARPORT SIDE ELEVATION

1/8" = 1'-0" FIBER CEMENT LAP SIDING 2 DETACHED GARAGE REAR ELEVATION

1/8" = 1'-0"

CARPORT FRONT ELEVATION

1/8" = 1'-0"



DETACHED GARAGE FRONT ELEVATION

EXHIBIT C 7 OF 8

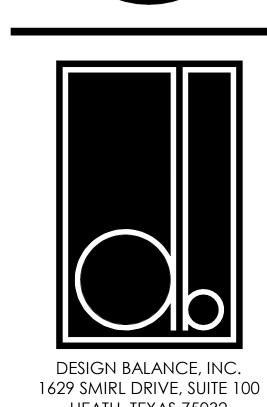
GARAGE ELEVATIONS

04.06.2020

A-206

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HEATH, TEXAS 75032 214.668.2306

MID-MARKE

GREY

04.06.2020

AMENITY BUILDING - ELEVATIONS

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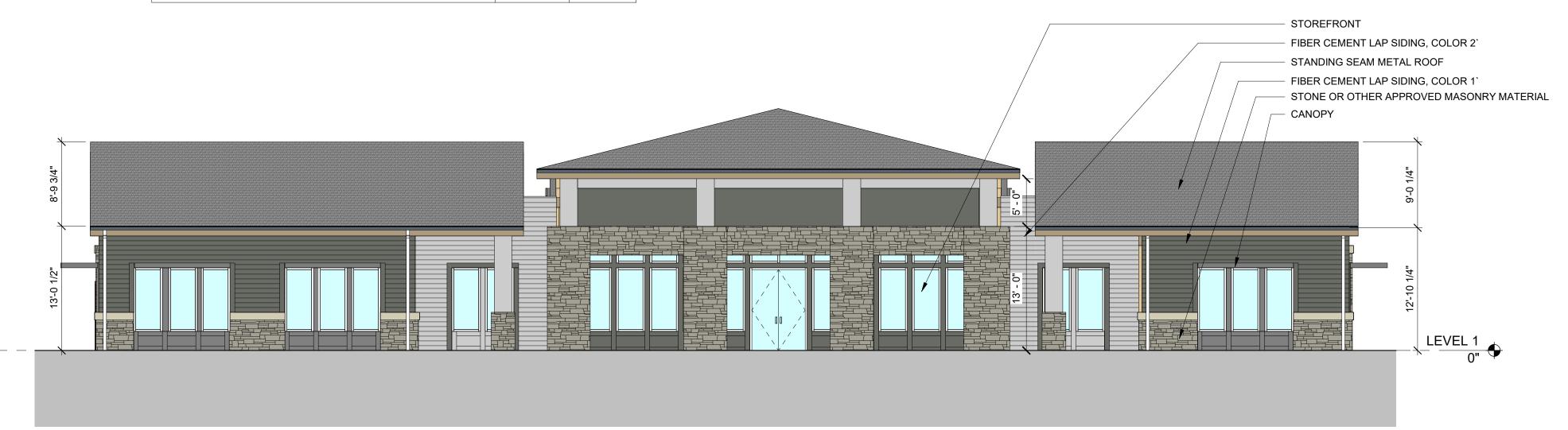
AMENITY BUILDING - WEST ELEV. NET AREA (EXCLUDING OPENINGS) 1,063.9 S.F. 100% STONE OR OTHER APPROVED MASONRY MATERIAL 823.4 S.F. 77.9% 132.5 S.F. 12.4% FIBER CEMENT LAP SIDING 1 108 S.F. 0 S.F. FIBER CEMENT LAP SIDING 2 TOTAL MASONRY 955.9 S.F. 90.5% 108 S.F. 10.5% TOTAL FIBER CEMENT LAP SIDING

AMENITY BUILDING - GLASS PERCENTAGE	AREA	PERCENT
NET (ABOVE WINDOW SILL)	1,608 S.F.	100%
GLASS AREA	1,052 S.F.	65.4%

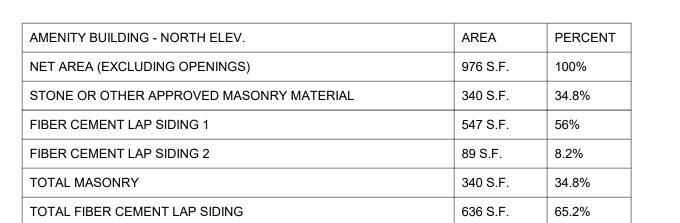
SIGNAGE WILL COMPLY WITH THE PD - STOREFRONT BRICK 2 STANDING SEAM METAL ROOF - FIBER CEMENT LAP SIDING, COLOR 1` - STONE OR OTHER APPROVED MASONRY MATERIAL

AMENITY BUILDING - WEST ELEVATION -(COMMERCIAL STOREFRONT STANDARD)

AMENITY BUILDING - EAST ELEV.	AREA	PERCENT
NET AREA (EXCLUDING OPENINGS)	1,568 S.F.	100%
STONE OR OTHER APPROVED MASONRY MATERIAL	452 S.F.	28.8%
FIBER CEMENT LAP SIDING 1	818 S.F.	52.1%
FIBER CEMENT LAP SIDING 2	298 S.F.	19%
TOTAL MASONRY	452 S.F.	28.8%
TOTAL FIBER CEMENT LAP SIDING	1,116 S.F.	71.2%



AMENITY BUILDING - EAST ELEVATION



AMENITY BUILDING - SOUTH ELEVATION

AMENITY BUILDING - SOUT ELEV.

FIBER CEMENT LAP SIDING 1

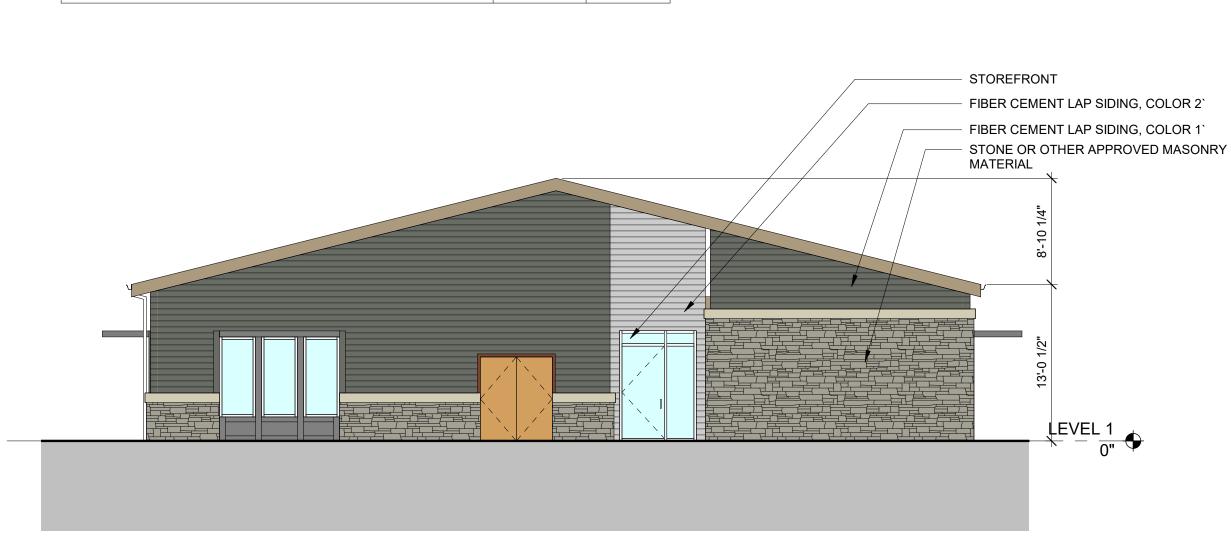
FIBER CEMENT LAP SIDING 2

TOTAL FIBER CEMENT LAP SIDING

TOTAL MASONRY

NET AREA (EXCLUDING OPENINGS)

STONE OR OTHER APPROVED MASONRY MATERIAL



PERCENT

33.9%

53.6%

12.5%

33.9%

STOREFRONT

- FIBER CEMENT LAP SIDING, COLOR 2`

- FIBER CEMENT LAP SIDING, COLOR 1`

STONE OR OTHER APPROVED MASONRY MATERIAL

LEVEL 1

325 S.F.

514 S.F.

120 S.F.

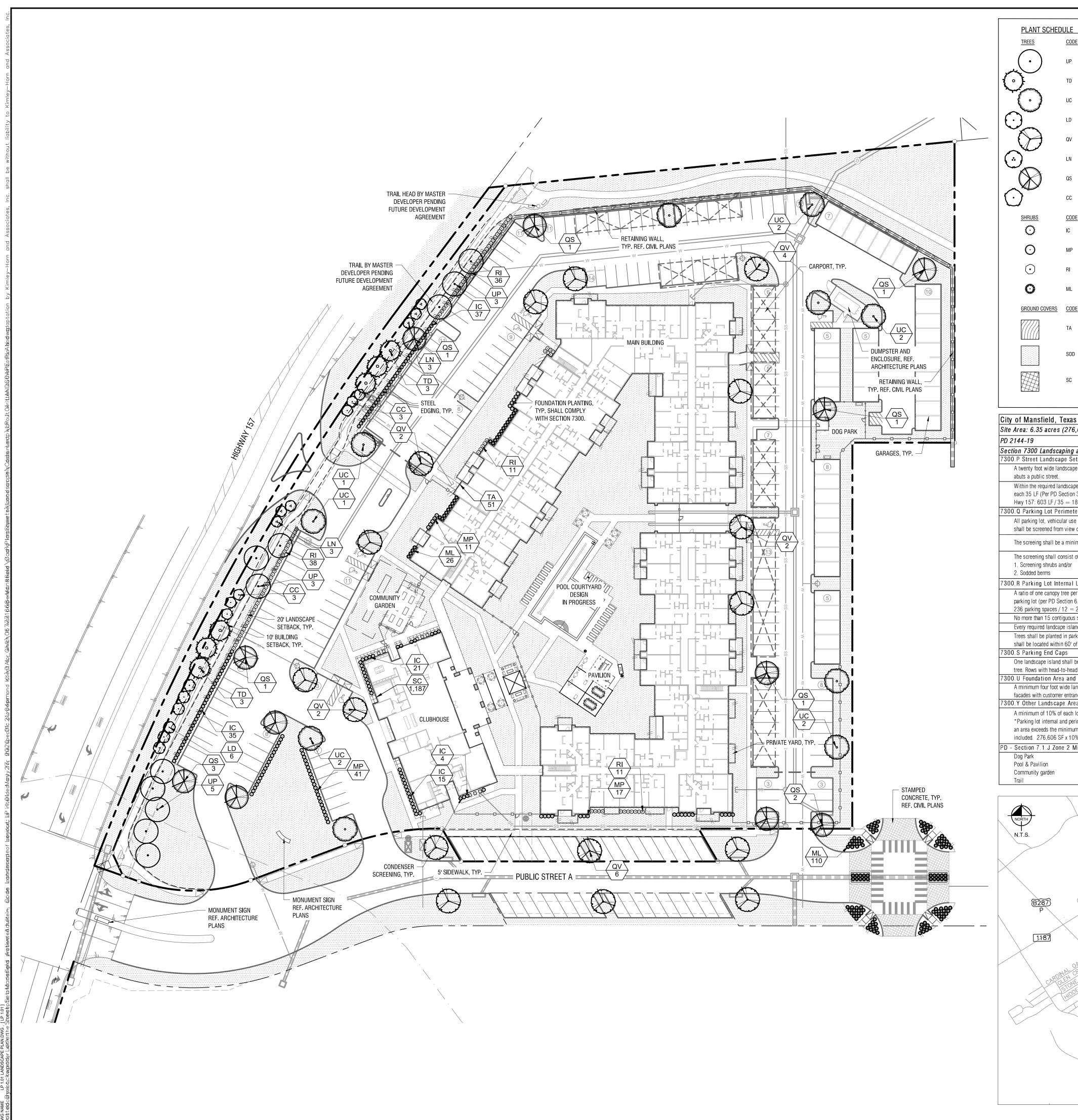
325 S.F.

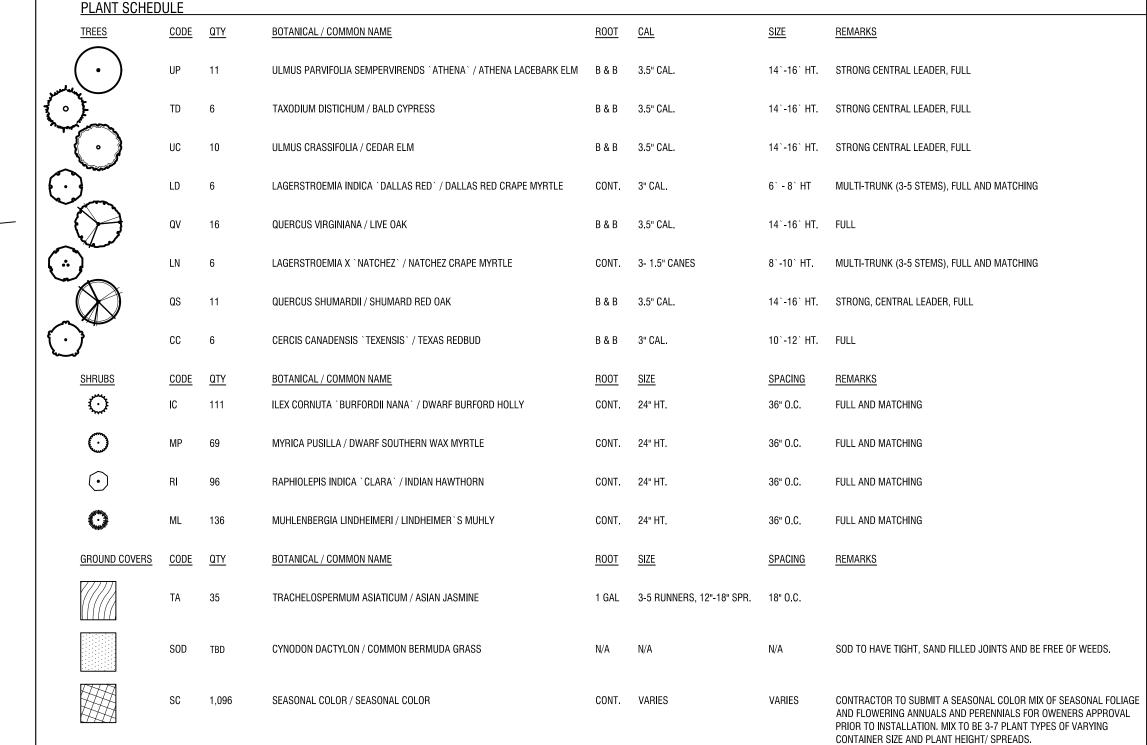
634 S.F.

AMENITY BUIDLING - NORTH ELEVATION

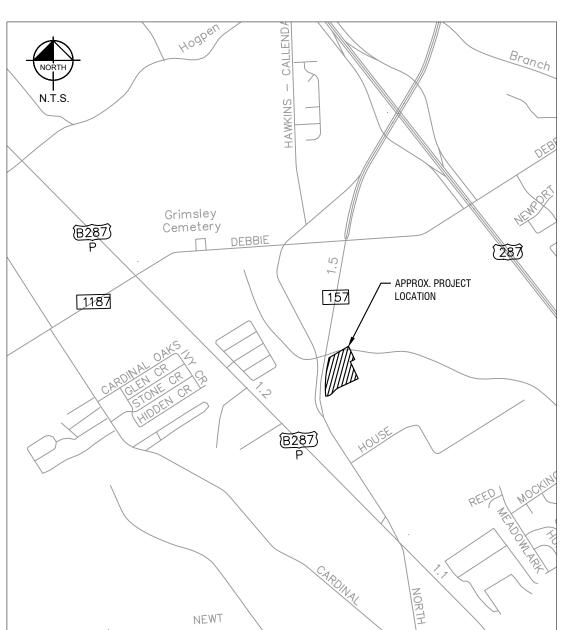
1/8" = 1'-0"

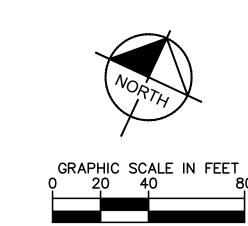
EXHIBIT C 8 OF 8





Site Area: 6.35 acres (276,606 SF) - Zone 2, Watson Branch PD District			AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQL LANDSCAPING IN A HEALTHY, NEAT, ORDERLY, AND LIVE-GROWING
PD 2144-19	REQUIRED	PROVIDED	CONDITION AT ALL TIMES, INCLUDING LANDSCAPE WITHIN THE MEDIA OF THE PUBLIC ROADWAYS. THIS SHALL INCLUDE MOWING, EDGING,
Section 7300 Landscaping and Screening Requirements	<u> </u>	T NO FIDE	PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH
7300.P Street Landscape Setback			ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING.
A twenty foot wide landscape setback shall be provided along the entire boundary of the lot that abuts a public street.	20 foot minimum	20 foot setback	LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PL/MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS O
Within the required landscape setback, 1 canopy tree and 1 ornamental tree shall be provided for each 35 LF (Per PD Section 3.2.B.1) Hwy 157: $603 \text{ LF}/35 = 18$ canopy trees, 18 ornamental trees	18 canopy trees 18 omamental trees	18 canopy trees 18 ornamental trees	SIMILAR VARIETY AND SIZE.
7300.Q Parking Lot Perimeter Landscaping			
All parking lot, vehicular use and maneuvering areas that are not screened by on-site buildings shall be screened from view of public streets	Yes	Yes	
The screeing shall be a minimum height of 3 feet, at maturity, above the grade of the parking lot.	3' ht. minimum at maturity	3' ht. minimum at maturity	
The screening shall consist of one or combination of the following: 1. Screening shrubs and/or 2. Sodded berms	Screening shrubs or sodded berms	Screening shrubs	
7300.R Parking Lot Internal Landscaping			
A ratio of one canopy tree per every 12 parking spaces shall be provided throughout any surface parking lot (per PD Section 6.1, Table 6.2)) 236 parking spaces / $12 = 20$ canopy trees	20 canopy trees	20 canopy trees	
No more than 15 contiguous spaces shall be located together without a tree-island	Yes	Yes	
Every required landcape island must include 1 canopy tree	Yes	Yes	
Trees shall be planted in parking lots such that all parking spaces within a surface parking lot shall be located within 60' of a tree (per PD Section 6.1.F)	Yes	Yes	
300.S Parking End Caps			
One landscape island shall be located at the terminus of each row of parking and shall contain 1 tree. Rows with head-to-head parking arrangements shall have two islands and two trees.	Yes	Yes	
'300.U Foundation Area and Ground Equipment Landscaping			
A minimum four foot wide landscape area is required adjacent to or within ten feet of all building facades with customer entrances and building facades facing a public street.	Minimum 4' wide landcape area	Minimum 4' wide landcape area	
300.Y Other Landscape Areas			
A minimum of 10% of each lot shall be devoted to living landscape * Parking lot internal and perimeter landscaping shall not be included in the calculations, unless an area exceeds the minimum requirement of this Section, then the additional area may be included. $276,606 \text{ SF} \times 10\% = 27,661 \text{ SF}$	10% (27,661 SF)	17.8% (49,398 SF)	
PD - Section 7.1.J Zone 2 Minimum Amenities			
Dog Park			
	1		







Know what's below.

Call before you dig.

CAUTION

EXISTING UNDERGROUND
UTILITIES. CONTRACTOR TO
VERIFY EXACT LOCATION
PRIOR TO ANY TRENCHING
OR EXCAVATION.

SHEET NUMBER

LP 1.01

© 2020 KIMLEY-HORN AND ASSOCIATES, IN 13455 NOEL ROAD, TWO GALLERIA OFFICE TO SUITE 700, DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-239-3820

FOR REVIEW ONLY

FOR REVIEW ONLY

Not for construction or permit purposes.

Kimley» Horn

R.L.A. PATRICK B. HART

L.A. No. 2839 Date MAY 2020

SCALE AS SHOWN
DESIGNED BY LLL
DRAWN BY LLL
CHECKED RY DRH

IELD For

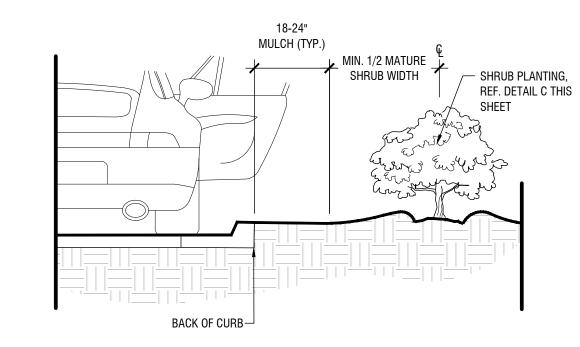
PREPARED FOR GREYSTAR

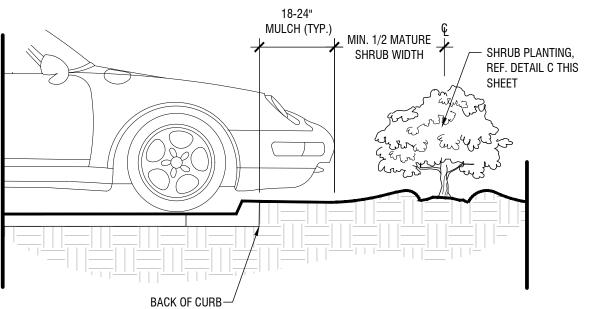
MANSFIELD

APE PLAN

ANDSCAPE

SHEET NUMBER





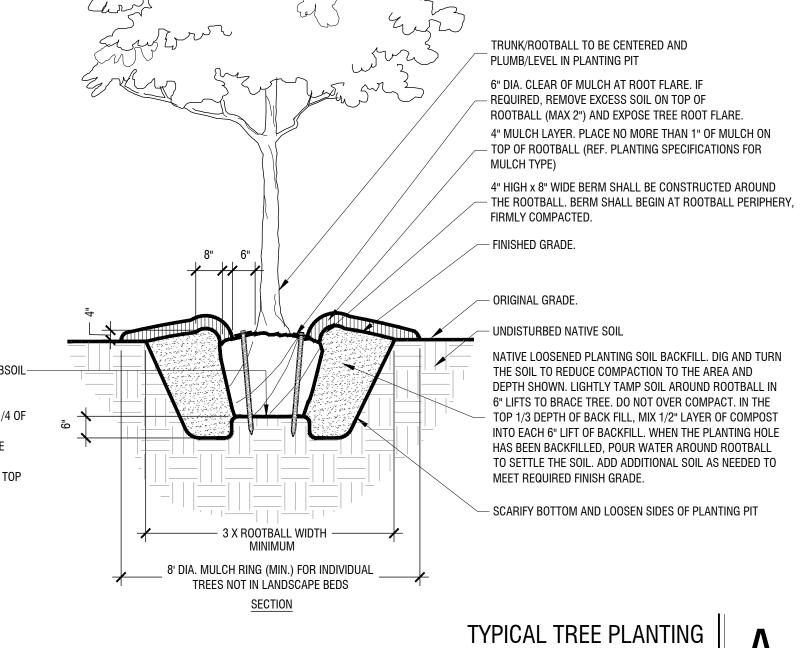
SHRUB PLANTING AT CURB

WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS) WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT. BEST FACE OF SHRUB TO FACE FRONT OF PLANTING BED SHRUBS TO BE TRIANGULARLY SPACED UNLESS SHOWN DIFFERENTLY ON PLANTING PLANS. LEAVE 6" OF TOP OF ROOTBALL EXPOSED AROUND BASE OF STEMS. PLANT ROOTBALL TO BE INSTALLED CENTERED AND PLUMB/LEVEL IN PLANTING PIT 4" HIGH x 8" WIDE BERM SHALL BE CONSTRUCTED — AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY, FIRMLY COMPACTED. 2-3" MULCH LAYER (REF. PLANTING SPECIFICATIONS) —FINISHED GRADE. —UNDISTURBED NATIVE SOIL LOOSENED SOIL. DIG AND TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN. LIGHTLY TAMP SOIL AROUND ROOTBALL IN 6" LIFTS TO BRACE -SHRUB. DO NOT OVER COMPACT. WHEN PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND ROOTBALL TO SETTLE THE SOIL. ADD ADDITIONAL SOIL AS NEEDED ROOTBALL WIDTH TO MEET REQUIRED FINISH GRADE. SCARIFY BOTTOM AND SIDES OF PLANTING PIT <u>SECTION</u>

1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.

SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL-SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.

- FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
- FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.



A Comment

FOR REVIEW ONLY Not for construction or permit purpose: **Kimley»Horn**

R.L.A. PATRICK B. HART L.A. No. 2839 Date MAY 2020

SHEET NUMBER

LP 2.01

PLANTING NOTES:

. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.

3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.

5. FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.

6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.

7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.

9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).

10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.

11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.

12. ALL PLANTING AREAS SHALL RECEIVED SOIL AMENDMENTS.

13. PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.

14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.

15. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED.

16. TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').

17. TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.

18. ALL PROPSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AURTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

SHRUB PLANTING,
REF. DETAIL C THIS

TYPICAL SHRUB PLANTING Scale: NTS

SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL

Scale: NTS

- ARBOR STAKE TYP., INSTALL 4"

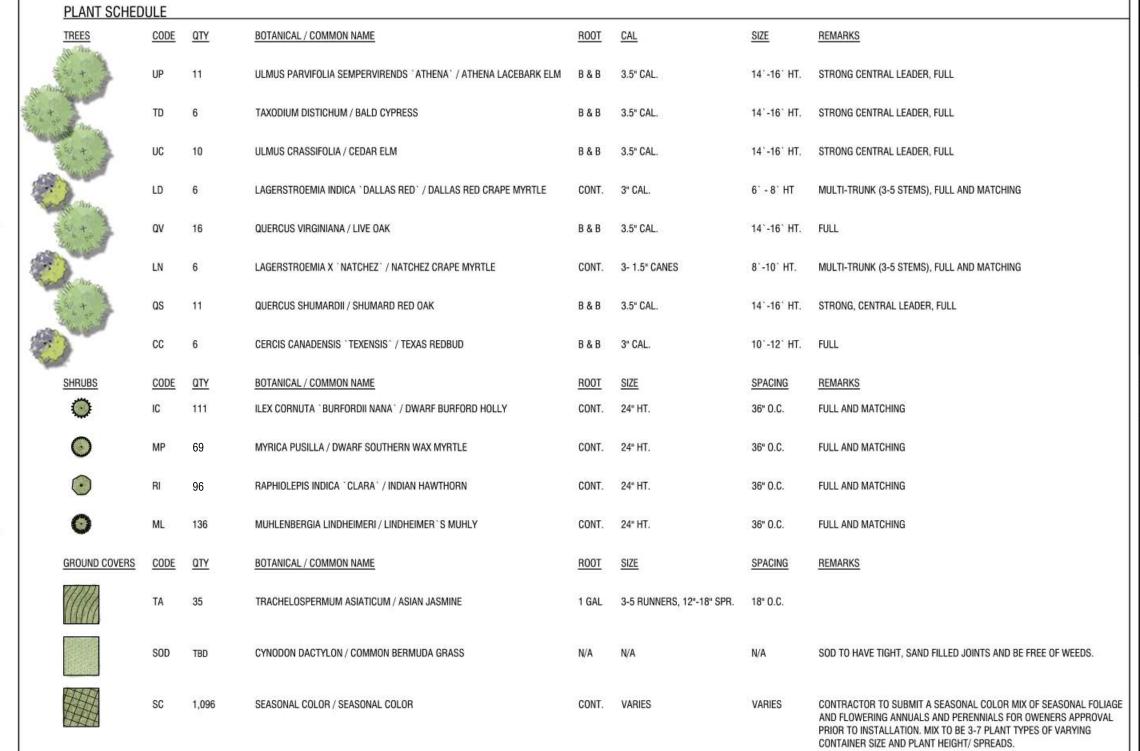
MIN. FROM EDGE OF ROOTBALL.

REF. PLANTING AND SPECIFICATIONS FOR

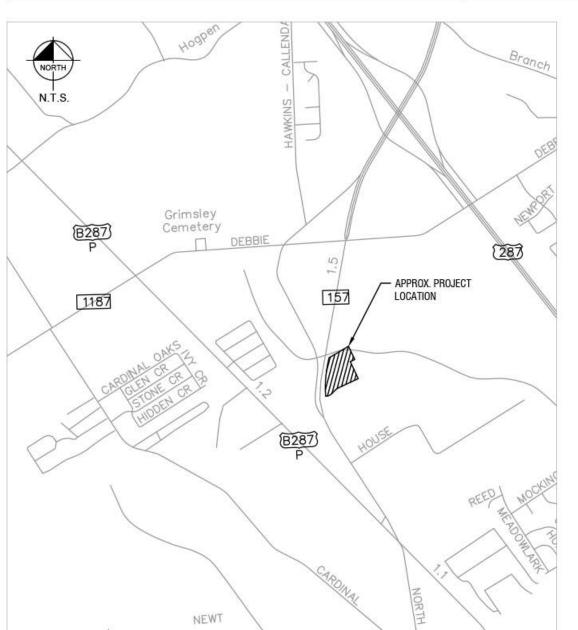
PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.

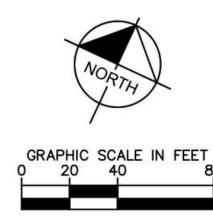
ADDITIONAL INFORMATION.





LANDSCAPING MAINTENANCE: THE PROPERTY OWNER, TENANT, OR City of Mansfield, Texas - Landscape Data Table AGENT. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED Site Area: 6.35 acres (276,606 SF) - Zone 2, Watson Branch PD District LANDSCAPING IN A HEALTHY, NEAT, ORDERLY, AND LIVE-GROWING CONDITION AT ALL TIMES, INCLUDING LANDSCAPE WITHIN THE MEDIANS REQUIRED PROVIDED OF THE PUBLIC ROADWAYS. THIS SHALL INCLUDE MOWING, EDGING, Section 7300 Landscaping and Screening Requirements PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, A twenty foot wide landscape setback shall be provided along the entire boundary of the lot that AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT 20 foot minimum 20 foot setback MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE. Within the required landscape setback, 1 canopy tree and 1 ornamental tree shall be provided for 18 canopy trees 18 canopy trees each 35 LF (Per PD Section 3.2.B.1) 18 ornamental trees 18 ornamental trees Hwy 157: 603 LF / 35 = 18 canopy trees, 18 omamental trees 7300.Q Parking Lot Perimeter Landscaping All parking lot, vehicular use and maneuvering areas that are not screened by on-site buildings Yes shall be screened from view of public streets The screeing shall be a minimum height of 3 feet, at maturity, above the grade of the parking lot. 3' ht. minimum at maturity 3' ht. minimum at maturity The screening shall consist of one or combination of the following: Screening shrubs or sodded berms Screening shrubs 7300.R Parking Lot Internal Landscaping A ratio of one canopy tree per every 12 parking spaces shall be provided throughout any surface parking lot (per PD Section 6.1, Table 6.2)) 20 canopy trees 20 canopy trees 236 parking spaces / 12 = 20 canopy trees No more than 15 contiguous spaces shall be located together without a tree-island Every required landcape island must include 1 canopy tree Trees shall be planted in parking lots such that all parking spaces within a surface parking lot Yes shall be located within 60' of a tree (per PD Section 6.1.F) One landscape island shall be located at the terminus of each row of parking and shall contain 1 Yes tree. Rows with head-to-head parking arrangements shall have two islands and two trees. 7300.U Foundation Area and Ground Equipment Landscaping A minimum four foot wide landscape area is required adjacent to or within ten feet of all building Minimum 4' wide landcape area Minimum 4' wide landcape area facades with customer entrances and building facades facing a public street.





17.8%

(49,398 SF)

Yes

10%

(27,661 SF)



Know what's below. Call before you dig.

EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

SHEET NUMBER

LP 1.01

PRELIMINARY

FOR REVIEW ONLY Not for construction or permit purposes

Kimley»Horn

R.L.A. PATRICK B. HART L.A. No. 2839 Date MAY 2020

R

NDSC,



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3582

Agenda Date: 6/8/2020 Version: 1 Status: New Business

In Control: City Council File Type: Resolution

Agenda Number:

Title

Discuss, Consider, and Approve a Resolution Continuing Mayor Cook's Declaration of Public Health Emergency

Requested Action

Defer to Council.

Recommendation

Defer to Council.

Description/History

Consider extending the Declaration of Public Health Emergency.

Justification

N/A

Funding Source

N/A

Prepared By

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

RESOLUTION NO.

CONTINUATION OF EIGHTH AMENDED DECLARATION OF PUBLIC HEALTH EMERGENCY CITY OF MANSFIELD, TEXAS

WHEREAS, in December 2019 a novel coronavirus, now designated COVID-19, was detected in Wuhan City, Hubei Province, China, with symptoms including fever, cough, and shortness of breath and with outcomes ranging from mild to severe illness and in some cases, death; and,

WHEREAS, on March 11, 2020, the World Health Organization declared COVID-19 a worldwide pandemic; and,

WHEREAS, County Judge Glen Whitley issued multiple Declarations of Disaster due to Public Health Emergency for Tarrant County for COVID-19; and,

WHEREAS, Governor Greg Abbott issued a State of Disaster for all Texas counties for COVID-19 and has issued at least 26 Executive Orders for COVID-19; and,

WHEREAS, President Donald Trump declared a State of National Emergency for the United States of America on March 13, 2020; and,

WHEREAS, the Mayor of Mansfield, Texas has been notified by the Texas Department of State Health Services and, Tarrant County, Johnson County and Ellis County health officials of numerous positive cases of COVID-19 and thus the Mayor of Mansfield has issued multiple Declarations of Public Health Emergency for COVID-19; and,

WHEREAS, pursuant to the Texas Disaster Act of 1975, the Mayor is designated as the Emergency Management Director of the City of Mansfield, and may exercise the powers granted to the governor on an appropriate local scale; and,

WHEREAS, by this Declaration of Local Disaster and Public Health Emergency, the Mayor hereby declares all rules and regulations that may inhibit or prevent prompt response to this threat suspended for the duration of the incident; and,

WHEREAS, pursuant to the authority granted to the Mayor under the Texas Disaster Act of 1975, the Mayor hereby authorizes the use of all available resources of state government and political subdivisions to assist in the City's response to this situation; and,

WHEREAS, the Mayor of the City of Mansfield, Texas, has previously issued a Declaration of Public Health Emergency on March 18, 2020, a First Amended Declaration of Public Health Emergency on March 20, 2020, a Second Amended Declaration of Public Health Emergency on March 24, 2020, a Third Amended Declaration of Public Health Emergency on March 31, 2020, a Fourth Amended Declaration of Public Health Emergency on April 13, 2020, and a Fifth, Sixth, Seventh and Eighth Amended Declaration of Public Health Emergency on May 1, 2020, May 8, 2020, May 20, 2020, and June 4, 2020, respectively, in order to implement additional measures consistent with Governor Greg Abbott's Executive Orders, and in order to ensure the protection of the general public in the City of Mansfield; and,

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WHEREAS, in accordance §418.108(b), the declaration by the Mayor can only be in effect for a period of not more than seven days, unless the same is continued with the consent of the City Council of the City of Mansfield, Texas; and,

WHEREAS, the current situation with COVID-19 leads the City Council to believe that the mitigation efforts and emergency response to COVID-19 must continue for more than seven days.

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

SECTION 1.

That the City Council hereby consents to the continuation of the Eighth Amended Declaration of the Public Health Emergency for the City of Mansfield. The Eighth Amended Declaration of Public Health Emergency supersedes prior Declarations, and shall remain in full force and effect until it is modified, amended, rescinded, or superseded by the City Council.

SECTION 2.

That the City's Emergency Operations Plan shall continue to be implemented. Any violation of rules, regulations or directives adopted pursuant to the Emergency Operations Plan or ANY Declaration of Public Health Emergency shall be subject to the penalties set forth in the Emergency Operations Plan and Section 418.173, Texas Government Code, but in no event shall include jail confinement.

SECTION 3.

That this resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED THIS THE 8th DAY OF JUNE, 2020.

	David L. Cook, Mayor
ATTEST:	
Susana Marin, City Secretary	