



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, April 12, 2021

3:00 PM

Council Chambers

REGULAR MEETING AMENDED AGENDA

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

https://mansfieldtexas.zoom.us/webinar/register/WN_ovmZgJi0Rdeg6Dc8hyl1Pw by 3:00 p.m. on Monday, April 12, 2021 or join by telephone at 1-888-788-0099 (Toll Free). If joining by phone, please provide the Webinar ID number and password below:

Webinar ID: 979-5567-8497

Passcode: 1234567

Citizen comments and public hearing comments may also be submitted through the city's website www.mansfieldtexas.gov or by sending an email to susana.marin@mansfieldtexas.gov. All comments must be submitted by 3:00 p.m. on Monday, April 12, 2021. Comments received will be read into the record by the Mayor or the City Secretary.

1. 3:00 P.M. - CALL MEETING TO ORDER

2. RECESS INTO EXECUTIVE SESSION

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

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

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

City Manager Mid-Year Review

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

3. RECONVENE INTO REGULAR BUSINESS SESSION

4. WORKSESSION

Discussion Regarding Capital Projects

5. RECESS INTO EXECUTIVE SESSION

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

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

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

Seek Advice of City Attorney Regarding Texas Open Meetings Act Requirements

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

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

Land Acquisition for Future Development

C. Personnel Matters Pursuant to Section 551.074

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

Economic Development Project #21-01

Economic Development Project #21-12

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

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

8. **INVOCATION**

9. **PLEDGE OF ALLEGIANCE**

10. **TEXAS PLEDGE**

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

11. **PROCLAMATION**

[21-4020](#) National Public Safety Telecommunicators Week

Attachments: [Proclamation](#)

[21-4021](#) Animal Care & Control Appreciation Week

Attachments: [Proclamation](#)

[21-4037](#) National Fair Housing Month (Addendum to Agenda)

Attachments: [National Fair Housing Month 2021](#)

12. **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.

13. **COUNCIL ANNOUNCEMENTS**

14. **SUB-COMMITTEE REPORTS**

[21-4013](#) Minutes - Approval of the March 29, 2021 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee) (Bounds, Lewis, Tonore)

Presenters: Susana Marin

Attachments: [3-29-21 DRAFT Meeting Minutes](#)

- [21-4014](#) Minutes - Approval of the April 1, 2021 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee) (Bounds, Lewis, Tonore)

Presenters: Susana Marin

Attachments: [4-1-21 DRAFT Meeting Minutes](#)

- [21-4022](#) Minutes - Approval of the April 6, 2021 Revitalization of Historic Downtown Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee) (Bounds, Lewis, Tonore)

Presenters: Susana Marin

Attachments: [4-6-21 DRAFT Meeting Minutes](#)

15. **STAFF COMMENTS**

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

A. **City Manager Report or Authorized Representative**

Current/Future Agenda Items

Quarterly Reports: Mansfield Economic Development Corporation, Mansfield Park Facilities Development Corporation, Planning and Zoning Commission, Neighborhood Services, Public Works, Code Compliance, Communications and Marketing, Mansfield Convention and Visitors Bureau, Cultural Arts, Library, Mansfield Historical Museum and Heritage Center, Historic Downtown Mansfield

B. **Business Services Department Report**

- [21-4016](#) Presentation of the Monthly Financial Report for the Period Ending February 28, 2021

Presenters: Troy Lestina

Attachments: [February Financials](#)

16. **TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

17. **CONSENT AGENDA**

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

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

- [21-4002](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Execution of a Joint Election Agreement and

Contract with the Tarrant County Elections Administrator to Perform Election Services for the May 1, 2021 General Election; and Providing and Effective Date

Presenters: Susana Marin

Attachments: [Resolution](#)

[Joint Election Agreement](#)

[21-4008](#)

Resolution - A Resolution Authorizing the City of Mansfield to Submit Transportation Improvement Projects for Consideration in the Tarrant County 2021 Transportation Bond Program

Presenters: Bart VanAmburgh

Attachments: [Resolution](#)

[Project Listing](#)

[Project Map](#)

[21-4009](#)

Resolution - A Resolution Awarding a Contract for Pavement Analysis Services to Infrastructure Management Services (IMS), Authorizing and Directing the City Manager to Execute Contract Documents; and Authorizing Funding for an Amount Not to Exceed \$75,000.00 (General Operations Fund)

Presenters: Bart VanAmburgh

Attachments: [Resolution](#)

[Quote](#)

[21-4011](#)

Resolution - A Resolution Authorizing the City of Mansfield, Texas to Enter into a Chapter 380 Agreement with Highland Homes - Dallas, LLC for the Purpose of Promoting Economic Development Within the City of Mansfield, Texas

Presenters: Troy Lestina

Attachments: [Resolution](#)

[Agreement](#)

[Ch. 380 Estimated Savings Highland Homes](#)

[21-4017](#)

Resolution - A Resolution Awarding Contracts for the Construction of Paving and Drainage Improvements for Heritage Parkway (South Main Street to Commerce Drive) to RPM xConstruction, LLC for Construction, and to Wier & Associates, Inc. for Surveying, and Authorizing Funding for an Amount Not to Exceed \$2,344,901.58 (Street Bond Fund and Drainage Fund)

Presenters: Bart VanAmburgh

Attachments: [Resolution](#)

[Bid Tabulation](#)

[Location Map](#)

[21-4019](#)

Resolution - A Resolution Awarding Contracts for the Construction of Price

Road and Plainview Drive Paving and Drainage Improvements (East Dallas Street to South Main Street) to Ed Bell Construction Company for Construction and to Brittain and Crawford, LLC, for Surveying, and Authorizing Funding for an Amount Not to Exceed \$1,133,897.06 (Street Bond Fund and Utility Fund)

Presenters: Bart VanAmburgh

Attachments: [Resolution](#)

[Bid Tabulation](#)

[Location Map](#)

[21-4024](#)

Resolution - A Resolution to Consider Executing a Consultant Agreement with Barker Rinker Seacat Architecture in the amount of \$148,432 for Professional Services Related to the Design and Feasibility Options for a Potential Future Multi-Generational Recreation Center and Library

Presenters: Matt Young

Attachments: [Resolution](#)

[Feasibility Study Work Plan and Schedule](#)

[21-4028](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Amending Resolution RE-3682-20 by Amending the List of Qualified Broker Dealers and Investment Advisors for Engaging in Investment Transactions for the City

Presenters: Troy Lestina

Attachments: [Resolution](#)

[2021 Amended List of Investment Advisors](#)

[21-4030](#)

Resolution - A Resolution Authorizing Additional Funding to Plummer Associates, Inc. (Plummer) in the Amount Not to Exceed \$75,000.00 to Cover Costs Associated with Special Services for the Clearwell #4 Project (Utility Construction Fund)

Presenters: Jeff Price

Attachments: [Resolution](#)

[Special Services Request](#)

[21-4007](#)

Request For Special Event Permit: Mansfield Farmers Market

Presenters: Matt Jones

Attachments: [Mansfield Farmers Market](#)

[21-4015](#)

Minutes - Approval of the March 22, 2021 Regular City Council Meeting Minutes

Presenters: Susana Marin

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

[21-4023](#)

Minutes - Approval of the March 29, 2021 Special City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [3-29-21 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

18. PUBLIC HEARING AND FIRST READING

[21-4027](#)

Public Hearing and First Reading of an Ordinance Approving a Change of Zoning From PR Pre-Development District to PD Planned Development for Retail Plant Nursery, Wholesale Plant Nursery, and Single-Family Residential Uses on Approximately 5.15 Acres Out of the Margaret Rockerfellow Survey, Abstract No. 1267, Tarrant County, TX, Located at 1573 Newt Patterson Rd.; Michael Wilson of Bannister Engineering (Landscape Architect) on Behalf of Magdaleno I. Pacheco of Leno's Plant Farm (Owner/Developer) (ZC#21-001)

Presenters: Matt Jones

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibits B - D](#)

19. NEW BUSINESS

[21-4029](#)

Discussion and Possible Action by the City of Mansfield, Texas, Establishing an Economic Development Program for Drinking and Dining Establishment Recruitment in the Historic Mansfield Reinvestment Zone Pursuant to Chapter 380 of the Texas Local Government Code to Promote Economic Development and Stimulate Business and Commercial Activity in the City

Presenters: Nicolette Allen

Attachments: [DRAFT Downtown Economic Development Incentive Program](#)

[21-4018](#)

Consideration of an Ordinance Establishing the Conveyance of a Permanent Sidewalk Easement to the City of Mansfield for the Construction, Maintenance and Operation of Sidewalk Facilities

Presenters: Bart VanAmburgh

Attachments: [Ordinance](#)

[Exhibit A](#)

[Map](#)

20. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the April 12, 2021 Regular City Council Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, mansfieldtexas.gov, on Thursday, April 8, 2021 prior to 5:00 p.m., Amended Agenda was posted on Friday, April 9, 2021 prior to 6:30 p.m. in compliance with Chapter 551, Texas Government Code.

Susana Marin, City Secretary

Approved as to form:

City Attorney

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



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4020

Agenda Date: 4/12/2021

Version: 1

Status: To Be Presented

In Control: City Council

File Type: Proclamation

Title

National Public Safety Telecommunicators Week

Requested Action

n/a

Recommendation

n/a

Description/History

n/a

Justification

n/a

Funding Source

n/a

Prepared By

Belinda Willis, Communications & Marketing

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

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

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

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

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

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

NOW, THEREFORE, I, Michael Evans, Mayor of the City of Mansfield, Texas, join with members of the City Council to hereby proclaim April 11-17, 2021,

NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK

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

IN WITNESS WHEREOF, I do hereby set my hand and cause the official seal of the City of Mansfield to be affixed this 12th day of April, 2021.



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4021

Agenda Date: 4/12/2021

Version: 1

Status: To Be Presented

In Control: City Council

File Type: Proclamation

Agenda Number:

Title

Animal Care & Control Appreciation Week

Requested Action

n/a

Recommendation

n/a

Description/History

n/a

Justification

n/a

Funding Source

n/a

Prepared By

Belinda Willis, Communications & Marketing

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

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

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

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

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

NOW, THEREFORE, I, Michael Evans, Mayor of the City of Mansfield, Texas, join with members of the City Council to proclaim April 11-17, 2021,

ANIMAL CARE & CONTROL APPRECIATION WEEK

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

IN WITNESS WHEREOF, I do hereby set my hand and cause the official seal of the City of Mansfield to be affixed this 12th day of April, 2021.



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4037

Agenda Date: 4/12/2021

Version: 1

Status: To Be Presented

In Control: City Council

File Type: Proclamation

Agenda Number:

Title

National Fair Housing Month (Addendum to Agenda)

Requested Action

n/a

Recommendation

n/a

Description/History

n/a

Justification

n/a

Funding Source

n/a

Prepared By

Belinda Willis, Communications & Marketing

WHEREAS, the Fair Housing Act, enacted on April 11, 1968, enshrined into federal law the goal of eliminating racial segregation and ending housing discrimination in the United States; and

WHEREAS, the Fair Housing Act prohibits discrimination in housing based on race, color, religion, sex, familial status, national origin, and disability, and commits recipients of federal funding to affirmatively further fair housing in their communities; and

WHEREAS, the City of Mansfield is committed to the mission and intent of Congress to provide fair and equal housing opportunities for all; and

WHEREAS, our social fabric, the economy, health, and environment are strengthened in diverse, inclusive communities; and

WHEREAS, more than 50 years after the passage of the Fair Housing Act, discrimination persists, and many communities remain segregated;

WHEREAS, acts of housing discrimination and barriers to equal housing opportunity are repugnant of a common sense of decency and fairness,

NOW, THEREFORE, I, Michael Evans, Mayor of the City of Mansfield, Texas, join with members of the City Council to hereby proclaim April 2021 as

FAIR HOUSING MONTH

in Mansfield and remain committed to fair housing and to promoting activities by private and public entities that provide and advocate for equal housing opportunities for all residents and prospective residents.

IN WITNESS WHEREOF, I do hereby set my hand and cause the official seal of the City of Mansfield to be affixed this 12th day of April, 2021.



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4013

Agenda Date: 4/12/2021

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the March 29, 2021 Revitalization of Historic Downtown Mansfield
Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee)
(Bounds, Lewis, Tonore)

Requested Action

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

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the March 29, 2021 Revitalization of Historic Downtown Mansfield
Sub-Committee Meeting are in DRAFT form and will not become effective until approved by the
Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council - Revitalization of Historic Downtown Mansfield Sub-Committee

Monday, March 29, 2021

1:00 PM

City Hall

CALL TO ORDER

Chairman Tonore called the meeting to order at 1:00 p.m.

Staff present: Joe Smolinski, City Manager; Matt Jones, Assistant City Manager; Susana Marin, City Secretary; Theresa Cohagen, Director of Community Engagement; Art Wright, Planner II; Nicolette Allen, Assistant to the City Manager; Keera Seiger, Assistant City Secretary; Gabriel Lewis, City Intern

Present 3 - Casey Lewis; Tamera Bounds and Todd Tonore

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEMS

Review, Discussion, and Draft of a Historic Downtown Economic Development Incentive Program

Assistant to the City Manager/Downtown Coordinator Nicolette Allen presented and discussed the draft of the Economic Development Incentive Program with the Sub-Committee. She explained the purpose of the program and the tools available to the City such as fast track zoning, sales tax rebate, ad valorem rebate, the Economic Development Incentive Agreement, and a waiver of permit and impact fees. Nicolette then outlined the requirements of the recipients of the program. There was discussion regarding retail incentives, the boundaries of the program within the downtown Tax Increment Reinvestment Zone (TIRZ), how projects will be chosen, eligible improvements, and facade improvements.

Throughout the discussion, Nicolette and Assistant City Manager Matt Jones answered Sub-Committee questions. Planner II Art Wright answered questions regarding Historic downtown buildings, making upgrades to those buildings, and gave suggestions on ways to modify the downtown area to incorporate outdoor eating/seating.

There was discussion regarding the Community Activation Grant Program which will be continued in a future meeting. Nicolette next presented a funding case study with various potential funding outcomes and it was decided the Sub-Committee would meet on April 6 to further refine the draft of the program.

ADJOURN

Chairman Tonore adjourned the meeting at 2:55 p.m.

ATTEST: Todd Tonore, Chairman

Susana Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4014

Agenda Date: 4/12/2021

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the April 1, 2021 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee) (Bounds, Lewis, Tonore)

Requested Action

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

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the April 1, 2021 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council - Revitalization of Historic Downtown Mansfield Sub-Committee

Thursday, April 1, 2021

11:05 AM

El Primo's Mexican Grill & Cantina
2300 Matlock Rd Suite #21
Mansfield, TX 76063

CALL TO ORDER

Chairman Tonore called the meeting to order at 11:11 a.m.

Present 3 - Casey Lewis; Tamera Bounds and Todd Tonore

CITIZEN COMMENTS

There were no citizen comments.

RECESS INTO EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Chairman Tonore recessed the meeting into executive session at 11:12 a.m. Chairman Tonore called the executive session to order at 11:12 a.m. Chairman Tonore adjourned executive session at 12:47 p.m.

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

Economic Development Project #21-09

ADJOURN

Chairman Tonore adjourned the meeting at 12:47 p.m.

ATTEST: Todd Tonore, Chairman

Susana Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4022

Agenda Date: 4/12/2021

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the April 6, 2021 Revitalization of Historic Downtown Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee) (Bounds, Lewis, Tonore)

Requested Action

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

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the April 6, 2021 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council - Revitalization of Historic Downtown Mansfield Sub-Committee

Tuesday, April 6, 2021

9:00 AM

City Hall

1. CALL TO ORDER

Chairman Tonore called the meeting to order at 9:00 a.m.

Staff present: Joe Smolinski, City Manager; Shelly Lanners, Deputy City Manager; Matt Jones, Assistant City Manager; Troy Lestina, Director of Finance; Nicolette Allen, Assistant to the City Manager/Downtown Coordinator; Susana Marin, City Secretary; Keera Seiger, Assistant City Secretary

Present 3 - Casey Lewis; Tamera Bounds and Todd Tonore

2. CITIZEN COMMENTS

There were no citizen comments.

3. DISCUSSION ITEMS

Follow-up Review, Discussion, and Draft of a Historic Downtown Economic Development Incentive Program

Assistant to the City Manager/Downtown Coordinator Nicolette Allen presented the updated draft of the Historic Downtown Economic Development Incentive Program and answered Sub-Committee questions. There was discussion regarding plan options including the ability for recipients to pick and choose instead of a one-fits-all approach, what would qualify under the incentive program, the cash incentive payment schedule, the sales tax rebate, capital investments, who would be tied to the incentive program between the downtown property owners or those leasing the building from the property owners, the program as a marketing tool, agreement contingencies, and program schedules and deadlines. Assistant City Manager Matt Jones and Director of Finance Troy Lestina answered Sub-Committee questions. The Sub-Committee directed staff to update the draft to present it along with financial information regarding the ability to begin this program in the current FY 2021 budget year to Council at the next regularly scheduled City Council meeting on April 12, 2021.

Matt Jones provided an update regarding the hiring timeline for the Director of Planning position and stated staff is looking to schedule stakeholder input meetings with downtown property and business owners soon, as well as planning to update the zoning in the downtown area in the near future.

A motion was made by Sub-Committee Member Lewis to make a recommendation to Council to approve the Historic Downtown Economic Development Incentive Program. Seconded by Sub-Committee Member Bounds. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

4. ADJOURN

Chairman Tonore adjourned the meeting at 10:00 a.m.

ATTEST: Todd Tonore, Chairman

Susana Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4016

Agenda Date: 4/12/2021

Version: 1

Status: To Be Presented

In Control: City Council

File Type: Consideration Item

Agenda Number:

Title

Presentation of the Monthly Financial Report for the Period Ending February 28, 2021

Requested Action

Attached is the Monthly Financial Report for the period ending February 28, 2021 for Council's review.

Recommendation

Review the Financial Statement for the period ending February 28, 2021.

Description/History

Monthly Financial Report

Justification

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

Funding Source

N/A

Prepared By

Troy Lestina, Director of Finance
817-276-4258

INTERIM DISCUSSION OF THE CITY'S FINANCIAL CONDITION

Statement of Financial Condition

The City of Mansfield, Texas is in solid financial condition as of and through the three months ending February 28, 2021 of the fiscal year ending September 30, 2021.

Significant Financial Activity through the Period

- Capital Improvements –
 - Equipment replaced, \$483,052
 - Streets, \$408,146
 - Fire Station #5 (including land), \$4,152,650 , current year - \$1,517,793
 - Man House renovation, \$915,946, current year - \$255,539
 - Police Station, \$301,118 , current year - \$297,297
- Authorized Refunding Bonds, \$7,425,000
 - Refunding Water & Sewer GO Bonds, Series 2009
 - Refunding Water & Sewer GO Bonds, Series 2011
 - Saving \$1.3 million over 10 years

General Fund Financial Activity

General fund assets are \$501,106,747, deferred outflows of resources are 18,179,360, liabilities are \$263,977,967; deferred inflows of resources are \$6,359,849 and general fund net position is \$248,948,291. Unassigned reserves and general fund balance was \$45,770,319 as of February 28, 2021.

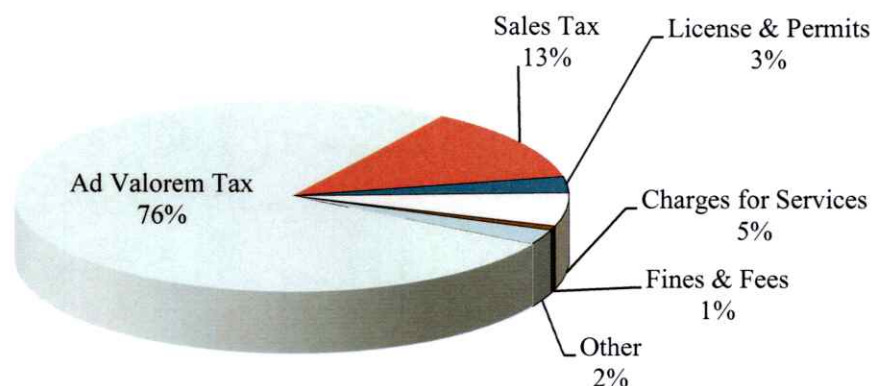
City of Mansfield, Texas interim unaudited financial report for the month and five (5) month period ended February, 2021

2021

Overall general fund revenue collected as of February 28, 2021 is 74.27% of anticipated collections. Expenditures as of February 28, 2021 are in line with budgeted expectations or 38.85% of the expected expenditures have been spent as of February 28, 2021. As of February 28, 2021 the City's current net assets are at estimated results.

General Fund Revenues

Allocation of Receipts as of February 28, 2021

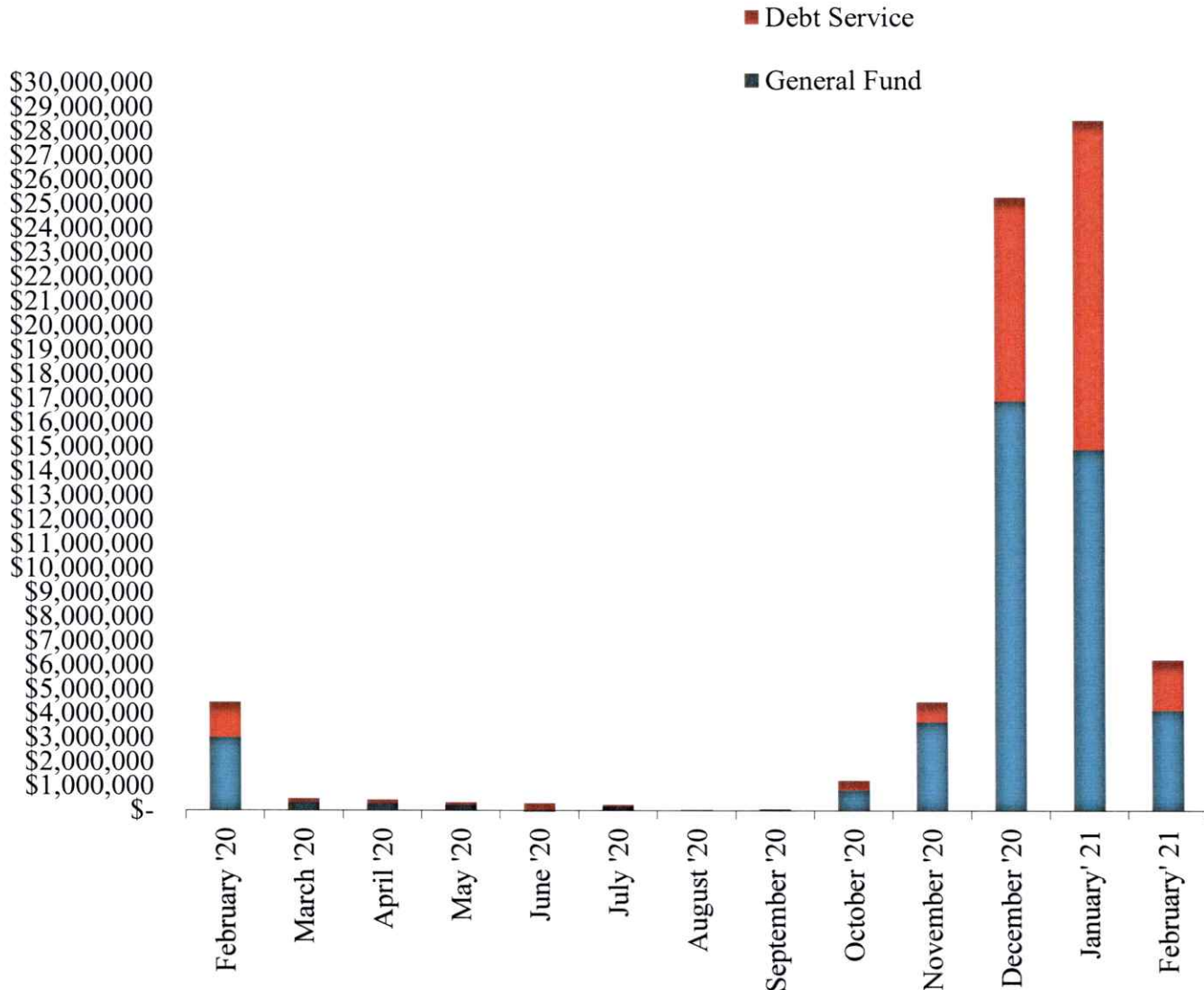


Property Tax Collections

Most of the City's property tax is collected in the first four or six months of the fiscal year as property tax bills are generally due within the first four months of the City's fiscal year. Property tax collections through February 28, 2021 are \$38,626,502. Last year's collections were \$38,722,303 for the same period - a 0.25% decrease over prior year.

As of February 28, 2021, actual debt service property tax collections were \$17,002,404. For the same period last year, property tax collections were \$17,120,390 – a decrease of 0.69%.

Ad Valorem Tax Collections by Month



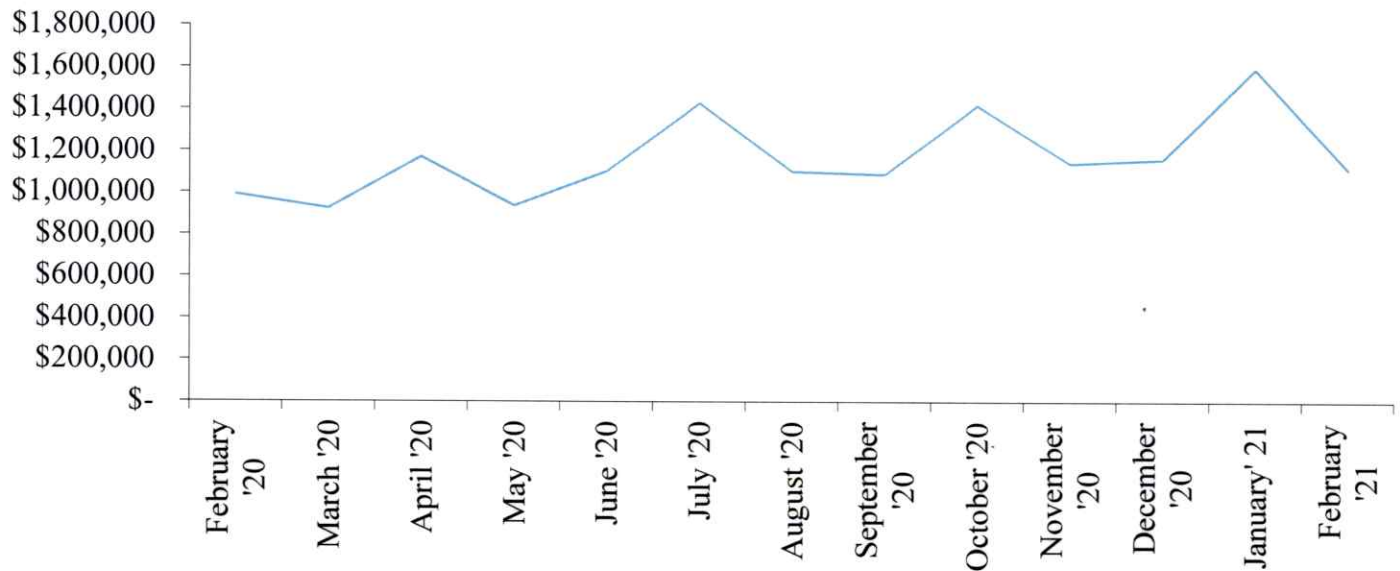
Sales Tax

The City's budgeted sales tax revenue is 19.62% of the total budgeted revenue for the City. Collections for the first five months amount to 9.47% of total budgeted collections for fiscal 2021. Sales tax per capita is \$178 as budgeted. Sales Tax collections for the period February 1, 2021 through February 28, 2021, total \$1,115,177 as compared to \$989,306 for the same period last year. This is an increase of 12.72% over the same period as last year.

City of Mansfield, Texas interim unaudited financial report for the month and five (5) month period ended February, 2021

2021

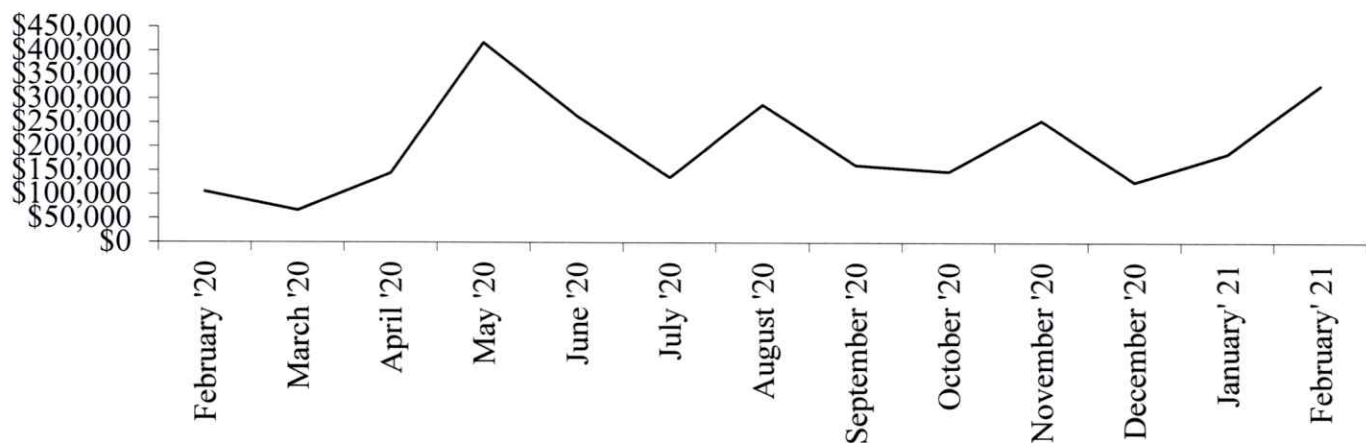
Sales Tax Collections



Building Permits

Building activity has increased in year over year comparisons. Building Permits increased in February 2021 compared to February 2020. Permit revenues for this period compared to the same period last year are \$329,735 and \$104,351 respectively, representing an increase of \$225,384 or 215.99% more than the same period last year. Building activity for the year is above budgeted estimates.

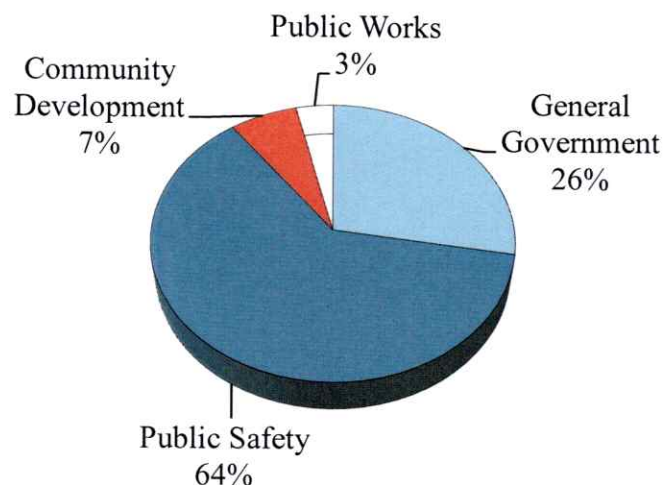
Building Permits Collections by Month



Expenditure/Uses

The City has spent \$26,276,358 of its expected expenditures of \$67,640,387 or 38.85% of the City total operating budget. The majority of the City's General Operating Fund is for the purposes of servicing the needs of the public's safety. Almost \$40,413,201 will be spent on the policing needs and fire needs of the City. Expenditures are at expectations as of February 28, 2021.

Actual Expenses



Water & Sewer Financial Activity

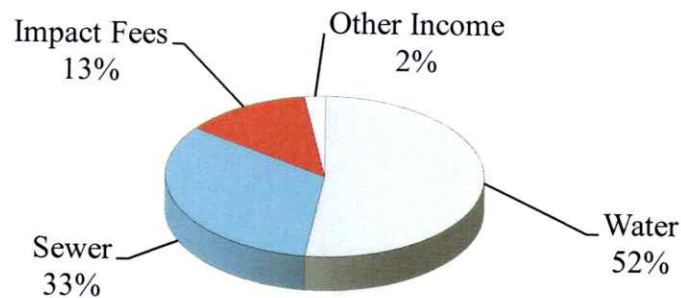
Water & Sewer assets are \$254,356,759, deferred outflows of resources are \$4,292,376 fund liabilities are \$44,585,329; deferred inflows of resources are \$581,712 and fund net position is \$213,482,094. Unassigned reserves are \$22,178,755 as of February 28, 2021.

Operating Revenue is on pace with the budget for this fiscal year. The sale of Water & Sewer alone represents 84.92% of the total revenue collected to date; 12.95% of the Fund's revenue has been collected from impact fees. Currently the Fund has collected 46.97% of its Budgeted Revenue to date or \$16,909,742 of \$36,000,198 in Budgeted Revenue.

City of Mansfield, Texas interim unaudited financial report for the month and five (5) month period ended February, 2021

2021

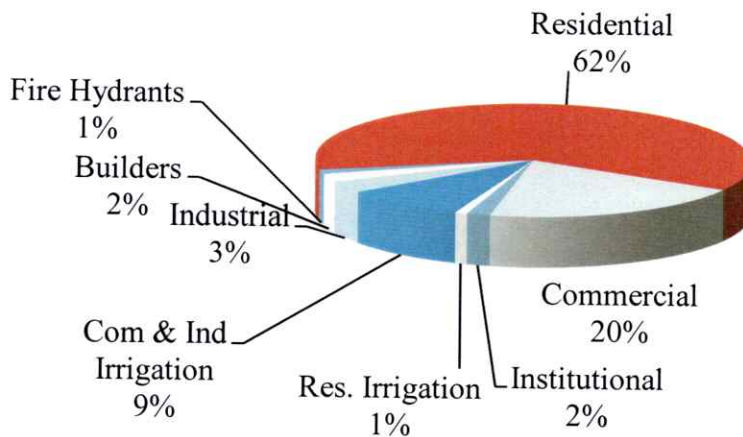
Revenues



Consumption Class	Water Accounts		Consumption ('000)		Avg Consmt Per Acct	
	February '21	February '20	February '21	February '20	February '21	February '20
Residential	20,179	19,512	113,579	111,221	5,629	5,700
Commercial	765	746	36,995	37,285	48,360	49,980
Institutional	158	159	3,175	4,603	20,092	28,949
Residential Irrigation	902	901	1,629	1,657	1,806	1,839
Com & Ind Irrigation	846	784	16,721	17,766	19,765	22,660
Industrial	131	133	6,214	8,758	47,437	65,850
Builders	565	342	4,106	2,301	7,268	6,727
Fire Hydrants	54	46	2,348	1,281	43,481	27,851
Residential Key Branch	6	6	23.21	47.02	3,868	7,837
Bulk Untreated Water	4	4	564	6,578	141,000	1,644,500
Bulk Treated Water	6	6	62,433	71,785	10,405,556	11,964,231
	23,616	22,639	247,788	263,282		

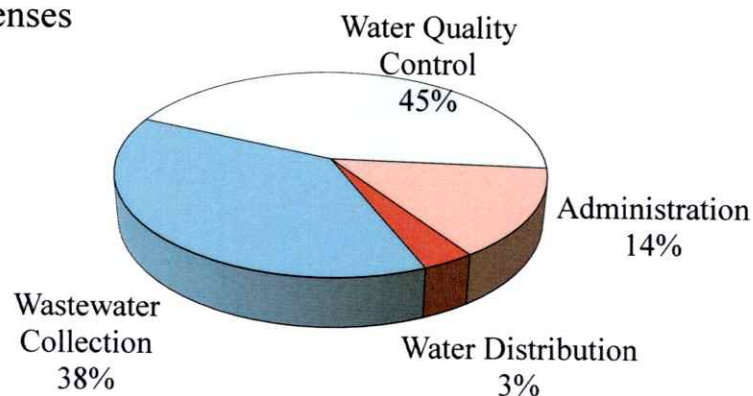
Consumption to date is up over prior year's consumption due to increasing connections. In a year over year comparison, customer accounts have increased by 977 new connections.

Average Consumption Per Account



The Department's expenses are under anticipated levels to date. Note that the overall expenditure activity of the fund (excluding depreciation) indicates 38.29% of the funds have been expended to date. The costs of raw water and sewer treatment are within budgeted estimates.

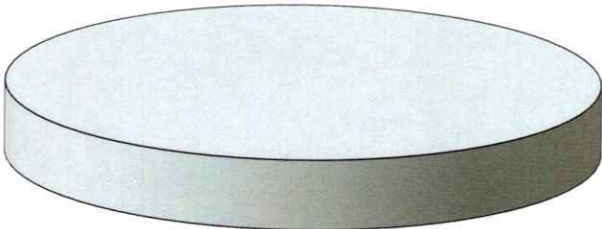
Water & Sewer Expenses



INVESTMENT SCHEDULE:

A schedule of investments is included in your packet for period ended February 28, 2021.

Investment Summary



Money Markets
100%

TABLE OF CONTENTS

TABLE OF CONTENTS	1
GENERAL FUND	
Definition	3
Comparative Statement of Net Position	4
Summary Revenues & Expenditures	5
Comparative Statement of Activities	6
Graphic Analysis – Revenues	9
Graphic Analysis – Expenditures	10
Graphic Analysis – Fund Balance	11
SPECIAL REVENUE FUNDS	
Definition	12
TIRZ (Tax Incremental Reinvestment Zone) Number One Fund	
Comparative Statement of Net Position	13
Comparative Statement of Activities	14
TIRZ (Tax Incremental Reinvestment Zone) Number Two Fund	
Comparative Statement of Net Position	15
Comparative Statement of Activities	16
TIRZ (Tax Incremental Reinvestment Zone) Commitments	17
Tree Mitigation Fund	
Comparative Statement of Net Position	18
Comparative Statement of Activities	19
Hotel/Motel Occupancy Tax Fund	
Comparative Statement of Net Position	20
Comparative Statement of Activities	21
Comparative Budget and Cash Analysis	22
Mansfield Parks Facilities Development Corporation	
Comparative Statement of Net Position	23
Comparative Statement of Activities	24
Mansfield Economic Development Corporation	
Comparative Statement of Net Position	25
Comparative Statement of Activities	26
Southpointe PID	
Comparative Statement of Net Position	27
Comparative Statement of Activities	28
DEBT SERVICE FUNDS	
Definition	29
General Obligation Debt Service Fund	
Comparative Statement of Net Position	30
Comparative Statement of Activities	31
Mansfield Parks Facilities Development Corporation Debt Service Fund	
Comparative Statement of Net Position	32
Comparative Statement of Activities	33

CAPITAL PROJECTS FUNDS	
Definition	34
Street Construction Fund	
Comparative Statement of Net Position	35
Comparative Statement of Activities	36
Building Construction Fund	
Comparative Statement of Net Position	37
Comparative Statement of Activities	38
Equipment Replacement Fund	
Comparative Statement of Net Position	39
Comparative Statement of Activities	40
Park Construction Fund	
Comparative Statement of Net Position	41
Comparative Statement of Activities	42
ENTERPRISE FUNDS	
Definition	43
Utility Fund	
Comparative Statement of Net Position	44
Comparative Statement of Activities	46
Revenue Bond Coverage	48
Graphic Analysis – Water Consumption	49
Graphic Analysis – Water Sales	50
Graphic Analysis – Sewer Service	51
Graphic Analysis – Total Revenues	52
Graphic Analysis – Total Expenditures	53
Law Enforcement Complex Fund	
Comparative Statement of Net Position	54
Comparative Statement of Activities	56
Drainage Utility Fund	
Comparative Statement of Net Position	57
Comparative Statement of Activities	58
SALES TAX COMPARISON	59
General Fund	
October 2019 to September 2020	60
Mansfield Parks Facilities Development Corporation	
October 2019 to September 2020	61
Mansfield Economic Development Corporation	
October 2019 to September 2020	62
Combined Sales Tax Comparison	
(General Fund, Mansfield Parks Facilities Development Corporation	
And Mansfield Economic Development Corporation)	
October 2019 to September 2020	63
SCHEDULE OF INVESTMENTS	64

GENERAL FUND

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

City of Mansfield, Texas

Comparative Statement of Net Position - General Fund
February 28, 2021 and 2020 (Unaudited)

<u>ASSETS</u>	Fiscal 2021	Fiscal 2020
Cash and Investments	\$ 44,197,071	\$ 41,202,103
Receivables:		
Current Year Taxes	416,228	754,801
Delinquent Taxes (Net of Allowance of \$1,514,601)	-	-
Accounts (Net of Allowance of \$240,056)	2,368,698	2,001,193
Ambulance	1,043,035	1,189,064
Municipal Court	28,122	39,338
Due From Other Funds	-	558,010
Capital Assets (net of accumulated depreciation)	453,053,593 *	434,803,657
Total Assets	\$ 501,106,747	\$ 480,548,166
<u>DEFERRED OUTFLOW OF RESOURCES</u>		
Deferred Pension Contributions	\$ 3,925,423	\$ 3,289,904
Deferred OPEB Contributions	2,145,464	31,975
Deferred Investment Losses	387,125	6,285,867
Deferred Assumption Changes	242,190	48,092
Deferred Actuarial Experience	9,121,809	7,934,328
Deferred Loss on Refunding	2,357,349 *	2,641,100
Total Deferred Outflows of Resources	18,179,360	20,231,266
Total Assets and Deferred Outflows of Resources	519,286,107	500,779,432
<u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 335,868	\$ 464,412
Accrued Liabilities	459,582	699,413
Deferred Revenue	1,487,385	1,983,202
Noncurrent liabilities:		
Due within one year	15,512,302 *	12,572,026
Due in more than one year	246,182,830 *	214,709,154
Total Liabilities	263,977,967	230,428,207
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Prepaid Rent	1,333,333 *	1,493,333
Deferred Assumption Changes	1,216,897	812,491
Deferred Investment Gains	3,800,551	-
Deferred actuarial experience	-	-
Deferred gain of refunding	9,068 *	-
Total Deferred Inflows of Resources	6,359,849	2,305,824
<u>FUND BALANCES:</u>		
Invested in capital assets, net of related debt	191,358,461 *	207,522,477
Assigned for deferred outflows/inflows	11,819,511	17,925,442
Unassigned	45,770,319	42,597,482
Total Fund Balances	248,948,291	268,045,401
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 519,286,107	\$ 500,779,432

* 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 Five Months Ended February 28, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ORIGINAL BUDGET	FY21 POSITIVE (NEGATIVE) BUDGET	FY21 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes	\$ 5,477,049	\$ 4,377,175	\$ 46,047,289	\$ 45,875,870	\$ 58,725,515	\$ (12,678,226)	78.41%
License And Permits	382,119	145,447	1,403,311	683,843	1,780,379	(377,068)	78.82%
Grant Revenue	-	-	1,596	5,360	200,905	(199,309)	0.79%
Charges For Services	420,006	546,368	2,860,374	2,618,347	5,625,213	(2,764,839)	50.85%
Fines And Fees	55,119	105,296	362,825	495,308	1,247,639	(884,814)	29.08%
Interest Earnings	-	33,784	5,651	186,745	50,000	(44,349)	11.30%
Contributions	-	-	-	-	-	-	0.00%
Miscellaneous	22,590	19,897	404,471	290,042	864,854	(460,383)	46.77%
Total Revenues	6,356,883	5,227,967	51,085,517	50,155,515	68,494,505	(17,408,988)	74.58%
EXPENDITURES:							
General Government	1,322,780	1,263,093	7,265,568	6,048,793	17,392,784	10,127,216	41.77%
Public Safety	2,963,288	2,763,112	16,326,646	15,389,719	40,413,201	24,086,555	40.40%
Public Works	198,287	242,002	962,011	1,200,066	4,865,186	3,903,175	19.77%
Community Development	266,872	294,847	1,722,133	1,612,024	4,969,216	3,247,083	34.66%
Total Expenditures	4,751,227	4,563,054	26,276,358	24,250,602	67,640,387	41,364,029	38.85%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	1,605,656	664,913	24,809,159	25,904,913	854,118		
OTHER FINANCING SOURCES (USES)							
Reserve/Contingency	(40,324)	-	(400,158)	(21,516)	(29,833)	(141,861)	1341.33%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
Financing, net	-	-	-	-	-	-	0.00%
Sources	-	-	-	-	2,537,347	(2,537,347)	0.00%
(Uses)	-	-	(825,981)	(695,221)	(3,361,632)	2,550,234	24.57%
Total Other Financing Sources (Uses)	(40,324)	-	(1,226,139)	(716,737)	(854,118)	(128,974)	143.56%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	1,565,332	664,913	23,583,020	25,188,176	0		
FUND BALANCE BEGINNING	44,204,987	41,932,569	22,187,299	17,409,306	21,934,063		
ENDING	\$ 45,770,319	\$ 42,597,482	\$ 45,770,319	\$ 42,597,482	\$ 21,934,063		

City of Mansfield, Texas

Statement of Activities - Budget and Actual - General Fund

For the Month and Five Months Ended February 28, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ORIGINAL BUDGET	FY21 POSITIVE (NEGATIVE) BUDGET	FY21 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes-Current	\$ 4,107,764	\$ 2,987,338	\$ 38,545,708	\$ 38,584,614	\$ 40,720,947	\$ (2,175,239)	94.66%
Taxes-Prior	30,948	14,824	80,794	137,689	174,144	(93,350)	46.40%
Gas Royalty Income	445	4,872	426,553	429,514	479,458	(52,905)	88.97%
Franchise Taxes	143,483	345,650	340,684	674,029	3,435,645	(3,094,961)	9.92%
Sales Taxes	1,115,177	989,306	6,438,314	5,866,351	13,494,430	(7,056,116)	47.71%
Mix Drink Taxes	18,896	-	76,382	55,570	238,831	(162,449)	31.98%
Delinquent P&I	60,336	35,186	138,854	128,103	182,060	(43,206)	76.27%
Total Taxes	5,477,049	4,377,175	46,047,289	45,875,870	58,725,515	(12,678,226)	78.41%
LICENSE & PERMITS							
Building Permits	329,735	104,351	1,048,228	489,077	1,321,583	(273,355)	79.32%
Other Lic/Permits	52,384	41,096	355,083	194,766	458,796	(103,713)	77.39%
Total License & Permits	382,119	145,447	1,403,311	683,843	1,780,379	(377,068)	78.82%
GRANT REVENUE	-	-	1,596	5,360	200,905	(199,309)	0.79%
CHARGES FOR SERVICES							
Sanitation	308,777	318,122	1,619,794	1,525,138	3,685,500	(2,065,706)	43.95%
Ambulance Services	87,800	134,815	972,912	674,132	1,555,713	(582,801)	62.54%
Fines & Fees-Engineering	23,429	93,431	267,668	419,077	384,000	(116,332)	69.71%
Total Charges For Services	420,006	546,368	2,860,374	2,618,347	5,625,213	(2,764,839)	34.54%
FINES & FEES							
Fines & Fees-Court	48,919	75,131	237,967	334,420	876,499	(638,532)	27.15%
Fines & Fees-Other	6,200	30,165	124,858	160,888	371,140	(246,282)	33.64%
Total Fines & Fees	55,119	105,296	362,825	495,308	1,247,639	(884,814)	29.08%
INTEREST EARNINGS	-	33,784	5,651	186,745	50,000	(44,349)	11.30%
MISCELLANEOUS							
Jail Contract Housing	0	0	147,072	0	287,937	(140,865)	51.08%
Certificate Of Occupancy	1,260	1,500	6,900	5,460	15,480	(8,580)	44.57%
Mowing	0	375	2,019	4,135	-	2,019	0.00%
Sale Of Property	0	0	15	5,412	-	15	0.00%
Zoning Fees	6,700	7,900	24,300	36,562	78,000	(53,700)	31.15%
Plat Fees	0	0	0	0	57,541	(57,541)	0.00%
Miscellaneous	14,630	10,122	224,165	238,473	425,896	(201,731)	52.63%
Total Miscellaneous	22,590	19,897	404,471	290,042	864,854	(460,383)	46.77%
Total Revenues	\$ 6,356,883	\$ 5,227,967	\$ 51,085,517	\$ 50,155,515	\$ 68,494,505	\$ (17,408,988)	74.58%

City of Mansfield, Texas

Statement of Activities - Budget and Actual - General Fund

For the Month and Five Months Ended February 28, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ORIGINAL BUDGET	FY21 POSITIVE (NEGATIVE) BUDGET	FY21 PERCENT COLLECTED TO BUDGET
EXPENDITURES:							
GENERAL GOVERNMENT							
Non-departmental	\$ 230,903	\$ 249,923	\$ 1,061,497	\$ 661,413	\$ 3,524,863	\$ 2,463,366	30.11%
City Council	4,861	6,184	78,048	54,224	180,485	102,437	43.24%
Administration	98,605	78,104	933,461	377,545	1,271,060	337,599	73.44%
Legal	27,166	33,781	436,680	226,359	494,392	57,712	88.33%
Human Resources	52,060	59,657	343,200	307,954	786,415	443,215	43.64%
Finance	15,074	44,340	79,357	238,325	222,749	143,392	35.63%
Accounting	46,152	34,891	165,976	198,544	517,706	351,730	32.06%
Purchasing	25,187	6,627	150,577	42,560	362,973	212,396	41.48%
Tax Collection	-	-	307,067	319,901	350,008	42,941	87.73%
Information Technology	42,100	79,364	350,813	351,947	1,029,888	679,075	34.06%
Sanitation	280,668	257,123	1,091,100	1,008,365	3,063,499	1,972,399	35.62%
Budget	41	6,622	41	37,726	0	(41)	0.00%
City Secretary	35,589	46,779	206,555	221,084	488,326	281,771	42.30%
Planning Administration	172,705	91,822	525,223	470,695	1,206,684	681,461	43.53%
Construction Codes Boards	-	-	250	50,288	42,674	42,424	0.59%
Planning/Zoning Comm	1,630	346	2,585	5,594	13,187	10,602	19.60%
Engineering	40,199	37,904	206,078	180,081	406,962	200,884	50.64%
Historic Landmark	27	163	339	573	2,105	1,766	16.12%
Development Services	15,403	15,639	201,174	79,557	333,371	132,197	60.35%
Building Inspection	90,164	93,722	471,440	454,621	1,254,255	782,815	37.59%
Board of Adjustments	-	223	156	637	2,818	2,662	5.54%
Code Compliance	49,765	46,784	248,440	249,867	657,365	408,925	37.79%
Building Maintenance	94,481	73,095	405,511	510,933	1,180,999	775,488	34.34%
Total	1,322,780	1,263,093	7,265,568	6,048,793	17,392,784	10,127,216	41.77%
PUBLIC SAFETY							
Police Administration	113,084	109,095	887,659	935,609	1,770,723	883,064	50.13%
Communications	181,123	185,623	1,372,798	1,327,230	3,129,212	1,756,414	43.87%
Patrol	843,349	772,032	3,879,594	3,822,626	10,299,262	6,419,668	37.67%
CID And Narcotics	215,519	230,064	1,373,960	1,304,792	3,226,900	1,852,940	42.58%
Jail Operations	86,968	-	506,361	-	1,214,874	708,513	41.68%
Animal Control	58,919	55,563	307,002	288,254	773,204	466,202	39.71%
CVE Traffic Enforcement	20,420	24,087	120,211	122,341	332,552	212,341	36.15%
Traffic Enforcement	47,678	43,569	246,666	226,083	665,082	418,416	37.09%
K-9 Patrol	9,486	14,304	49,955	70,978	140,548	90,593	35.54%
COPS	54,034	30,698	284,275	172,529	772,580	488,305	36.80%
Municipal Court	43,884	55,209	249,611	304,379	603,599	353,988	41.35%
Training	40,367	27,746	244,458	149,365	651,167	406,709	37.54%
Police Grant Expenditures	30,372	30,721	295,004	189,470	392,460	97,456	75.17%
Fire Administration	98,076	96,009	536,939	528,565	1,818,629	1,281,690	29.52%
Fire Prevention	47,859	64,759	317,216	396,627	833,619	516,403	38.05%
Emergency Management	76,812	42,518	362,231	281,657	848,756	486,525	42.68%
Fire Operations	995,338	981,115	5,292,706	5,269,214	12,940,034	7,647,328	40.90%
Total	2,963,288	2,763,112	16,326,646	15,389,719	40,413,201	24,086,555	40.40%
PUBLIC WORKS							
Street Maintenance	198,287	242,002	962,011	1,200,066	4,865,186	3,903,175	19.77%
Traffic Control	-	-	-	-	-	-	0.00%
Total	198,287	242,002	962,011	1,200,066	4,865,186	3,903,175	19.77%

City of Mansfield, Texas

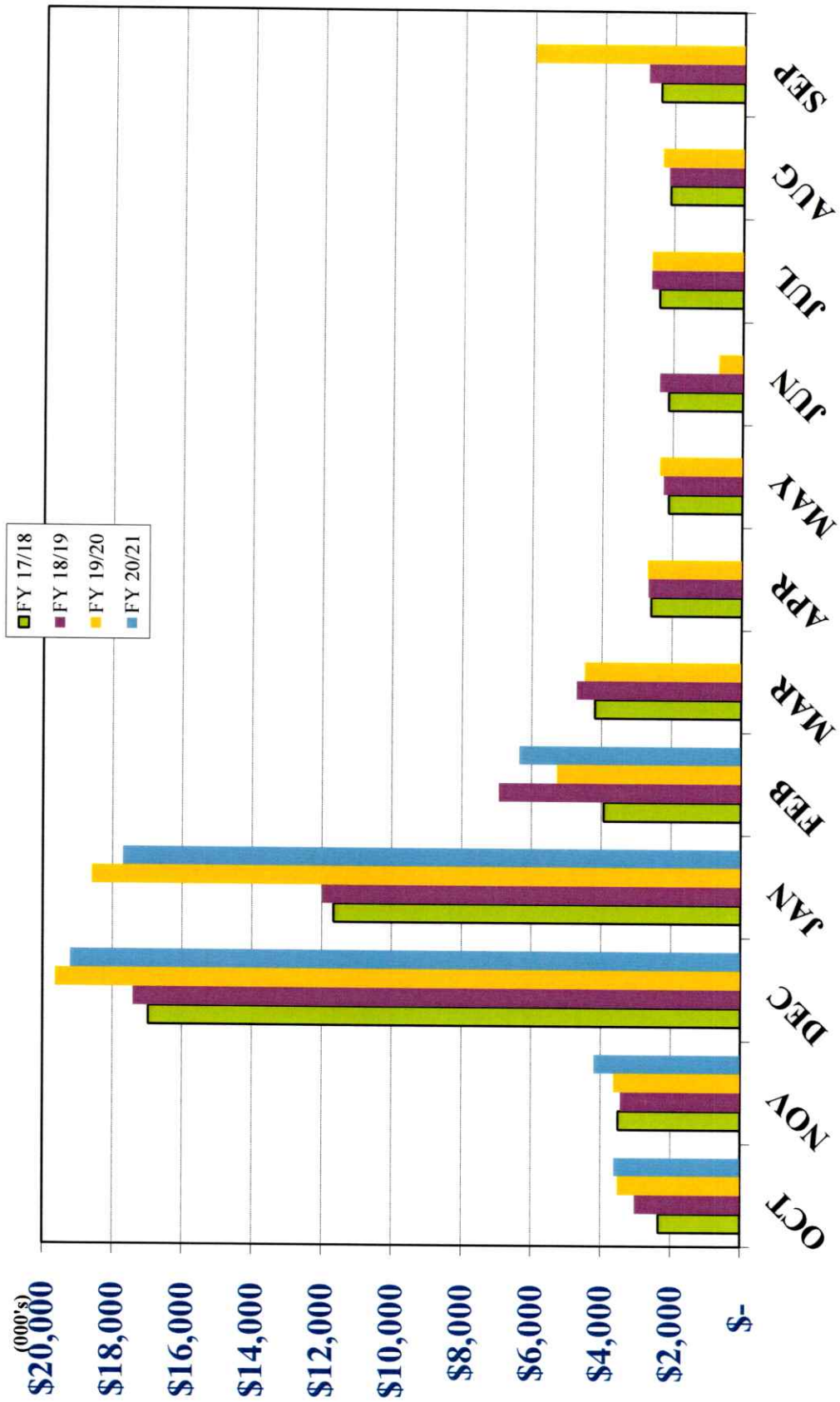
Statement of Activities - Budget and Actual - General Fund

For the Month and Five Months Ended February 28, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ORIGINAL BUDGET	FY21 POSITIVE (NEGATIVE) BUDGET	FY21 PERCENT COLLECTED TO BUDGET
COMMUNITY SERVICES							
Parks & Recreation Operations	113,589	129,743	677,968	704,293	2,287,401	1,609,433	29.64%
Communications & Marketing	30,089	20,531	150,075	117,152	362,181	212,106	41.44%
Downtown Parking	298	300	2,286	2,979	-	(2,286)	0.00%
Senior Citizens	17,428	23,139	95,905	120,300	308,929	213,024	31.04%
Cultural Services	23,095	29,151	189,306	189,386	518,244	328,938	36.53%
Library	82,373	91,983	606,593	477,911	1,492,461	885,868	40.64%
Total	266,872	294,847	1,722,133	1,612,024	4,969,216	3,247,083	34.66%
TOTAL EXPENDITURES	\$ 4,751,227	\$ 4,563,054	\$ 26,276,358	\$ 24,250,602	\$ 67,640,387	\$ 41,364,029	38.85%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	1,605,656	664,913	24,809,159	25,904,913	854,118		
OTHER FINANCING SOURCES (USES)							
SOURCES:							
Utility Fund-Transfer	-	-	-	-	2,295,947	(2,295,947)	0.00%
MEDC - Transfer	-	-	-	-	241,400	(241,400)	0.00%
TIF #1 - Transfer	-	-	-	-	-	-	0.00%
Bond Proceeds	-	-	-	-	-	-	0.00%
Premuims on Bond Issuance	-	-	-	-	-	-	0.00%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
Total Other Financing Sources	-	-	-	-	2,537,347	(2,537,347)	0.00%
(USES):							
Land	-	-	-	-	-	-	0.00%
MPFDC	-	-	-	-	(499,592)	499,592	0.00%
Transfers	-	-	-	-	(1,535,772)	1,535,772	0.00%
PFA Insurance	-	-	(805,488)	(677,373)	(719,068)	(71,837)	109.99%
Economic Incentives	-	-	(20,493)	(17,848)	(607,200)	586,707	3.38%
Discount on Bond Issuance	-	-	-	-	-	-	0.00%
Bond Issuance Costs	-	-	-	-	-	-	0.00%
Reserve/Contingency	(40,324)	-	(400,158)	(21,516)	(29,833)	(141,861)	575.52%
Total Other Financing Uses	(40,324)	-	(1,226,139)	(716,737)	(3,391,465)	2,408,373	28.99%
Total Other Financing Sources (Uses)	(40,324)	-	(1,226,139)	(716,737)	(854,118)	(128,974)	
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	1,565,332	664,913	23,583,020	25,188,176	0		
UNRESERVED FUND BALANCE							
BEGINNING	44,204,987	41,932,569	22,187,299	17,409,306	21,934,063		
ENDING	\$ 45,770,319	\$ 42,597,482	\$ 45,770,319	\$ 42,597,482	\$ 21,934,063		

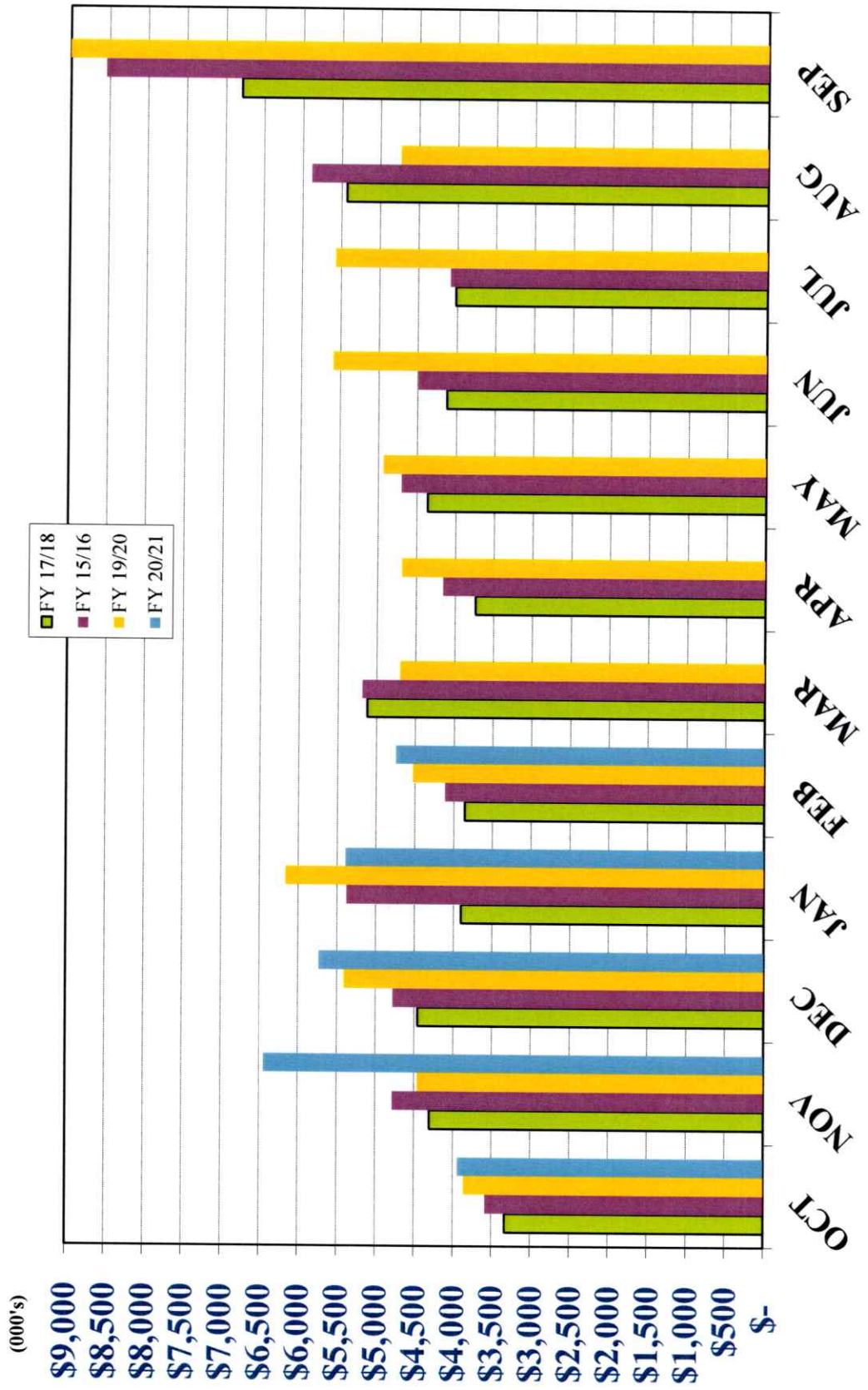
CITY OF MANSFIELD

General Fund - Total Revenues



CITY OF MANFIELD

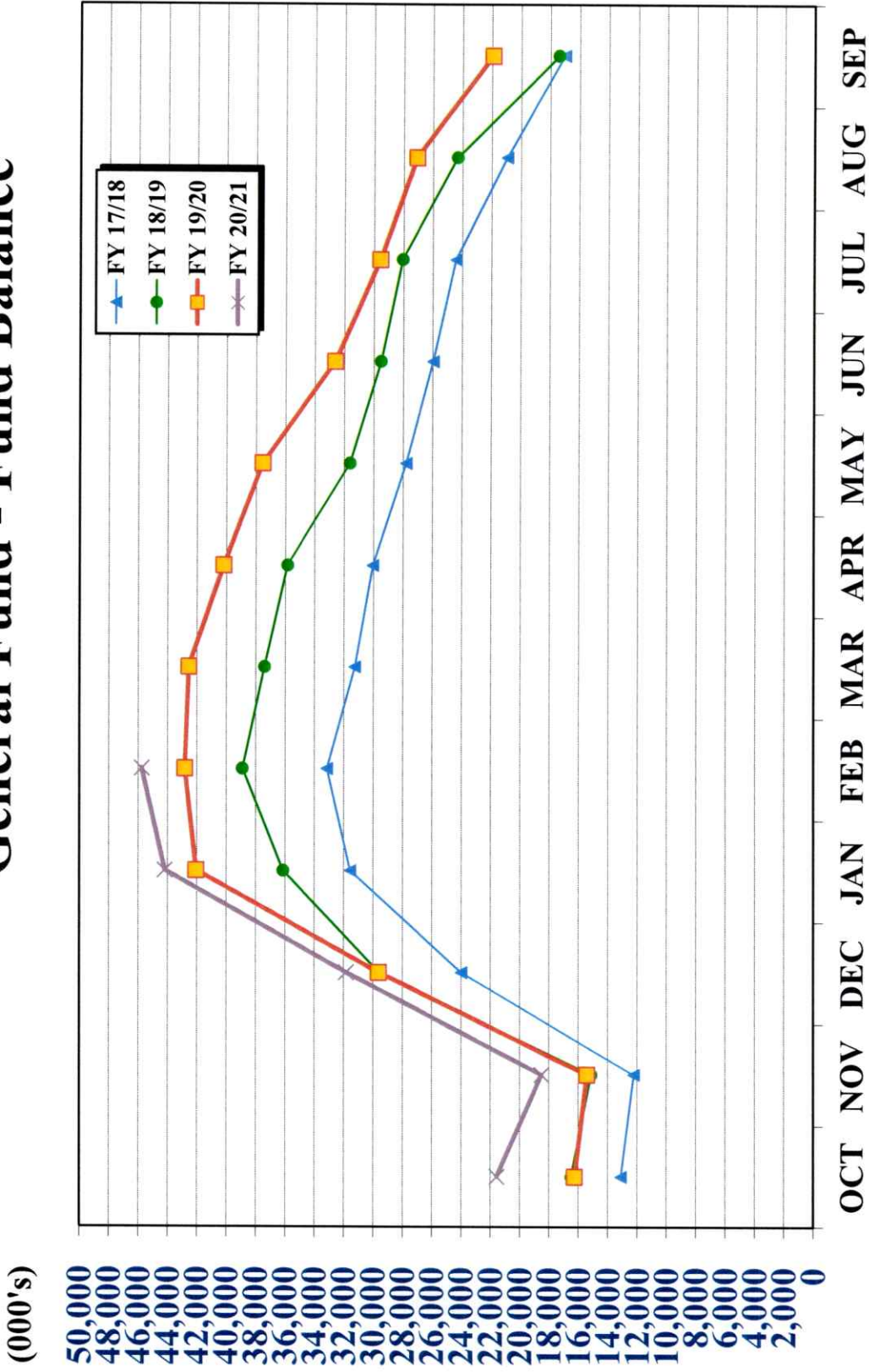
General Fund - Total Expenditures





CITY OF MANSFIELD

General Fund - Fund Balance



SPECIAL REVENUE FUNDS

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

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

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

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

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

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

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

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

City of Mansfield, Texas

Comparative Statement of Net Position - Tax Increment Reinvestment Zone Fund Number One
February 28, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 4,840,228	\$ 3,718,252
Due From Other Funds	24,581	24,581
Total Assets	<u>\$ 4,864,809</u>	<u>\$ 3,742,833</u>
 <u>LIABILITIES & FUND BALANCES</u>		
 LIABILITIES:		
Accounts Payable	\$ 685,575	\$ 769,745
Retainage Payable	-	-
Total Liabilities	<u>685,575</u>	<u>769,745</u>
 FUND BALANCES:		
Fund Balance	4,178,778	2,963,075
Excess Revenues Over Expenditures	456	10,013
Total Fund Balances	<u>4,179,234</u>	<u>2,973,088</u>
Total Liabilities And Fund Balances	<u>\$ 4,864,809</u>	<u>\$ 3,742,833</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - TIRZ Number One Fund
For the Month and Five Months Ended February 28, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
<u>REVENUES:</u>				
Taxes, Penalties, And Interest	\$ -	\$ -	-	-
Interest Income	38	1,837	456	10,013
Total Revenues	38	1,837	456	10,013
<u>EXPENDITURES:</u>				
General Government	-	-	-	-
Debt Service -	-	-	-	-
Principal Retirement	-	-	-	-
Interest	-	-	-	-
Lease Payments	-	-	-	-
Bond Issuance Cost	-	-	-	-
Fiscal Charges	-	-	-	-
Total Expenditures	-	-	-	-
Excess Of Revenues Over (Under) Expenditures	38	1,837	456	10,013
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfers Out	-	-	-	-
Bonds Issued	-	-	-	-
Premium on Bonds Issued	-	-	-	-
Discounts on Bonds Issued	-	-	-	-
Payment to Refunded Bond Escrow Agent	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balances	38	1,837	456	10,013
FUND BALANCE, BEGINNING	4,179,196	2,971,251	4,178,778	2,963,075
FUND BALANCE, ENDING	\$ 4,179,234	\$ 2,973,088	\$ 4,179,234	\$ 2,973,088

City of Mansfield, Texas

Comparative Balance Sheet - Tax Increment Reinvestment Zone Fund Number Two
February 28, 2021 and 2020 (Unaudited)

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

City of Mansfield, Texas

Comparative Combined Statement of Activities - TIRZ Number Two Fund
For the Month and Five Months Ended February 28, 2021 and 2020 (Unaudited)

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

City of Mansfield, Texas

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

February 28, 2021 (unaudited)

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

* Series of land transactions paid for by General Fund

** Paid for by General Fund – Forgivable loan

City of Mansfield, Texas

Comparative Statement of Net Position - Tree Mitigation Fund
February 28, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 27,714	\$ 27,646
Inventory	-	-
Total Assets	<u>\$ 27,714</u>	<u>\$ 27,646</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Accrued Liabilities	-	-
Total Liabilities	<u>-</u>	<u>-</u>
FUND BALANCES:		
Fund Balance	27,711	27,461
Excess Revenues Over Expenditures	3	185
Total Fund Balances	<u>27,714</u>	<u>27,646</u>
Total Liabilities And Fund Balances	<u>\$ 27,714</u>	<u>\$ 27,646</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -

Tree Mitigation Fund - For the Month and Five Months Ended February 28, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
<u>REVENUES:</u>				
Tree Mitigation Fee	\$ -	\$ -	\$ -	\$ -
Interest Income	-	34	3	185
Total Revenues	-	34	3	185
<u>EXPENDITURES:</u>				
Administrative Services	-	-	-	-
Contractual Services	-	-	-	-
Other Equipment	-	-	-	-
Total Expenditures	-	-	-	-
Excess Of Revenues Over (Under) Expenditures	-	34	3	185
<u>OTHER FINANCING SOURCES (USES)</u>				
Refunding Bonds Issued	-	-	-	-
Premium on Bonds Issued	-	-	-	-
Discounts on Bonds Issued	-	-	-	-
Payment to Refunded Bond Escrow Agent	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balances	-	34	3	185
FUND BALANCE, BEGINNING	27,714	27,612	27,711	27,461
FUND BALANCE, ENDING	\$ 27,714	\$ 27,646	\$ 27,714	\$ 27,646

City of Mansfield, Texas

Comparative Statement of Net Position - Hotel/Motel Occupancy Tax Fund
February 28, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 1,043,672	\$ 984,846
Accounts Receivable	2,577	2,585
Total Assets	<u>\$ 1,046,249</u>	<u>\$ 987,431</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accrued Liabilities	\$ 10,914	\$ 10,303
Total Liabilities	<u>10,914</u>	<u>10,303</u>
FUND BALANCES:		
Fund Balance	1,034,174	992,477
Excess Revenues Over Expenditures	<u>1,161</u>	<u>(15,349)</u>
Total Fund Balances	<u>1,035,335</u>	<u>977,128</u>
Total Liabilities And Fund Balances	<u>\$ 1,046,249</u>	<u>\$ 987,431</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - Hotel/Motel Occupancy Tax Fund
For the Five Months Ended February 28, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ORIGINAL BUDGET	FY21 OVER (UNDER) BUDGET	FY21 PERCENT COLLECTED TO BUDGET
REVENUES:							
Hotel Occupancy Tax	\$ 55,006	\$ 22,249	\$ 151,138	\$ 188,880	\$ 593,563	\$ (442,425)	25.46%
Miscellaneous Income	1,059	2,097	4,611	10,637	-	4,611	0.00%
Total Revenues	56,065	24,346	155,749	199,517	593,563	(437,814)	26.24%
EXPENDITURES:							
Mansfield Historical Society	-	51	-	51	-	-	0.00%
Mansfield Invitational	-	20,000	-	40,000	39,000	(39,000)	0.00%
The LOT	-	1,755	-	7,269	32,000	(32,000)	0.00%
Mansfield Rotary Club	-	-	-	-	-	-	0.00%
Farr Best Theater	127	106	436	336	-	436	0.00%
Discover Historic Mansfield	-	-	-	-	-	-	0.00%
Mansfield Tourism	24,832	23,215	134,025	137,929	410,000	(275,975)	32.69%
Pickled Mansfield Society	-	-	-	-	30,000	(30,000)	0.00%
Mansfield Comm Theater - Mainstage	-	-	-	-	-	-	0.00%
Mansfield Police Dept. - Electronic Signage	-	-	-	-	-	-	0.00%
Mansfield Police Dept. - Explorer Competition	-	-	-	-	5,000	(5,000)	0.00%
Mansfield Commission for the Arts	-	500	292	500	36,000	(35,708)	0.81%
Historic Landmark Commission	-	-	-	4,395	-	-	0.00%
Man House Museum	-	2,717	-	5,486	-	-	0.00%
Tommy King Foundation	-	-	-	12,250	-	-	0.00%
Sister Cities Celebration	-	-	-	-	5,000	(5,000)	0.00%
Friends of the Library	-	-	-	-	4,000	(4,000)	0.00%
Championship Basketball	-	-	-	-	6,000	(6,000)	0.00%
Wayfinding Program	6,500	6,650	19,835	6,650	-	19,835	0.00%
Reserve	-	-	-	-	26,563	(26,563)	0.00%
Total Expenditures	31,459	54,994	154,588	214,866	593,563	(438,975)	26.04%
Excess Of Revenues Over (Under) Expenditures	24,606	(30,648)	1,161	(15,349)			
FUND BALANCE, BEGINNING	1,010,729	1,007,776	1,034,174	992,477			
FUND BALANCE, ENDING	\$ 1,035,335	\$ 977,128	\$ 1,035,335	\$ 977,128			

City of Mansfield, Texas

Comparative Budget and Cash Analysis - Hotel/Motel Occupancy Tax Fund
For the Five Months Ended February 28, 2021 (Unaudited)

	Budgeted Request	FY21 Amount To Date	Available Budget	FY21 PERCENT COLLECTED TO BUDGET
<u>REVENUES:</u>				
Hotel Occupancy Tax	\$ 593,563	\$ 151,138	\$ 442,425	25.46%
Rental of Facilities	-	4,446	(4,446)	0.00%
Interest Income	-	165	(165)	-
Total Revenues	593,563	155,749	437,814	26.24%
<u>EXPENDITURES:</u>				
Mansfield Historical Society	-	-	-	0.00%
Mansfield Invitational	39,000	-	39,000	0.00%
The LOT	32,000	-	32,000	0.00%
Discover Historic Mansfield - Farr Best Concerts	-	436	(436)	0.00%
Mansfield Tourism	410,000	134,025	275,975	32.69%
Pickled Mansfield Society	30,000	-	30,000	0.00%
Manfield Police Dept.	5,000	-	5,000	0.00%
Mansfield Commission for the Arts	36,000	292	35,708	0.81%
Historic Landmark Commission	-	-	-	0.00%
Desert Love Film Festival	-	-	-	0.00%
Man House Museum	-	-	-	0.00%
Tommy King Foundation	-	-	-	0.00%
Sister Cities Celebration	5,000	-	5,000	0.00%
Wayfinding Program	-	19,835	(19,835)	0.00%
Friends of the Library	4,000	-	4,000	0.00%
Championship Basketball	6,000	-	6,000	0.00%
Reserve	26,563	-	26,563	0.00%
Total Expenditures	593,563	154,588	438,975	26.04%
Revenues / (Expenditures)	-	1,161	(1,161)	

SUPPLEMENTAL INFORMATION: CASH ANALYSIS

Beginning Cash Balance for Fiscal Year 2021	1,042,511
Plus: FY2020 Cash Collections	155,749
Less: FY2020 Cash Expenditures	(154,588)
Cash Balance as of February 28, 2021	1,043,672
Remaining Hotel/Motel Occupancy Funds to Collect	442,425
Remaining Hotel/Motel Occupancy Funds to Expend	(438,975)
Projected Cash Balance at September 30, 2021	1,047,122

City of Mansfield, Texas

Comparative Statement of Net Position - Mansfield Parks Facilities Development Corporation
February 28, 2021 and 2020 (Unaudited)

<u>ASSETS:</u>	<u>2021</u>	<u>2020</u>
Cash And Investments	\$ 4,965,382	\$ 4,180,741
Restricted Cash and Investments	4,533,247	3,383,993
Receivables:		
Accounts	814,280	754,812
Prepays	-	-
Total Assets	<u>\$ 10,312,909</u>	<u>\$ 8,319,546</u>
<u>LIABILITIES & FUND BALANCES:</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 157,431	\$ 192,008
Retainage Payable	-	174,370
Other Liabilities	1,000,000	1,000,000
Deferred Revenue	1,639,077	1,750,569
Total Liabilities	<u>2,796,508</u>	<u>3,116,947</u>
<u>FUND BALANCES:</u>		
Fund Balance	5,758,216	4,943,996
Excess Revenues Over (Under)		
Expenditures	1,758,185	258,603
Total Fund Balances	<u>7,516,401</u>	<u>5,202,599</u>
Total Liabilities And Fund Balances	<u>\$ 10,312,909</u>	<u>\$ 8,319,546</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - Mansfield Parks Facilities Development Corporation
- For the Month and Five Months Ended February 28, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ADOPTED BUDGET	FY21 OVER (UNDER) BUDGET	FY21 PERCENT COLLECTED TO BUDGET
REVENUES:							
Sales Tax Revenue	\$ 294,201	\$ 230,248	\$ 1,902,421	\$ 1,611,159	\$ 3,593,857	\$ (1,691,436)	52.94%
Contributions	-	4,500	9,659	17,734	58,026	(48,367)	16.65%
Interest Earnings	-	8,034	1,347	43,816	24,000	(22,653)	5.61%
Other Income	-	2,057	1,694	13,878	-	1,694	0.00%
MAC Revenue	65,587	38,557	760,754	226,367	1,922,667	(1,161,913)	39.57%
Lease Royalties	10,428	180,000	36,561	366,679	120,000	(83,439)	30.47%
Park Land Dedication Revenue	437,250	12,250	772,250	184,000	725,000	47,250	106.52%
Total Revenues	807,466	475,646	3,484,686	2,463,633	6,443,550	(2,958,864)	54.08%
EXPENDITURES:							
Administration	98,196	109,706	693,089	1,150,565	2,555,916	(1,862,827)	27.12%
Field Operations	43,991	43,071	248,158	238,797	740,335	(492,177)	33.52%
Community Park Operations	62,133	64,872	369,148	315,320	1,150,765	(781,617)	32.08%
Nature Education Operations	8,224	10,918	47,235	53,401	175,587	(128,353)	26.90%
Recreational Center	44,987	60,809	243,293	319,626	990,796	(747,503)	24.56%
Neighborhood Park Operations	5,540	11,377	42,241	57,889	247,315	(205,074)	17.08%
Athletic Complex	-	-	-	-	-	-	0.00%
Rose Park	-	-	-	-	-	-	0.00%
Oliver Nature Park	-	-	-	-	-	-	0.00%
McClendon Park	-	-	-	-	-	-	0.00%
Chandler Park	-	-	-	-	-	-	0.00%
Linear Park	-	-	-	-	-	-	0.00%
Hardy Allmon Park	-	-	-	-	-	-	0.00%
Neighborhood Parks	-	-	-	-	-	-	0.00%
Projects	-	-	-	-	-	-	0.00%
Quadrants	-	-	-	-	-	-	0.00%
Non-Departmental	13,135	11,024	83,337	69,432	1,082,428	(999,091)	7.70%
Total Expenditures	276,206	311,777	1,726,501	2,205,030	6,943,142	(5,216,641)	24.87%
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	531,260	163,869	1,758,185	258,603	(499,592)	2,257,777	-351.92%
OTHER FINANCING SOURCES (USES):							
Operating Transfers In	-	-	-	-	499,592	-	0.00%
Operating Transfers (Out)	-	-	-	-	-	-	0.00%
Cash Reserves	-	-	-	-	-	-	0.00%
Bond Proceeds	-	-	-	-	-	-	0.00%
Premium on Bonds issued	-	-	-	-	-	-	0.00%
Discounts on Bond issued	-	-	-	-	-	-	0.00%
Total Other Financing Sources (Uses)	-	-	-	-	499,592	-	0.00%
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	531,260	163,869	1,758,185	258,603			
FUND BALANCE, BEGINNING	6,985,141	5,038,730	5,758,216	4,943,996			
FUND BALANCE, ENDING	\$ 7,516,401	\$ 5,202,599	\$ 7,516,401	\$ 5,202,599			

City of Mansfield, Texas

Comparative Statement of Net Position - Mansfield Economic Development Corporation
February 28, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 13,144,500	\$ 5,031,109
Accounts Receivable	557,956	495,292
Restricted Assets:		
Cash and Investments, Projects	2,127,934	6,490,691
Fixed Assets (net of accumulated depreciation)	10,360,105	10,361,894
Total Assets	<u>\$ 26,190,495</u>	<u>\$ 22,378,986</u>
<u>LIABILITIES AND NET ASSETS</u>		
LIABILITIES:		
Accounts Payable	\$ 383	\$ 865
Accrued Liabilities	3,240	77,313
Retainage Payable	216,999	-
Bonds Payable	23,430,000	25,170,000
Unamortized Discounts on Bonds	(152,080)	(165,474)
Unamortized Premiums	1,030,757	1,097,410
Deferred Amount on Refunding	(92,602)	(120,383)
Contract Commitments	11,442,602 *	10,897,663
Total Liabilities	<u>35,879,299</u>	<u>36,957,394</u>
NET ASSETS:		
Restricted	2,127,934	6,490,691
Unassigned	(11,816,738)	(21,069,099)
Total Net Assets	<u>(9,688,804)</u>	<u>(14,578,408)</u>
Total Liabilities & Net Assets	<u>\$ 26,190,495</u>	<u>\$ 22,378,986</u>

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

City of Mansfield, Texas

Mansfield Economic Development Corporation Statement of Activities
For the Month and Five Months Ended February 28, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
OPERATING REVENUES:				
Sales Tax Revenue	\$ 557,588	\$ 494,652	\$ 3,219,157	\$ 2,933,177
Gas Royalties	-	-	-	-
Miscellaneous	-	-	-	-
Rental Of Facilities	-	-	-	-
Total Operating Revenues	557,588	494,652	3,219,157	2,933,177
OPERATING EXPENDITURES:				
Administration	50,272	37,810	227,499	235,050
Promotions	2,550	712	8,572	22,612
Retention	-	72	32	7,154
Development Plan	-	-	8	-
Projects	146	23,283	100,921	631,248
Non-Departmental	100,231	1,521	2,806,848	7,791
Depreciation	-	242	-	1,270
Total Operating Expenditures	153,199	63,640	3,143,880	905,125
OPERATING INCOME	404,389	431,012	75,277	2,028,052
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	-	5,641	993	30,762
Gain or (loss) on sale of property	-	-	6,181,329	-
Bonds issued	-	-	-	-
Premiums on bonds issued	-	-	-	-
Discounts on bonds issued	-	-	-	-
Amortization	-	-	-	-
Interest and fiscal charges	-	-	(436,466)	(457,788)
Total Nonoperating Revenue	-	5,641	5,745,856	(427,026)
INCOME BEFORE OPERATING TRANSFERS	404,389	436,653	5,821,133	1,601,026
OPERATING TRANSFERS:				
Operating Transfers In (Out)	-	-	-	(25,223)
CHANGE IN NET ASSETS	404,389	436,653	5,821,133	1,575,803
NET ASSETS, BEGINNING	(10,093,193)	(15,015,061)	(9,788,636)	(5,256,548)
NET ASSETS, PROJECTS	- **	-	(5,721,301) **	(10,897,663)
NET ASSETS, ENDING	\$ (9,688,804)	\$ (14,578,408)	\$ (9,688,804)	\$ (14,578,408)

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

City of Mansfield, Texas

Comparative Statement of Net Position - Southpointe PID
February 28, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 253,326	\$ 187,915
Receivables:		
Current Year PID Assessment	-	11,919
Total Assets	<u>\$ 253,326</u>	<u>\$ 199,834</u>
 <u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 24,581	\$ -
Deferred Revenue	1,000	11,919
Total Liabilities	<u>25,581</u>	<u>11,919</u>
FUND BALANCES:		
Fund Balance	(12,287)	2,036
Excess Revenues Over Expenditures	<u>240,032</u>	<u>185,879</u>
Total Fund Balances	<u>227,745</u>	<u>187,915</u>
Total Liabilities And Fund Balances	<u>\$ 253,326</u>	<u>\$ 199,834</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - Southpointe PID
For the Month and Five Months Ended February 28, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
<u>REVENUES:</u>				
PID Assessment	\$ 5,000	\$ 11,692	\$ 290,248	\$ 235,638
Penalties & Interest	70	97	1,923	487
Total Revenues	5,070	11,789	292,171	236,125
<u>EXPENDITURES:</u>				
General government	22,916	50,246	52,139	50,246
Public safety	-	-	-	-
Public works	-	-	-	-
Culture and recreation	-	-	-	-
Total Expenditures	22,916	50,246	52,139	50,246
Excess Of Revenues Over (Under) Expenditures	(17,846)	(38,457)	240,032	185,879
Net Change in Fund Balances	(17,846)	(38,457)	240,032	185,879
FUND BALANCE, BEGINNING	245,591	226,372	(12,287)	2,036
FUND BALANCE, ENDING	\$ 227,745	\$ 187,915	\$ 227,745	\$ 187,915

DEBT SERVICE FUNDS

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

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

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

City of Mansfield, Texas

Comparative Statement of Net Position - General Obligation Debt Service
February 28, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 7,250,658	\$ 6,066,858
Receivables:		
Current Year Taxes	202,780	361,270
Delinquent Taxes (Net of Allowance of \$841,367)	-	-
Total Assets	<u>\$ 7,453,438</u>	<u>\$ 6,428,128</u>
 <u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Deferred Revenue	202,780	361,270
Total Liabilities	<u>202,780</u>	<u>361,270</u>
FUND BALANCES:		
Fund Balance	3,888,921	1,697,691
Excess Revenues Over Expenditures	3,361,737	4,369,167
Total Fund Balances	<u>7,250,658</u>	<u>6,066,858</u>
Total Liabilities And Fund Balances	<u>\$ 7,453,438</u>	<u>\$ 6,428,128</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - General Obligation Debt Service
- For the Month and Five Months Ended February 28, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ORIGINAL BUDGET	FY21 OVER (UNDER) BUDGET	FY21 PERCENT COLLECTED TO BUDGET
<u>REVENUES:</u>							
Taxes, Penalties, And Interest	\$ 2,078,046	\$ 1,467,432	\$ 17,002,404	\$ 17,120,390	\$ 16,482,315	\$ 520,089	103.16%
Miscellaneous	-	-	-	-	-	-	0.00%
Interest Income	8	634	78	3,462	-	78	0.00%
Total Revenues	2,078,055	1,468,067	17,002,482	17,123,853	16,482,315	520,167	103.16%
<u>EXPENDITURES:</u>							
Debt Service -							
Principal Retirement	10,660,000	9,925,000	10,660,000	9,925,000	10,710,000	(50,000)	99.53%
Interest	2,972,874	2,808,652	2,972,874	2,808,652	5,772,315	(2,799,441)	51.50%
Lease Payments	-	-	-	-	-	-	0.00%
Bond Issuance Cost	-	83,072	-	97,047	-	-	0.00%
Fiscal Charges	2,100	4,616,093	7,871	4,621,864	-	7,871	0.00%
Total Expenditures	13,634,974	17,432,816	13,640,745	17,452,563	16,482,315	(2,841,570)	82.76%
Excess Of Revenues Over (Under) Expenditures	(11,556,919)	(15,964,750)	3,361,737	(328,710)			
<u>OTHER FINANCING SOURCES (USES)</u>							
Refunding Bonds Issued	-	4,475,000	-	4,475,000.00			
Premium on Bonds Issued	-	222,877	-	222,877.35			
Discounts on Bonds Issued	-	-	-	-			
Payment to Refunded Bond Escrow Agent	-	-	-	-			
Total Other Financing Sources (Uses)	-	4,697,877	-	4,697,877.35			
Net Change in Fund Balances	(11,556,919)	(11,266,872)	3,361,737	4,369,167			
FUND BALANCE, BEGINNING	18,807,577	17,333,730	3,888,921	1,697,691			
FUND BALANCE, ENDING	\$ 7,250,658	\$ 6,066,858	\$ 7,250,658	\$ 6,066,858			

City of Mansfield, Texas

Comparative Statement of Net Position - Mansfield Parks Facilities Development Corporation Debt Service -
February 28, 2021 and 2020 (Unaudited)

	<u>2021</u>	<u>2020</u>
<u>ASSETS</u>		
Cash And Investments	<u>\$ 1,179,143</u>	<u>\$ 1,164,842</u>
Total Assets	<u><u>\$ 1,179,143</u></u>	<u><u>\$ 1,164,842</u></u>
 <u>LIABILITIES AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accrued Interest Payable	<u>\$ 4,650</u>	<u>\$ 4,650</u>
Total Liabilities	<u><u>4,650</u></u>	<u><u>4,650</u></u>
 <u>FUND BALANCES:</u>		
Fund Balance	510,814	517,136
Excess Revenues Over (Under) Expenditures	<u>663,679</u>	<u>643,056</u>
Total Fund Balances	<u>1,174,493</u>	<u>1,160,192</u>
Total Liabilities And Fund Balances	<u><u>\$ 1,179,143</u></u>	<u><u>\$ 1,164,842</u></u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - Mansfield Parks Facilities Development Corporation
- For the Month and Five Months Ended February 28, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ADOPTED BUDGET	FY21 OVER (UNDER) BUDGET	FY21 PERCENT COLLECTED T BUDGET
<u>REVENUES:</u>							
Taxes, Penalties, And Interest	\$ 262,780	\$ 263,321	\$ 1,313,899	\$ 1,316,608	\$ 3,153,358	\$ (1,839,459)	41.67%
Other Income	-	-	-	-	-	-	0.00%
Total Revenues	262,780	263,321	1,313,899	1,316,608	3,153,358	(1,839,459)	41.67%
<u>EXPENDITURES:</u>							
Debt Service	-	-	-	-	-	-	-
Principal Retirement	-	-	649,179	673,552	1,855,000	(1,205,821)	35.00%
Interest And Fiscal Charges	-	-	-	-	1,298,358	(1,298,358)	0.00%
Non-departmental	-	-	1,041	-	-	1,041	0.00%
Total Expenditures	-	-	650,220	673,552	3,153,358	(2,503,138)	20.62%
Excess Of Revenues Over (Under) Expenditures	262,780	263,321	663,679	643,056			
<u>OTHER FINANCING SOURCES (USES):</u>							
Bond Proceeds	-	-	-	-			
Total Other Financing Sources (Uses)	-	-	-	-			
FUND BALANCE, BEGINNING	911,713	896,871	510,814	517,136			
FUND BALANCE, ENDING	\$ 1,174,493	\$ 1,160,192	\$ 1,174,493	\$ 1,160,192			

CAPITAL PROJECTS FUNDS

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

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

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

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

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

City of Mansfield, Texas

Comparative Statement of Net Position - Street & Infrastructure Construction Fund
February 28, 2021 and 2020 (Unaudited)

	<u>2021</u>	<u>2020</u>
<u>ASSETS</u>		
Cash And Investments	\$ 23,983,070	\$ 33,166,984
Receivables	-	-
Projects In Process		
Current Year	408,146	1,065,934
Prior Year	<u>185,306</u>	<u>10,996,717</u>
Total Assets	<u>\$ 24,576,522</u>	<u>\$ 45,229,635</u>
 <u>LIABILITIES AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 91,463	\$ 146,995
Deposits	318,258	1,349
Retainage Payable	209,480	320,902
Other Liabilities	<u>-</u>	<u>-</u>
Total Liabilities	<u>619,201</u>	<u>469,247</u>
 <u>FUND BALANCES:</u>		
Fund Balance	22,520,904	33,469,149
Excess Revenues Over (Under)		
Expenditures	<u>1,436,417</u>	<u>11,291,240</u>
Total Fund Balance	<u>23,957,321</u>	<u>44,760,389</u>
Total Liabilities And Fund Balance	<u>\$ 24,576,522</u>	<u>\$ 45,229,635</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -

Street Construction Fund - For the Month and Five Months Ended February 28, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
REVENUES:				
Recoveries	\$ -	\$ -	\$ -	\$ 6,529
Contributions	-	-	-	-
Intergovernmental	-	-	-	-
Roadway Impact Fees	721,167	126,642	1,655,349	365,152
Interest Income	280	16,560	3,128	90,301
Total Revenues	721,447	143,202	1,658,477	461,982
EXPENDITURES:				
Administrative	48,287	46,785	222,060	254,717
Street Improvements	-	-	-	-
Total Expenditures	48,287	46,785	222,060	254,717
EXCESS OF REVENUES OVER(UNDER) EXPENDITURES	673,160	96,416	1,436,417	207,265
OTHER FINANCING SOURCES (USES):				
Transfers	-	-	-	-
Bond Proceeds	-	10,579,960	-	10,579,960
Bond Issuance Costs	-	(94,716)	-	(94,716)
Premiums on Bond Issuance	-	598,731	-	598,731
Discounts on Bond Issuance	-	-	-	-
Total Other Financing Sources (Uses)	-	11,083,975	-	11,083,975
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	673,160	11,180,391	1,436,417	11,291,240
FUND BALANCE, BEGINNING	23,284,161	33,579,997	22,520,904	33,469,149
FUND BALANCE, ENDING	\$ 23,957,321	\$ 44,760,389	\$ 23,957,321	\$ 44,760,389

City of Mansfield, Texas

Comparative Statement of Net Position - Building Construction Fund
February 28, 2021 and 2020 (Unaudited)

	<u>2021</u>	<u>2020</u>
<u>ASSETS</u>		
Cash And Investments	\$ 11,852,169	\$ 13,793,220
Construction in Progress	<u>-</u>	<u>-</u>
Total Assets	<u>\$ 11,852,169</u>	<u>\$ 13,793,220</u>
 <u>LIABILITIES AND FUND BALANCE</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 2,721	\$ 15
Due to Other Funds	-	-
Retainage Payable	<u>199,756</u>	<u>-</u>
Total Liabilities	<u>202,476</u>	<u>15</u>
 <u>FUND BALANCE:</u>	 13,760,605	 3,667,344
Excess Revenues Over (Under)		
Expenditures	<u>(2,110,912)</u>	<u>10,125,861</u>
Total Fund Balance	<u>11,649,693</u>	<u>13,793,205</u>
Total Liabilities And Fund Balance	<u>\$ 11,852,169</u>	<u>\$ 13,793,220</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -

Building Construction Fund - For the Month and Five Months Ended February 28, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
REVENUES:				
Interest Income	\$ 26	\$ 2,158	\$ 248	\$ 11,777
Rental Of Facilities	-	-	-	-
Contributions	-	-	-	-
Miscellaneous Income	-	-	25,100	-
Grant Revenue	-	-	-	-
Total Revenues	26	2,158	25,348	11,777
EXPENDITURES:				
Administration	-	-	-	-
Library	6,797	-	32,825	-
Fire Station #5	279,966	2,445	1,517,793	106,472
Man House	82,471	11,375	255,539	46,919
Wayfinding	-	-	4,905	-
Police Station	26,386	-	297,297	-
Tactical Training Facility	-	-	27,902	-
Total Expenditures	395,620	13,820	2,136,261	153,391
Excess Revenues Over (Under)				
Expenditures	(395,593)	(11,663)	(2,110,912)	(141,614)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	9,800,588	-	9,800,588
Bond Issuance Costs	-	-	-	(87,739)
Premiums on Bond Issuance	-	-	-	554,626
Discounts on Bond Issuance	-	-	-	-
Operating Transfer In (Out)	-	-	-	-
Total Other Financing Sources (Uses)	-	9,800,588	-	10,267,475
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(395,593)	9,788,925	(2,110,912)	10,125,861
FUND BALANCE, BEGINNING	12,045,286	4,004,280	13,760,605	3,667,344
FUND BALANCE, ENDING	\$ 11,649,693	\$ 13,793,205	\$ 11,649,693	\$ 13,793,205

City of Mansfield, Texas

Comparative Statement of Net Position - Equipment Replacement Fund
February 28, 2021 and 2020 (Unaudited)

	<u>2021</u>	<u>2020</u>
<u>ASSETS</u>		
Cash And Investments	\$ 3,918,422	\$ 5,005,030
Total Assets	<u>\$ 3,918,422</u>	<u>\$ 5,005,030</u>
 <u>LIABILITIES AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ -	\$ 7,658
Retainage Payable	-	-
Total Liabilities	<u>\$ -</u>	<u>\$ 7,658</u>
 FUND BALANCE:	4,247,249	1,451,406
Excess Revenues Over Expenditures	<u>(328,827)</u>	<u>3,545,966</u>
Total Fund Balance	<u>3,918,422</u>	<u>4,997,372</u>
 Total Liabilities And Fund Balance	<u>\$ 3,918,422</u>	<u>\$ 5,005,030</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -

Equipment Replacement Fund - For the Month and Five Months Ended February 28, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Grants	-	-	-	-
Other Income	-	19,855	29,351	166,231
Interest Income	-	7	2	33
Total Revenues	-	19,862	29,353	166,264
EXPENDITURES:				
Administration	-	-	-	-
Information Services	-	1,500	40,655	1,500
Code Enforcement	-	-	-	357,509
Planning	-	1,165	28,760	96,141
Streets	66,345	-	66,345	60,348
Animal Control	-	-	-	-
City Hall	-	-	-	-
Parks Department	-	-	178,527	-
Library	1,697	-	3,395	-
Fire	6,930	-	6,930	-
Police Department	18,945	25,566	158,440	153,350
Total Expenditures	93,917	28,231	483,052	668,848
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(93,917)	(8,369)	(453,699)	(502,584)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	3,864,453	-	3,864,453
Bond Issuance Costs	-	(34,596)	-	(34,596)
Premium on Bond Issuance	-	218,693	-	218,693
Discounts on Bond Issuance	-	-	-	-
Sale of city property	-	-	10,222	-
Transfer In (Out)	-	-	114,650	-
Total Other Financing Sources (Uses)	-	4,048,550	124,872	4,048,550
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(93,917)	4,040,181	(328,827)	3,545,966
FUND BALANCE, BEGINNING	4,012,339	957,191	4,247,249	1,451,406
FUND BALANCE, ENDING	\$ 3,918,422	\$ 4,997,372	\$ 3,918,422	\$ 4,997,372

City of Mansfield, Texas

Comparative Statement of Net Position - Parks Construction Fund
February 28, 2021 and 2020 (Unaudited)

	<u>2021</u>	<u>2020</u>
<u>ASSETS</u>		
Cash And Investments	\$ 65,980	\$ -
Total Assets	<u>\$ 65,980</u>	<u>\$ -</u>
<u>LIABILITIES AND FUND BALANCE</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ -	\$ 479,156
Retainage Payable	-	54,898
Total Liabilities	<u>-</u>	<u>534,054</u>
FUND BALANCE:	66,306	(81,574)
Excess Revenues Over Expenditures	<u>(326)</u>	<u>(452,480)</u>
Total Fund Balance	<u>65,980</u>	<u>(534,054)</u>
Total Liabilities And Fund Balance	<u>\$ 65,980</u>	<u>\$ -</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -

Parks Construction Fund - For the Month and Five Months Ended February 28, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Recoveries	-	-	-	-
Interest Income	-	-	-	-
Total Revenues	-	-	-	-
EXPENDITURES:				
Parks Administration Building	-	-	-	-
Dog Park	56	6,670	326	452,480
FieldHouse	-	-	-	-
Matlock Community Park	-	-	-	-
Pond Branch	-	-	-	-
Total Expenditures	56	6,670	326	452,480
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(56)	(6,670)	(326)	(452,480)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	-	-
Bond Issuance Costs	-	-	-	-
Premiums on Bond Issuance	-	-	-	-
Discounts on Bond Issuance	-	-	-	-
Transfer In (out)	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(56)	(6,670)	(326)	(452,480)
FUND BALANCE, BEGINNING	66,036	(527,384)	66,306	(81,574)
FUND BALANCE, ENDING	\$ 65,980	\$ (534,054)	\$ 65,980	\$ (534,054)

ENTERPRISE FUNDS

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

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

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

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

City of Mansfield, Texas

Statement of Net Position - Utility Fund
February 28, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 25,823,914	\$ 29,959,175
Receivables:		
Accounts (net of allowance of \$1,305,852)	4,575,574	5,780,876
Inventory	579,991	1,183,107
Restricted Assets:		
Cash and Investments	13,051,162	12,078,254
Fixed Assets (net of accumulated depreciation)	210,326,118	190,402,089
Total Assets	254,356,759	239,403,501
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Deferred pension contributions	453,665	364,615
Deferred OPEB contributions	240,655	4,297
Deferred investment losses	43,398	689,351
Deferred actuarial experience	1,091,859	1,011,900
Deferred assumption changes	28,656	5,863
Deferred loss on refunding	2,434,143	2,638,327
Total deferred outflows of resources	4,292,376	4,714,353
Total Assets and Deferred Outflows of Resources	\$ 258,649,135	\$ 244,117,854

City of Mansfield, Texas

Statement of Net Position - Utility Fund
February 28, 2021 and 2020 (Unaudited)

	<u>2021</u>	<u>2020</u>
<u>LIABILITIES</u>		
Accounts Payable	\$ 5,364	\$ 8,993
Accrued Liabilities	181,621	325,677
Payable From Restricted Assets:		
Deposits	1,641,428	1,566,892
Bonds Payable-Current		-
Accrued Interest	119,656	655,521
Accounts Payable	-	-
Accrued Liabilities	-	-
Retainage Payable	738,501	224,460
From Unrestricted Assets:		
Current	3,461,961	3,461,961
Long-Term, Net	31,046,123	34,508,084
Compensated Absences	619,460	433,582
Net OPEB liability	4,675,403	4,298,243
Total OPEB liability	118,618	106,471
Net pension liability	1,977,194	2,929,016
Total Liabilities	<u>44,585,329</u>	<u>48,518,900</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Deferred assumption changes	108,403	111,429
Deferred investment gains	473,309	-
Total deferred inflows of resources	<u>581,712</u>	<u>111,429</u>
<u>NET POSTION</u>		
Invested In Capital Assets (net of related debt)	178,252,177	155,070,371
Reserved for Debt Service	5,076,170	5,506,004
Reserved for Capital Projects	7,974,992	6,572,250
Unreserved	22,178,755	28,338,900
Total Net Positon	<u>213,482,094</u>	<u>195,487,525</u>
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u>\$ 258,649,135</u>	<u>\$ 244,117,854</u>

City of Mansfield

Comparative Combined Statement of Activities -

Utility Fund - For the Month and Five Months Ended February 28, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ADOPTED BUDGET	FY21 OVER (UNDER) BUDGET	PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Water Service	\$ 1,403,581	\$ 1,413,102	\$ 8,776,439	\$ 9,313,970	\$ 20,864,579	\$ (12,088,140)	42.06%
Sewer Service	969,842	972,555	5,581,621	5,587,951	12,571,745	(6,990,124)	44.40%
Water Penalties	-	34,427	-	258,248	510,000	(510,000)	0.00%
Water Taps	-	-	-	4,770	18,811	(18,811)	0.00%
Meter Set Fee	20,260	12,600	110,160	67,050	98,940	11,220	111.34%
Utility Miscellaneous	2,980	14,245	29,339	62,010	60,000	(30,661)	48.90%
Restore Service Fee	315	8,580	1,972	53,998	125,000	(123,028)	1.58%
Sewer Tap	-	-	-	1,270	2,000	(2,000)	0.00%
Water Impact Fees	575,080	130,420	1,542,080	642,290	900,000	642,080	171.34%
Sewer Impact Fees	240,620	86,773	647,257	400,721	600,000	47,257	107.88%
Pretreatment Fees	7,200	-	72,770	54,646	60,000	12,770	121.28%
Other Income	42,370	21,128	148,104	99,665	189,123	(41,019)	78.31%
Contribution	-	-	-	-	-	-	0.00%
Total Revenues	\$ 3,262,248	\$ 2,693,830	\$ 16,909,742	\$ 16,546,589	\$ 36,000,198	\$ (19,090,456)	46.97%

City of Mansfield

Comparative Combined Statement of Activities -
Utility Fund - For the Month and Five Months Ended February 28, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ADOPTED BUDGET	FY21 OVER (UNDER) BUDGET	PERCENT COLLECTED TO BUDGET
OPERATING EXPENSES:							
Administration	86,731	114,599	505,806	641,594	1,590,717	(1,084,911)	31.80%
Billing And Collection	105,255	74,335	372,745	400,570	969,006	(596,261)	38.47%
Meter Reading/Repairs	62,089	74,825	439,766	345,923	1,126,045	(686,279)	39.05%
Water Distribution	63,620	48,963	313,345	299,070	917,633	(604,288)	34.15%
Wastewater Collection	683,264	705,407	3,481,326	3,530,997	8,683,160	(5,201,834)	40.09%
Water Treatment	694,104	1,246,685	3,854,282	3,734,006	10,085,210	(6,230,928)	38.22%
Water Quality	55,620	49,650	221,954	218,535	563,705	(341,751)	39.37%
Water Demand Management	9,073	10,244	48,622	54,654	157,792	(109,170)	30.81%
Depreciation	583,517	207,611	1,573,300	1,476,030	-	1,573,300	0.00%
Total Operating Expenses	2,343,272	2,532,319	10,811,146	10,701,379	24,093,268	(13,282,122)	44.87%
OPERATING INCOME (LOSS)	918,976	161,511	6,098,596	5,845,210	11,906,930	(5,808,334)	
NONOPERATING REVENUES (EXPENSES):							
Non-Departmental	(77,966)	(78,063)	(866,365)	(407,468)	(6,046,983)	5,180,618	14.33%
Interest Revenue	-	34,905	3,992	190,326	24,000	(20,008)	16.63%
Debt Service	(119,656)	(129,569)	(119,656)	(647,846)	(3,300,000)	3,180,344	3.63%
Bad Debt Expense	-	-	-	-	(48,000)	48,000	0.00%
Net Nonoperating Revenues (Expenses)	(197,622)	(172,727)	(982,029)	(864,988)	(9,370,983)	8,388,954	10.48%
INCOME (LOSS) BEFORE OPERATING TRANSFERS	721,354	(11,216)	5,116,567	4,980,222	2,535,947	2,580,620	201.76%
OPERATING TRANSFERS:							
Transfers In (Out)	-	-	(331,095)	(259,329)	(2,535,947)	2,204,852	13.06%
Net Operating Transfers	-	-	(331,095)	(259,329)	(2,535,947)	2,204,852	13.06%
CHANGE IN NET POSITION	721,354	(11,216)	4,785,472	4,720,893	-	4,785,472	
NET POSITION, BEGINNING	212,760,740	195,498,741	208,696,622	190,766,632	208,696,622	-	
NET POSITON, ENDING	\$ 213,482,094	\$ 195,487,525	\$ 213,482,094	\$ 195,487,525	\$ 208,696,622	\$ 4,785,472	

CITY OF MANSFIELD
UTILITY FUND
REVENUE BOND COVERAGE

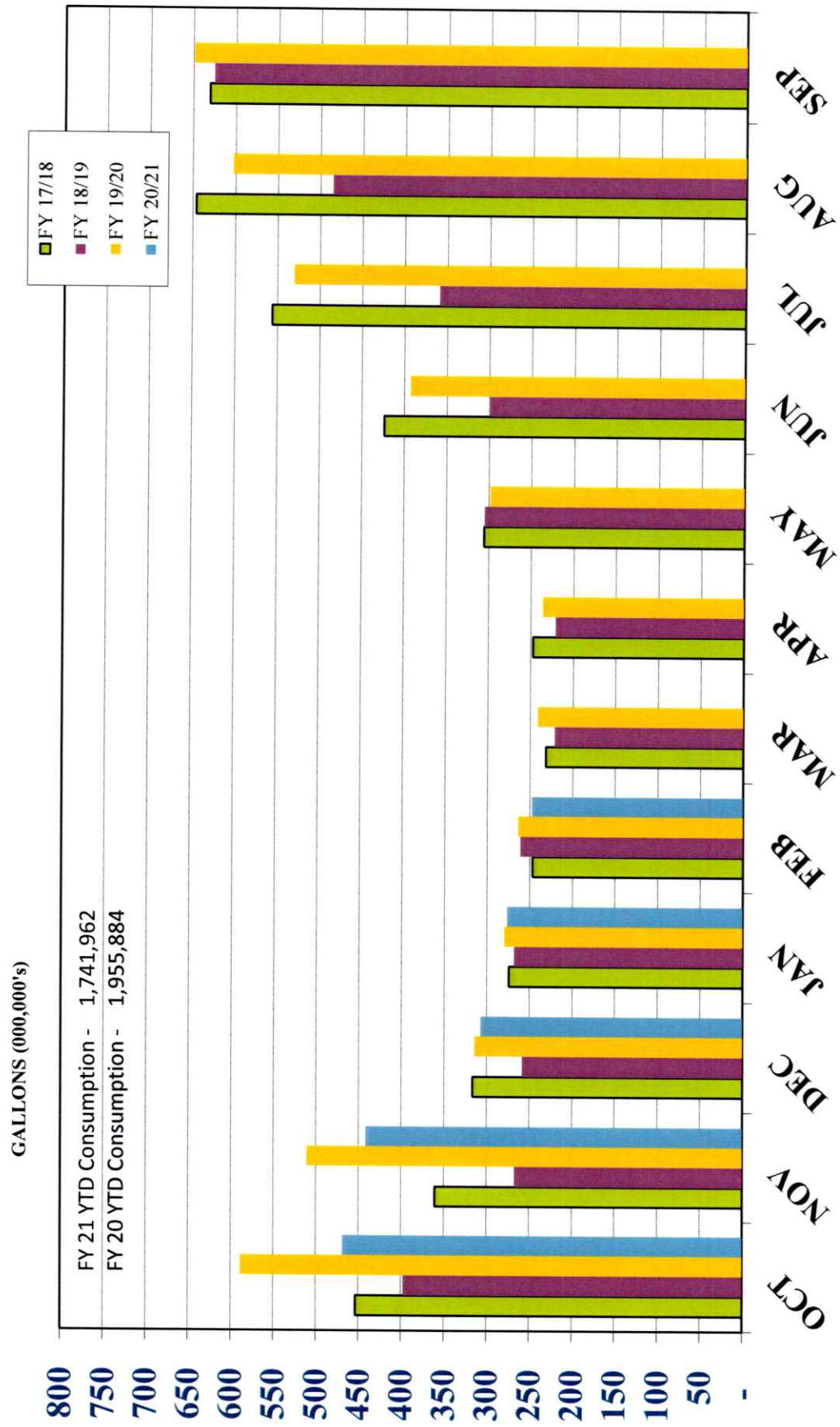
Definition of Bond Coverage:

The ordinance authorizing the issuance of Water and Sewer System revenue bonds requires that the City establish a sinking fund (Revenue Bond Sinking and Reserve Fund) in an amount not less than the average annual requirement for the payment of principal and interest on all the revenue bonds. At September 30, 2020, the sinking fund balance was sufficient to satisfy such bond ordinance requirements. The bond ordinance also contains provisions which, among other items, restricts the issuance of additional revenue bonds unless the special funds noted above contain the required amounts and the pledged revenues are equal to or greater than 1.25 times the average annual debt service requirements after giving effect to the proposed additional bonds and any proposed rate increases. The bond ordinance also requires that the annual gross revenues of the Water and Sewer System, less annual operation and maintenance expenses (excluding depreciation and amortization expense), be at least 1.10 times the annual principal and interest requirements of all then outstanding revenue bonds. The governing body has adopted a resolution stating that they want a coverage factor in excess of 1.30. During 2020, the City achieved a 3.64 bond coverage ratio which exceeded the 1.10 required by the bond ordinance. For fiscal year 2021, the bond coverage ratio is projected at 2.54.



CITY OF MANSFIELD

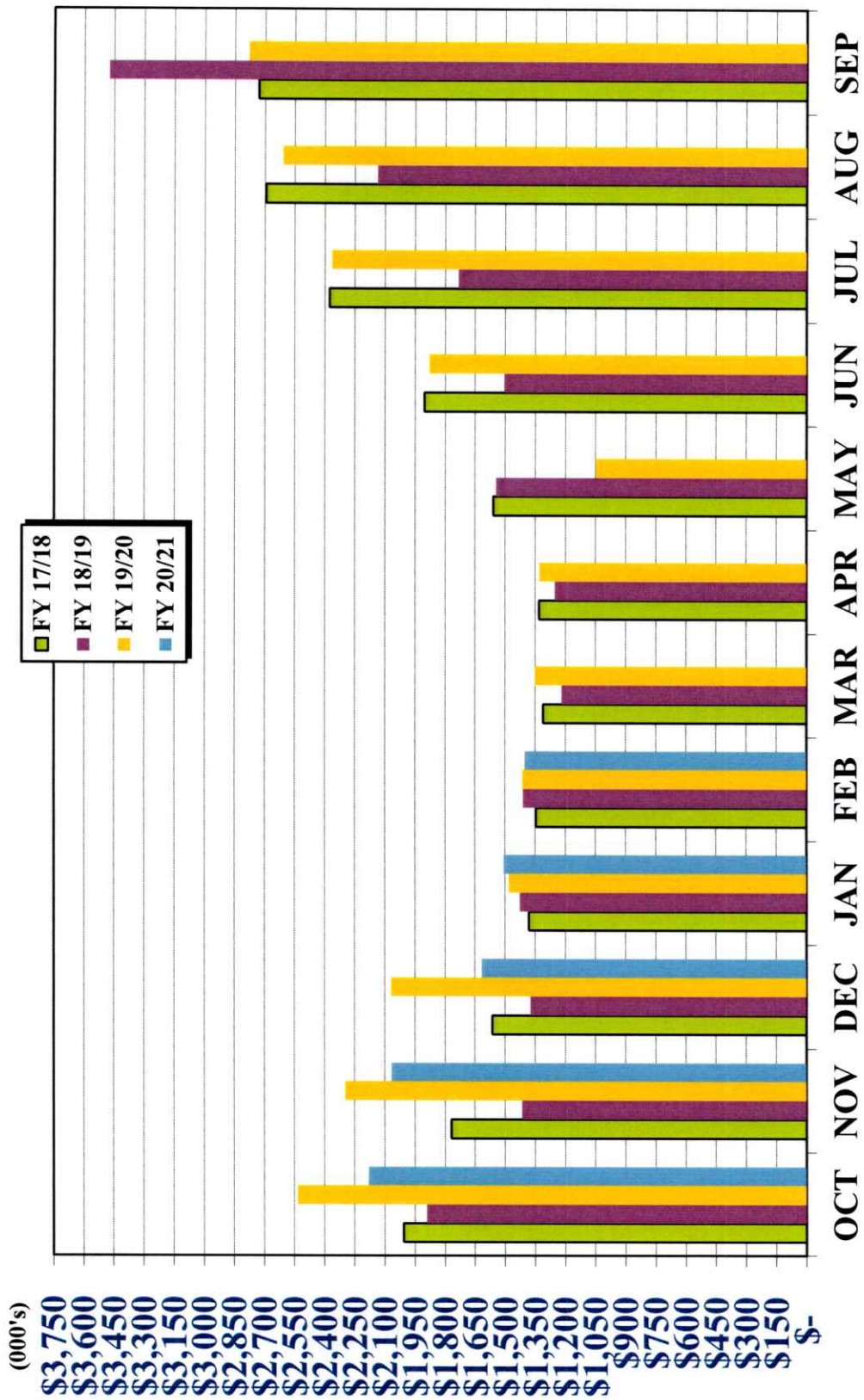
WATER CONSUMPTION





CITY OF MANSFIELD

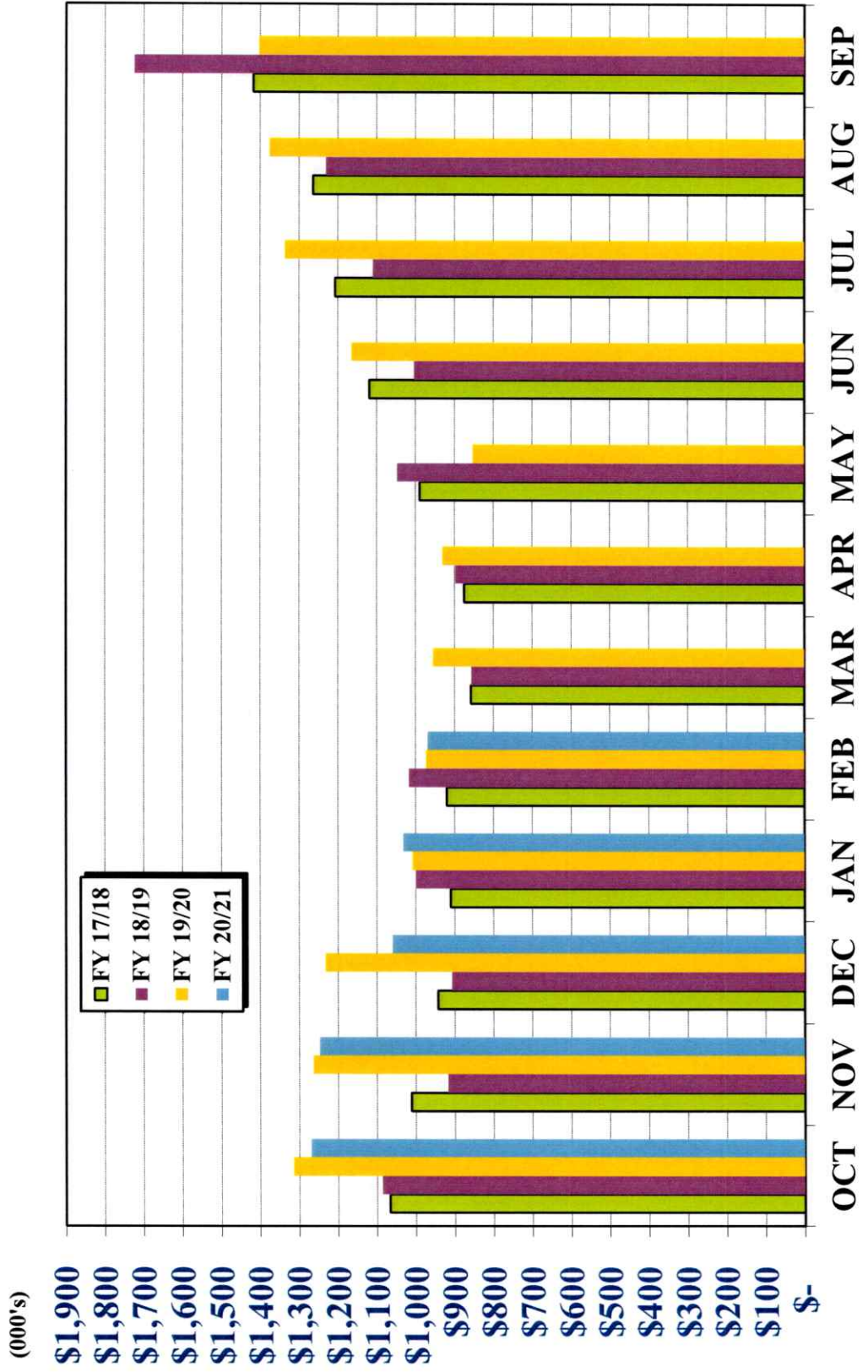
UTILITY FUND - WATER SALES





CITY OF MANSFIELD

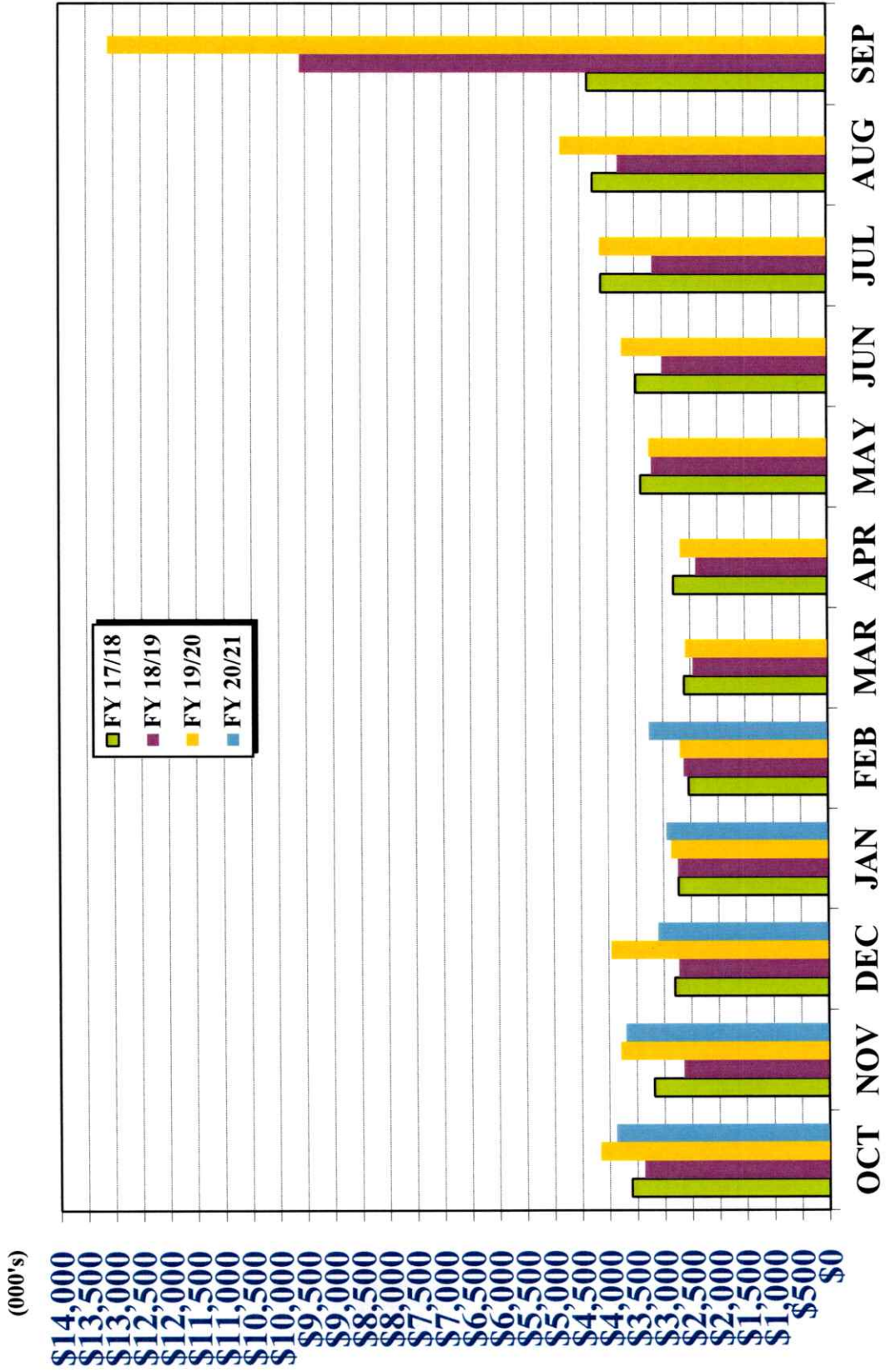
UTILITY FUND - SEWER SERVICE





CITY OF MANSFIELD

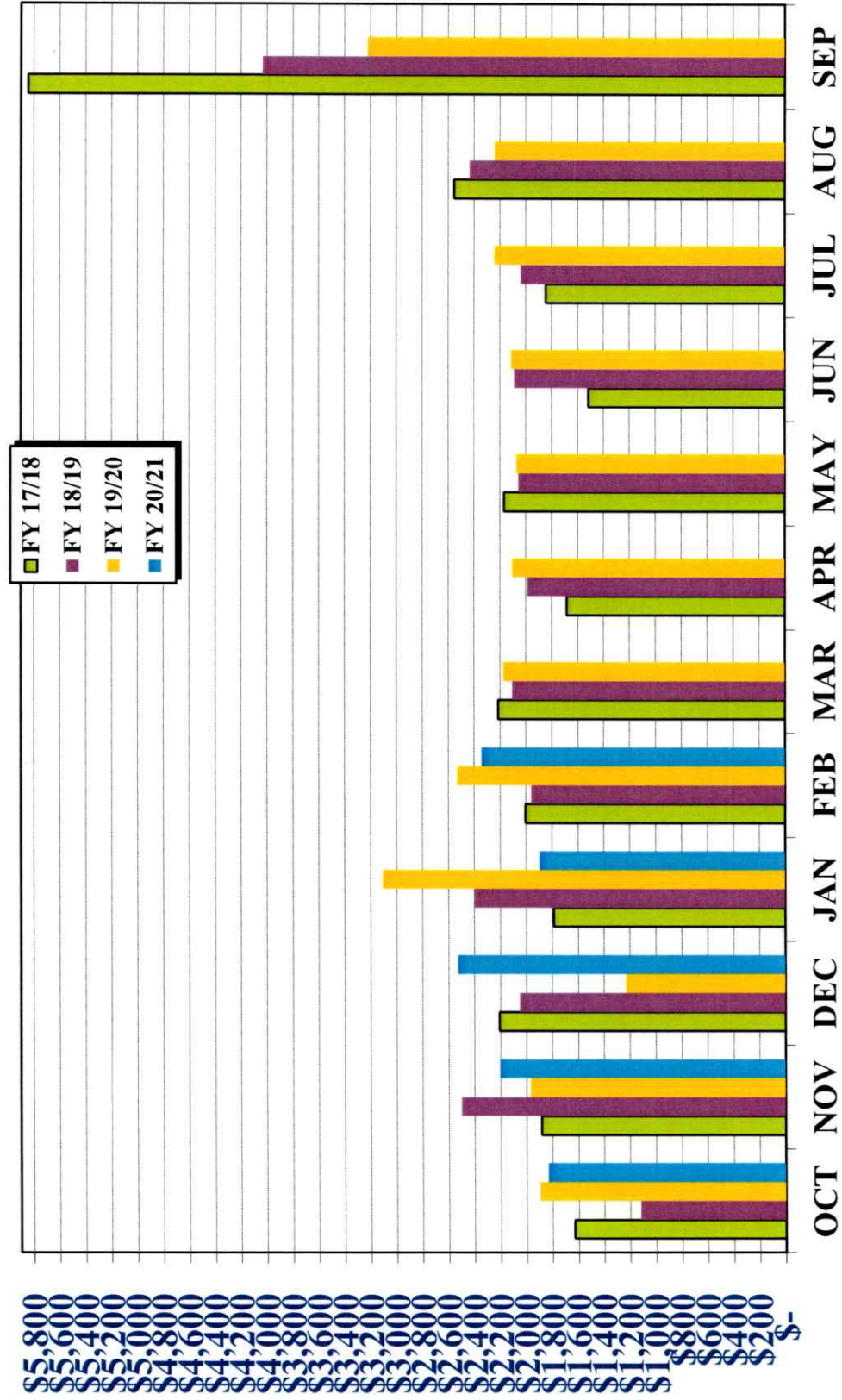
UTILITY FUND - TOTAL REVENUES



CITY OF MANSFIELD

UTILITY OPERATING EXPENDITURES

(000's)



City of Mansfield, Texas

Statement of Net Position - Law Enforcement Complex
February 28, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ (0)	\$ -
Receivables:		
Accounts	704	527,351
Inventory	2,863	19,006
Restricted Assets:		
Cash And Investments	87,050	168,557
Fixed Assets (net of accumulated depreciation)	5,495,679	5,737,745
Total Assets	5,586,296	6,452,659
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Deferred pension contributions	416,591	465,082
Deferred OPEB contributions	167,729	5,091
Deferred investment losses	(404,575)	414,144
Deferred assumption changes	26,314	11,705
Deferred actuarial experience	819,196	1,349,279
Total Deferred Outflows of Resources	1,025,255	2,245,301
<u>TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</u>	\$ 6,611,551	\$ 8,697,960

City of Mansfield, Texas

Statement of Net Position - Law Enforcement Complex

February 28, 2021 and 2020 (Unaudited)

	2021	2020
<u>LIABILITIES</u>		
Accounts Payable	\$ 3,349	\$ 708,009
Accrued Liabilities	-	-
Payable From Restricted Assets:		
Inmate Trust	29,601	37,107
General Obligation Debt Payable:		
Bonds Payable-Current	392,720	442,409
Accrued Interest	(4,829)	966
Long-Term		
Compensated Absences	0	1,078,555
Total OPEB liability	108,925	134,769
Net OPEB liability	3,237,919	5,092,347
Net pension liability	1,815,617	3,563,664
Total Liabilities	5,583,302	11,057,826
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Deferred assumption changes	79,972	186,253
Deferred investment gains	0	-
Deferred loss on refunding	12,388	14,078
Total Deferred Inflows of Resources	92,360	200,331
<u>NET POSITION</u>		
Invested in Capital Assets (net of related debt)	5,132,446	5,403,848
Unreserved	(4,196,557)	(7,964,045)
Total Net Position	935,889	(2,560,197)
<u>TOTAL LIABILITIES, DEFERRED INFLOWS OF OF RESOURCES, AND NET POSITION</u>	\$ 6,611,551	\$ 8,697,960

City of Mansfield, Texas

Comparative Combined Statement of Activities - Law Enforcement Complex
For the Month and Five Months Ended February 28, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
OPERATING REVENUES:				
Charges For Services	\$ -	\$ 494,131	\$ -	\$ 2,851,834
Salary Reimbursement	-	29,724	-	64,668
Miscellaneous	-	7	-	21,672
Transportation	-	375	-	2,003
Commissary Sales	-	31,834	-	157,245
Telephone Commission	-	-	-	97,502
Total Operating Revenues	-	556,071	-	3,194,924
OPERATING EXPENSES:				
Administration	-	24,907	84	142,830
Operations	-	432,982	35	2,413,342
Support	716	42,812	4,331	251,469
Food Service	-	23,377	-	153,253
Medical Service	-	44,801	-	214,860
Commissary	-	39,161	-	144,693
Depreciation	18,086	12,992	97,535	92,892
Total Operating Expenses	18,802	621,032	101,985	3,413,339
OPERATING INCOME (LOSS)	(18,802)	(64,961)	(101,985)	(218,415)
NON OPERATING REVENUES (EXPENSES)				
Interest Revenue	-	-	-	-
Other Income	-	-	-	-
Other Expenses	-	(26,762)	-	(133,815)
Gain/(loss) on sale of assets	-	-	-	-
Amortization	-	-	-	-
Interest And Fiscal Charges	-	(1,224)	-	(6,119)
Net Nonoperating Revenues (Expenses)	-	(27,986)	-	(139,934)
INCOME (LOSS) BEFORE OPERATING TRANSFERS	(18,802)	(92,947)	(101,985)	(358,349)
OPERATING TRANSFERS:				
Transfer In (Out)	-	-	-	-
Net Operating Transfers	-	-	-	-
CHANGE IN NET POSITION	(18,802)	(92,947)	(101,985)	(358,349)
NET POSITION, BEGINNING	954,691	(2,467,250)	1,037,874	(2,201,848)
NET POSITION, ENDING	\$ 935,889	\$ (2,560,197)	\$ 935,889	\$ (2,560,197)

City of Mansfield, Texas

Statement of Net Position - Drainage Utility Fund
February 28, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 4,914,964	\$ 4,159,229
Accounts Receivable	334,014	375,298
Restricted Assets:		
Cash and Investments	250,647	251,449
Fixed Assets (Net of accumulated depreciation)	8,420,038	8,443,337
Total Assets	13,919,664	13,229,311
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Deferred pension contributions	47,806	36,001
Deferred OPEB contributions	25,079	399
Deferred investment losses	(42,581)	74,161
Deferred assumption changes	2,792	428
Deferred actuarial experience	106,241	92,602
Deferred loss on refunding	95,307	119,133
Total deferred outflows of resources	234,643	322,725
Total Assets and Deferred Outflows of Resources	\$ 14,154,308	\$ 13,552,036
<u>LIABILITIES</u>		
Accounts Payable	\$ 45	\$ 625
Accrued Liabilities	57,335	44,411
Retainage Payable	18,167	5,126
Bond Payable	2,315,000	2,745,000
Accrued Interest Payable	6,646	8,089
Unamortized Discounts on Bonds	(18,334)	(22,305)
Unamortized Premiums on Bonds	23,134	29,607
Total OPEB liability	12,500	11,673
Net OPEB liability	487,121	399,153
Net pension liability	159,608	231,629
Total Liabilities	3,061,222	3,453,010
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Deferred assumption changes	12,874	7,928
Deferred investment gains	-	-
Total deferred inflows of resources	12,874	7,928
<u>NET POSITION</u>		
Invested in Capital Assets (net of related debt)	5,938,878	5,139,334
Reserved for Debt Service	-	8,089
Unrestricted	5,141,333	4,943,675
Total Net Position	11,080,211	10,091,099
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$ 14,154,308	\$ 13,552,036

City of Mansfield, Texas

Comparative Combined Statement of Activities - Drainage Utility Fund
For the Month and Five Months Ended February 28, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
OPERATING REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Licenses Fee-Gaswells/Pipelines	-	-	-	-
Drainage Fee	225,409	221,685	1,122,348	1,102,862
Total Operating Revenues	225,409	221,685	1,122,348	1,102,862
OPERATING EXPENSES:				
Administration	77,313	76,689	397,326	304,787
General Maintenance	15,750	8,524	172,299	94,414
Depreciation	13,602	9,847	73,868	70,407
Total Operating Expenses	106,666	95,061	643,492	469,608
OPERATING INCOME (LOSS)	118,744	126,625	478,855	633,254
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	26	1,260	281	6,727
Other Income	-	-	2,464	153
Amortization	-	-	-	-
Interest and fiscal charges	(6,646)	(8,089)	(34,920)	(42,137)
Net Nonoperating Revenue	(6,620)	(6,829)	(32,176)	(35,258)
INCOME (LOSS) BEFORE OPERATING TRANSFERS	112,124	119,796	446,679	597,996
OPERATING TRANSFERS				
Operating Transfers In	-	-	-	-
Operating Transfers Out	-	-	-	-
Net Operating Transfers	-	-	-	-
CHANGE IN NET POSITION	112,124	119,796	446,679	597,996
NET POSITION, BEGINNING	10,968,088	9,971,304	10,633,532	9,493,103
NET POSITION, ENDING	\$ 11,080,211	\$ 10,091,099	\$ 11,080,211	\$ 10,091,099

CITY OF MANSFIELD, TEXAS
SALES TAX COMPARISON
INFORMATION

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

MONTH	FY20	FY21	DOLLAR VALUE INCREASE (DECREASE) FY 2020/2021	PERCENTAGE INCREASE (DECREASE) FY 2020/2021
OCTOBER	1,227,674.02	1,419,747.37	192,073.35	15.65%
NOVEMBER	1,062,055.58	1,137,620.48	75,564.90	7.11%
DECEMBER	1,037,023.19	1,158,578.39	121,555.20	11.72%
JANUARY	1,538,992.70	1,595,982.42	56,989.72	3.70%
FEBRUARY	987,055.68	1,112,384.55	125,328.87	12.70%
MARCH				
Subtotal	5,852,801.17	6,424,313.21	571,512.04	9.76%
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	5,852,801.17	6,424,313.21	571,512.04	9.76%
BUDGET		13,462,618.00	517,792.52	
OVER/(UNDER) BUDGET		(7,038,304.80)	0.04	

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

MONTH	FY20	FY21	DOLLAR VALUE INCREASE (DECREASE) FY 2020/2021	PERCENTAGE INCREASE (DECREASE) FY 2020/2021
OCTOBER	613,837.01	709,873.69	96,036.68	15.65%
NOVEMBER	531,027.79	568,810.24	37,782.45	7.11%
DECEMBER	518,511.59	579,289.19	60,777.60	11.72%
JANUARY	769,496.35	797,991.21	28,494.86	3.70%
FEBRUARY	493,527.84	556,192.28	62,664.44	12.70%
MARCH				
Subtotal	2,926,400.58	3,212,156.61	285,756.03	9.76%
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	2,926,400.58	3,212,156.61	285,756.03	9.76%

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

MONTH	FY20	FY21	DOLLAR VALUE INCREASE (DECREASE) 2020/2021	PERCENTAGE INCREASE (DECREASE) 2020/2021
OCTOBER	613,837.01	709,873.69	96,036.68	15.65%
NOVEMBER	531,027.78	568,810.24	37,782.46	7.11%
DECEMBER	518,511.59	579,289.19	60,777.60	11.72%
JANUARY	769,496.35	797,991.21	28,494.86	3.70%
FEBRUARY	493,527.83	556,192.28	62,664.45	12.70%
MARCH				
Subtotal	2,926,400.56	3,212,156.61	285,756.05	9.76%
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	2,926,400.56	3,212,156.61	285,756.05	9.76%

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

MONTH	FY20	FY21	DOLLAR VALUE INCREASE (DECREASE) FY 2020/2021	PERCENTAGE INCREASE (DECREASE) FY 2020/2021
OCTOBER	2,455,348.04	2,839,494.75	384,146.71	15.65%
NOVEMBER	2,124,111.15	2,275,240.96	151,129.81	7.11%
DECEMBER	2,074,046.37	2,317,156.77	243,110.40	11.72%
JANUARY	3,077,985.40	3,191,964.84	113,979.44	3.70%
FEBRUARY	1,974,111.35	2,224,769.10	250,657.75	12.70%
MARCH				
Subtotal	11,705,602.31	12,848,626.42	1,143,024.11	9.76%
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	11,705,602.31	12,848,626.42	1,143,024.11	9.76%
BUDGET		26,925,236.00		
OVER/(UNDER) BUDGET		(14,076,609.58)		

SCHEDULE OF INVESTMENTS



INVESTMENT OFFICERS' REPORT

This report is prepared in accordance with the Public funds Investment Act ("Act"), Chapter 2256 of Title 10 of the Government Code. This Act prescribes the investment of funds in the custody of a district or authority created under Article XVI, Section 59, of the Texas Constitution. Section 2256.023(a) of the Act states that "not less than quarterly the investment officers shall prepare and submit to the governing body of the entity a written report of investment transactions for all funds covered by this chapter for the preceding reporting period." This report covers the month of February for Fiscal Year 2021.



Bryan Rebel
Investment Officer

City of Mansfield
 Portfolio Holdings
 Tracker Portfolio Set Up - by Issuer
 Report Format: By Transaction
 Group By: Issuer
 Average By: Face Amount / Shares
 Portfolio / Report Group: All Portfolios
 As of 2/28/2021

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
AIM Invesco												
AIM Invesco MM	AIM	9/30/1999	0.240	468,061.88	468,061.88	468,061.88	468,061.88	N/A	1		0.67	15 - Street Construction
Sub Total / Average AIM Invesco			0.240	468,061.88	468,061.88	468,061.88	468,061.88		1	0.00	0.67	
Nations Funds												
Nations Funds MM	MF0008	10/25/1999	0.015	4,873,313.97	4,873,313.97	4,873,313.97	4,873,313.97	N/A	1		6.96	25 - Water & Sewer
Nations Funds MM	MF0008	10/25/1999	0.015	3,361,634.00	3,361,634.00	3,361,634.00	3,361,634.00	N/A	1		4.80	15 - Street Construction
Nations Funds MM	MF0008	10/25/1999	0.015	4,168,387.40	4,168,387.40	4,168,387.40	4,168,387.40	N/A	1		5.95	01 - General Fund
Nations Funds MM	MF0008	10/25/1999	0.015	152,184.86	152,184.86	152,184.86	152,184.86	N/A	1		0.22	39 - Economic Development
Nations Funds MM	MF0008	10/25/1999	0.015	1,457,342.42	1,457,342.42	1,457,342.42	1,457,342.42	N/A	1		2.08	28 - Utility Construction Fund 28
Nations Funds MM	MF0008	10/25/1999	0.015	26,598.02	26,598.02	26,598.02	26,598.02	N/A	1		0.04	06 - Tree Mitigation
Nations Funds MM	MF0008	10/25/1999	0.015	445,534.82	445,534.82	445,534.82	445,534.82	N/A	1		0.64	10 - Debt Services
Nations Funds MM	MF0008	10/25/1999	0.015	606,744.58	606,744.58	606,744.58	606,744.58	N/A	1		0.87	24 - Mansfield Parks Land Dedication
Nations Funds MM	MF0008	10/25/1999	0.015	2,292,070.93	2,292,070.93	2,292,070.93	2,292,070.93	N/A	1		3.27	23 - Mansfield Parks 1/2 Sales Tax
Nations Funds MM	MF0008	4/11/2012	0.015	3,008,970.15	3,008,970.15	3,008,970.15	3,008,970.15	N/A	1		4.29	27 - Revenue Bond Reserve
Nations Funds MM	MF0008	8/1/2016	0.015	1,615,863.08	1,615,863.08	1,615,863.08	1,615,863.08	N/A	1		2.31	309 - Library Expansion
Nations Funds MM	MF0008	8/1/2016	0.015	1,542,175.54	1,542,175.54	1,542,175.54	1,542,175.54	N/A	1		2.20	86 - 2016 Streets Construction
Nations Funds MM	MF0008	12/1/2017	0.015	25,960.32	25,960.32	25,960.32	25,960.32	N/A	1		0.04	87 - 2017 Streets Construction
Nations Funds MM	MF0008	7/2/2018	0.015	1,600,014.67	1,600,014.67	1,600,014.67	1,600,014.67	N/A	1		2.28	873 - MEDC Construction
Sub Total / Average Nations Funds			0.015	25,176,794.76	25,176,794.76	25,176,794.76	25,176,794.76		1	0.00	35.93	
TexStar												
TexStar LGIP	TEXSTAR	11/2/2012	0.033	231,545.74	231,545.74	231,545.74	231,545.74	N/A	1		0.33	38 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.033	11,277,241.00	11,277,241.00	11,277,241.00	11,277,241.00	N/A	1		16.10	25 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	0.033	79,591.82	79,591.82	79,591.82	79,591.82	N/A	1		0.11	16 - Building Construction
TexStar LGIP	TEXSTAR	11/2/2012	0.033	1,956,173.24	1,956,173.24	1,956,173.24	1,956,173.24	N/A	1		2.79	15 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	0.033	8,500,267.57	8,500,267.57	8,500,267.57	8,500,267.57	N/A	1		12.13	01 - General Fund

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
TexStar LGIP	TEXSTAR	11/2/2012	0.033	832,909.77	832,909.77	832,909.77	832,909.77	N/A	1		1.19	39 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	0.033	7,300,458.44	7,300,458.44	7,300,458.44	7,300,458.44	N/A	1		10.42	28 - Utility Construction Fund 28
TexStar LGIP	TEXSTAR	11/2/2012	0.033	1,484,035.05	1,484,035.05	1,484,035.05	1,484,035.05	N/A	1		2.12	50 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	0.033	53,844.54	53,844.54	53,844.54	53,844.54	N/A	1		0.08	10 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	0.033	1,063,425.41	1,063,425.41	1,063,425.41	1,063,425.41	N/A	1		1.52	24 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	0.033	996,980.68	996,980.68	996,980.68	996,980.68	N/A	1		1.42	19 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.033	2,441,895.05	2,441,895.05	2,441,895.05	2,441,895.05	N/A	1		3.49	23 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	0.033	1,516,098.57	1,516,098.57	1,516,098.57	1,516,098.57	N/A	1		2.16	81 - Street Construction 2012 Issue
TexStar LGIP	TEXSTAR	1/8/2014	0.033	4,837.28	4,837.28	4,837.28	4,837.28	N/A	1		0.01	22 - Equipment Replacement
TexStar LGIP	TEXSTAR	11/30/2014	0.033	583,192.37	583,192.37	583,192.37	583,192.37	N/A	1		0.83	08 - Hotel
TexStar LGIP	TEXSTAR	8/31/2016	0.033	972,118.09	972,118.09	972,118.09	972,118.09	N/A	1		1.39	86 - 2016 Streets Construction
TexStar LGIP	TEXSTAR	12/31/2017	0.033	3,435,937.98	3,435,937.98	3,435,937.98	3,435,937.98	N/A	1		4.90	87 - 2017 Streets Construction
TexStar LGIP	TEXSTAR	7/31/2018	0.033	1,688,279.14	1,688,279.14	1,688,279.14	1,688,279.14	N/A	1		2.41	873 - MEDC Construction
Sub Total / Average TexStar			0.033	44,418,831.74	44,418,831.74	44,418,831.74	44,418,831.74		1	0.00	63.40	
Total / Average			0.028	70,063,688.38	70,063,688.38	70,063,688.38	70,063,688.38		1	0.00	100	

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

Save As Edit Print Excel

Date: 2/28/2021

Portfolio / Report Group: All Portfolios View Full View

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost
01 - General Fund						
<u>Nations Funds MM</u>	<u>MF0008</u>	Money Market	10/25/1999	0.015	4,168,387.40	4,168
<u>TexStar LGIP</u>	<u>TEXSTAR</u>	Local Government Investment Pool	11/2/2012	0.033	8,500,267.57	8,500
SUB TOTAL / AVERAGE 01 - GENERAL FUND				0.027	12,668,654.97	12,668
06 - Tree Mitigation						
<u>Nations Funds MM</u>	<u>MF0008</u>	Money Market	10/25/1999	0.015	26,598.02	26
SUB TOTAL / AVERAGE 06 - TREE MITIGATION				0.015	26,598.02	26
08 - Hotel						
<u>TexStar LGIP</u>	<u>TEXSTAR</u>	Local Government Investment Pool	11/30/2014	0.033	583,192.37	583
SUB TOTAL / AVERAGE 08 - HOTEL				0.033	583,192.37	583
10 - Debt Services						
<u>Nations Funds MM</u>	<u>MF0008</u>	Money Market	10/25/1999	0.015	445,534.82	445
<u>TexStar LGIP</u>	<u>TEXSTAR</u>	Local Government Investment Pool	11/2/2012	0.033	53,844.54	53
SUB TOTAL / AVERAGE 10 - DEBT SERVICES				0.017	499,379.36	499
15 - Street Construction						
<u>AIM Invesco MM</u>	<u>AIM</u>	Money Market	9/30/1999	0.240	468,061.88	468
<u>Nations Funds MM</u>	<u>MF0008</u>	Money Market	10/25/1999	0.015	3,361,634.00	3,361
<u>TexStar LGIP</u>	<u>TEXSTAR</u>	Local Government Investment Pool	11/2/2012	0.033	1,956,173.24	1,956
SUB TOTAL / AVERAGE 15 - STREET CONSTRUCTION				0.039	5,785,869.12	5,785
16 - Building Construction						
<u>TexStar LGIP</u>	<u>TEXSTAR</u>	Local Government Investment Pool	11/2/2012	0.033	79,591.82	79
SUB TOTAL / AVERAGE 16 - BUILDING CONSTRUCTION				0.033	79,591.82	79
19 - Drainage Utility Fund						
<u>TexStar LGIP</u>	<u>TEXSTAR</u>	Local Government Investment Pool	11/2/2012	0.033	996,980.68	996
SUB TOTAL / AVERAGE 19 - DRAINAGE UTILITY FUND				0.033	996,980.68	996
22 - Equipment Replacement						
<u>TexStar LGIP</u>	<u>TEXSTAR</u>	Local Government Investment Pool	1/8/2014	0.033	4,837.28	4
SUB TOTAL / AVERAGE 22 - EQUIPMENT REPLACEMENT				0.033	4,837.28	4
23 - Mansfield Parks 1/2 Sales Tax						
<u>Nations Funds MM</u>	<u>MF0008</u>	Money Market	10/25/1999	0.015	2,292,070.93	2,292
<u>TexStar LGIP</u>	<u>TEXSTAR</u>	Local Government Investment Pool	11/2/2012	0.033	2,441,895.05	2,441
SUB TOTAL / AVERAGE 23 - MANSFIELD PARKS 1/2 SALES TAX				0.024	4,733,965.98	4,733
24 - Mansfield Parks Land Dedication						
<u>Nations Funds MM</u>	<u>MF0008</u>	Money Market	10/25/1999	0.015	606,744.58	606
<u>TexStar LGIP</u>	<u>TEXSTAR</u>	Local Government Investment Pool	11/2/2012	0.033	1,063,425.41	1,063
SUB TOTAL / AVERAGE 24 - MANSFIELD PARKS LAND DEDICATION				0.027	1,670,169.99	1,670
25 - Water & Sewer						
<u>Nations Funds MM</u>	<u>MF0008</u>	Money Market	10/25/1999	0.015	4,873,313.97	4,873
<u>TexStar LGIP</u>	<u>TEXSTAR</u>	Local Government Investment Pool	11/2/2012	0.033	11,277,241.00	11,277
SUB TOTAL / AVERAGE 25 - WATER & SEWER				0.028	16,150,554.97	16,150
27 - Revenue Bond Reserve						
<u>Nations Funds MM</u>	<u>MF0008</u>	Money Market	4/11/2012	0.015	3,008,970.15	3,008
SUB TOTAL / AVERAGE 27 - REVENUE BOND RESERVE				0.015	3,008,970.15	3,008
28 - Utility Construction Fund 28						
<u>Nations Funds MM</u>	<u>MF0008</u>	Money Market	10/25/1999	0.015	1,457,342.42	1,457

<u>TexStar LGIP</u>	<u>TEXSTAR</u>	Local Government Investment Pool	11/2/2012	0.033	7,300,458.44	7,300
SUB TOTAL / AVERAGE 28 - UTILITY CONSTRUCTION FUND 28				0.030	8,757,800.86	8,757
309 - Library Expansion						
<u>Nations Funds MM</u>	<u>MF0008</u>	Money Market	8/1/2016	0.015	1,615,863.08	1,615
SUB TOTAL / AVERAGE 309 - LIBRARY EXPANSION				0.015	1,615,863.08	1,615
38 - MEDC I&S Fund						
<u>TexStar LGIP</u>	<u>TEXSTAR</u>	Local Government Investment Pool	11/2/2012	0.033	231,545.74	231
SUB TOTAL / AVERAGE 38 - MEDC I&S FUND				0.033	231,545.74	231
39 - Economic Development						
<u>Nations Funds MM</u>	<u>MF0008</u>	Money Market	10/25/1999	0.015	152,184.86	152
<u>TexStar LGIP</u>	<u>TEXSTAR</u>	Local Government Investment Pool	11/2/2012	0.033	832,909.77	832
SUB TOTAL / AVERAGE 39 - ECONOMIC DEVELOPMENT				0.031	985,094.63	985
50 - TIF						
<u>TexStar LGIP</u>	<u>TEXSTAR</u>	Local Government Investment Pool	11/2/2012	0.033	1,484,035.05	1,484
SUB TOTAL / AVERAGE 50 - TIF				0.033	1,484,035.05	1,484
81 - Street Construction 2012 Issue						
<u>TexStar LGIP</u>	<u>TEXSTAR</u>	Local Government Investment Pool	11/2/2012	0.033	1,516,098.57	1,516
SUB TOTAL / AVERAGE 81 - STREET CONSTRUCTION 2012 ISSUE				0.033	1,516,098.57	1,516
86 - 2016 Streets Construction						
<u>Nations Funds MM</u>	<u>MF0008</u>	Money Market	8/1/2016	0.015	1,542,175.54	1,542
<u>TexStar LGIP</u>	<u>TEXSTAR</u>	Local Government Investment Pool	8/31/2016	0.033	972,118.09	972
SUB TOTAL / AVERAGE 86 - 2016 STREETS CONSTRUCTION				0.022	2,514,293.63	2,514
87 - 2017 Streets Construction						
<u>Nations Funds MM</u>	<u>MF0008</u>	Money Market	12/1/2017	0.015	25,960.32	25
<u>TexStar LGIP</u>	<u>TEXSTAR</u>	Local Government Investment Pool	12/31/2017	0.033	3,435,937.98	3,435
SUB TOTAL / AVERAGE 87 - 2017 STREETS CONSTRUCTION				0.033	3,461,898.30	3,461
873 - MEDC Construction						
<u>Nations Funds MM</u>	<u>MF0008</u>	Money Market	7/2/2018	0.015	1,600,014.67	1,600
<u>TexStar LGIP</u>	<u>TEXSTAR</u>	Local Government Investment Pool	7/31/2018	0.033	1,688,279.14	1,688
SUB TOTAL / AVERAGE 873 - MEDC CONSTRUCTION				0.024	3,288,293.81	3,288
TOTAL / AVERAGE				0.028	70,063,688.38	70,063



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4002

Agenda Date: 4/12/2021

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Execution of a Joint Election Agreement and Contract with the Tarrant County Elections Administrator to Perform Election Services for the May 1, 2021 General Election; and Providing and Effective Date

Requested Action

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

Recommendation

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

Description/History

On January 25, 2021 the City Council passed Resolution RE-3721-21 calling for a General Election to be held on May 1, 2021 to elect a Council Member, Place 3, Council Member Place 4, and a Council Member Place 5.

The City has 42,582 registered voters in Tarrant County.

Justification

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

Funding Source

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

Prepared By

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

RESOLUTION NO. _____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE EXECUTION OF A CONTRACT WITH THE TARRANT COUNTY ELECTIONS ADMINISTRATOR TO PERFORM ELECTION SERVICES FOR THE MAY 1, 2021 GENERAL ELECTION; AND PROVIDING AN EFFECTIVE DATE**

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

WHEREAS, the City Council of the City of Mansfield desires to have the Tarrant County Elections Administrator conduct the May 1, 2021 General Election to the extent permitted by law.

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

SECTION 1.

The Joint Election Agreement with the Tarrant County Elections Administrator and the City of Mansfield (the "Contract"), attached hereto as Exhibit "A", is hereby approved for all purposes and the Mayor is authorized to execute the Contract. The Mayor is hereby authorized and directed to take any and all actions necessary to enable the Tarrant County Elections Administrator and the City to conduct the May 1, 2021 General Election in accordance with all applicable law.

SECTION 2.

This resolution shall be effective upon its adoption.

PASSED AND APPROVED THIS THE 12th DAY OF APRIL, 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

THE STATE OF TEXAS

COUNTY OF TARRANT

JOINT ELECTION AGREEMENT AND CONTRACT FOR ELECTION SERVICES

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

ARLINGTON ISD	CITY OF ROANOKE
AZLE ISD	CITY OF SAGINAW
BIRDVILLE ISD	CITY OF SANSOM PARK
CARROLL ISD	CITY OF SOUTHLAKE
CASTLEBERRY ISD	CITY OF WATAUGA
CITY OF ARLINGTON	CITY OF WESTWORTH VILLAGE
CITY OF AZLE	CROWLEY ISD
CITY OF BEDFORD	EAGLE MOUNTAIN-SAGINAW ISD
CITY OF BENBROOK	EVERMAN ISD
CITY OF BLUE MOUND	FORT WORTH ISD
CITY OF COLLEYVILLE	GODLEY ISD
CITY OF EULESS	GRAPEVINE-COLLEYVILLE ISD
CITY OF EVERMAN	HURST-EULESS-BEDFORD ISD
CITY OF FORT WORTH	KELLER ISD
CITY OF GRAND PRAIRIE	KENNEDALE ISD
CITY OF GRAPEVINE	LEWISVILLE ISD
CITY OF HALTOM CITY	MANSFIELD ISD
CITY OF HASLET	NORTHWEST ISD
CITY OF HURST	TARRANT REGIONAL WATER DISTRICT
CITY OF KELLER	TOWN OF EDGECLIFF VILLAGE
CITY OF KENNEDALE	TOWN OF FLOWER MOUND
CITY OF LAKE WORTH	TOWN OF LAKESIDE
CITY OF MANSFIELD	TOWN OF PANTEGO
CITY OF NORTH RICHLAND HILLS	TOWN OF WESTLAKE
CITY OF PELICAN BAY	TARRANT COUNTY
CITY OF RICHLAND HILLS	FOREST HILL LIBRARY DISTRICT
CITY OF RIVER OAKS	TARRANT COUNTY COLLEGE

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

This contract is made pursuant to Texas Election Code Sections 31.092 and 271.002 – 271.004, if applicable, and Texas Education Code Section 11.0581 for a joint May 1, 2021 election to be administered by the undersigned Tarrant County Elections Administrator, hereinafter referred to as "Elections Administrator." This term includes the Assistant Elections Administrator in the Elections Administrator's absence or disability.

RECITALS

Each participating authority listed above plans to hold a general and/or special election on May 1, 2021. If a run-off election or a repeat election is necessary because of legal action, the date of that election will be June 5, 2021.

The County owns an electronic voting system, the Hart InterCivic Verity Voting System (Version 2.4), which has been duly approved by the Secretary of State pursuant to Texas Election Code Chapter 122 as amended, and is compliant with the accessibility requirements for persons with disabilities set forth by Texas Election Code Section 61.012. The contracting political subdivisions, also known interchangeably as "Entities" or "participating authorities", desire to use the County's electronic voting system and to compensate the County for such use and to share in certain other expenses connected with joint elections in accordance with the applicable provisions of Chapters 31 and 271 of the Texas Election Code, as amended. The entity desires to contract for the voting system as described, in tandem with the County's elections services through the Elections Administrator's office, and to compensate the County for such use and to share in other expenses connected with joint elections in accordance with the applicable provisions of law and of this contract.

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

I. ADMINISTRATION

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

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

Each participating authority agrees to adopt the adopt the Verity Voting System v. 2.4, from HART InterCivic, as the Voting System for this election, so that it may be used, in accordance with the terms and conditions specified in the certification order issued by the Texas Secretary Of State, for all forms of voting, including election day voting at polling locations, early voting in person, early voting by mail, and provisional voting.

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

II. LEGAL DOCUMENTS

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

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

III. VOTING LOCATIONS

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

If polling places for the May 1, 2021 joint election are different from the polling place(s) used by a participating authority in its most recent election, the authority agrees to post a notice no later than May 1, 2021 at the entrance to any previous polling places in the jurisdiction stating that the polling location has changed and stating the political subdivision's polling place names and addresses in effect for the May 1, 2021 election. This notice shall be written in both the English, Spanish, and Vietnamese languages.

IV. ELECTION JUDGES, CLERKS, AND OTHER ELECTION PERSONNEL

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

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

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

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

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

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

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

V. PREPARATION OF SUPPLIES AND VOTING EQUIPMENT

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

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

Each participating authority shall furnish the Elections Administrator a list of candidates and/or propositions showing the order and the exact manner in which the candidate names and/or proposition(s) are to appear on the official ballot (including titles and text in each language in which the authority's ballot is to be printed). Each participating authority shall be responsible for proofreading and approving the ballot insofar as it pertains to that authority's candidates and/or propositions.

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

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

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

VI. EARLY VOTING

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

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

As Early Voting Clerk, the Elections Administrator shall receive applications for early voting ballots to be voted by mail in accordance with Chapters 31 and 86 of the Texas Election Code. Any requests for early voting ballots to be voted by mail received by the participating authorities shall be forwarded immediately by fax or courier to the Elections Administrator for processing. The Elections Administrator will be responsible for managing the Annual Ballot by Mail voters for whom the Elections Administrator has received an Application for Ballot by Mail.

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

VII. EARLY VOTING BALLOT BOARD AND SIGNATURE VERIFICATION COMMITTEE

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

members to constitute the EVBB. The Elections Administrator shall determine the number of EVBB members required to efficiently process the early voting ballots.

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

VIII. CENTRAL COUNTING STATION AND ELECTION RETURNS

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

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

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

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

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

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

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

IX. PARTICIPATING AUTHORITIES WITH TERRITORY OUTSIDE TARRANT COUNTY

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

X. RUNOFF ELECTIONS

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

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

Each participating authority agrees to order any runoff election(s) at its meeting for canvassing the votes from the May 1, 2021 election.

Each participating authority eligible to hold runoff elections agrees that the date of the runoff election, if necessary, shall be June 5, 2021.

XI. ELECTION EXPENSES AND ALLOCATION OF COSTS

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

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

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

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

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

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

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

Cost schedule and invoicing.

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

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

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

XII. COST ESTIMATES AND DEPOSIT OF FUNDS

The total estimated obligation for each participating authority under the terms of this agreement is listed below. Each participating authority agrees to pay the Tarrant County Elections Administrator a deposit of approximately 75% of

this estimated obligation within fifteen (15) days after execution of this Agreement. The exact amount of each participating authority's obligation under the terms of this agreement shall be calculated after the May 1, 2021 election (or runoff election, if applicable), and if the amount of an authority's total obligation exceeds the amount deposited, the authority shall pay to the Elections Administrator the balance due within thirty (30) days after the receipt of the final invoice from the Elections Administrator. However, if the amount of the authority's total obligation is less than the amount deposited, the Elections Administrator shall refund to the authority the excess amount paid within thirty (30) days after the final costs are calculated.

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

Political Subdivision	Actual # Polls	Billed # Polls	Estimated Cost	Deposit Due
ARLINGTON ISD	31	8.04	\$ 45,337.16	\$ 34,010.00
AZLE ISD	4	1.00	\$ 5,746.24	\$ 4,310.00
BIRDVILLE ISD	6	2.00	\$ 18,080.67	\$ 13,570.00
CARROLL ISD	3	0.75	\$ 5,066.97	\$ 3,810.00
CASTLEBERRY ISD	3	0.65	\$ 3,700.44	\$ 2,780.00
CITY OF ARLINGTON	31	7.65	\$ 42,926.33	\$ 32,200.00
CITY OF AZLE	2	0.58	\$ 4,377.48	\$ 3,290.00
CITY OF BEDFORD	1	0.33	\$ 4,811.37	\$ 3,610.00
CITY OF BENBROOK	1	0.50	\$ 7,288.56	\$ 5,470.00
CITY OF BLUE MOUND	1	0.20	\$ 3,328.67	\$ 2,500.00
CITY OF COLLEYVILLE	1	0.33	\$ 4,881.04	\$ 3,670.00
CITY OF EULESS	3	0.75	\$ 6,089.38	\$ 4,570.00
CITY OF EVERMAN	1	0.25	\$ 3,403.65	\$ 2,560.00
CITY OF FORT WORTH	114	31.47	\$ 149,938.54	\$ 112,460.00
CITY OF GRAND PRAIRIE	4	1.08	\$ 7,181.45	\$ 5,390.00
CITY OF GRAPEVINE	1	0.33	\$ 4,881.04	\$ 3,670.00
CITY OF HALTOM CITY	1	0.33	\$ 4,881.04	\$ 3,670.00
CITY OF HASLET	1	0.25	\$ 6,326.50	\$ 4,750.00
CITY OF HURST	1	0.33	\$ 4,881.04	\$ 3,670.00
CITY OF KELLER	3	1.00	\$ 7,098.18	\$ 5,330.00
CITY OF KENNEDALE	2	0.27	\$ 4,473.56	\$ 3,360.00
CITY OF LAKE WORTH	2	0.37	\$ 6,593.04	\$ 4,950.00
CITY OF MANSFIELD	6	1.35	\$ 9,926.49	\$ 7,450.00
CITY OF NORTH RICHLAND HILLS	3	1.08	\$ 11,195.00	\$ 8,400.00
CITY OF PELICAN BAY	1	0.25	\$ 3,389.90	\$ 2,550.00
CITY OF RICHLAND HILLS	1	0.33	\$ 4,811.37	\$ 3,610.00
CITY OF RIVER OAKS	2	0.45	\$ 3,107.90	\$ 2,340.00
CITY OF ROANOKE	0	0.00	\$ 400.00	\$ 300.00
CITY OF SAGINAW	4	0.90	\$ 5,773.27	\$ 4,330.00
CITY OF SANSOM PARK	1	0.20	\$ 2,320.19	\$ 1,750.00
CITY OF SOUTHLAKE	2	0.50	\$ 4,326.29	\$ 3,250.00
CITY OF WATAUGA	2	0.75	\$ 4,963.39	\$ 3,730.00
CITY OF WESTWORTH VILLAGE	1	0.33	\$ 2,905.89	\$ 2,180.00
CROWLEY ISD	11	2.71	\$ 18,013.87	\$ 13,520.00
EAGLE MOUNTAIN-SAGINAW ISD	8	1.80	\$ 8,975.97	\$ 6,740.00
EVERMAN ISD	7	1.50	\$ 7,595.01	\$ 5,700.00
FORT WORTH ISD	94	26.48	\$ 104,347.52	\$ 78,270.00
GODLEY ISD	0	0.00	\$ 400.00	\$ 300.00
GRAPEVINE-COLLEYVILLE ISD	3	0.83	\$ 10,189.86	\$ 7,650.00

HURST-EULESS-BEDFORD ISD	6	1.67	\$ 16,416.59	\$ 12,320.00
KELLER ISD	11	3.28	\$ 22,559.92	\$ 16,920.00
KENNEDALE ISD	2	0.27	\$ 4,473.56	\$ 3,360.00
LEWISVILLE ISD	0	0.00	\$ 400.00	\$ 300.00
MANSFIELD ISD	12	2.64	\$ 16,631.55	\$ 12,480.00
NORTHWEST ISD	6	1.70	\$ 10,660.76	\$ 8,000.00
TARRANT REGIONAL WATER DISTRICT	115	31.60	\$ 149,306.12	\$ 111,980.00
TOWN OF EDGECLIFF VILLAGE	1	0.17	\$ 2,715.28	\$ 2,040.00
TOWN OF FLOWER MOUND	0	0.00	\$ 400.00	\$ 300.00
TOWN OF LAKESIDE	1	0.17	\$ 5,823.40	\$ 4,370.00
TOWN OF PANTEGO	1	0.25	\$ 3,042.93	\$ 2,290.00
TOWN OF WESTLAKE	3	0.62	\$ 4,502.18	\$ 3,380.00
TARRANT COUNTY	48	11.81	\$ 83,652.70	\$ 62,740.00
FOREST HILL LIBRARY DISTRICT	1	0.33	\$ 3,997.96	\$ 3,000.00
TARRANT COUNTY COLLEGE	93	23.54	\$ 156,093.91	\$ 117,080.00
TOTALS	663	176	\$1,034,611.14	\$ 776,230.00

XIII. WITHDRAWAL FROM CONTRACT DUE TO CANCELLATION OF ELECTION

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

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

XIV. RECORDS OF THE ELECTION

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

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

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

XV. RECOUNTS

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

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

XVI. MISCELLANEOUS PROVISIONS

1. It is understood that to the extent space is available, other districts and political subdivisions may wish to participate in the use of the County's election equipment and voting places, and it is agreed that the Elections Administrator may contract with such other districts or political subdivisions for such purposes and that in such event there may be an adjustment of the pro-rata share to be paid to the County by the participating authorities.
2. The Elections Administrator shall file copies of this document with the Tarrant County Judge and the Tarrant County Auditor in accordance with Section 31.099 of the Texas Election Code.
3. Nothing in this Contract prevents any party from taking appropriate legal action against any other party and/or other election personnel for a breach of this contract or a violation of the Texas Election Code.
4. This Agreement shall be construed under and in accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Tarrant County, Texas.
5. In the event that one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
6. All Parties shall comply with all applicable laws, ordinances, and codes of the State of Texas, all local governments, and any other entities with local jurisdiction.
7. The waiver by any party of a breach of any provision of this Agreement shall not operate as or be construed as a waiver of any subsequent breach.
8. Any Amendments of this agreement shall be of no effect unless in writing and signed by all Parties hereto.
9. In the event of an emergency or unforeseen event on Election Day that requires adjustment to these procedures to keep the election operating in a timely, fair, and accessible manner, Elections Administrator may make such adjustments to the procedures herein as the circumstances require.

XVII. JOINT CONTRACT ACCEPTANCE AND APPROVAL

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

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

The Elections Administrator:

Heider Garcia
Elections Administrator

Date _____

The State of Texas §
County of Tarrant §

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

(Seal)

Signature of Notary

Joint General and Special Elections - May 1, 2021
Elecciones Generales Conjuntas y Especiales - 1 de mayo de 2021
Kết Hợp Tổng Tuyển Cử và Bầu Cử Đặc Biệt Ngày - 1 Tháng 5, 2021

Countywide Polling Place <i>Lugar de Votación del Condado</i> <i>Địa Điểm Bỏ Phiếu Toàn Quận</i>	Voting Area <i>Área de votación</i> <i>Khu Vực Bỏ Phiếu</i>	Address <i>Dirección</i> <i>Địa Chỉ</i>	City and Zip <i>Ciudad y Código</i> <i>Thành Phố và Mã Bưu Điện</i>
Myrtice and Curtis Larson Elementary School	Library	2620 Avenue K	Grand Prairie, TX 75050
Asia Times Square	Hallway in Front of Suite 820	2625 West Pioneer Parkway	Grand Prairie, TX 75051
James Starrett Elementary School	Main Hallway	2675 Fairmont Drive	Grand Prairie, TX 75052
Anna May Daulton Elementary School	Cafeteria	2607 North Grand Peninsula Drive	Grand Prairie, TX 75054
Kenneth Davis Elementary School	Cafeteria	900 Eden Road	Arlington, TX 76001
R. F. Patterson Elementary School	Lobby	6621 Kelly Elliott Road	Arlington, TX 76001
Janet Brockett Elementary School	Cafeteria	810 Dove Meadows Drive	Arlington, TX 76002
MISD Student Nutrition Department	Foyer	1151 Mansfield Webb Road	Arlington, TX 76002
Dora E. Nichols Junior High School	Gym B	2201 Ascension Boulevard	Arlington, TX 76006
Elzie Odom Athletic Center	Upstairs Hallway	1601 Northeast Green Oaks Boulevard	Arlington, TX 76006
Sherrod Elementary School	Gym	2626 Lincoln Drive	Arlington, TX 76006
Arlington ISD Dan Dipert Career & Technical Center	Rooms B-102.00 & B-103.00	2101 Browning Drive	Arlington, TX 76010
Meadowbrook Recreation Center	Large Meeting Room	1400 Dugan Street	Arlington, TX 76010
Tarrant County Sub-Courthouse in Arlington	1st Floor Conference Room	700 East Abram Street	Arlington, TX 76010
John Webb Elementary School	In Front of Library	1200 North Cooper Street	Arlington, TX 76011
Berta May Pope Elementary School	Gym - In Back of Main Building	901 Chestnut Drive	Arlington, TX 76012
Lamar High School	Room 1109	1400 West Lamar Boulevard	Arlington, TX 76012
Bailey Junior High School	North Gym	2411 Winewood Lane	Arlington, TX 76013
C. C. Duff Elementary School	Front Door Main Hallway	3100 Lynnwood Drive	Arlington, TX 76013
South Davis Elementary School	Hallway Near Library	2001 South Davis Drive	Arlington, TX 76013
Town of Pantego Council Chambers	Council Chambers	1614 South Bowen Road	Pantego, TX 76013
Atherton Elementary School	Stem Lab	2101 Overbrook Drive	Arlington, TX 76014
Bob Duncan Center	Music Room	2800 South Center Street	Arlington, TX 76014
Advent Lutheran Church	Luther Hall	3232 South Cooper Street	Arlington, TX 76015
Charles W. Young Junior High School	North Gym	3200 Woodside Drive	Arlington, TX 76016
Miller Elementary School	Room 102	6401 West Pleasant Ridge Road	Arlington, TX 76016
Ruth Ditto Elementary School	Cafeteria	3001 Quail Lane	Arlington, TX 76016
Dalworthington Gardens City Hall	Annex Building	2600 Roosevelt Drive	Dalworthington Gardens, TX 76016
City of Arlington South Service Center	Training Room	1100 Southwest Green Oaks Boulevard	Arlington, TX 76017

Joint General and Special Elections - May 1, 2021
 Elecciones Generales Conjuntas y Especiales - 1 de mayo de 2021
 Kết Hợp Tổng Tuyển Cử và Bầu Cử Đặc Biệt Ngày - 1 Tháng 5, 2021

Countywide Polling Place <i>Lugar de Votación del Condado</i> <i>Địa Điểm Bỏ Phiếu Toàn Quận</i>	Voting Area <i>Área de votación</i> <i>Khu Vực Bỏ Phiếu</i>	Address <i>Dirección</i> <i>Địa Chỉ</i>	City and Zip <i>Ciudad y Código</i> <i>Thành Phố và Mã Bưu Điện</i>
Corey Academy	Cafeteria	5200 Kelly Elliott Road	Arlington, TX 76017
Truett Boles Junior High School	Gym A	3900 Southwest Green Oaks Boulevard	Arlington, TX 76017
Ferguson Education Center	Lobby or Cafetorium	600 Southeast Green Oaks Boulevard	Arlington, TX 76018
Fitzgerald Elementary School	Lobby	5201 Creek Valley Drive	Arlington, TX 76018
L. R. Bebensee Elementary School	Lobby	5900 Inks Lake Drive	Arlington, TX 76018
B. J. Clark Building	Senior Center	601 Southeast Parkway	Azle, TX 76020
Pelican Bay City Hall	Council Room	1300 Pelican Circle	Pelican Bay, TX 76020
Pat May Center	Rooms D2 & D3	1849-B Central Drive	Bedford, TX 76022
Precinct One Garage	Large Meeting Room	800 East Rendon Crowley Road	Burleson, TX 76028
Tarver Rendon Elementary School	Front Foyer	6065 Retta Mansfield Road	Burleson, TX 76028
Colleyville City Hall	2nd Floor Training Room	100 Main Street	Colleyville, TX 76034
Crowley 9th Grade Campus	Library	1016 FM 1187	Crowley, TX 76036
Eules Family Life Senior Center	Arts & Crafts Room	300 West Midway Drive	Eules, TX 76039
St. John Missionary Baptist Church	Family Life Center	3324 House Anderson Road	Eules, TX 76040
The REC of Grapevine	Hallway on Senior Side/Outside of Stewart Hall	1175 Municipal Way	Grapevine, TX 76051
Former Haslet Elementary School	Library	501 School House Road	Haslet, TX 76052
Sendera Ranch Elementary School	Gym	1216 Diamondback Lane	Haslet, TX 76052
Brookside Center	Main Room	1244 Brookside Drive	Hurst, TX 76053
Kennedale Community Center	Community Center	316 West 3rd Street	Kennedale, TX 76060
Donna Shepard Leadership Academy	Gym 1	1280 FM Road 1187	Mansfield, TX 76063
J. L. Boren Elementary School	Library	1401 Country Club Drive	Mansfield, TX 76063
Mansfield Sub-Courthouse	First Floor Conference Room	1100 East Broad Street	Mansfield, TX 76063
Vernon Newsom Stadium	Lou Spiegel Community Room	3700 East Broad Street	Mansfield, TX 76063
Southlake Town Hall	3rd Floor Training Rooms A,B,C,D	1400 Main Street	Southlake, TX 76092
Greenway Church	Lobby & Hallway	1816 Delga Street	Fort Worth, TX 76102
Tarrant County Plaza Building	Early Voting Room 3rd Floor	201 Burnett Street	Fort Worth, TX 76102
Trinity Terrace	Chisholm Room	1600 Texas Street	Fort Worth, TX 76102
Christ Cathedral Church	Event Center or Café Area	3201 Purington Avenue	Fort Worth, TX 76103
Meadowbrook Elementary School	Cafeteria	4330 Meadowbrook Drive	Fort Worth, TX 76103

Joint General and Special Elections - May 1, 2021
Elecciones Generales Conjuntas y Especiales - 1 de mayo de 2021
Kết Hợp Tổng Tuyển Cử và Bầu Cử Đặc Biệt Ngày - 1 Tháng 5, 2021

Countywide Polling Place <i>Lugar de Votación del Condado</i> <i>Địa Điểm Bỏ Phiếu Toàn Quận</i>	Voting Area <i>Área de votación</i> <i>Khu Vực Bỏ Phiếu</i>	Address <i>Dirección</i> <i>Địa Chỉ</i>	City and Zip <i>Ciudad y Código</i> <i>Thành Phố và Mã Bưu Điện</i>
Sagamore Hill Elementary School	Hallway	701 South Hughes Avenue	Fort Worth, TX 76103
Carroll Peak Elementary School	Cafeteria	1201 East Jefferson Avenue	Fort Worth, TX 76104
Community Christian Church Education Building	Cafeteria/Conference Room	1720 Vickery Boulevard East	Fort Worth, TX 76104
De Zavala Elementary School	Hallway, Northeast Side	1419 College Avenue	Fort Worth, TX 76104
Morningside Elementary School	Auditorium	2601 Evans Avenue	Fort Worth, TX 76104
Southside Community Center	Hazel B Room	959 East Rosedale Street	Fort Worth, TX 76104
Van Zandt-Guinn Elementary School	Cafeteria	600 Kentucky Avenue	Fort Worth, TX 76104
Brighter Outlook Center	Gym	4910 Dunbar Street	Fort Worth, TX 76105
D. McRae Elementary School	Science Lab West Wing	3316 Avenue N	Fort Worth, TX 76105
S. S. Dillow Elementary School	Auditorium	4000 Avenue N	Fort Worth, TX 76105
Sycamore Recreation Center	Multi-Purpose Room	2525 East Rosedale Street	Fort Worth, TX 76105
William M. McDonald YMCA	Studio A	2701 Moresby Street	Fort Worth, TX 76105
Diamond Hill Community Center	Multi-Purpose Room	1701 Northeast 36th Street	Fort Worth, TX 76106
Diamond Hill/Jarvis Branch Library	Meeting Room	1300 Northeast 35th Street	Fort Worth, TX 76106
Iglesia Palabra de Amor	Dining Hall	3402 Northwest 28th Street	Fort Worth, TX 76106
Jo Kelly School	Gym	201 North Bailey Avenue	Fort Worth, TX 76107
JPS Health Center Viola M. Pitts/Como	Lower Level, Suite 100	4701 Bryant Irvin Road North, Lower Level, Suite 1	Fort Worth, TX 76107
Middle Level Learning Center	Gym	3813 Valentine Street	Fort Worth, TX 76107
North Hi Mount Elementary School	Gym	3801 West 7th Street	Fort Worth, TX 76107
Westover Hills Town Hall	Town Hall	5824 Merrymount Road	Westover Hills, TX 76107
G.I.F.T. Ministries	The Sanctuary	300 Expedition Drive	Fort Worth, TX 76108
McLean 6th Grade School	Auditorium	3201 South Hills Avenue	Fort Worth, TX 76109
Southcliff Baptist Church	Main Concourse	4100 Southwest Loop 820	Fort Worth, TX 76109
Southwest Regional Library	Meeting Room	4001 Library Lane	Fort Worth, TX 76109
St. Stephen Presbyterian Church	Parish Hall	2700 McPherson Avenue	Fort Worth, TX 76109
Tanglewood Elementary School	Cafeteria	3060 Overton Park Drive West	Fort Worth, TX 76109
E. M. Daggett Elementary School	Gym	958 Page Avenue	Fort Worth, TX 76110
George C. Clarke Elementary School	Cafeteria	3300 South Henderson Street	Fort Worth, TX 76110
Lily B. Clayton Elementary School	Cafeteria	2000 Park Place Avenue	Fort Worth, TX 76110

Joint General and Special Elections - May 1, 2021
Elecciones Generales Conjuntas y Especiales - 1 de mayo de 2021
Kết Hợp Tổng Tuyển Cử và Bầu Cử Đặc Biệt Ngày - 1 Tháng 5, 2021

Countywide Polling Place <i>Lugar de Votación del Condado</i> <i>Địa Điểm Bỏ Phiếu Toàn Quận</i>	Voting Area <i>Área de votación</i> <i>Khu Vực Bỏ Phiếu</i>	Address <i>Dirección</i> <i>Địa Chỉ</i>	City and Zip <i>Ciudad y Código</i> <i>Thành Phố và Mã Bưu Điện</i>
R. L. Paschal High School	Gus Bates Center	2911 Forest Park Boulevard	Fort Worth, TX 76110
Richard J. Wilson Elementary School	Gym	900 West Fogg Street	Fort Worth, TX 76110
Southside Church of Christ	Front Foyer	2101 Hemphill Street	Fort Worth, TX 76110
Worth Heights Community Center	Activity Room 4	3551 New York Avenue	Fort Worth, TX 76110
Worth Heights Elementary School	Cafeteria	519 East Butler Street	Fort Worth, TX 76110
Andrew "Doc" Session Community Center	Large Activity Room	201 South Sylvania Avenue	Fort Worth, TX 76111
Knights of Columbus	Main Hall	3809 Yucca Avenue	Fort Worth, TX 76111
Mercy Culture Church	Meeting Area	1701 Oakhurst Scenic Drive	Fort Worth, TX 76111
Riverside Applied Learning Center	Library	3600 Fossil Drive	Fort Worth, TX 76111
Riverside Community Center	Large Meeting Room/Center Gym	3700 East Belknap Street	Fort Worth, TX 76111
Versia L. Williams Elementary School	Library	901 Baurline Street	Fort Worth, TX 76111
Atwood McDonald Elementary School	Gym	1850 Barron Lane	Fort Worth, TX 76112
East Regional Library	Meeting Room	6301 Bridge Street	Fort Worth, TX 76112
Eastern Hills High School	Front Foyer Lobby	5701 Shelton Street	Fort Worth, TX 76112
First Jefferson Unitarian Universalist Church	Fellowship Hall (Coleman Hall)	1959 Sandy Lane	Fort Worth, TX 76112
Handley-Meadowbrook Community Center	Multi-Purpose # 2	6201 Beaty Street	Fort Worth, TX 76112
Martin Luther King Community Center	Gym	5565 Truman Drive	Fort Worth, TX 76112
Paul Laurence Dunbar High School	Drum Percussion Room	5700 Ramey Avenue	Fort Worth, TX 76112
St. Matthew United Methodist Church	Fellowship Hall	2414 Hitson Lane	Fort Worth, TX 76112
River Oaks Annex	Lobby	4900 River Oaks Boulevard	River Oaks, TX 76114
River Oaks United Methodist Church	Fellowship Hall	4800 Ohio Garden Road	River Oaks, TX 76114
Sansom Park City Hall	Council Chambers	5705 Azle Avenue	Sansom Park, TX 76114
Westworth Village City Hall	Community Room	311 Burton Hill Road	Westworth Village, TX 76114
Carter Park Elementary School	Auditorium	1204 East Broadus Avenue	Fort Worth, TX 76115
El Buen Pastor Baptist Church	North Building	4800 Merida Avenue	Fort Worth, TX 76115
Hubbard Heights Elementary School	Auditorium	1333 West Spurgeon Street	Fort Worth, TX 76115
James Avenue Service Center	Cafeteria	5001 James Avenue	Fort Worth, TX 76115
Agape Baptist Church	Faith Hall	3900 Southwest Boulevard	Fort Worth, TX 76116
Country Inn & Suites	Meeting Room	2730 South Cherry Lane	Fort Worth, TX 76116

Joint General and Special Elections - May 1, 2021
Elecciones Generales Conjuntas y Especiales - 1 de mayo de 2021
Kết Hợp Tổng Tuyển Cử và Bầu Cử Đặc Biệt Ngày - 1 Tháng 5, 2021

Countywide Polling Place <i>Lugar de Votación del Condado</i> <i>Địa Điểm Bỏ Phiếu Toàn Quận</i>	Voting Area <i>Área de votación</i> <i>Khu Vực Bỏ Phiếu</i>	Address <i>Dirección</i> <i>Địa Chỉ</i>	City and Zip <i>Ciudad y Código</i> <i>Thành Phố và Mã Bưu Điện</i>
Faith Lutheran Church	Fellowship Hall	4551 Southwest Boulevard	Fort Worth, TX 76116
Harvest United Methodist Church	Fellowship Hall	6036 Locke Avenue	Fort Worth, TX 76116
R. D. Evans Community Center	Multi-Purpose Room	3242 Lackland Road	Fort Worth, TX 76116
Haltom City Northeast Center	Classroom E - Northwest Corner of Building	3201 Friendly Lane	Haltom City, TX 76117
First Baptist Hurst at the Trails	Lobby or Gym	9208 Trammel Davis Road	Fort Worth, TX 76118
Richland Hills City Hall	Council Chambers	3200 Diana Drive	Richland Hills, TX 76118
A. M. Pate Elementary School	Front Foyer In Front of Auditorium	3800 Anglin Drive	Fort Worth, TX 76119
Beth Eden Missionary Baptist Church	Gym	3208 Wilbarger Street	Fort Worth, TX 76119
Bradley Center	Main Room	2601 Timberline Drive	Fort Worth, TX 76119
Glen Park Elementary School	Gym	3601 Pecos Street	Fort Worth, TX 76119
Griffin-Poly Sub-Courthouse	Early Voting Room	3212 Miller Avenue	Fort Worth, TX 76119
Sunrise-McMillian Elementary School	Gym	3409 Stalcup Road	Fort Worth, TX 76119
W. M. Green Elementary School	Gym	4612 David Strickland Road	Fort Worth, TX 76119
Central Bible Church - The Connection	Lobby	8200 Anderson Boulevard	Fort Worth, TX 76120
Meadowcreek Elementary School	Gym	2801 Country Creek Lane	Fort Worth, TX 76123
Benbrook Community Center	Main Room	228 San Angelo Avenue	Benbrook, TX 76126
Blue Mound City Hall	Council Chambers	301 South Blue Mound Road	Blue Mound, TX 76131
Northbrook Elementary School	Gym Hall	2500 Cantrell Sansom Road	Fort Worth, TX 76131
Sonny and Allegra Nance Elementary School	Cafeteria	701 Tierra Vista Way	Fort Worth, TX 76131
Oakmont Elementary School	Cafeteria	6651 Oakmont Trail	Fort Worth, TX 76132
St. Peter's Antiochian Orthodox Church	Booth Hall	7601 Bellaire Drive South	Fort Worth, TX 76132
Bruce Shulkey Elementary School	Auditorium	5533 Whitman Avenue	Fort Worth, TX 76133
Fort Worth Education Association	Lobby	6021 Westcreek Drive	Fort Worth, TX 76133
Genesis United Methodist Church	Hallway	7635 South Hulen Street	Fort Worth, TX 76133
Southwest Sub-Courthouse	Voting & Conference Center	6551 Granbury Road	Fort Worth, TX 76133
St. Matthew's Lutheran Church	Fellowship Hall	5709 Wedgwood Drive	Fort Worth, TX 76133
Trinity Cumberland Presbyterian Church	Front Lobby	7120 West Cleburne Road	Fort Worth, TX 76133
Westminster Presbyterian Church	The Social Hall	7001 Trail Lake Drive	Fort Worth, TX 76133
Edgecliff Village Community Center	Community Center	1605 Edgecliff Road	Edgecliff Village, TX 76134

Joint General and Special Elections - May 1, 2021
Elecciones Generales Conjuntas y Especiales - 1 de mayo de 2021
Kết Hợp Tổng Tuyển Cử và Bầu Cử Đặc Biệt Ngày - 1 Tháng 5, 2021

Countywide Polling Place <i>Lugar de Votación del Condado</i> <i>Địa Điểm Bỏ Phiếu Toàn Quận</i>	Voting Area <i>Área de votación</i> <i>Khu Vực Bỏ Phiếu</i>	Address <i>Dirección</i> <i>Địa Chỉ</i>	City and Zip <i>Ciudad y Código</i> <i>Thành Phố và Mã Bưu Điện</i>
Greenbriar Elementary School	Cafeteria	1605 Grady Lee Street	Fort Worth, TX 76134
Highland Hills Community Center	Multi-Purpose Room	1600 Glasgow Road	Fort Worth, TX 76134
New Hope Fellowship	Fellowship Room	6410 South Freeway	Fort Worth, TX 76134
Parkway Elementary School	Cafeteria	1320 West Everman Parkway	Fort Worth, TX 76134
St. Luke Cumberland Presbyterian Church	Family Life Center	1404 Sycamore School Road	Fort Worth, TX 76134
Lake Patrol Headquarters	Main Lobby	7501 Surfside Drive	Fort Worth, TX 76135
Sheriff's Office North Patrol Division	106-Community Room	6651 Lake Worth Boulevard	Lake Worth, TX 76135
Bluebonnet Elementary School	Gym	7000 Teal Drive	Fort Worth, TX 76137
Hillwood Middle School	Gym Foyer	8250 Parkwood Hill Boulevard	Fort Worth, TX 76137
Summerglen Branch Library	Meeting Room	4205 Basswood Boulevard	Fort Worth, TX 76137
Jefferson Davis 9th Grade Center	Yarbrough Commons area	615 Townley Drive	Everman, TX 76140
Forest Hill Civic & Convention Center	Room 101	6901 Wichita Street	Forest Hill, TX 76140
Watauga City Hall	Lobby	7105 Whitley Road	Watauga, TX 76148
Candlewood Suites Hotel	Blue Meeting Room	4200 Reggis Court	Fort Worth, TX 76155
All Saints Catholic Church Parish Hall	Main Parish Hall	200 NW 20th Street	Fort Worth, TX 76164
J. P. Elder Middle School	Library	709 Northwest 21st Street	Fort Worth, TX 76164
M. G. Ellis Early Childhood School	Gym	215 Northeast 14th Street	Fort Worth, TX 76164
Eagle Mountain-Saginaw ISD, Building 6	Training Room	1200 North Old Decatur Road	Fort Worth, TX 76179
Northwest Branch Library	Meeting Room	6228 Crystal Lake Drive	Fort Worth, TX 76179
Eagle Mountain Fire Hall 1	Truck Bays	9500 Live Oak Lane	Saginaw, TX 76179
John Ed Keeter Public Library	Back Area of Library	355 West McLeroy Boulevard	Saginaw, TX 76179
Dan Echols Center	Main Room	6801 Glenview Drive	North Richland Hills, TX 76180
Former Bursey Road Senior Adult Center	Main Room	7301 Bursey Road	North Richland Hills, TX 76180
North Richland Hills Public Library	Community Room	9015 Grand Avenue	North Richland Hills, TX 76180
Northpark YMCA	Room 103 Multi-Purpose 1	9100 North Beach Street	Fort Worth, TX 76244
Woodland Springs Elementary School	Lobby	12120 Woodland Springs Drive	Fort Worth, TX 76244
Bear Creek Intermediate School	Small Gym	801 Bear Creek Parkway	Keller, TX 76248
Shady Grove Elementary School	Gym	1400 Sarah Brooks Drive	Keller, TX 76248
John M. Tidwell Middle School	Room 1502 P.E. Gym	3937 Haslet-Roanoke Road	Roanoke, TX 76262

Joint General and Special Elections - May 1, 2021
Elecciones Generales Conjuntas y Especiales - 1 de mayo de 2021
Kết Hợp Tổng Tuyển Cử và Bầu Cử Đặc Biệt Ngày - 1 Tháng 5, 2021

Countywide Polling Place <i>Lugar de Votación del Condado</i> <i>Địa Điểm Bỏ Phiếu Toàn Quận</i>	Voting Area <i>Área de votación</i> <i>Khu Vực Bỏ Phiếu</i>	Address <i>Dirección</i> <i>Địa Chỉ</i>	City and Zip <i>Ciudad y Código</i> <i>Thành Phố và Mã Bưu Điện</i>
Trophy Club Town Hall	Room 305 Training/EOC	1 Trophy Wood Drive	Trophy Club, TX 76262
Town of Westlake	Room 7100 Council Chambers/Court Room	1500 Solana Boulevard, Building 7, Suite 7100	Westlake, TX 76262

TARRANT COUNTY EARLY VOTING
(VOTACION ADELANTADA DEL CONDADO DE TARRANT)
(BẦU CỬ SỚM CỦA QUẬN TARRANT)

MAY 1, 2021
(1 DE MAYO DE 2021)
(NGÀY 1 THÁNG 5, NĂM 2021)

JOINT GENERAL AND SPECIAL ELECTIONS
(ELECCIONES GENERALES CONJUNTAS Y ESPECIALES)
(KẾT HỢP TỔNG TUYỂN CỬ VÀ BẦU CỬ ĐẶC BIỆT)

This schedule of early voting locations, dates and times applies to voters in the following cities, towns, schools, library, and water districts: (Este horario de casetas de votación adelantada, sus fechas y tiempos aplican a los votantes en las siguientes ciudades, pueblos, escuelas, bibliotecas y distritos de la agua) (Đây là lịch trình của những địa điểm, ngày tháng và thời gian cho bầu cử sớm áp dụng cho các cử tri ở trong những điều sau đây: các thành phố, thị xã, trường học, thư viện và cơ quan thủy cục): Arlington, Azle, Bedford, Benbrook, Blue Mound, Colleyville, Edgecliff Village, Euless, Everman, Flower Mound, Fort Worth, Grand Prairie, Grapevine, Haltom City, Haslet, Hurst, Keller, Kennedale, Lakeside, Lake Worth, Mansfield, North Richland Hills, Pantego, Pelican Bay, Richland Hills, River Oaks, Roanoke, Saginaw, Sansom Park, Southlake, Watauga, Westlake, Westworth Village, Arlington ISD, Azle ISD, Birdville ISD, Carroll ISD, Castleberry ISD, Crowley ISD, Eagle Mountain-Saginaw ISD, Everman ISD, Fort Worth ISD, Godley ISD, Grapevine-Colleyville ISD, Hurst-Euless-Bedford ISD, Keller ISD, Kennedale ISD, Lewisville ISD, Mansfield ISD, Northwest ISD, Tarrant County College District, Tarrant Regional Water District, Forest Hill Library District and Congressional District 6.

EARLY VOTING BY PERSONAL APPEARANCE DAYS AND HOURS
(DÍAS Y HORAS DE VOTACIÓN TEMPRANO POR APARICIÓN PERSONAL)
(Ngày và giờ đi bầu cử sớm)

April (Abril) (Tháng Tư) 19 - 23	Monday - Friday (Lunes – Viernes) (Thứ Hai – Thứ Sáu)	8:00 a.m. – 5:00 p.m.
April (Abril) (Tháng Tư) 24	Saturday (Sábado) (Thứ Bảy)	7:00 a.m. – 7:00 p.m.
April (Abril) (Tháng Tư) 25	Sunday (Domingo) (Chủ Nhật)	11:00 a.m. – 4:00 p.m.
April (Abril) (Tháng Tư) 26 – 27	Monday – Tuesday (Lunes – Martes) (Thứ Hai – Thứ Ba)	7:00 a.m. – 7:00 p.m.

	Location (Ubicación) (Địa điểm)	Address (Dirección) (Địa chỉ)	City (Ciudad) (Thành phố)	Zip Code (Código postal) (Mã Bưu Điện)
1	Bob Duncan Center	2800 S Center Street	Arlington	76014
2	Elzie Odom Athletic Center	1601 NE Green Oaks Boulevard	Arlington	76006
3	Center for Community Service Junior League of Arlington	4002 W Pioneer Parkway	Arlington	76013
4	City of Arlington South Service Center	1100 SW Green Oaks Boulevard	Arlington	76017
5	Tarrant County Sub-Courthouse in Arlington	700 E Abram Street	Arlington	76010
6	Tarrant County College Southeast Campus EMB - Portable Building (edificio móvil) (Nhà Di Động) C	2100 Southeast Parkway	Arlington	76018
7	University of Texas at Arlington Maverick Activities Center	500 W Nedderman Drive	Arlington	76019
8	B. J. Clark Building	601 Southeast Parkway	Azle	76020
9	Bedford Public Library	2424 Forest Ridge Drive	Bedford	76021
10	Benbrook Community Center	228 San Angelo Avenue	Benbrook	76126
11	Colleyville City Hall	100 Main Street	Colleyville	76034
12	Crouch Event Center in Bicentennial Park	900 E Glendale Street	Crowley	76036
13	Euless Family Life Senior Center	300 W Midway Drive	Euless	76039
14	Forest Hill Civic & Convention Center	6901 Wichita Street	Forest Hill	76140
15	All Saints Catholic Church Parish Hall	200 NW 20 th Street	Fort Worth	76164
16	Diamond Hill/Jarvis Branch Library	1300 NE 35 th Street	Fort Worth	76106
17	Griffin-Poly Sub-Courthouse	3212 Miller Avenue	Fort Worth	76119
18	Handley-Meadowbrook Community Center	6201 Beaty Street	Fort Worth	76112
19	James Avenue Service Center	5001 James Avenue	Fort Worth	76115
20	JPS Health Center Viola M. Pitts/Como Lower Level (Nivel Inferior) (Lầu Dưới) #100	4701 Bryant Irvin Road N	Fort Worth	76107
21	Southside Community Center	959 E Rosedale Street	Fort Worth	76104
22	Southwest Regional Library	4001 Library Lane	Fort Worth	76109
23	Southwest Sub-Courthouse	6551 Granbury Road	Fort Worth	76133
24	Summerglen Branch Library	4205 Basswood Boulevard	Fort Worth	76137
25	Tarrant County Elections Center Main Early Voting Site (Principal sitio de votación adelantada) (Trung Tâm Bầu Cử Sớm)	2700 Premier Street	Fort Worth	76111
26	Tarrant County Plaza Building	201 Burnett Street	Fort Worth	76102
27	Villages of Woodland Springs Amenity Building	12209 Timberland Boulevard	Fort Worth	76244
28	Worth Heights Community Center	3551 New York Avenue	Fort Worth	76110
29	Asia Times Square	2625 W Pioneer Parkway	Grand Prairie	75051
30	The REC of Grapevine	1175 Municipal Way	Grapevine	76051
31	Haltom City Northeast Center	3201 Friendly Lane	Haltom City	76117
32	Former Haslet Elementary School	501 School House Road	Haslet	76052
33	Brookside Center	1244 Brookside Drive	Hurst	76053
34	Keller Town Hall	1100 Bear Creek Parkway	Keller	76248
35	Kennedale Community Center	316 W 3rd Street	Kennedale	76060

TARRANT COUNTY EARLY VOTING
(VOTACION ADELANTADA DEL CONDADO DE TARRANT)
(BẦU CỬ SỚM CỦA QUẬN TARRANT)

MAY 1, 2021
(1 DE MAYO DE 2021)
(NGÀY 1 THÁNG 5, NĂM 2021)

JOINT GENERAL AND SPECIAL ELECTIONS
(ELECCIONES GENERALES CONJUNTAS Y ESPECIALES)
(KẾT HỢP TỔNG TUYỂN CỬ VÀ BẦU CỬ ĐẶC BIỆT)

36	Sheriff’s Office North Patrol Division	6651 Lake Worth Boulevard	Lake Worth	76135
37	Mansfield Sub-Courthouse	1100 E Broad Street	Mansfield	76063
38	Vernon Newsom Stadium	3700 E Broad Street	Mansfield	76063
39	Dan Echols Center	6801 Glenview Drive	N Richland Hills	76180
40	North Richland Hills Public Library	9015 Grand Avenue	N Richland Hills	76180
41	River Oaks Annex Old Library Building	4900 River Oaks Boulevard	River Oaks	76114
42	Eagle Mountain-Saginaw ISD, Building 6 Building (Edificio) (Căn số) 6 – Training Room (Sala de entrenamiento) (Phòng Tập Luyện)	1200 N Old Decatur Road	Saginaw	76179
43	Southlake Town Hall	1400 Main Street	Southlake	76092

Application for a Ballot by Mail may be downloaded from our website: elections.tarrantcounty.com/ballotbymail
(Solicitud para Boleta por Correo se puede descargar de nuestro sitio web): elections.tarrantcounty.com/ballotbymail
(Có thể tải Đơn xin lá Phiếu Bầu qua Thư trên trang mạng của chúng tôi): elections.tarrantcounty.com/ballotbymail

Information by phone: Tarrant County Elections Administration, 817-831-8683
(Información por teléfono): (Administración de Elecciones del Condado de Tarrant 817-831-8683)
(Thông tin qua điện thoại) (Điều Hành Bầu Cử Quận Tarrant, 817-831-8683)

Applications for a Ballot by Mail must be submitted between January 1, 2021 and April 20, 2021 by mail, fax or email to:
Note: effective December 1, 2017 - If an Application for Ballot by Mail is submitted by fax or e-mail the original application must also be mailed and received by the Early Voting Clerk no later than the 4th business day after receipt of the faxed or e-mailed copy.

(Solicitudes para una Boleta por Correo pueden ser sometidas entre el 1 de Enero de 2021 y 20 de Abril de 2021 por correo, fax o por correo electrónico a:

Nota: efectivo el 1 de Diciembre de 2017 - Si una solicitud de boleta por correo se envía por fax o por correo electrónico la solicitud original también debe ser enviada por correo y recibida por el Secretario de Votación Anticipada no más tarde del cuarto día hábil después de recibir la copia enviada por fax o por correo electrónico.)

(Đơn xin lá phiếu bầu qua thư phải được gửi vào giữa Ngày 1 Tháng 1, Năm 2021 và Ngày 20 Tháng 4, Năm 2021 bằng thư, fax hoặc email đến:
Lưu ý: có hiệu lực từ ngày 1 tháng 12 năm 2017 - Nếu Đơn Xin Lá Phiếu bầu qua thư được gửi bằng fax hoặc e-mail, đơn xin bản gốc cũng phải được gửi bằng thư đến và nhận bởi Thư Ký Phụ Trách Bỏ Phiếu Sớm không muộn hơn ngày làm việc thứ tư kể từ ngày nhận được bản sao từ fax hoặc e-mail.)

Early Voting Clerk (Secretario De Votación Adelantada) (Nhân Viên Phụ Trách Bỏ Phiếu Sớm)
PO Box 961011
Fort Worth TX 76161-0011
Fax: 817-850-2344
Email: votebymail@tarrantcounty.com



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4008

Agenda Date: 4/12/2021

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution Authorizing the City of Mansfield to Submit Transportation Improvement Projects for Consideration in the Tarrant County 2021 Transportation Bond Program

Requested Action

Consider the Resolution authorizing the City of Mansfield to submit transportation improvement projects for consideration in the Tarrant County 2021 Transportation Bond Program.

Recommendation

The Public Works Staff recommends approval of the Resolution

Description/History

Tarrant County is proposing a new Transportation Bond Program for voter consideration in November 2021. The last Tarrant County Bond Program was approved by the voters in 2006. In the 2006 Bond Program, Mansfield received funding for 6 transportation projects. This program, as with the past program, requires a 50% local fund match. The program goals are to: increase mobility, reduce congestion, enhance safety and improve connectivity. Priority will be given to “shovel ready” projects. The attached list of proposed projects and map was discussed with the Transportation Subcommittee on March 10 and with the full Council on March 22. Tarrant County has requested that a Resolution be passed to show Council’s support for the proposed projects.

Justification

A resolution of support is required by Tarrant County for project submittals to the Tarrant County 2021 Transportation Bond Program. Staff believes these 10 projects meet the goals of the County Program and are valuable high priority projects for the City of Mansfield and surrounding region.

Funding Source

Not Applicable

Prepared By

David Boski, P.E.

Asst. Director Public Works/Transportation

Public Works Department

RESOLUTION NO. _____**A RESOLUTION AUTHORIZING THE CITY OF MANSFIELD TO SUBMIT
TRANSPORTATION IMPROVEMENT PROJECTS FOR CONSIDERATION IN THE
TARRANT COUNTY 2021 TRANSPORTATION BOND PROGRAM**

WHEREAS, the Tarrant County Commissioners Court is considering a transportation bond program; and,

WHEREAS, Tarrant County will accept project submittals from municipalities to be included for consideration in the proposed Tarrant County 2021 Transportation Bond Program.

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

SECTION 1.

The City Council hereby authorizes the submission of the transportation projects listed on Attachment "A" for consideration in the Tarrant County 2021 Transportation Bond Program.

PASSED AND APPROVED THIS 12TH DAY OF APRIL, 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

Attachment "A"

City of Mansfield Submittals for Tarrant County 2021 Transportation Bond Program

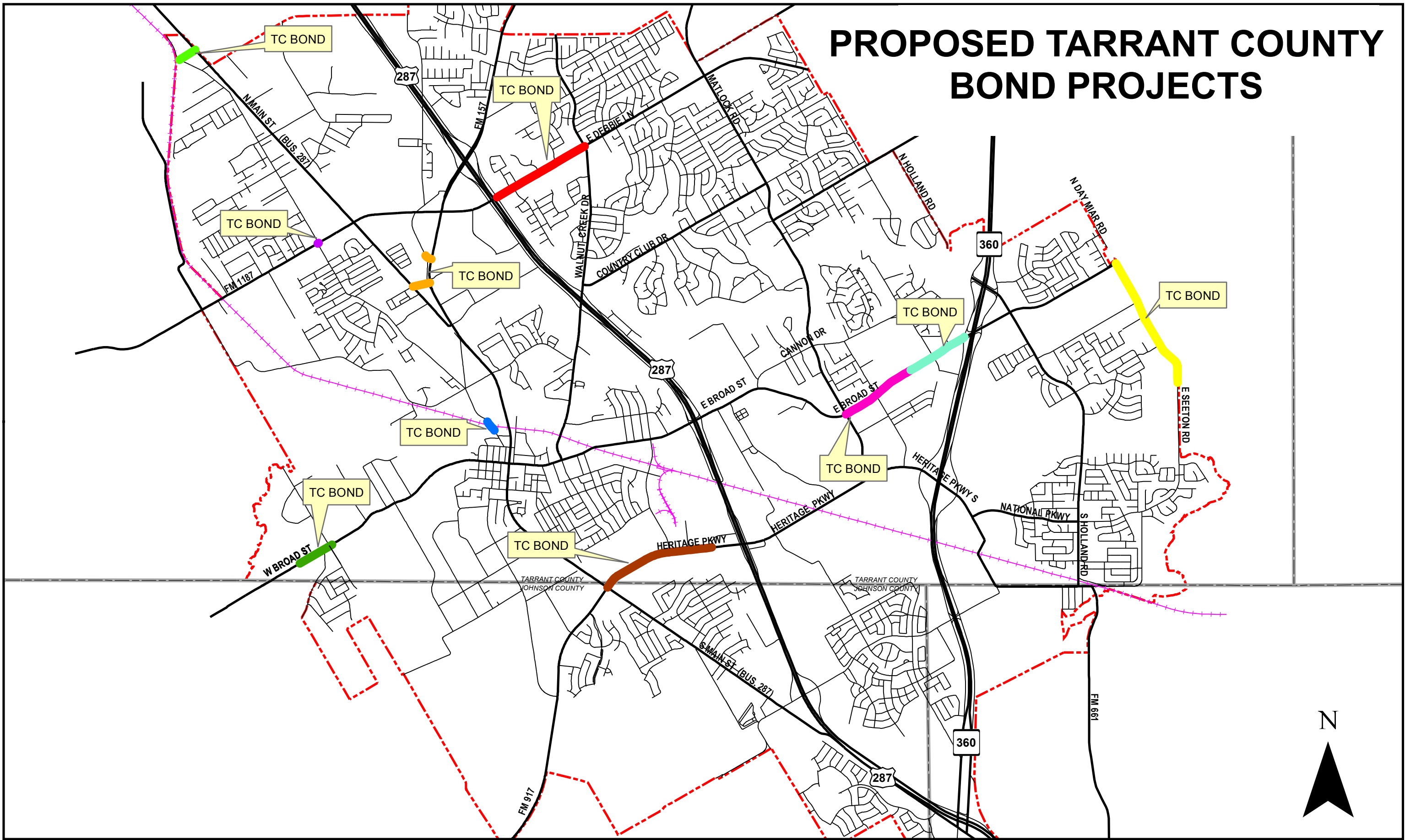
<u>Project</u>	<u>Limits</u>	<u>Opinion of Cost</u>	<u>County Funding</u>	<u>City Funding</u>
1 Day Miar Road	E. Broad Street to Seeton Road	\$10,162,172	\$5,081,086	\$5,081,086
2 Dick Price Road	UPRR to N. Main Street (US Bus Hwy 287)	\$3,200,000	\$1,600,000	\$1,600,000
3 Cardinal Road @ FM 1187 Intersection	Intersection Improvements	\$620,000	\$310,000	\$310,000
4 North Main Street / Russell /FM 157 Connector	North Main Street (US Bus Hwy 287) to FM 157	\$4,450,000	\$2,225,000	\$2,225,000
5 North Street Bridge*	Van Worth Street to 300 feet north of Bridge	\$7,100,000*	\$2,366,667*	\$2,366,667*
6 West Broad Street	Retta Road to Lillian Road	\$2,000,000	\$1,000,000	\$1,000,000
7 Heritage Parkway Eastbound Lanes**	S. Main Street (US Bus Hwy 287) to Commerce Drive	\$6,100,000	\$2,900,000**	\$3,200,000
8 East Broad Street	Fire Station #3 to SH 360	\$6,800,000	\$3,400,000	\$3,400,000
9 East Broad Street	Matlock Road to Fire Station #3	\$9,200,000	\$4,600,000	\$4,600,000
10 East Debbie Lane	US 287 to Walnut Creek Drive	\$3,600,000	\$1,800,000	\$1,800,000

* North Street Bridge cost share 1/3 Mansfield, 1/3 TxDOT, 1/3 Tarrant County

**Eligible cost of roadway located in Tarrant County

PROPOSED TARRANT COUNTY BOND PROJECTS

File: I:\Data_Transfer\Projects\Engineering\Streets\PresentationBond.mxd (Print Date: 3/22/2021 10:09:18 AM) Printed by: jeffb





CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4009

Agenda Date: 4/12/2021

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution Awarding a Contract for Pavement Analysis Services to Infrastructure Management Services (IMS), Authorizing and Directing the City Manager to Execute Contract Documents; and Authorizing Funding for an Amount Not to Exceed \$75,000.00 (General Operations Fund)

Requested Action

Consider the Resolution awarding a contract for pavement analysis services to Infrastructure Management Services (IMS), authorizing and directing the City Manager to execute contract documents; and authorizing funding for an amount not to exceed \$75,000.00 (General Operations Fund)

Recommendation

The Public Works Staff recommends approval of the Resolution.

Description/History

This contract will provide collection of pavement condition data for up to 320 lane miles of City streets, which will cover all City maintained arterial and residential streets within the city limits. This data collection will be through an automated system that collects pavement distress information, ride quality measurements and rut depth measurements. This information is used to determine a Pavement Condition Index (PCI). The PCI uses a scale from 0 for failed pavements to 100 for a pavement in perfect condition. This scale is used to determine the existing condition and suggested maintenance activities of roadways. In addition to the pavement data collection, a final report that illustrates the findings of the survey will be provided along with an Easy Street Analysis spreadsheet. This spreadsheet will be programmed to develop multi-year pavement maintenance and rehabilitation plans which will allow staff to track maintenance activities and investigate various funding and maintenance scenarios.

The current pavement condition data was collected in 2017 and serves as the baseline of pavement condition. This will be the first update to the established baseline. This data will help determine the effectiveness of maintenance activities and funding levels. This data will be collected every 4 to 5 years to benchmark road conditions and maintenance activities.

Justification

Infrastructure Management Services (IMS) provides pavement analysis services nationwide. Locally IMS has done work in Grand Prairie, Denton and Keller. They are currently starting on a contract with the City of Fort Worth. They are one of the pavement analysis vendors provided by the North Central Texas Council of Governments (NCTCOG) - North Texas Share program. The vendor has been vetted and the contract prices established by NCTCOG.

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

Funding Source

General Operations Fund

Prepared By

David Boski, P.E.

Asst. Director of Public Works - Transportation

RESOLUTION NO. _____

A RESOLUTION AWARDING A CONTRACT FOR PAVEMENT ANALYSIS SERVICES TO INFRASTRUCTURE MANAGEMENT SERVICES (IMS), AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS; AND AUTHORIZING FUNDING FOR AN AMOUNT NOT TO EXCEED \$75,000.00 (GENERAL OPERATIONS FUND)

WHEREAS, the City of Mansfield has previously entered into an Interlocal Agreement with the North Central Texas Council of Governments – North Texas SHARE Program; and,

WHEREAS, the Interlocal Agreement set forth terms and conditions upon which the North Central Texas Council of Governments and the City of Mansfield may purchase various goods and services commonly utilized by each party; and,

WHEREAS, NCTCOG has completed the competitive procurement on a regional level for Pavement Analysis Services; and,

WHEREAS, Infrastructure Management Services (IMS) is a vendor for the NCTCOG SHARE program; and,

WHEREAS, the expenditure of the funds stated herein will be secured from General Operations Fund; and,

WHEREAS, it is recognized that it is in the best interest of the citizens of the City of Mansfield that the pavement analysis services be started at the earliest possible date to ensure necessary service and delivery; and,

WHEREAS, is the recommendation and determination of Council that the "lowest and best" bid is that of Infrastructure Management Services.

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

SECTION 1.

The City Manager is hereby authorized and directed to execute contractual documents with Infrastructure Management Services (IMS) for pavement analysis services in an amount not to exceed Seventy Five Thousand and 00/100 Dollars (\$75,000.00).

PASSED AND APPROVED THIS 12TH DAY OF APRIL, 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

Quotation for Professional Services

To: David Boski, Assistant Director of Public Works	Date: January 13, 2021
From: Jeff Myers, MSA, Client Services Manager	Project: City of Mansfield, TX
Subject: 2021 Pavement Data Collection	Project No.: N/A

Thank you for taking the time to review the pavement and asset data collection services offered by IMS Infrastructure Management Services. IMS excels in pavement and asset management solutions and can provide a full suite of data collection and software services.

As we understand, the City of Mansfield currently maintains approximately 270 centerline miles of roadway and alleys. IMS has performed objective pavement data collection for similar agencies such as Grand Prairie, Grapevine, Euless, Huntsville, Weatherford, Flower Mound, Denton, Denton County, Keller, Cleburn, Celina, and others in the Region. To ensure adequate coverage across the network, the RST will survey the arterial and collector roadways in each direction while testing the residential roadways in a single direction, resulting in a survey mileage of approximately **320 miles**.



IMS collects all data in accordance with the U.S. Army Corps of Engineers data protocols, commonly referred to as ASTM D6433. In addition, we deliver all data in industry standard formats such as Excel, Access, Geodatabases, shape files, and even Google Earth KMZ files. While IMS can implement and load data into any software application the city chooses, IMS has also engineered a simple to use spreadsheet tool called Easy Street Analysis (ESA). We use this tool to incorporate cost benefit activities. We are confident that this tool can serve as an excellent pavement management tool for the City.

Our approach, and key service differentiator, is based on three, time proven fundamentals:

Answer the questions that are being asked – don't over-engineer the system or make it needlessly complicated. Databases and the application of technology are meant to simplify asset management, not make it more difficult.

Service and quality are paramount to success – the right blend of technically correct data, condition rating, and reporting will provide the agency with a long-term, stable solution. Service to the client remains our top priority.

Local control and communications are key – it is important that all stakeholders understand the impacts of their decisions and have the system outputs react accordingly. We excel in making ourselves readily available.

Mansfield, TX 2020 Pavement Data Collection

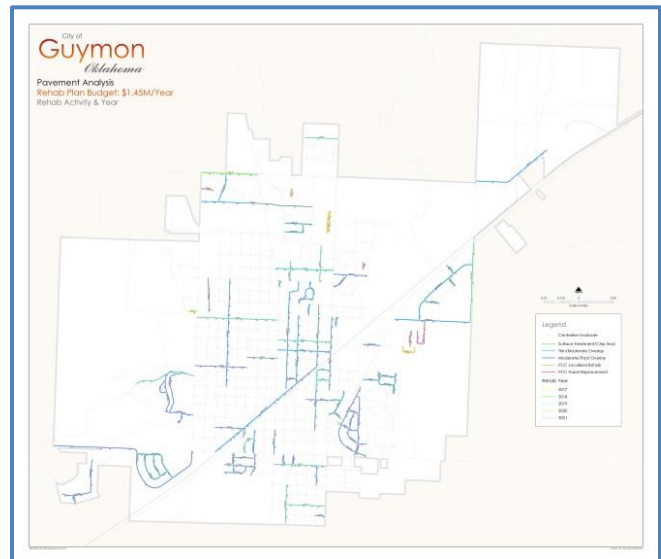
Data Collection

IMS is unique to the industry, as an objective and repeatable data collection effort will be completed. The LCMS2 RST will be used to perform a surface condition assessment of all City streets. Instead of using the subjective feet on ground or percentage sampling method, all data will be collected continuously and recorded in 15-foot intervals in the form of a detailed database complete with GPS coordinates. The data will also be aggregated to the section level, following the sectioning and referencing methodology determined after IMS and City review.



GIS and Pavement Management Linkage

The role of GIS in pavement management cannot be overstated. It is a powerful tool that provides the capability to handle and present vast amounts of data in an efficient manner. IMS can provide a link between the City's GIS environment and the pavement management data to enable the City to display and generate color-coded maps based upon existing pavement conditions, street rehabilitation plans or most of the data in the pavement management program. An output of a 5-year maintenance prioritization program is illustrated in the adjacent image.



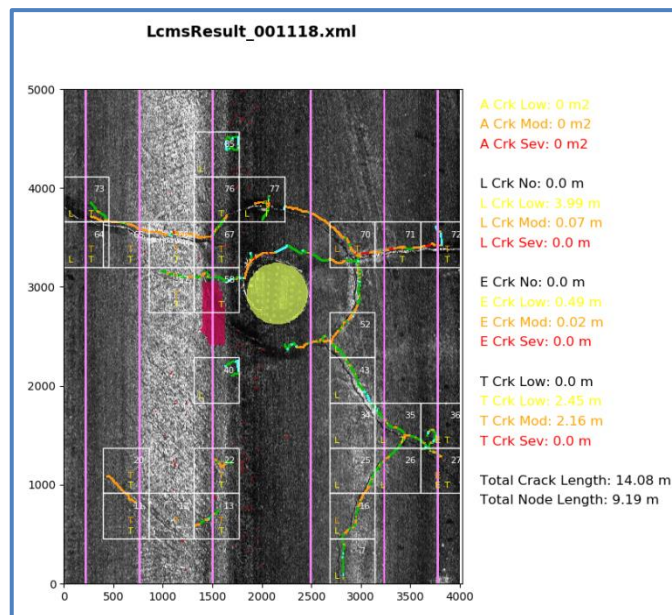
Digital Imagery & ROW Asset Inventories

The LCMS2 RST utilizes up to four GPS-referenced HD camera views (4112x3008) for our QA/QC program, ROW asset inventory development, virtual drives, and/or other supplemental image deliverables. For the City of Mansfield, IMS will utilize two HD cameras that will be proofed out prior to data collection and a single forward view can be processed as a deliverable to the City. IMS can then utilize the HD imagery collected by the LCMS2 RST to inventory many Right of Way assets that the City maintains.



Objective Distress Identification & Quantification (ASTM D6433)

The IMS Laser Crack Measurement System (LCMS2) is one of the most technologically advanced devices available for pavement performance assessments. The 2-sensor array completes a 3D millimeter-level scanning of the pavement surfaces that pass below the laser array. With a high-speed 1-millimeter resolution, this means the LCMS2 device deploys a continuous scan of laser points (approximately 3,657) across a mere 12 feet of pavement, making it one of the highest resolution pavement laser scanners available. The onboard processing software further amplifies its capabilities by analyzing pavement elevation (range and intensity) and automatically identifying cracking, rutting, and roughness in the form of IRI, potholes, and bleeding.

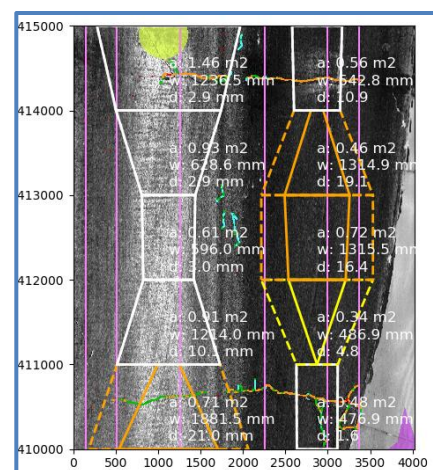


While any engineering firm could deploy the LCMS2 equipment for data collection, processing the information for distress quantification requires a complete understanding of automated technologies, GIS mapping, and distress measurement protocols found in standards such as ASTM D6433. Simply reviewing the LCMS cracking vectors (colored cracks) with the human eye dilutes the objectivity of the equipment.

IMS engineers and technologists have developed a computerized processing application that automatically applies an 18"x18" grid to the LCMS downward images (FIS files) and uses pre-programmed geometric algorithms to classify and quantify distresses by

type. These automated processing routines result in an unparalleled level of objectivity and efficiency in distress pattern recognition analysis. The image above illustrates the quantity of several distresses as well as the presence of a manhole, which was automatically scrubbed from the dataset.

In addition to the auto-quantification and classification of ASTM D6433 distresses, the LCMS2 device also operates as a Class I profile device that collects longitudinal profile (in the form of the International Roughness Index) and transverse profile (rutting) using **advanced 3D profile laser scanning technology**. The system is not subject to vehicle wander like other automated technologies, and it compensates for variation in driver ability. The adjacent images show the processing software's ability to calculate rutting width and depth following the AASHTO Taut Wire methodology. The solid white lines indicate there was no rutting in the left wheel path and that rutting was detected and measured in the right wheel path. Filters can also be applied to account for rehabilitation activity overlap, which can be as much as a ¼ inch depending on the application.



Cracking, Faulting, Texture, Bleeding, & Potholes – The LCMS2 allows IMS to conduct an objective distress survey, thus increasing the accuracy of an otherwise subjective manual survey. High-speed lasers and an onboard processing computer accurately measure the surface profile of the road. Included in this profile are all cracks and faults as small as 1/8" (2 mm) wide that pass beneath the lasers. Processing software then reduces and filters this information to determine the *total number of cracks, crack width/depth, as well as the crack interval*, plus faulting information. From this information, quantified crack data can be determined at both the sample and summary intervals. Crack identification includes all cracking such as alligator, transverse, longitudinal, map, and edge cracking (where applicable).

The LCMS2 device is also capable of automatically collecting, identifying, and reporting supplemental distresses such as bleeding and potholes on asphalt roadways.

Rutting – The LCMS device collects continuous 3D transverse profile data at 1-millimeter resolution at highway speed. This configuration is far superior to other types of vehicles that utilize three lasers or sonic transducers to calculate "relative rutting." Even five sensor units are sensitive to driver error since it is essential in that case that the driver keep the data collection vehicle's wheel exactly in the rutted wheel tracks (assuming that they fit).

The Taut Wire method is used to calculate the rut depth in both the right and left wheel track on a continuous basis. Either the right or deeper of the two-wheel path ruts may be used for rut depth calculations with the average rut depth for that wheel path reported for each section. *Rut depth results, quantified by 3-4 severity thresholds (with break points at user-defined levels such as 0.25, 0.50 and 0.65 inches) and percentage of section will be provided for every segment.*

Roughness – International Roughness Index (IRI) data is calculated in real time from continuous longitudinal profile data collected by the LCMS2's 3D profile device. To determine the road profile, data is simultaneously obtained from three devices: a pulse transducer-based distance-measuring instrument (DMI), high-speed 3D laser sensors operating at 112 MHz, and an accelerometer in conformance with ASTM E 950. The LCMS2 unit conforms to a Class I profiling device, and it can also "pause" over non-valid roadway sections such as localized maintenance activities, railroad crossings, or brick inlays and not affect the overall IRI value.

Distortions, Raveling, Patching, & Other Custom Attributes – While the LCMS automatically collects the majority of ASTM D6433 distresses, the LCMS platform can be configured to collect the remaining distresses (raveling, distortions, and patching) using the integrated touchscreen. By means of a touchscreen-based tablet computer, highly trained IMS technicians input changes in observed distress severities and extents or identify specific roadway assets or attributes such as curb reveal or lip of gutter information. The touchscreen is integrated into the data flow through time code, GPS, DMI distance and inventory control. The data is then post-processed in the office to generate extent quantities for each observed distress severity level throughout every surveyed road section.



Optional Sub-Surface Distress Investigations

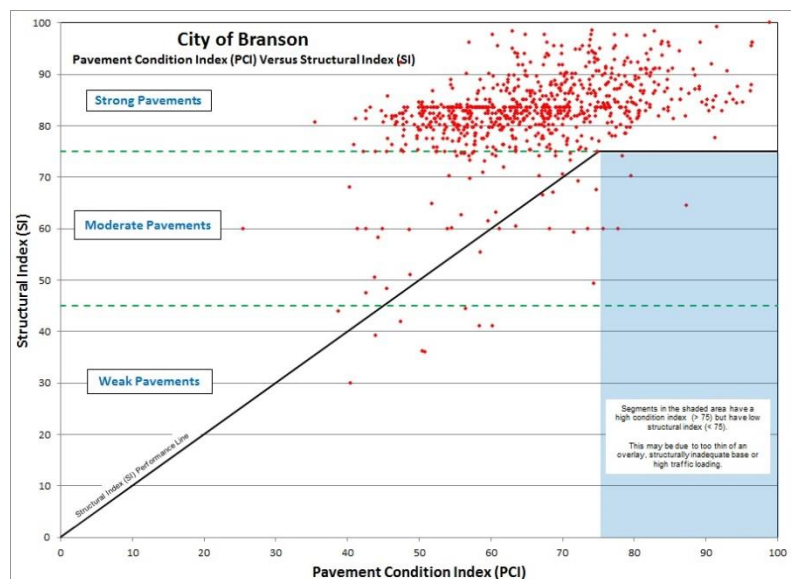
Subsurface distress investigations are a valuable tool to assess the sub-grade condition of a roadway. If added to the scope, IMS can integrate the Structural Index (SI) as a component of each roadway's final PCI score. To assess the subgrade strength of a roadway, a Dynaflect Device would be utilized for Asphalt and Concrete roadways in accordance with **ASTM** standards.

While deflection testing can be conducted on all roadways, generally IMS recommends that network-level testing be completed on the high traffic routes such as arterials and collectors. Deflection testing is typically completed at least once in each direction on every street segment (every 300 - 500 feet) along the outside lanes of the roadway. Testing shall be altered to an inside lane when it appears to be in a worse condition than the outside lane of the segment based on site observations. IMS will record the readings of a series of geophones for inclusion in the overall pavement condition rating. These readings will then be used to determine the pavement strength, load transfer capabilities, and identify properties of the base and sub-grade.



Upon completion of the deflection survey a structural analysis is performed. Dynaflect's apply a known load to the pavement and measure the pavement's response to the load. The structural adequacy of a road is expressed as a 0 to 100 score with several key ranges: roadways with a Structural Index greater than 75 are deemed to be structurally adequate for the loading and may be treated with lightweight surface treatments or thin overlays. Those between 50 and 75 typically reflect roads that require additional pavement thickness; and scores below 50 typically require reconstruction and increased base and pavement thickness.

The adjacent graph presents a sample structural adequacy plot of a recent client's roadway network against its average pavement condition. The diagonal blue line separates roadways that are performing above expectations (above the line), from those that are not, (below the line). The small number of roadways falling below the diagonal line indicates this particular City, Branson, Missouri, has a low percentage of roadways that are structurally inadequate for their design load. This is typically the result of insufficient base and structural materials during the original construction, or the application of overlays that were too thin during the lifetime of the roadway.



PCI Development, Analysis Configuration & Multi-Year Plan

Immediately following the completion of the field survey's IMS will begin processing the pavement distress severity and extent scores in an effort to develop a Pavement Condition Index (PCI) for each roadway segment. The condition results are analyzed by a team of IMS engineers, who then develop the City's multi-year pavement management plan. This section provides a brief summary of the functionality of the IMS pavement analysis in order to emphasize our implementation expertise as well as the abilities and constraints within a pavement analysis.

The purpose of pavement management is to produce cost effective maintenance programs that maximize available resources and roadway life. By incorporating key components of a cost benefit analysis into the analysis operating parameters, we can develop a game plan that is optimized to meet the needs of the City of Mansfield. In addition, the analysis operating parameters described within this section will be delivered in an easy to use Interactive Excel Spreadsheet (ESA) including the segment PCI data, pavement deterioration curves, triggers (priority weighting factors), and the prioritized multi-year rehabilitation plan. Everything is linked to GIS in the form of simple shape files or even a personal geodatabase.

Field Inspection Data and Pavement Condition Index (PCI)

The IMS analysis allows you to store information regarding your pavements, including surface types, number of lanes, patching estimates, cross slopes, and sidewalk & curb types with replacement estimates. Pavement condition data including surface distress, roughness, and deflection results can be stored and analyzed. Using an in-house Pavement Manager Setup module, we can develop customized condition elements, distress types (load & non-load), Indices (SDI, RI, & SI), weightings, and overall PCI calculations.

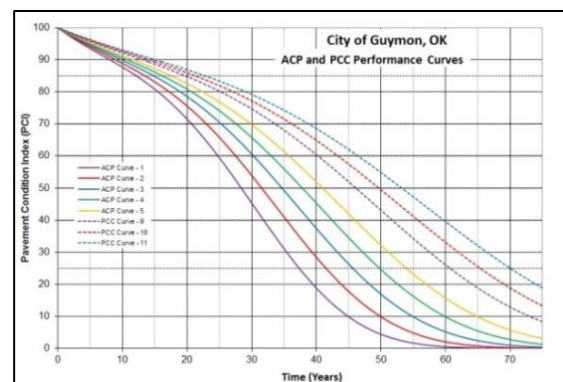
In addition to the yearly programs, the net impact each budget scenario has on the expected condition of the road network over time can be determined. This budget impact can be illustrated both in terms of the yearly increase or decrease in the average network PCI score, PCI distribution, or % Backlog of roads that were not selected by the budgets. IMS converts the difficult to understand FHWA and ASTM D6433 data to a 0-10 distress rating scale with distress weighted factors (DWF), where $DWF = \{\text{Area under D6433 deduct curves}/3000\}$.

Modeling and Performance Curves

With an IMS analysis, you can forecast various budget scenarios to help you determine your ideal maintenance and rehabilitation schedule. The IMS approach will help you decide what rehab activities should be performed, when and where to perform them, and an ideal budget for your system to maintain it at a specific level of service.

IMS engineers use pavement deterioration models that can be customized to reflect the climatic conditions and structural characteristics of the Mansfield road network.

As a result, performance curves can be developed on factors such as functional class, pavement type and sub-grade strength.

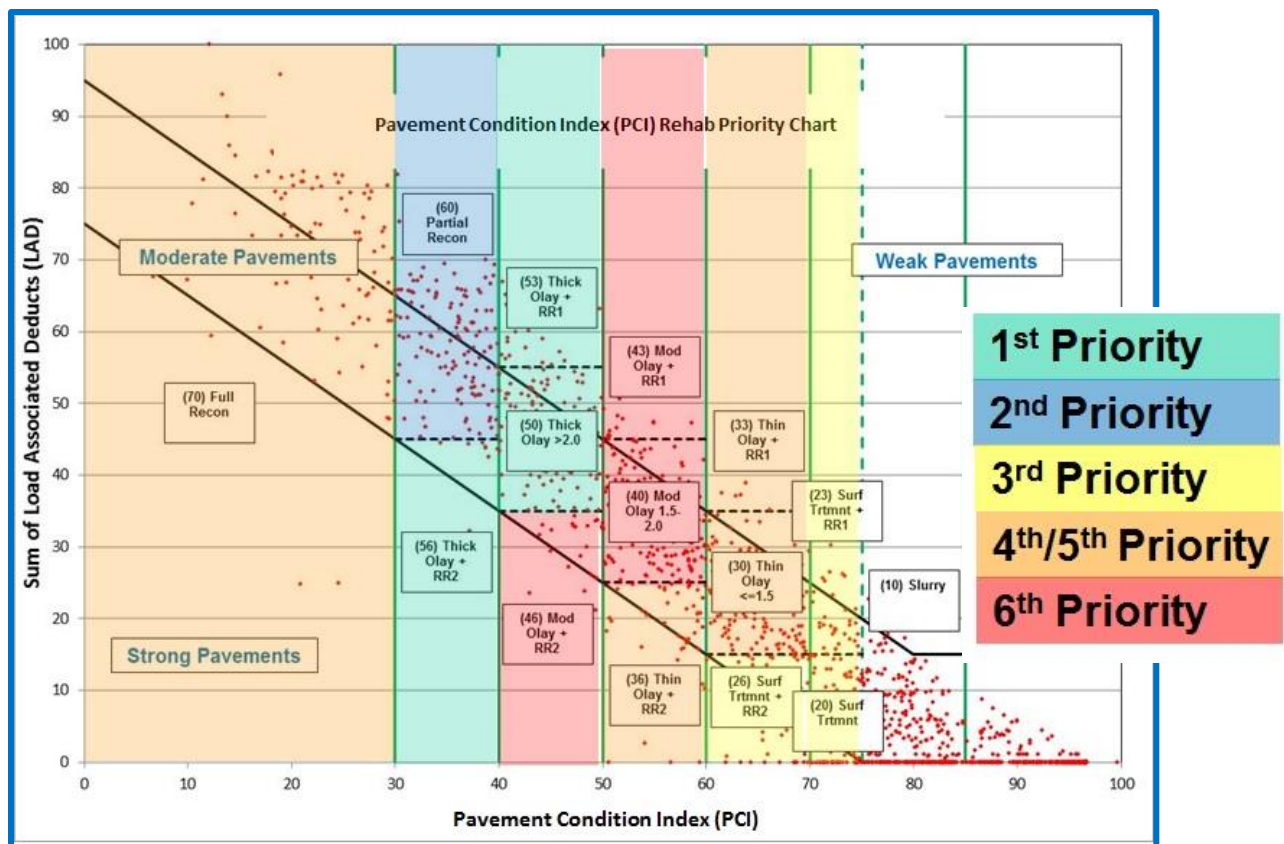


Set Points and Operating Parameters

One of the most important aspects of the IMS approach is determining the 'set points' or thresholds of the performance curves and other factors. In general, these set points determine what type of treatment will be selected given the current or predicted condition of a road segment over time.

For example, the scatter plot displayed below illustrates a potential rehab selection process that may be incorporated for Mansfield. Each dot represents the outcome of a pavement condition assessment on each segment in the road network. The X-axis is the pavement condition score while the Y-axis is a Structural Index (developed with the sum of load associated distresses). The boundaries created by the intersection of the vertical green lines and horizontal dashed black lines represent the potential rehabilitation strategy for those given conditions. Each maintenance and rehabilitation strategy is programmed to take place in the most optimal year for each roadway segment.

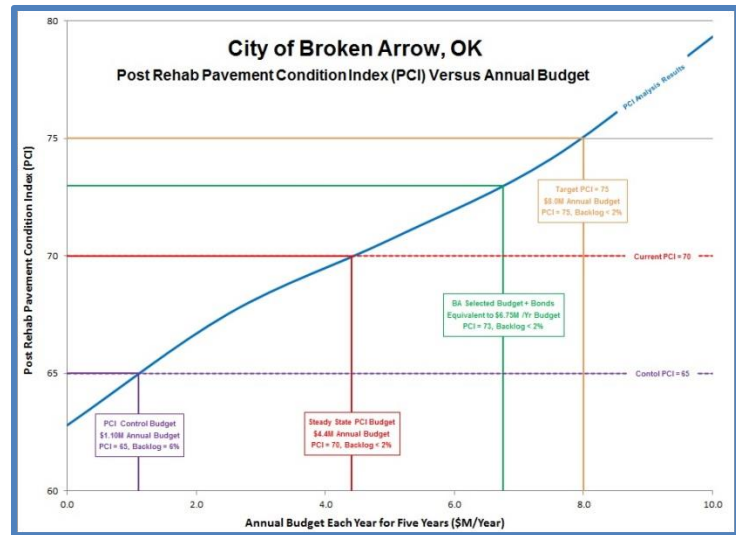
The color bands are also an effective way of illustrating the activity priorities through an analysis that takes into account critical PCI drops, also known as "cost of deferral." The IMS analysis specifically targets "critical segments", which is defined as segments that will drop into a more expensive treatment category if they are not selected now. By presenting the rehab strategies in a visual format such as this, the user, County staff, management, and Councils can easily understand, follow, and potentially modify the results with confidence.



Rehabilitation Analysis

An unlimited number of pavement maintenance and rehabilitation strategies can be defined within our system. An analysis is then run, incorporating the performance curves, set points, filter criteria and rehab alternatives to identify the overall need in terms of rehab strategies and costs for the City's road network, for today as well as year on year for the next 5 to 10 years.

The IMS approach allows you to input any number of "what if" budget scenarios and produce prioritized yearly rehab programs based on those funding levels over a 5-year analysis period. Typical budget scenarios include Budget \$/Year, Unlimited Budget \$, "Do Nothing" Budget, and a Target PCI Budget.



What is included in an IMS analysis & report?

- *Street ownership and inventory/attribute report*
- *Present condition ranking* – detailed and summary condition data including; Good/Fair/Poor, Load Associated Distresses (LAD), Non-LAD, and Project reviews of each street in the network, as well as the network as a whole.
- *Fix all budget analysis* – this identifies the upper limit of spending by rehabilitating all streets assuming unlimited funding.
- *Do nothing analysis* – this identifies the effects of not performing roadway rehabilitation projects.
- *Steady state rehabilitation life cycle analysis* – this identifies the minimum amount of rehabilitation that must be completed in order to maintain the existing level of service over 3, 5, or 10 years.
- *PCI & funding levels* – what funding will be necessary to maintain a PCI of 75, 80, & 85.
- *Plus or minus 50% and other additional runs* – additional budget runs are completed at rates of +50% and -50% of the suggested steady state analysis. Up to 10 budget scenarios will be run.
- *Integration of capital projects and Master Plans* – ongoing and proposed projects that affect roadway rehabilitation planning will be incorporated into the analysis.
- *Draft multi-year rehabilitation and prioritized paving plans* – based on need, available budget and level of service constraints; a minimum of three budget runs will be completed.
- *Final prioritized paving plan* – incorporating feedback from stakeholder departments and utilities, complete with budget and level of service constraints.

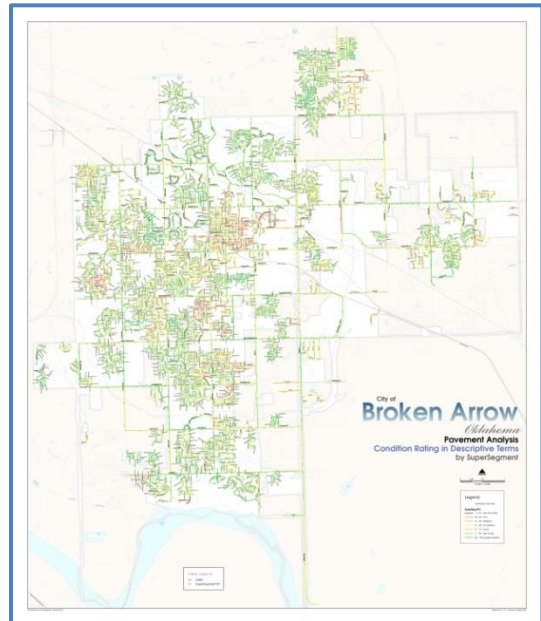
An IMS pavement management program is comprehensive, from the data collection process to the implementation of software, and ensures that the City of Mansfield will have the capability to utilize the pavement condition data for the implementation of real-world maintenance and construction programs.

GIS Integration & Mapping

The role of GIS in asset management cannot be overstated. It is a powerful tool that provides the ability to handle and present vast amounts of data in an efficient manner. Not only does GIS allow an agency to visually plot textural data, it also establishes an easy access portal to the data through an efficient integration with many 3rd party asset management applications.

IMS kicks off every project by completing a brief review of the agency's GIS environment to assess suitability for network referencing, survey map preparation, and pavement management purposes. Our team will consume the City's existing GIS files and use the GIS as the basis for developing the network segmentation on a logical block-to-block or intersection-to-intersection basis. If the City retains an existing pavement inventory linked to an asset management system, no changes will be made unless approved by City staff.

The data collected by IMS is linked to the existing GIS environment and is supplied as a personal geodatabase, spatial database engine, Auto CAD files, or a series of shape files. IMS collects XY coordinates for all data elements using GPS technology coupled with inertial navigation and integrates with most 3rd party GIS applications, including ESRI.



At a minimum, the GIS supplied by the City should have an ownership attribute, functional classifications, contiguous line work, and be in a digital format such as shape files and/or personal/file geodatabases. As a supplemental task, IMS also offers full service “GIS Clean-Up” and “Functional Class Review” activities for agencies that require additional GIS development above and beyond standard network referencing activities. IMS can also compare the existing roadway inventory within any current asset management system to the City's GIS environment. If they do not match and a one-to-one relationship is required, IMS has the team available to develop the correct referencing information. This remains an optional activity to be conducted at the discretion of City staff.

For this assignment, GIS will be used in four key areas of work:

1. GIS will be used to verify the streets to be surveyed and to create the routing maps for use during the field surveys.
2. The survey productivity will be tracked through the plotting of the GPS data collected during the field surveys. This will allow IMS to review all streets that have been covered, identify anomalies in the referencing, and spot missed streets.
3. GIS will be used in processing the distress and inventory data. By plotting the data, we can QA the data and identify data exceptions in addition to proofing out the GIS.
4. Personal geodatabases, spatial database engines, shape and/or KML files, can be created for the visual presentation of condition data and analysis results.

Mansfield, TX 2020 Pavement Data Collection

Easy Street Analysis (ESA) Spreadsheet

While the results of the survey will certainly be documented and bound into a final report that illustrates the findings of the survey, it is imperative that City staff have access to the pavement condition and analysis results without having to become software experts. While IMS is a leading expert with most 3rd party pavement management applications as mentioned in the previous section, we have engineered a simple, and easy to use Excel spreadsheet that utilizes the core metrics of any great pavement management system such as the ability to prioritize and optimize the multi-year plans.

The Easy street Analysis (ESA) spreadsheet will be programmed to develop a multi-year maintenance and rehabilitation plan using “cost of deferral” as a rehabilitation candidate selection constraint in an effort to introduce cost-benefit techniques into the City’s pavement management plan. This will allow Mansfield to provide and demonstrate the most effective use of available funds. In addition, the ESA spreadsheet will have referenced deterioration curves for each functional classification, pavement type, and even pavement strength rating. The power of having the data in such an open architecture fashion allows the City to utilize 3rd party software in the future if desired. The spreadsheet will also contain a full suite of maintenance and rehabilitation techniques, unit rates, and associated PCI resets. The parameters of the analysis (Priority Weighting Factors) can also be modified and re-prioritized on the fly, as well as being able to prioritize the top ten streets needing reconstruction or major rehabilitation. This will allow the City’s data to evolve with the priorities of elected officials and department staff. Programmed priority weighting factors include functional classification, pavement type, and pavement strength while actual candidate selection is based on the incremental cost of deferral.

As seen in the image below, the analysis data in the spreadsheet is supplemented with many cells highlighted in yellow. The yellow highlighted cells simply indicate that they are “HOT” and can be modified by the end user. Two of the yellow cells shown below represent the Annual Budget and the Project ID. The Annual Budget cell can be modified with a new budget and the 5-year plan will automatically re-prioritize on the fly. While IMS will have already aggregated the City’s segments (intersection-to-intersection) into viable projects (multiple segments strung together to form a logical project), the user has the ability to aggregate additional segments into a project or even remove a segment from a project without having to become a software expert.

City of Rochester, NH										Network Analysis Summary - Five Year Rehabilitation Development									
Inventory and Condition Summary										Current PCI Date: 4/1/2017 Analysis Start Date: 4/1/2017									
These attributes may be edited by the user and all calculations will auto-update										Total (B): 793,113									
If a new street is to be added, copy and insert the second to last row above the last row and overwrite the data as required										Miles: 159.2									
Project Segment Conditions Summary (Based on PCI Aged at Current PCI Date)										IMS Any other Analysis									
										Create Inventory Create Rehabilitation Plan By Segment Create Rehabilitation Plan By Year									
										Run 100% Profile Run Control									

ESA Functionality: Project Completion and PCI Overrides

The spreadsheet also allows the City to refresh the 5-year plan by entering the maintenance and rehabilitation work completed. As seen in the image below, the spreadsheet is supplemented with “PCI Override” functionality. When work is completed on a particular segment, the user simply inserts the override PCI value along with a date. The spreadsheet then removes the segment from the 5-year plan and updates all referenced network PCI averages.

Pavement Condition Summary

Today: 3/30/2015									
PCI: 76		Current Network PCI: 74							
Surface Distress Index (SDI)	Roughness Index (RI)	Pavement Condition Index (PCI)	PCI Survey Date	Strength Rating	Condition Rating	Load Associated Deducts (LADD)	Non-Load Associated Deducts (NLAD)	PCI Override	Current PCI
74	53	67	6/1/2014	MOD	Good	0	0		66
55	63	57	6/1/2014	MOD	Fair	27	18		55
70	63	68	6/1/2014	MOD	Good	19	10		66

Other features of the IMS Easy Street Analysis spreadsheet are as follows:

- Red triangle tips that trigger a dialogue box explaining cell contents.
- Ability to add new road segments and attributes on the fly.
- Modifiable distress indices for Mansfield field inspections.
- Input work completed and override segment level PCI scores.
- Prioritize by neighborhoods, zones, or districts.
- Ability to modify project lengths – includes aggregating and splits.
- Commit projects and force “Must Do’s” or “Must Never Do”.
- Program varying annual budgets over a 5-year horizon.
- Commit a percentage of the budget to surface treatments if desired.
- Automated rehab plan prioritization and optimization.
- Macros that automatically sort and filter simple rehab and inventory lists.
- Ability to sync the spreadsheet with the Data Viewer through a .CSV file export.

While the spreadsheet is not meant to replace pavement management systems, it is an alternative for agencies that do not want to maintain the resources or staff to maintain a dedicated application. If a dedicated system is still desired, IMS will assess all other available 3rd party solutions. The ESA data integrates with GIS and is also easily exportable to be tied into PAVER, RoadManager, Lucity, Cartegraph, BeeHive, Cityworks or other software solutions.

Additional Sample Images of the ESA Interactive Spreadsheet Functionality:

Running a budget model within ESA is as easy as typing in your annual budget each year for the next 5- years. After doing so the application will automatically run the model and develop an optimized 5-year rehabilitation plan that identifies the selected rehab candidates, their year of selection, and their cost.

Network Analysis Summary - Five Year Rehab Plan Development											
Current PCI Date: 9/11/2019		Annual Budget Increase (%/yr): 0.00		% of Budget Dedicated to Surface Treatments: 0.000							
Analysis Start Date: 1/1/2020 (MM/DD/YYYY)		Unit Rate Inflation (%/yr): 4.00		Restore PCI to This Date: 9/11/2019							
Program Year	Annual Budget (\$)	Calendar Year	Block Count	Annual Expenditure (\$)	Pavement Costs (\$)	Peripheral Concrete Costs (\$)	Miles (mi)	PCI	Backlog (%)		
Avg:	900,000	900	2019	763	11,017,050	10,328,490	688,560	70.1	72	4.6	Update PCI
1	900,000	2020	33	894,707	840,698	54,009	2.6	71			Restore \$ Formula
2	900,000	2021	30	897,743	806,515	91,228	2.7	72			Run 10X Profile
3	900,000	2022	28	898,363	830,775	67,588	2.7	72			Run Control Analysis
4	900,000	2023	26	898,909	860,797	38,112	2.5	72			Need Year Analysis
5	900,000	2024	27	890,205	783,339	106,866	2.1	71	3.6		
Totals:			144	4,479,927	4,122,124	357,803	12.7				

Create Inventory

Rehab Plan By Seg

Rehab Plan By Year

Projects are multiple segments/blocks that have been aggregated together to form a logical project within the pavement management system. While changing the limits or size of a project is often difficult in many pavement management applications, doing so in ESA is as simple as entering in a new "Project ID". Nothing more is necessary.

Projects Pavement Condition Summary (Based on PCI Aged to Current PCI Date)									
Project ID	Project Description	Project Block Count	Project Length (ft)	Project Area (yd2)	Project PCI (CPCI)	Project Cndtn Rating	Project Strength Code	Project FunCI Code	Project Pavetype Code
3700	3700 - Village Rd + Others	11	4,268	15,672	83	V Good	2	3	1
1360	1360 - Highland Dr + Others	3	1,418	4,001	56	Fair	2	3	1
3440	3440 - Andover Rd + Others	5	2,680	21,801	80	V Good	2	1	2
3700	3700 - Village Rd + Others	11	4,268	15,672	83	V Good	2	3	1
1500	1500 - Minneha Ave + Others	4	1,341	5,228	80	V Good	2	2	1
3820	3820 - Westview Cir + Others	2	1,490	4,444	53	Fair	2	3	1

The ESA application is configured with the City's appropriate rehabilitation activities and represents a very comprehensive pavement management program in the form of an Excel Spreadsheet. A full demo of the ESA application can be scheduled with City staff if desired.

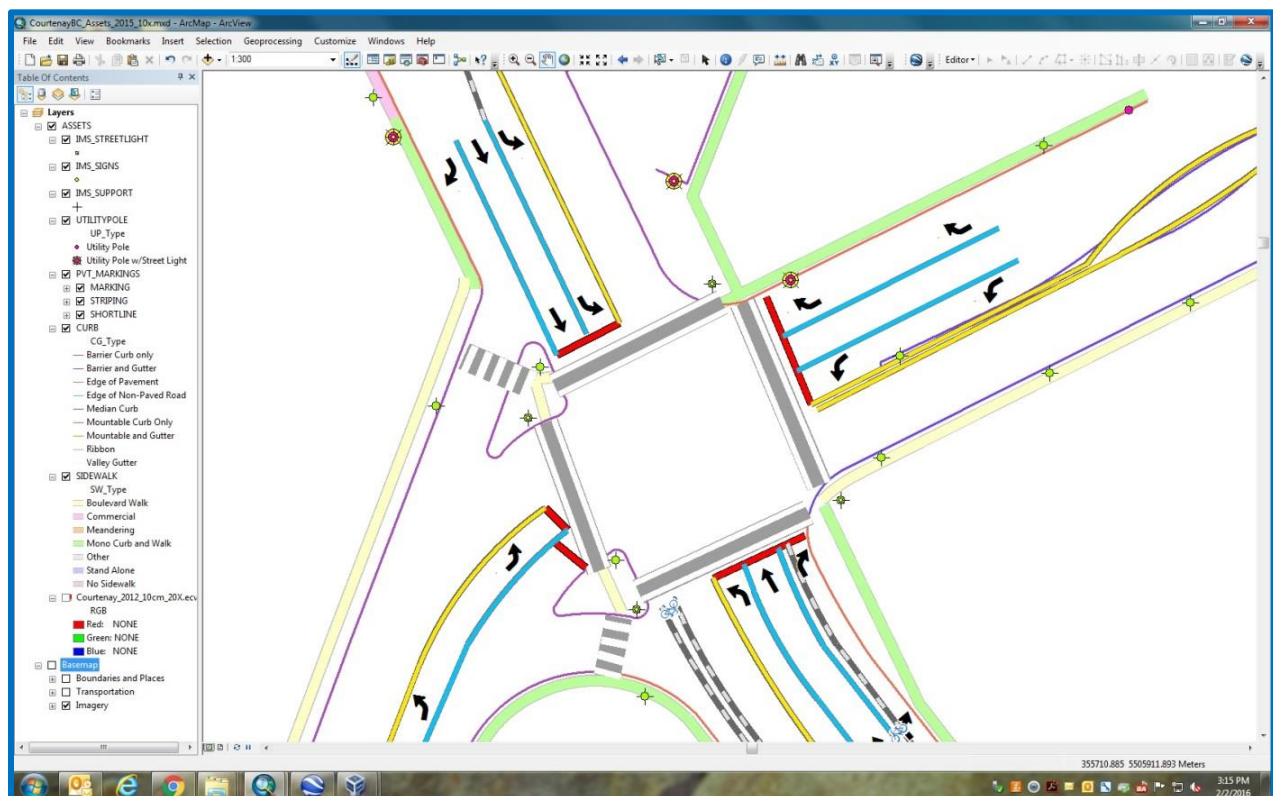
Right-of-Way Asset Inventories (Optional)

The IMS Laser RST uses high-end GPS coordinate data and digital cameras positioned so that all assets/attributes requiring data capture are visible with the front, side, and rear cameras. For the City of Mansfield, IMS has the capability to collect information for sidewalks, ADA Ramps, Curbs/Gutters and other assets for location verification and condition assessment. IMS can also complete ADA compliance surveys on sidewalks, trails and paths utilizing the Sidewalk Surface Tester (SST). *The right-of-way asset inventories are supplemented with air photos and GIS to ensure positional accuracy.*

The IMS technology is an open architecture system that allows virtually any type of asset to be defined for collection of location, attribute, and condition data. Once an asset is observed, the operator toggles to the individual record input screen and proceeds to input the appropriate attribute and associated information. Wherever possible, “pick lists” are employed to streamline the data entry function and provide uniform, high quality data. IMS confirms the feature attributes to be collected with the client.

The images and GPS data are merged on a frame-by-frame basis. The images are then post-processed using a specialty piece of GIS and image viewing software. Using RST imagery, the existing centerline GIS, and aerial photography, IMS spatially plots each right-of-way asset in its real world location.

Prior to commencing each asset inventory, a document called the **Master Asset List (MAL)** will be developed, using each applicable exhibit as a starting point. The MAL defines what assets or inventory items are to be logged and what attributes will be extracted. The MAL also defines the methodology for condition rating each asset. Essentially the MAL is the direct equivalent of a “data dictionary” as it sets the rules for right-of-way asset data collection. The GIS screenshot below depicts an IMS asset inventory of sidewalks, ADA ramps, pavement striping and markings, curb & gutter and signs.



Texas References

City of Grand Prairie, TX

Contact: Dane Stovall, Street Services Manager

Email: dstovall@gptx.org

Phone: (972) 237-8526

In 2016, IMS performed a data collection project for the City of Grand Prairie. Our team surveyed the entire network consisting of 360 survey miles. We loaded the data into the city's MicroPAVER software, and configured the data into the correct Cityworks format. The project was completed with a full pavement analysis and report given as a deliverable to city staff.

City of Denton

Contact: Jeremy Schultz, Project Coordinator

Email: jeremy.schultz@cityofdenton.com

Phone: (940) 349-9439

Since 2008, IMS has been the City's dedicated pavement management consultant. IMS tested approximately 525 test miles of roadway and completed the upload, configuration and training for Cartegraph Navigator. In 2009, IMS also completed a right of way asset inventory of curb/gutter, sidewalks and barriers complete with three views of GIS linked images for loading and delivery. The pavement condition survey also included ground penetrating radar testing, roughness survey, and falling weight deflection testing. IMS completed another survey in 2015 on the entire Denton road inventory, including airport roads and parking lots. IMS configured and loaded all the data into the City's Cartegraph software. IMS also completed a total Sidewalk assessment for the City in 2019.

City of Keller

Contact: Alonzo Liñán, PTOE, PE, MPA, Director of Public Works

Email: alinan@cityofkeller.com

Phone: (817) 743-4081

Since 2004, IMS has performed three data collection projects with the City of Keller. IMS surveys approximately 260 miles of roadway. The IMS team has also completed deflection testing on the City's arterial and collector network for each project. To maintain the continuity of the data, IMS utilized the same ASTM D6433 data protocols and matched the City's existing Lucity database segmentation in each project. The City's Lucity pavement management module was configured to best meet the City's needs for maintenance and rehab operations. A detailed Lucity analysis and report was developed for City review. The City is currently under contract for a fourth project, which will also include the development of ROW asset databases, and ongoing IMS management of the Keller Lucity pavement management module.

2020 Pavement Data Collection Project – Fee Schedule

The detailed budget presented on the following page is based on the IMS work plan and deliverables. It represents a realistic budget to complete the work, and we are confident we can maintain an on-time, on-budget approach to the assignment. The presented budget is based upon the pre-negotiated and approved data collection rates that are currently published with the North Central Texas Council of Governments.

Mansfield, TX 2020 Pavement Data Collection

Item #	Description	Quantity	Unit	Lane Mile Unit Cost	Unit Rate	Total
1	Automatically and continuously measure pavement cracking, texture, rutting, width, and pavement type	320	Lane Mile	\$117.00	N/A	\$37,440.00
2	Collect pavement surface distress through automated means	320	Lane Mile	\$1.00	N/A	\$320.00
3	Provide a digital condition rating system to collect user defined severity/extent based pavement distresses and pertinent roadway attributes to accommodate a standardized approach to collecting data	1	Lump Sum	N/A	\$1,250.00	\$1,250.00
4	Collect dual-wheel path roughness data to International Roughness Index standards	320	Lane Mile	\$1.00	N/A	\$320.00
5	Roadway information that shall be collected and provided to the Participant at a minimum includes items a. through i. in Section 5 of the Overview in this bid. (Page 5)	320	Lane Mile	\$1.00	N/A	\$320.00
6	Collect digital images at 15-20-foot intervals of the road surface condition and link to a geodatabase (minimum forward facing imagery)	320	Lane Mile	\$12.00	N/A	\$3,840.00
7	Collect sidewalk data to include location, length, width and condition and create shape (.shp) files for incorporation into the Participant's GIS system, if applicable		Lane Mile	\$45.00	N/A	
8	Collect sidewalk ADA ramp data to include location, configuration, presence of truncated domes or other detectable warning feature, and condition and create shape (.shp) files for incorporation into the Participant's GIS system, if applicable.		Each	\$5.00	N/A	
9	Collect roadway sign data to include type and location and create shape (.shp) files for incorporation into the Participant's GIS system, if applicable		Each	\$2.50	N/A	
10	Collect photos of ADA ramps, sidewalks, and/or roadway signs inventoried under items 7, 8, and 9 above.		Each	\$0.50	N/A	
11	Collect location of curb and gutter and create shape (.shp) files for incorporation into the Participant's GIS system, if applicable		Linear Feet	\$0.01	N/A	
12	Collect location and type of visible in-pavement features such as valves, manhole covers, etc. and create shape (.shp) files for incorporation into the Participant's GIS system, if applicable		Each	\$1.00	N/A	
13	Load assessment data for all Participant-maintained pavements into a pavement management software system required by local government Participant(s), if applicable. Cost includes base cost plus lane mile unit cost.	320	Each Participant Plus Lane Mile Cost	\$5.00	\$3,750.00	\$5,350.00
14	Implement map module so that pavement condition and other data can be integrated, displayed, and accessed through the map interface in a format consistent with the Participant's horizontal and vertical control network system, if applicable. Cost includes base cost plus lane mile unit cost.	320	Each Participant Plus Lane Mile Cost	\$5.00	\$6,000.00	
15	Provide to the Participant the pavement condition data in a pavement management system database approved by Participant. Coordinate with the Participant's IT department to provide pavement condition data in a format compatible with the Participant's Environmental Systems Research Institute (ESRI) GIS database, if applicable. Cost includes base cost plus lane mile unit cost.	320	Each Participant Plus Lane Mile Cost	\$12.00	\$1,250.00	\$5,090.00
16	Calculate a Pavement Condition Index (PCI) score for each road segment using an approved pavement management system and in accordance with ASTM D6433. Provide results compatible with the Participant's GIS database, if applicable	320	Lane Mile	\$15.00	N/A	\$4,800.00
17	Calculate the International Roughness Index for each road segment in accordance with ASTM E1926. Provide results compatible with the Participant's GIS database, if applicable	320	Lane Mile	\$1.00	N/A	\$320.00
18	With input from Participant's staff, devise a weighing system taking into account PCI, IRI, average daily traffic for thoroughfares (traffic count raw data provided by Participant), and public safety emergency routes; and apply this 0-100 numeric index to the roadway information collected for the entire jurisdiction. Cost includes base cost plus lane mile unit cost.	320	Each Participant Plus Lane Mile Cost	\$1.00	\$1,550.00	\$1,870.00
19	Estimate the annual budget required to meet the long term goals regarding desired pavement condition levels. Cost includes base cost plus lane mile unit cost.	320	Each Participant Plus Lane Mile Cost	\$1.00	\$4,250.00	\$4,570.00
20	Create a five year and ten year pavement rehabilitation plan with input from Participant's staff. Cost includes base cost plus lane mile unit cost.	320	Each Participant Plus Lane Mile Cost	\$1.00	\$2,750.00	\$3,070.00
21	Recommend the computer hardware and software needed for successful implementation, potentially including recommendations for licenses of pavement management system software and other geodatabase software as needed		Each Participant		\$1,500.00	
22	Train Participant staff and provide assistance to the Public Works and IT Department as needed for the use of data collected through the fully automated system (20 person maximum per class)		Day		\$3,250.00	
23	Collect and analyze pavement structural condition information through the use of a Dynaflect device in accordance with industry standards on designated participant-owned roadways		Lane Mile Cost		N/A	
24	Collect and analyze pavement structural condition information through the use of Ground Penetrating Radar (GPR) in accordance with industry standards on designated participant-owned roadways		**		N/A	
25	Collect and analyze pavement structural condition information through the use of pavement cores in accordance with industry standards on designated participant-owned roadways (traffic control included) 2		**		N/A	
26	Additional miscellaneous services, selected by Participant, not to exceed 15% of total bid.					
27	Collection of GPS, Crossfall, Radius of Curvature & Grade		Lane Mile	\$20.00	N/A	
28	Council Presentation	1	Each	N/A	\$3,500.00	
29	Final Report	1	Each	N/A	\$ 3,000.00	\$ 3,000.00
				Project Total:		\$71,560.00
= Mansfield Applicable Line Items						

Mansfield, TX
2020 Pavement Data Collection

Thank you for considering IMS as a viable solution to your pavement management needs. We will strive to become an asset and extension of the City staff and team. If any questions arise, please do not hesitate to contact me at (417) 372-7021 or jmyers@imsanalysis.com.

Regards,

IMS Infrastructure Management Services



Jeff Myers,
Client Services Manager



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4011

Agenda Date: 4/12/2021

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Title

Resolution - A Resolution Authorizing the City of Mansfield, Texas to Enter into a Chapter 380 Agreement with Highland Homes - Dallas, LLC for the Purpose of Promoting Economic Development Within the City of Mansfield, Texas

Requested Action

The City Council will approve a resolution authorizing the City to enter into a Chapter 380 Agreement with Highland Homes-Dallas, LLC for the purpose of reallocating sales tax revenue to the City of Mansfield, Texas which is currently being paid outside the City of Mansfield.

Recommendation

Staff recommends approval of the Resolution.

Description/History

Highland Homes-Dallas, LLC approached the City with an offer to partner with the City in the reallocation of the sales tax it pays on building materials purchased. The terms of this Chapter 380 Agreement are identical to the terms in the agreement City Council approved on October 26, 2015 with First Texas Homes, Inc. and Bloomfield Homes, L.P. on January 09, 2017.

Currently, Highland Homes pays sales tax at the location it purchases building materials. Texas Rule 3.288 of the Texas Administrative Code would allow Highland Homes to elect how they pay sales tax if they assume full responsibility for reporting and paying sales tax to the Texas Comptroller's Office. Highland Homes has proposed that it will assume full responsibility of paying and reporting the sales tax that they are required to pay under Rule 3.288, and in so doing, the City will receive sales tax on building materials that are being used in the City of Mansfield, Texas. The City is currently not receiving sales tax revenue on these purchased materials; it is being paid in other cities where the materials are purchased.

Justification

In return for the partnership, the City will receive 60% of all sales tax revenue on the materials used in the City of Mansfield, Texas and Highland Homes will receive the remaining 40% in the form of a grant. (The grant amount is 80% of 1% of the City's sales tax and does not affect the MPFDC or MEDC sales tax.) There is no cost to the City of Mansfield, Texas with the exception of the administrative expense of disbursing the grant funds to Highland Homes.

Highland Homes estimates they will develop 137 lots in the M3 Ranch Community. The average home sales price is estimated to be \$488,000. The revenue to the City over the term of the agreement is expected to be \$144,409 at a minimum, with the potential to reach \$216,541. Highland Homes would receive a minimum of \$96,273 and potentially \$144,361 over the 10-year term of the agreement.

Funding Source

The grant will be paid out of the General Fund, and is a revenue offset, not a true expense.

Prepared By

Troy Lestina, Finance Director
817-276-4261

RESOLUTION NO. _____**A RESOLUTION AUTHORIZING THE CITY OF MANSFIELD, TEXAS TO ENTER INTO A CHAPTER 380 AGREEMENT WITH HIGHLAND HOMES – DALLAS, LLC FOR THE PURPOSE OF PROMOTING ECONOMIC DEVELOPMENT WITHIN THE CITY OF MANSFIELD, TEXAS; AND APPROVING OTHER MATTERS RELATED THERETO**

WHEREAS, the City of Mansfield, Texas (the “City”), pursuant to Chapter 380 of the Texas Local Government Code, as amended, is authorized to enter into an agreement with Highland Homes – Dallas, LLC to promote the collection of sales tax within the City of Mansfield, Texas that would otherwise not be collected within the City of Mansfield, Texas; and,

WHEREAS, the City Council of the City has found and determined that it is in the best interest of the City of Mansfield, Texas in accordance with the requirements of applicable law to enter into a 380 Agreement with Highland Homes – Dallas, LLC for the purpose of collecting and granting sales tax from purchasing building materials for the construction homes within the City of Mansfield, Texas; and,

WHEREAS, it is hereby found and determined that the Company meets the criteria for receiving grants pursuant to Chapter 380, based on among other things, (i) acquiring properties for development, and constructing improvements; (ii) adding taxable improvements to real property in the City and (iii) creating employment opportunities for the citizens of Mansfield, Texas.

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

SECTION 1.

The findings and determinations set forth in the preambles hereto are hereby incorporated in the agreement attached hereto.

SECTION 2.

The City Manager is hereby authorized to enter into the agreement attached hereto.

PASSED AND APPROVED THIS 12TH DAY OF APRIL, 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

**CHAPTER 380 GRANT AGREEMENT BY
AND BETWEEN THE CITY OF MANSFIELD, TEXAS
AND HIGHLAND HOMES - DALLAS, LLC**

This **CHAPTER 380 GRANT AGREEMENT** ("Agreement") is made by and between The City of Mansfield, Texas ("City", also referred to as "Grantor") and Highland Homes - Dallas, LLC (the "Company"), acting by and through their respective authorized officers and representatives.

WHEREAS, the City Council of the City of Mansfield, Texas ("City Council") has investigated and determined that it is in the best interest of the City and its citizens to encourage programs, including programs for making loans and grants of public money to promote local economic development and stimulate business and commercial activity in the City pursuant to Chapter 380, Texas Local Government Code, as amended ("Chapter 380"); and

WHEREAS, the Company will be engaged in the business of purchasing building materials for its use on construction projects within the City; and

WHEREAS, the Company has advised that it would like to partner with the City, and that a contributing factor that would induce the Company to purchase items using a Texas Direct Payment Permit and generate economic development and local use tax revenue for the City, that would otherwise not be available to the City, would be an agreement by the Grantor to provide an economic development grant to the Company; and

WHEREAS, the Company desires to purchase and use new building materials within the City that will generate additional economic development and use tax revenue for the City; and

WHEREAS, the City Council has investigated and determined that the Company meets the criteria for providing the grants (hereinafter defined), pursuant to Chapter 380, based on, among other things, the Company: (i) acquiring properties for development, and constructing improvements; (ii) adding taxable improvements to real property in the City; and (iii) creating employment opportunities for the citizens of Mansfield ("Approved Project"); and

WHEREAS, the City has concluded that the Approved Project qualifies for a Grant under Chapter 380; and

WHEREAS, with the approval of this Agreement, the City hereby establishes a program authorized by Chapter 380 of the Texas Local Government Code to encourage and induce the generation of local use tax; and

WHEREAS, the Grantor has determined that making an economic development grant to the Company in accordance with this Agreement will further the objectives of the Grantor, will benefit the City and the City's inhabitants and will promote local economic development and stimulate business and commercial activity in the City;

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, the sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I DEFINITIONS

1.01 For purposes of this Agreement, each of the following terms shall have the meaning set forth herein unless the context clearly indicates otherwise:

"City" and "Grantor" shall mean The City of Mansfield, Texas.

"Company" shall mean Highland Homes - Dallas, LLC

"Commencement Date" shall mean May 1, 2021.

"Effective Date" shall mean May 1, 2021.

"Direct Payment Permit" also referred to herein as a "Texas Direct Payment Permit" shall mean that permit issued by the State of Texas authorizing Company to self-assess and pay applicable state and local use taxes directly to the State of Texas related to selected portions of Company's taxable purchases. Texas Rule 3.288 of the Texas Administrative Code defines the requirements and responsibilities of Texas Direct Payment Permit holders along with any amendments, permutations, or recodifications of such Code or Rules whether renaming such permits or otherwise modifying such provisions.

"Event of Bankruptcy or Insolvency" shall mean the dissolution or termination (other than a dissolution or termination by reason of a party merging with an affiliate) of a party's existence as a going business, insolvency, appointment of receiver for any part of a party's property and such appointment is not terminated within ninety (90) business days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against a party and in the event such proceeding is not voluntarily commenced by the party, such proceeding is not dismissed within ninety (90) business days after the filing thereof.

"Force Majeure" shall mean any delays due to strikes, riots, acts of God, shortages of labor or materials, war, terrorism, governmental approvals, laws, regulations, or restrictions, or any other cause of any kind whatsoever which is beyond the reasonable control of the party.

"Program" shall mean the economic incentive program established by the City pursuant to Chapter 380 of the Texas Local Government Code together with any amendments, permutations, or recodifications of such Code provisions whether renaming such economic incentive or other modifications thereof.

"Program Grant" shall mean the periodic payments paid by the City to the Company in accordance with Section 3 of this Agreement.

“Grant Period” shall mean consecutive six (6) month periods during the term of this Agreement, except that the first Grant Period shall begin on the Effective Date and continue through and include the last day of June 2021 following the Effective Date. For illustration purposes, assume the Effective Date is May 1, 2021 then the first Grant Period would begin on May 1, 2021 and continue through and include June 30, 2021. The next Grant Period would begin on July 1, 2021 and continue through and include December 31, 2021. The final Grant Period for the initial 10-year term of the Agreement would be from January 1, 2031 and end on April 30, 2031.

"Taxable Items" shall have the same meaning assigned by Sections 151.010 and 151.0101, TEX. TAX CODE, as amended.

"Impositions" shall mean all use taxes that may be imposed by public or governmental authority on the Company or any taxable items purchased and used by Company within the City.

"Use Tax Receipts" shall mean the Grantor's net receipts from the State of Texas from the collection of one percent (1%) general City use tax imposed by the City pursuant to Chapter 321 of the Texas Tax Code, attributed to the collection of use tax by Company associated with the issuance of Company's Texas Direct Payment for Taxable Items used or consumed in the City.

"Use Tax Certificate" shall mean a certificate or other statement in a form reasonably acceptable to the Grantor setting forth the Company's collection of use tax imposed by and received by the Grantor from the State of Texas, for the use of Taxable Items by Company in the City for the applicable calendar month during a Grant Period which are to be used to determine Company's eligibility for a Grant, together with such supporting documentation required herein, and as Grantor may reasonably request.

ARTICLE II TERM

2.01 Term. The term of this Agreement shall begin on the Effective Date and continue for a ten (10) year period.

2.02 This Agreement shall remain in effect until Grantor has made the Program Grants set forth in Section 3 of the Agreement, or until otherwise terminated under the provisions of this Agreement.

2.03 This Agreement may be extended for an additional period of time on terms mutually acceptable to both parties by a written agreement executed by both parties.

ARTICLE III ECONOMIC DEVELOPMENT GRANT

3.01 Grant. Subject to the Company's continued compliance of all the terms and conditions of this Agreement, the Grantor agrees to provide Company with an economic development grant from lawful available funds payable as provided herein in an amount equal to 80% of the Use Tax Receipts, as previously defined herein (the "Grant"). The Grant will be paid semi-annually at the end of June and the end of December with the potential exception of the final Grant Period during the ten (10) year period following the execution of the Agreement, commencing May 1, 2021. The Grant will never include any monies the Company pays or owes to the State of Texas for any penalties for late payments, failures to report in a timely manner, and the like, related to the Use Tax Receipts.

3.02 Grant Payment. Grantor shall pay the Grant for the applicable Grant Period within forty-five (45) days after receipt of a Use Tax Certificate from Company following the end of each Grant Period, pursuant to Section 4.01. Company shall submit Use Tax Certificates to Grantor within thirty (30) days following the end of the applicable Grant Period, beginning with the first Grant Period. For illustration purposes, assume the first Grant Period begins on May 1, 2021 and continues through and includes June 30, 2021. Company would submit a Use Tax Certificate to Grantor for the first Grant Period by July 30, 2021 and Grantor would pay the first Grant within forty-five (45) days after receipt of the Use Tax Certificate and after receiving all of the net Use Tax Receipts within the Grant Period. Further assume that the Use Tax Receipts for the first Grant Period equal Five Thousand Dollars (\$5,000.00), then the amount of the first Grant would be Four Thousand Dollars (\$4,000.00).

3.03 Amended Returns and Audits. In the event the Company files an amended use tax return, or report, or if additional use tax is due and owing, as a result of an audit conducted by the State of Texas that increases the Use Tax Receipts for a previous period covered within the term of this agreement, the Grant payment for the Grant Period immediately following such State approved amendment shall be adjusted accordingly, provided the Grantor must have received the Use Tax Receipts attributed to such adjustment. As a condition precedent to payment of such adjustment, Company shall provide Grantor with a copy of such amended use tax report, tax return or audit adjustment, and the approval thereof by the State of Texas.

3.04 Refunds. In the event the State of Texas determines that the City erroneously received Use Tax Receipts, or that the amount of use tax paid to the City exceeds the correct amount of use tax for a previous Grant paid to the Company, the Company shall, within thirty (30) days after receipt of notification thereof from the City specifying the amount by which such Grant exceeded the amount to which the Company was entitled pursuant to such State of Texas determination, pay such amount to the Grantor. The Grantor may at its option adjust the Grant payment for the Grant Period immediately following such State of Texas determination to deduct there from the amount of the overpayment. As a condition precedent to payment of such refund, the City shall provide Company with a copy of such determination by the State of Texas.

ARTICLE IV
DOCUMENTATION SUPPORTING THE ECONOMIC DEVELOPMENT GRANT

The conditions contained in this Article IV are conditions precedent to the Grantor's obligation to make any Grant payment.

4.01 Use Tax Certificate. During the term of this Agreement, the Company shall within thirty (30) days after the end of each Grant Period, provide the Grantor with a Use Tax Certificate relating to Use Tax Receipts paid during the Grant Period. The Grantor shall have no duty to calculate the Use Tax Receipts or determine Company's entitlement to any Grant for a Grant Period, or pay any Grant during the term of this Agreement until such time as Company has provided the Grantor a Use Tax Certificate for such Grant Period and the Grantor has received the actual Use Tax Receipts from the State of Texas attributable to such calendar months within the Grant Period. Company shall provide such additional documentation as may be reasonably requested by Grantor to evidence, support and establish the use tax paid directly to the State of Texas pursuant to Company's Direct Payment Permit. The Use Tax Certificate for each Grant Period shall at a minimum contain, include or be accompanied by the following:

- a. A copy of all Texas Direct Payment Permit and self-assessment use tax returns and reports during the applicable Grant Period, use tax audit assessments or credits, including amended use tax returns or reports, filed by the Company during the Grant Period showing use tax paid directly to the State of Texas related to Company's operations for the Grant Period; and
- b. Information concerning any refund or credit received by the Company of use tax paid by the Company which has previously been reported by the Company as use tax paid for a previous Grant Period within the term of this agreement.

Company will provide to Grantor the Use Tax Certificates from time to time pursuant to the terms of the Agreement, which are confidential ("Confidential Information") and, except as otherwise provided herein, may not be disclosed to a third party without the Company's consent. To the extent that any disclosure of the Confidential Information may be required by law, Grantor will use reasonable efforts to inform Company of the request in sufficient time for Company to assert any objection it may have to such disclosure to an appropriate judicial or administrative body.

4.02 Grantor must have received a Use Tax Certificate for the months within the Grant Period for which payment of a Grant is requested, and Grantor must have received the actual Use Tax Receipts for all calendar months within the Grant Period.

4.03 The Company intends to issue its Texas Direct Payment Permit to specific suppliers or vendors that provide large quantities of building materials or other tangible personal property.

4.04 The Company shall provide the Grantor with a true and correct copy of its Texas Direct Payment Permit, which permit shall be kept in full force and effect throughout the term of the Agreement.

4.05 Company or the City shall not have an uncured material breach or default of this Agreement.

ARTICLE V TERMINATION

5.01 This Agreement may be terminated upon any one of the following:

- (a) by mutual written agreement of the parties;
- (b) by Grantor or Company, respectively, if the other party defaults or breaches any of the terms or conditions of this Agreement in any material respect and such default or breach is not cured within thirty (30) days after written notice thereof by the Grantor or Company, as the case may be;
- (c) by Grantor, if any Impositions owed to the Grantor or the State of Texas by Company shall have become delinquent (provided, however, Company retains the right to timely and properly protest and contest any such Impositions);
- (d) by Grantor, if Company suffers an Event of Bankruptcy or Insolvency;
- (e) by Grantor or Company, respectively, if any subsequent Federal or State legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable; or
- (f) by Company, if the City does not pay the applicable Grant amount within 45 days of receipt of the Use Tax Receipts as required herein covered by a valid Use Tax Certificate issued by Company or fails to cure this breach within an additional 30 days and so long as the Company is not in default, or;
- (g) expiration of the term, or any subsequent renewal of the term.

The rights, responsibilities and liabilities of the parties under this Agreement shall be extinguished upon the termination of this Agreement except for any rights, responsibilities and/or liabilities that accrued prior to such termination.

ARTICLE VI MISCELLANEOUS

6.01 Binding Agreement. The terms and conditions of this Agreement are binding upon the parties to this agreement and their respective successors and permitted assigns. This

Agreement may not be assigned without the express written consent of Grantor, which consent shall not be unreasonably withheld or delayed.

6.02 Limitation on Liability. It is understood and agreed between the parties that the Company and Grantor, in satisfying the conditions of this Agreement, have acted independently, and Grantor assumes no responsibilities or liabilities to third parties in connection with these actions. The Company agrees to indemnify and hold harmless the Grantor from all such claims, suits, and causes of actions, liabilities and expenses, including reasonable attorney's fees, of any nature whatsoever by a third party arising out of the Company's performance of the conditions under this Agreement.

6.03 No Joint Venture. It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture between the parties.

6.04 Authorization. Each party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

6.05 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below (or such other address as such party may subsequently designate in writing) or on the day actually received if sent by courier or otherwise hand delivered sent via fax.

If intended for City, to:

Attn: Joe Smolinski
Mansfield City Manager
1200 E. Broad St.
Mansfield, TX 76063

With a copy to:

Attn: Betsy Elum
Taylor, Olson, Adkins, Sralla & Elum, LLP
6000 Western Place, Suite 200
Fort Worth, TX 76107

If intended for the Company:

Attn: Dan Miller
Chief Financial Officer
Highland Homes - Dallas, LLC
5601 Democracy, Suite 300
Plano, TX 75024

With a copy to:

Attn: Brad Gahm
General Counsel
Highland Homes - Dallas, LLC
5601 Democracy, Suite 300
Plano, TX 75024

6.06 Entire Agreement. This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement between the parties that in any manner relates to the subject matter of this Agreement.

6.07 Governing Law. The laws of the State of Texas shall govern the Agreement; and this Agreement is fully performable in Mansfield, Johnson County, Texas with exclusive venue for any action concerning this Agreement being in a court of competent jurisdiction in Johnson County, Texas.

6.08 Amendment. This Agreement may only be amended by the mutual written agreement of the parties.

6.09 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

6.10 Recitals. The recitals to this Agreement are incorporated herein.

6.11 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument and any such counterparts shall be deemed to be incorporated herein.

6.12 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

6.13 Sovereign Immunity. The parties agree that the City has not waived its sovereign immunity by entering into and performing its obligations under this Agreement.

6.14 Dispute Resolution. Any controversy or claim arising from or relating to this Agreement, or a breach thereof shall be subject to non-binding mediation, as a condition precedent to the institution of legal or equitable proceedings by any party unless the institution of such legal or equitable proceeding is necessary to avoid the running of an applicable statute of limitation. The parties shall endeavor to resolve their claims by mediation. Grantor and Company shall share the costs of mediation equally. The mediation shall be held in Mansfield, Texas, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

/SIGNATURE PAGES FOLLOW/

EXECUTED as of the ____ day of _____, 2021.

THE CITY OF MANSFIELD, TEXAS

By: _____
Joe Smolinski, Mansfield City Manager

ATTEST:

City Secretary

By: _____

EXECUTED as of the ____ day of _____, 2021.

Highland Homes - Dallas, LLC
a Texas limited liability corporation

By: Highland Operating Dallas, LLC
a Texas corporation

By: _____
Name: Dan Miller
Title: Chief Financial Officer

ACKNOWLEDGMENTS

STATE OF TEXAS

§

§

CITY OF MANSFIELD

§

This instrument was acknowledged before me on the _____ day of _____, 2021
by Joe Smolinski, City Manager of The City of Mansfield, Texas, on behalf of said city.

Name: _____

Notary Public, State of Texas

My commission expires: _____

STATE OF TEXAS

§

 \mathcal{S}

CITY OF PLANO

§

This instrument was acknowledged before me on the _____ day of _____, 2021 by Dan Miller, Chief Financial Officer of Highland Operating Dallas, LLC, a Texas limited liability corporation, Owner of Highland Homes – Dallas, LLC, a limited liability corporation, on behalf of said limited liability corporation.

Name: _____

Notary Public - State of Texas

My commission expires: _____

Highland Homes - Dallas and City of Mansfield - Chapter 380 Agreement Summary

City Name	Mansfield
City Rate	2.00%
City Code	2220120
Contact Name	Joe Smolinski
Contact Title	City Manager
Street Address	1200 E. Broad St.
City, State, Zip Code	Mansfield, TX 76063
Phone Number	817-276-4270
Email Address	
Contact Name	Troy Lestina
Contact Title	Director of Finance
Contact Phone Number	817-276-4258
Contact Email	troy.lestina@mansfieldtexas.gov

Est. # of Undeveloped Lots (M3 Ranch Community)	137
Est. Ave Sales Price - 2021	\$488,000.00
Direct Materials (18% of home sales price)	18.00%
Ave Dir Mat Purch / House (today)	\$87,840.00
Ave Local City Sales Tax/ House	\$1,756.80
Ave Sales Tax Grant / House	\$702.72
Ave Sales Tax Rcvd City / House	\$1,054.08
Agreement Term / Length	10 years
Grant Amount / Percentage of 1% City Sales Tax for Future Direct Payment Permit Purchases	80% of 1%

Estimated Benefits for the Agreement - Highland	0.8% Total	Highland Est Sav - Thru Buildout
-------------------------------------------------	------------	----------------------------------

Existing Undev. Lots / Current Mat. Prices (0% Inflation)	\$96,272.64
------------------------------------------------------------------	-------------

Estimated Benefits for the Agreement - City	1.2% Total	City Est Sav - Thru Buildout	.2% Gen. City Tax.5% Econ. Development.5% Park Facilities Development
---------------------------------------------	------------	------------------------------	-----------------------------------------------------------------------

Existing Undev. Lots / Current Mat. Prices (0% Inflation)	\$144,408.96	\$24,068.16	\$60,170.40	\$60,170.40
------------------------------------------------------------------	--------------	-------------	-------------	-------------

Existing Undev. Lots/Mat. Price Incr 5% Annually	\$184,215.29	\$30,702.55	\$76,756.37	\$76,756.37
---------------------------------------------------------	--------------	-------------	-------------	-------------

Existing Undev. Lots/Mat. Price Incr 8% Annually	\$216,541.24	\$36,090.21	\$90,225.51	\$90,225.51
---------------------------------------------------------	--------------	-------------	-------------	-------------

Note: Based on NO future undeveloped lot purchases/development during 10-year 380 Agreement (ie: most conservative)



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4017

Agenda Date: 4/12/2021

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Title

Resolution - A Resolution Awarding Contracts for the Construction of Paving and Drainage Improvements for Heritage Parkway (South Main Street to Commerce Drive) to RPM xConstruction, LLC for Construction, and to Wier & Associates, Inc. for Surveying, and Authorizing Funding for an Amount Not to Exceed \$2,344,901.58 (Street Bond Fund and Drainage Fund)

Requested Action

Consider the Resolution awarding contracts for the construction of Paving and Drainage Improvements for Heritage Parkway (South Main Street to Commerce Drive) to RPM xConstruction, LLC, for construction, and to Wier & Associates, Inc., for surveying, and authorizing funding for an amount not to exceed \$2,344,901.58.

Recommendation

The Engineering Staff recommends approval of the Resolution.

Description/History

This project includes reconstructing the westbound lanes of Heritage Parkway from S. Main St. to Commerce Drive, installation of an 8-foot sidewalk on the north side, and restoring two drainage channels that drain into Low Branch.

The project was bid on March 18, 2021 and there were ten bidders for the project. The lowest and best bidder was RPM xConstruction, LLC. The bid tabulation is attached. Bids ranged from a low bid of \$2,123,258.65 to a high bid of \$3,027,239.00. The contract time for this project is one hundred forty-five (145) working days or approximately 8 months. The limits of the project are from S. Main Street to Commerce Drive.

The drainage improvements including the re-establishment of two drainage channels that connect drainage to Low Branch are to be funded by the Drainage Fund in the amount of \$90,000. The remainder of the project will be funded by the Street Bond Fund.

The requested funds are for a construction contract in the amount of \$2,229,421.58, which includes a 5% construction contingency, \$40,480.00 for material testing, which includes a 10% contingency, \$55,000.00 for survey services, which includes a 10% contingency, and a \$20,000.00 contingency for other miscellaneous services needed to complete the construction of the project within a budget not to exceed \$2,344,901.58.

Justification

RPM xConstruction, LLC is a paving and excavation company located in the DFW area. They have been awarded the Holland Road construction project which has not yet begun. The Engineering Department feels that RPM xConstruction, LLC, has the necessary staff and equipment to complete a job of this size and scope within the allowed contract time.

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

Funding Source

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

Prepared By

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

RESOLUTION NO. _____**A RESOLUTION AWARDING CONTRACTS FOR THE CONSTRUCTION OF PAVING & DRAINAGE IMPROVEMENTS FOR HERITAGE PARKWAY (SOUTH MAIN STREET TO COMMERCE DRIVE) TO RPM XCONSTRUCTION, LLC, FOR CONSTRUCTION, TO WIER & ASSOCIATES, INC., FOR SURVEYING; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS**

WHEREAS, the City of Mansfield has publicly advertised and requested competitive bids for the construction of Paving and Drainage Improvements for Heritage Parkway (South Main Street to Commerce Drive); and,

WHEREAS, all bids were received, opened and publicly read aloud on March 18, 2021; and,

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

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

WHEREAS, after review of all bids received, it is the recommendation and determination of Council that the "lowest and best" bid is that of RPM xConstruction, LLC.

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

SECTION 1.

The City Manager or his Designee is hereby authorized and directed to execute contractual documents with RPM xConstruction, LLC for construction for an amount not to exceed Two Million Two Hundred Twenty-Nine Thousand Four Hundred Twenty-One and 58/100 Dollars (\$2,229,421.58).

SECTION 2.

The City Manager or his Designee is hereby authorized and directed to execute contractual documents with Wier & Associates, Inc. for surveying for an amount not to exceed Fifty-Five Thousand and 00/100 Dollars (\$55,000.00).

SECTION 3.

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

SECTION 4.

Funding is hereby authorized in the amount of Two Million Three Hundred Forty-Four Thousand Nine Hundred One and 58/100 Dollars (\$2,344,901.58) to complete the construction of this project.

PASSED AND APPROVED THIS THE 12TH DAY OF APRIL, 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

Project Name: Paving & Drainage Improvements Heritage Parkway Bid No. 2021-41-04-02 Project Number: 89-052.01 Bid Opening: March 18, 2021				RPM Construction, LLC 5200 Tennyson Pkwy #130 Plano, Texas 75024 214-239-4722		Estrada Concrete Co., LLC 309 Nichold Srive Hutchins, Texas 75141 808-294-7176		Ed Bell Constructin Co. 10605 Harry Hines Dallas, Texas 75220 214-358-6581	
Item No.	Description	Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
I	DEMOLITION								
100	Bonds, Insurance and Mobilization	1	LS	\$ 150,000.00	\$ 150,000.00	\$ 121,000.00	\$ 121,000.00	\$ 40,000.00	\$ 40,000.00
101	Right-of-Way Preparation	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 40,000.00	\$ 40,000.00
102	Remove Exist. Concrete Street/Drive Pavement	16,932	SY	\$ 6.50	\$ 110,058.00	\$ 10.00	\$ 169,320.00	\$ 8.00	\$ 135,456.00
103	Sawcut & Remove Exist. Concrete Curb	746	LF	\$ 7.00	\$ 5,222.00	\$ 4.00	\$ 2,984.00	\$ 8.00	\$ 5,968.00
104	Remove & Salvage Existing Street Sign	9	EA	\$ 150.00	\$ 1,350.00	\$ 100.00	\$ 900.00	\$ 200.00	\$ 1,800.00
105	Remove & Dispose of Existing Sign	7	EA	\$ 150.00	\$ 1,050.00	\$ 100.00	\$ 700.00	\$ 150.00	\$ 1,050.00
106	Remove Existing Curb Inlet Top	6	EA	\$ 1,700.00	\$ 10,200.00	\$ 300.00	\$ 1,800.00	\$ 400.00	\$ 2,400.00
107	Remove & Salvage Existing Fire Hydrant	1	EA	\$ 1,700.00	\$ 1,700.00	\$ 800.00	\$ 800.00	\$ 1,000.00	\$ 1,000.00
108	Adjust or Relocate Existing Irrigation System	1	LOT	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 6,300.00	\$ 6,300.00
	SUBTOTAL				\$ 304,580.00		\$ 322,504.00		\$ 233,974.00
II	PAVING IMPROVEMENTS								
201	Unclassified Excavation	1,288	CY	\$ 30.00	\$ 38,640.00	\$ 14.00	\$ 18,032.00	\$ 15.00	\$ 19,320.00
202	Controlled Density Compacted Fill	1,097	CY	\$ 3.00	\$ 3,291.00	\$ 15.00	\$ 16,455.00	\$ 10.00	\$ 10,970.00
203	12" Lime Stabilized Subgrade (54 lbs/SY)	15,914	SY	\$ 3.50	\$ 55,699.00	\$ 4.00	\$ 63,656.00	\$ 6.00	\$ 95,484.00
204	Hydrated Lime	572.9	TON	\$ 165.00	\$ 94,528.50	\$ 185.00	\$ 105,986.50	\$ 200.00	\$ 114,580.00
205	Concrete Treated Base	765	SY	\$ 40.00	\$ 30,600.00	\$ 10.00	\$ 7,650.00	\$ 47.00	\$ 35,955.00
206	10" Class "P1" Reinforced Conc. Pavement	15,327	SY	\$ 59.50	\$ 911,956.50	\$ 62.00	\$ 950,274.00	\$ 60.00	\$ 919,620.00
206a	10" Class "P1" Reinforced High Early Strength Pavement	340	SY	\$ 95.00	\$ 32,300.00	\$ 90.00	\$ 30,600.00	\$ 82.00	\$ 27,880.00
207	8" 4,000 P.S.I. Reinforced Conc. Drive Approach	1,443	SY	\$ 67.50	\$ 97,402.50	\$ 69.00	\$ 99,567.00	\$ 92.00	\$ 132,756.00
208	Reinforced Conc. Curb & Gutter	746	LF	\$ 2.00	\$ 1,492.00	\$ 35.00	\$ 26,110.00	\$ 35.00	\$ 26,110.00
209	Concrete Street Header	452	LF	\$ 20.00	\$ 9,040.00	\$ 20.00	\$ 9,040.00	\$ 20.00	\$ 9,040.00
210	Handicap Curb Ramp per City Std. Details	6	EA	\$ 2,000.00	\$ 12,000.00	\$ 2,000.00	\$ 12,000.00	\$ 2,000.00	\$ 12,000.00
211	TxDOT Handicap Curb Ramp per TxDOT PED-18 Details	1	EA	\$ 2,000.00	\$ 2,000.00	\$ 3,000.00	\$ 3,000.00	\$ 2,500.00	\$ 2,500.00
212	4" Thick Reinforced Concrete Sidewalk	31,990	SY	\$ 5.50	\$ 175,945.00	\$ 5.00	\$ 159,950.00	\$ 5.25	\$ 167,947.50

Project Name: Paving & Drainage Improvements Heritage Parkway Bid No. 2021-41-04-02 Project Number: 89-052.01 Bid Opening: March 18, 2021				RPM Construction, LLC 5200 Tennyson Pkwy #130 Plano, Texas 75024 214-239-4722		Estrada Concrete Co., LLC 309 Nichold Srive Hutchins, Texas 75141 808-294-7176		Ed Bell Constructin Co. 10605 Harry Hines Dallas, Texas 75220 214-358-6581	
213	TxDOT Type C402 Rail	50	LF	\$ 300.00	\$ 15,000.00	\$ 200.00	\$ 10,000.00	\$ 525.00	\$ 26,250.00
214	Concrete Footing for TxDOT Type C402 Rail	30	LF	\$ 150.00	\$ 4,500.00	\$ 30.00	\$ 900.00	\$ 125.00	\$ 3,750.00
215	Import & Place 4" Topsoil on Pkwy, Median & Slope	12,521	SY	\$ 2.25	\$ 28,172.25	\$ 6.00	\$ 75,126.00	\$ 1.75	\$ 21,911.75
216	Grass Sod Disturb Areas	3,105	SY	\$ 7.50	\$ 23,287.50	\$ 16.50	\$ 51,232.50	\$ 8.00	\$ 24,840.00
217	Hydromulch Seed Parkways, Median & Slopes	9,416	SY	\$ 2.25	\$ 21,186.00	\$ 2.00	\$ 18,832.00	\$ 1.50	\$ 14,124.00
218	Reconstruct Curb Inlet Top	6	EA	\$ 5,775.00	\$ 34,650.00	\$ 3,000.00	\$ 18,000.00	\$ 5,250.00	\$ 31,500.00
219	Adjust Existing SS Manhole Rim	3	EA	\$ 2,375.00	\$ 7,125.00	\$ 1,500.00	\$ 4,500.00	\$ 3,500.00	\$ 10,500.00
220	Install Salvaged Fire Hydrant Assembly	1	EA	\$ 4,470.00	\$ 4,470.00	\$ 3,500.00	\$ 3,500.00	\$ 2,500.00	\$ 2,500.00
221	Adjust Gate Valve to Finished Grade	1	EA	\$ 1,975.00	\$ 1,975.00	\$ 500.00	\$ 500.00	\$ 450.00	\$ 450.00
222	Relocate Water Meter	6	EA	\$ 3,565.00	\$ 21,390.00	\$ 400.00	\$ 2,400.00	\$ 900.00	\$ 5,400.00
223	Storm Water Pollution Prevention Plan	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 10,000.00	\$ 10,000.00	\$ 25,000.00	\$ 25,000.00
224	Temporary Traffic Control	1	LS	\$ 30,000.00	\$ 30,000.00	\$ 20,000.00	\$ 20,000.00	\$ 56,000.00	\$ 56,000.00
225	Type A, Grade 1, Flex Base	400	CY	\$ 95.00	\$ 38,000.00	\$ 20.00	\$ 8,000.00	\$ 55.00	\$ 22,000.00
226	Temporary Traffic Control	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 10,000.00	\$ 10,000.00	\$ 15,750.00	\$ 15,750.00
	SUBTOTAL				\$ 1,729,650.25		\$ 1,735,311.00		\$ 1,834,138.25
III	PAVEMENT MARKING IMPROVEMENTS								
301	4" Ray-o-Lite 1-Way White RPM (RS1C)	169	EA	\$ 4.40	\$ 743.60	\$ 4.50	\$ 760.50	\$ 8.00	\$ 1,352.00
302	4" White Type A Non-Reflective RPM	617	EA	\$ 4.40	\$ 2,714.80	\$ 4.20	\$ 2,591.40	\$ 4.00	\$ 2,468.00
303	24" Type I White Thermoplastic Stop Bar	126	LF	\$ 6.75	\$ 850.50	\$ 10.00	\$ 1,260.00	\$ 15.00	\$ 1,890.00
304	24" Wide x 8' White Thermo Intersection Crosswalk	24	EA	\$ 80.00	\$ 1,920.00	\$ 82.00	\$ 1,968.00	\$ 120.00	\$ 2,880.00
305	Type I White Thermoplastic Left Turn Arrow	4	EA	\$ 155.00	\$ 620.00	\$ 220.00	\$ 880.00	\$ 230.00	\$ 920.00
306	Type I White Thermoplastic Right Turn Arrow	2	EA	\$ 155.00	\$ 310.00	\$ 225.00	\$ 450.00	\$ 230.00	\$ 460.00
307	Type I White Thermoplastic Word "ONLY"	6	EA	\$ 155.00	\$ 930.00	\$ 235.00	\$ 1,410.00	\$ 240.00	\$ 1,440.00
	SUBTOTAL				\$ 8,088.90		\$ 9,319.90		\$ 11,410.00
IV	CHANNEL EXCAVATION / RESTORATION								
400	Clearing of Trees / Underbrush	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 19,000.00	\$ 19,000.00	\$ 15,000.00	\$ 15,000.00
401	Channel Excavation	973	CY	\$ 25.00	\$ 24,325.00	\$ 20.00	\$ 19,460.00	\$ 24.00	\$ 23,352.00
402	Controlled Density Fill	7	CY	\$ 100.00	\$ 700.00	\$ 100.00	\$ 700.00	\$ 63.00	\$ 441.00
403	Minimum 12" Diameter Loose Rock Riprap	247	SY	\$ 45.00	\$ 11,115.00	\$ 50.00	\$ 12,350.00	\$ 75.00	\$ 18,525.00
404	4" Topsoil & Hydromulch Seed Disturbed Area	4,509	SY	\$ 5.50	\$ 24,799.50	\$ 9.00	\$ 40,581.00	\$ 6.30	\$ 28,406.70
	SUBTOTAL				\$ 80,939.50		\$ 92,091.00		\$ 85,724.70

	Project Name: Paving & Drainage Improvements Heritage Parkway Bid No. 2021-41-04-02 Project Number: 89-052.01 Bid Opening: March 18, 2021			RPM Construction, LLC 5200 Tennyson Pkwy #130 Plano, Texas 75024 214-239-4722		Estrada Concrete Co., LLC 309 Nichold Srive Hutchins, Texas 75141 808-294-7176		Ed Bell Constructin Co. 10605 Harry Hines Dallas, Texas 75220 214-358-6581	
		SUBTOTAL I			\$ 304,580.00		\$ 322,504.00		\$ 233,974.00
		SUBTOTAL II			\$ 1,729,650.25		\$ 1,735,311.00		\$ 1,834,138.25
		SUBTOTAL III			\$ 8,088.90		\$ 9,319.90		\$ 11,410.00
		SUBTOTAL IV			\$ 80,939.50		\$ 92,091.00		\$ 85,724.70
TOTAL PROJECT PAVING & PAYMENT COST					\$ 2,123,258.65		\$ 2,159,225.90		\$ 2,165,246.95

Wier & Associates, Inc.

BID TABULATION

Project Name: Paving & Drainage Improvements Heritage Parkway Bid No. 2021-41-04-02 Project Number: 89-052.01 Bid Opening: March 18, 2021				McMahon Contracting L.P. 3019 Roy Orr Blvd. Grand Prairie, Texas 75050 972-263-6907		DDM Construction Corp. 40006 Beltline Rd. Ste 230 Addison, Texas 75001 940-217-5751		Tiseo Paving Co. 419 US Highway 80 Mesquite, Texas 75150 972-289-0723	
Item No.	Description	Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
I	DEMOLITION								
100	Bonds, Insurance and Mobilization	1	LS	\$ 77,060.40	\$ 77,060.40	\$ 110,000.00	\$ 110,000.00	\$ 118,000.00	\$ 118,000.00
101	Right-of-Way Preparation	1	LS	\$ 65,612.95	\$ 65,612.95	\$ 50,000.00	\$ 50,000.00	\$ 72,500.00	\$ 72,500.00
102	Remove Exist. Concrete Street/Drive Pavement	16,932	SY	\$ 7.74	\$ 131,053.68	\$ 8.00	\$ 135,456.00	\$ 7.15	\$ 121,063.80
103	Sawcut & Remove Exist. Concrete Curb	746	LF	\$ 8.08	\$ 6,027.68	\$ 8.00	\$ 5,968.00	\$ 7.70	\$ 5,744.20
104	Remove & Salvage Existing Street Sign	9	EA	\$ 120.00	\$ 1,080.00	\$ 60.00	\$ 540.00	\$ 110.00	\$ 990.00
105	Remove & Dispose of Existing Sign	7	EA	\$ 120.00	\$ 840.00	\$ 110.00	\$ 770.00	\$ 110.00	\$ 770.00
106	Remove Existing Curb Inlet Top	6	EA	\$ 859.80	\$ 5,158.80	\$ 1,000.00	\$ 6,000.00	\$ 1,980.00	\$ 11,880.00
107	Remove & Salvage Existing Fire Hydrant	1	EA	\$ 956.28	\$ 956.28	\$ 500.00	\$ 500.00	\$ 550.00	\$ 550.00
108	Adjust or Relocate Existing Irrigation System	1	LOT	\$ 9,000.00	\$ 9,000.00	\$ 5,000.00	\$ 5,000.00	\$ 25,025.00	\$ 25,025.00
	SUBTOTAL				\$ 296,789.79		\$ 314,234.00		\$ 356,523.00
II	PAVING IMPROVEMENTS								
201	Unclassified Excavation	1,288	CY	\$ 17.89	\$ 23,042.32	\$ 20.00	\$ 25,760.00	\$ 33.00	\$ 42,504.00
202	Controlled Density Compacted Fill	1,097	CY	\$ 7.12	\$ 7,810.64	\$ 16.00	\$ 17,552.00	\$ 3.30	\$ 3,620.10
203	12" Lime Stabilized Subgrade (54 lbs/SY)	15,914	SY	\$ 3.75	\$ 59,677.50	\$ 5.00	\$ 79,570.00	\$ 4.00	\$ 63,656.00
204	Hydrated Lime	572.9	TON	\$ 189.60	\$ 108,621.84	\$ 200.00	\$ 114,580.00	\$ 185.00	\$ 105,986.50
205	Concrete Treated Base	765	SY	\$ 37.28	\$ 28,519.20	\$ 45.00	\$ 34,425.00	\$ 56.50	\$ 43,222.50
206	10" Class "P1" Reinforced Conc. Pavement	15,327	SY	\$ 61.26	\$ 938,932.02	\$ 65.00	\$ 996,255.00	\$ 56.25	\$ 862,143.75
206a	10" Class "P1" Reinforced High Early Strength Pavement	340	SY	\$ 93.77	\$ 31,881.80	\$ 85.00	\$ 28,900.00	\$ 95.20	\$ 32,368.00
207	8" 4,000 P.S.I. Reinforced Conc. Drive Approach	1,443	SY	\$ 69.22	\$ 99,884.46	\$ 70.00	\$ 101,010.00	\$ 88.00	\$ 126,984.00
208	Reinforced Conc. Curb & Gutter	746	LF	\$ 14.00	\$ 10,444.00	\$ 25.00	\$ 18,650.00	\$ 30.00	\$ 22,380.00
209	Concrete Street Header	452	LF	\$ 19.32	\$ 8,732.64	\$ 20.00	\$ 9,040.00	\$ 25.00	\$ 11,300.00
210	Handicap Curb Ramp per City Std. Details	6	EA	\$ 2,847.07	\$ 17,082.42	\$ 1,500.00	\$ 9,000.00	\$ 2,200.00	\$ 13,200.00
211	TxDOT Handicap Curb Ramp per TxDOT PED-18 Details	1	EA	\$ 8,411.80	\$ 8,411.80	\$ 2,000.00	\$ 2,000.00	\$ 2,420.00	\$ 2,420.00
212	4" Thick Reinforced Concrete Sidewalk	31,990	SY	\$ 7.19	\$ 230,008.10	\$ 5.00	\$ 159,950.00	\$ 6.05	\$ 193,539.50

Wier & Associates, Inc.

BID TABULATION

Project Name: Paving & Drainage Improvements Heritage Parkway Bid No. 2021-41-04-02 Project Number: 89-052.01 Bid Opening: March 18, 2021				McMahon Contracting L.P. 3019 Roy Orr Blvd. Grand Prairie, Texas 75050 972-263-6907		DDM Construction Corp. 40006 Beltline Rd. Ste 230 Addison, Texas 75001 940-217-5751		Tiseo Paving Co. 419 US Highway 80 Mesquite, Texas 75150 972-289-0723	
213	TxDOT Type C402 Rail	50	LF	\$ 429.65	\$ 21,482.50	\$ 350.00	\$ 17,500.00	\$ 403.70	\$ 20,185.00
214	Concrete Footing for TxDOT Type C402 Rail	30	LF	\$ 63.60	\$ 1,908.00	\$ 70.00	\$ 2,100.00	\$ 110.00	\$ 3,300.00
215	Import & Place 4" Topsoil on Pkwy, Median & Slope	12,521	SY	\$ 3.40	\$ 42,571.40	\$ 6.50	\$ 81,386.50	\$ 5.45	\$ 68,239.45
216	Grass Sod Disturb Areas	3,105	SY	\$ 8.78	\$ 27,261.90	\$ 7.50	\$ 23,287.50	\$ 14.85	\$ 46,109.25
217	Hydromulch Seed Parkways, Median & Slopes	9,416	SY	\$ 1.37	\$ 12,899.92	\$ 1.20	\$ 11,299.20	\$ 1.65	\$ 15,536.40
218	Reconstruct Curb Inlet Top	6	EA	\$ 3,360.00	\$ 20,160.00	\$ 5,700.00	\$ 34,200.00	\$ 9,020.00	\$ 54,120.00
219	Adjust Existing SS Manhole Rim	3	EA	\$ 303.20	\$ 909.60	\$ 1,000.00	\$ 3,000.00	\$ 3,025.00	\$ 9,075.00
220	Install Salvaged Fire Hydrant Assembly	1	EA	\$ 2,099.65	\$ 2,099.65	\$ 1,100.00	\$ 1,100.00	\$ 4,400.00	\$ 4,400.00
221	Adjust Gate Valve to Finished Grade	1	EA	\$ 479.49	\$ 479.49	\$ 600.00	\$ 600.00	\$ 1,100.00	\$ 1,100.00
222	Relocate Water Meter	6	EA	\$ 749.48	\$ 4,496.88	\$ 630.00	\$ 3,780.00	\$ 1,980.00	\$ 11,880.00
223	Storm Water Pollution Prevention Plan	1	LS	\$ 4,722.00	\$ 4,722.00	\$ 12,000.00	\$ 12,000.00	\$ 6,000.00	\$ 6,000.00
224	Temporary Traffic Control	1	LS	\$ 31,387.78	\$ 31,387.78	\$ 38,000.00	\$ 38,000.00	\$ 32,900.00	\$ 32,900.00
225	Type A, Grade 1, Flex Base	400	CY	\$ 69.25	\$ 27,700.00	\$ 90.00	\$ 36,000.00	\$ 80.00	\$ 32,000.00
226	Temporary Traffic Control	1	LS	\$ 18,693.60	\$ 18,693.60	\$ 4,000.00	\$ 4,000.00	\$ 17,080.80	\$ 17,080.80
	SUBTOTAL				\$ 1,789,821.46		\$ 1,864,945.20		\$ 1,845,250.25
III	PAVEMENT MARKING IMPROVEMENTS								
301	4" Ray-o-Lite 1-Way White RPM (RS1C)	169	EA	\$ 4.92	\$ 831.48	\$ 4.50	\$ 760.50	\$ 4.51	\$ 762.19
302	4" White Type A Non-Reflective RPM	617	EA	\$ 4.92	\$ 3,035.64	\$ 4.50	\$ 2,776.50	\$ 4.51	\$ 2,782.67
303	24" Type I White Thermoplastic Stop Bar	126	LF	\$ 7.50	\$ 945.00	\$ 7.00	\$ 882.00	\$ 6.88	\$ 866.88
304	24" Wide x 8' White Thermo Intersection Crosswalk	24	EA	\$ 84.00	\$ 2,016.00	\$ 80.00	\$ 1,920.00	\$ 77.00	\$ 1,848.00
305	Type I White Thermoplastic Left Turn Arrow	4	EA	\$ 174.00	\$ 696.00	\$ 165.00	\$ 660.00	\$ 159.50	\$ 638.00
306	Type I White Thermoplastic Right Turn Arrow	2	EA	\$ 174.00	\$ 348.00	\$ 165.00	\$ 330.00	\$ 159.50	\$ 319.00
307	Type I White Thermoplastic Word "ONLY"	6	EA	\$ 174.00	\$ 1,044.00	\$ 165.00	\$ 990.00	\$ 159.50	\$ 957.00
	SUBTOTAL				\$ 8,916.12		\$ 8,319.00		\$ 8,173.74
IV	CHANNEL EXCAVATION / RESTORATION								
400	Clearing of Trees / Underbrush	1	LS	\$ 19,219.41	\$ 19,219.41	\$ 10,000.00	\$ 10,000.00	\$ 27,500.00	\$ 27,500.00
401	Channel Excavation	973	CY	\$ 20.40	\$ 19,849.20	\$ 23.00	\$ 22,379.00	\$ 33.00	\$ 32,109.00
402	Controlled Density Fill	7	CY	\$ 20.68	\$ 144.76	\$ 200.00	\$ 1,400.00	\$ 165.00	\$ 1,155.00
403	Minimum 12" Diameter Loose Rock Riprap	247	SY	\$ 56.38	\$ 13,925.86	\$ 55.00	\$ 13,585.00	\$ 110.00	\$ 27,170.00
404	4" Topsoil & Hydromulch Seed Disturbed Area	4,509	SY	\$ 4.58	\$ 20,651.22	\$ 8.00	\$ 36,072.00	\$ 8.25	\$ 37,199.25
	SUBTOTAL				\$ 73,790.45		\$ 83,436.00		\$ 125,133.25

BID TABULATION

	Project Name: Paving & Drainage Improvements Heritage Parkway Bid No. 2021-41-04-02 Project Number: 89-052.01 Bid Opening: March 18, 2021				McMahon Contracting L.P. 3019 Roy Orr Blvd. Grand Prairie, Texas 75050 972-263-6907		DDM Construction Corp. 40006 Beltline Rd. Ste 230 Addison, Texas 75001 940-217-5751		Tiseo Paving Co. 419 US Highway 80 Mesquite, Texas 75150 972-289-0723	
	SUBTOTAL I					\$ 296,789.79		\$ 314,234.00		\$ 356,523.00
	SUBTOTAL II					\$ 1,789,821.46		\$ 1,864,945.20		\$ 1,845,250.25
	SUBTOTAL III					\$ 8,916.12		\$ 8,319.00		\$ 8,173.74
	SUBTOTAL IV					\$ 73,790.45		\$ 83,436.00		\$ 125,133.25
TOTAL PROJECT PAVING & PAYMENT COST						\$ 2,169,317.82		\$ 2,270,934.20		\$ 2,335,080.24

Wier & Associates, Inc.

Project Name: Paving & Drainage Improvements Heritage Parkway Bid No. 2021-41-04-02 Project Number: 89-052.01 Bid Opening: March 18, 2021				Reliable Paving, Inc. 1903 Peyco Drive N Arlington, Texas 76001 817-467-0779		PaveCon Public Works 3022 Roy Orr Blvd. Grand Prairie, Texas 75050 972-263-3223		Ken Do Contracting 3653 Greathouse Road Waxahachie, Texas 75167 972-230-7038	
Item No.	Description	Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
I	DEMOLITION								
100	Bonds, Insurance and Mobilization	1	LS	\$ 161,000.00	\$ 161,000.00	\$ 145,784.99	\$ 145,784.99	\$ 90,000.00	\$ 90,000.00
101	Right-of-Way Preparation	1	LS	\$ 12,000.00	\$ 12,000.00	\$ 6,071.23	\$ 6,071.23	\$ 30,000.00	\$ 30,000.00
102	Remove Exist. Concrete Street/Drive Pavement	16,932	SY	\$ 9.00	\$ 152,388.00	\$ 8.20	\$ 138,842.40	\$ 13.50	\$ 228,582.00
103	Sawcut & Remove Exist. Concrete Curb	746	LF	\$ 8.00	\$ 5,968.00	\$ 8.44	\$ 6,296.24	\$ 6.00	\$ 4,476.00
104	Remove & Salvage Existing Street Sign	9	EA	\$ 115.00	\$ 1,035.00	\$ 108.71	\$ 978.39	\$ 100.00	\$ 900.00
105	Remove & Dispose of Existing Sign	7	EA	\$ 115.00	\$ 805.00	\$ 108.71	\$ 760.97	\$ 500.00	\$ 3,500.00
106	Remove Existing Curb Inlet Top	6	EA	\$ 520.00	\$ 3,120.00	\$ 1,956.71	\$ 11,740.26	\$ 1,000.00	\$ 6,000.00
107	Remove & Salvage Existing Fire Hydrant	1	EA	\$ 650.00	\$ 650.00	\$ 543.53	\$ 543.53	\$ 1,300.00	\$ 1,300.00
108	Adjust or Relocate Existing Irrigation System	1	LOT	\$ 6,900.00	\$ 6,900.00	\$ 24,730.62	\$ 24,730.62	\$ 5,000.00	\$ 5,000.00
	SUBTOTAL				\$ 343,866.00		\$ 335,748.63		\$ 369,758.00
II	PAVING IMPROVEMENTS								
201	Unclassified Excavation	1,288	CY	\$ 9.00	\$ 11,592.00	\$ 42.21	\$ 54,366.48	\$ 18.00	\$ 23,184.00
202	Controlled Density Compacted Fill	1,097	CY	\$ 26.00	\$ 28,522.00	\$ 32.72	\$ 35,893.84	\$ 13.00	\$ 14,261.00
203	12" Lime Stabilized Subgrade (54 lbs/SY)	15,914	SY	\$ 5.10	\$ 81,161.40	\$ 8.40	\$ 133,677.60	\$ 12.00	\$ 190,968.00
204	Hydrated Lime	572.9	TON	\$ 195.00	\$ 111,715.50	\$ 176.81	\$ 101,294.45	\$ 245.00	\$ 140,360.50
205	Concrete Treated Base	765	SY	\$ 39.00	\$ 29,835.00	\$ 54.02	\$ 41,325.30	\$ 65.00	\$ 49,725.00
206	10" Class "P1" Reinforced Conc. Pavement	15,327	SY	\$ 69.60	\$ 1,066,759.20	\$ 67.08	\$ 1,028,135.16	\$ 85.00	\$ 1,302,795.00
206a	10" Class "P1" Reinforced High Early Strength Pavement	340	SY	\$ 115.00	\$ 39,100.00	\$ 84.32	\$ 28,668.80	\$ 108.00	\$ 36,720.00
207	8" 4,000 P.S.I. Reinforced Conc. Drive Approach	1,443	SY	\$ 83.00	\$ 119,769.00	\$ 84.79	\$ 122,351.97	\$ 95.00	\$ 137,085.00
208	Reinforced Conc. Curb & Gutter	746	LF	\$ 49.00	\$ 36,554.00	\$ 41.62	\$ 31,048.52	\$ 45.00	\$ 33,570.00
209	Concrete Street Header	452	LF	\$ 14.00	\$ 6,328.00	\$ 17.93	\$ 8,104.36	\$ 50.00	\$ 22,600.00
210	Handicap Curb Ramp per City Std. Details	6	EA	\$ 2,460.00	\$ 14,760.00	\$ 2,282.83	\$ 13,696.98	\$ 3,000.00	\$ 18,000.00
211	TxDOT Handicap Curb Ramp per TxDOT PED-18 Details	1	EA	\$ 2,800.00	\$ 2,800.00	\$ 2,717.66	\$ 2,717.66	\$ 3,500.00	\$ 3,500.00
212	4" Thick Reinforced Concrete Sidewalk	31,990	SY	\$ 5.80	\$ 185,542.00	\$ 6.36	\$ 203,456.40	\$ 7.00	\$ 223,930.00

Wier & Associates, Inc.

Project Name: Paving & Drainage Improvements Heritage Parkway Bid No. 2021-41-04-02 Project Number: 89-052.01 Bid Opening: March 18, 2021				Reliable Paving, Inc. 1903 Peyco Drive N Arlington, Texas 76001 817-467-0779		PaveCon Public Works 3022 Roy Orr Blvd. Grand Prairie, Texas 75050 972-263-3223		Ken Do Contracting 3653 Greathouse Road Waxahachie, Texas 75167 972-230-7038	
213	TxDOT Type C402 Rail	50	LF	\$ 212.00	\$ 10,600.00	\$ 288.07	\$ 14,403.50	\$ 55.00	\$ 2,750.00
214	Concrete Footing for TxDOT Type C402 Rail	30	LF	\$ 59.00	\$ 1,770.00	\$ 244.59	\$ 7,337.70	\$ 120.00	\$ 3,600.00
215	Import & Place 4" Topsoil on Pkwy, Median & Slope	12,521	SY	\$ 7.00	\$ 87,647.00	\$ 6.30	\$ 78,882.30	\$ 4.00	\$ 50,084.00
216	Grass Sod Disturb Areas	3,105	SY	\$ 8.40	\$ 26,082.00	\$ 7.94	\$ 24,653.70	\$ 9.00	\$ 27,945.00
217	Hydromulch Seed Parkways, Median & Slopes	9,416	SY	\$ 1.60	\$ 15,065.60	\$ 1.75	\$ 16,478.00	\$ 3.00	\$ 28,248.00
218	Reconstruct Curb Inlet Top	6	EA	\$ 4,850.00	\$ 29,100.00	\$ 8,913.89	\$ 53,483.34	\$ 3,000.00	\$ 18,000.00
219	Adjust Existing SS Manhole Rim	3	EA	\$ 1,100.00	\$ 3,300.00	\$ 2,989.42	\$ 8,968.26	\$ 400.00	\$ 1,200.00
220	Install Salvaged Fire Hydrant Assembly	1	EA	\$ 2,800.00	\$ 2,800.00	\$ 4,348.24	\$ 4,348.24	\$ 3,000.00	\$ 3,000.00
221	Adjust Gate Valve to Finished Grade	1	EA	\$ 280.00	\$ 280.00	\$ 1,087.06	\$ 1,087.06	\$ 500.00	\$ 500.00
222	Relocate Water Meter	6	EA	\$ 1,300.00	\$ 7,800.00	\$ 1,956.71	\$ 11,740.26	\$ 600.00	\$ 3,600.00
223	Storm Water Pollution Prevention Plan	1	LS	\$ 7,900.00	\$ 7,900.00	\$ 15,933.04	\$ 15,933.04	\$ 18,000.00	\$ 18,000.00
224	Temporary Traffic Control	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 53,412.70	\$ 53,412.70	\$ 20,000.00	\$ 20,000.00
225	Type A, Grade 1, Flex Base	400	CY	\$ 125.00	\$ 50,000.00	\$ 93.75	\$ 37,500.00	\$ 100.00	\$ 40,000.00
226	Temporary Traffic Control	1	LS	\$ 18,000.00	\$ 18,000.00	\$ 16,879.87	\$ 16,879.87	\$ 18,000.00	\$ 18,000.00
SUBTOTAL					\$ 2,019,782.70		\$ 2,149,845.49		\$ 2,431,625.50
III	PAVEMENT MARKING IMPROVEMENTS								
301	4" Ray-o-Lite 1-Way White RPM (RS1C)	169	EA	\$ 4.70	\$ 794.30	\$ 4.51	\$ 762.19	\$ 4.88	\$ 824.72
302	4" White Type A Non-Reflective RPM	617	EA	\$ 4.70	\$ 2,899.90	\$ 4.51	\$ 2,782.67	\$ 4.55	\$ 2,807.35
303	24" Type I White Thermoplastic Stop Bar	126	LF	\$ 7.00	\$ 882.00	\$ 6.88	\$ 866.88	\$ 11.05	\$ 1,392.30
304	24" Wide x 8' White Thermo Intersection Crosswalk	24	EA	\$ 80.00	\$ 1,920.00	\$ 77.00	\$ 1,848.00	\$ 84.50	\$ 2,028.00
305	Type I White Thermoplastic Left Turn Arrow	4	EA	\$ 160.00	\$ 640.00	\$ 159.50	\$ 638.00	\$ 240.50	\$ 962.00
306	Type I White Thermoplastic Right Turn Arrow	2	EA	\$ 160.00	\$ 320.00	\$ 159.50	\$ 319.00	\$ 240.50	\$ 481.00
307	Type I White Thermoplastic Word "ONLY"	6	EA	\$ 160.00	\$ 960.00	\$ 159.50	\$ 957.00	\$ 253.50	\$ 1,521.00
SUBTOTAL					\$ 8,416.20		\$ 8,173.74		\$ 10,016.37
IV	CHANNEL EXCAVATION / RESTORATION								
400	Clearing of Trees / Underbrush	1	LS	\$ 40,000.00	\$ 40,000.00	\$ 17,538.40	\$ 17,538.40	\$ 50,000.00	\$ 50,000.00
401	Channel Excavation	973	CY	\$ 50.00	\$ 48,650.00	\$ 29.09	\$ 28,304.57	\$ 25.00	\$ 24,325.00
402	Controlled Density Fill	7	CY	\$ 20.00	\$ 140.00	\$ 119.58	\$ 837.06	\$ 25.00	\$ 175.00
403	Minimum 12" Diameter Loose Rock Riprap	247	SY	\$ 55.00	\$ 13,585.00	\$ 127.84	\$ 31,576.48	\$ 92.00	\$ 22,724.00
404	4" Topsoil & Hydromulch Seed Disturbed Area	4,509	SY	\$ 8.60	\$ 38,777.40	\$ 9.38	\$ 42,294.42	\$ 7.00	\$ 31,563.00
SUBTOTAL					\$ 141,152.40		\$ 120,550.93		\$ 128,787.00

	Project Name: Paving & Drainage Improvements Heritage Parkway Bid No. 2021-41-04-02 Project Number: 89-052.01 Bid Opening: March 18, 2021				Reliable Paving, Inc. 1903 Peyco Drive N Arlington, Texas 76001 817-467-0779		PaveCon Public Works 3022 Roy Orr Blvd. Grand Prairie, Texas 75050 972-263-3223		Ken Do Contracting 3653 Greathouse Road Waxahachie, Texas 75167 972-230-7038	
		SUBTOTAL I				\$ 343,866.00		\$ 335,748.63		\$ 369,758.00
		SUBTOTAL II				\$ 2,019,782.70		\$ 2,149,845.49		\$ 2,431,625.50
		SUBTOTAL III				\$ 8,416.20		\$ 8,173.74		\$ 10,016.37
		SUBTOTAL IV				\$ 141,152.40		\$ 120,550.93		\$ 128,787.00
TOTAL PROJECT PAVING & PAYMENT COST						\$ 2,513,217.30		\$ 2,614,318.79		\$ 2,940,186.87

Wier & Associates, Inc.

	Project Name: Paving & Drainage Improvements Heritage Parkway Bid No. 2021-41-04-02 Project Number: 89-052.01 Bid Opening: March 18, 2021			FNH Construction, LLC 500 N Central Expy #105 Plano, Texas 75074 469-248-0301	
Item No.	Description	Quantity	Unit	Unit Cost	Total Cost
I	DEMOLITION				
100	Bonds, Insurance and Mobilization	1	LS	\$ 200,000.00	\$ 200,000.00
101	Right-of-Way Preparation	1	LS	\$ 30,000.00	\$ 30,000.00
102	Remove Exist. Concrete Street/Drive Pavement	16,932	SY	\$ 17.50	\$ 296,310.00
103	Sawcut & Remove Exist. Concrete Curb	746	LF	\$ 20.00	\$ 14,920.00
104	Remove & Salvage Existing Street Sign	9	EA	\$ 250.00	\$ 2,250.00
105	Remove & Dispose of Existing Sign	7	EA	\$ 250.00	\$ 1,750.00
106	Remove Existing Curb Inlet Top	6	EA	\$ 2,500.00	\$ 15,000.00
107	Remove & Salvage Existing Fire Hydrant	1	EA	\$ 2,500.00	\$ 2,500.00
108	Adjust or Relocate Existing Irrigation System	1	LOT	\$ 5,000.00	\$ 5,000.00
	SUBTOTAL				\$ 567,730.00
II	PAVING IMPROVEMENTS				
201	Unclassified Excavation	1,288	CY	\$ 20.00	\$ 25,760.00
202	Controlled Density Compacted Fill	1,097	CY	\$ 30.00	\$ 32,910.00
203	12" Lime Stabilized Subgrade (54 lbs/SY)	15,914	SY	\$ 8.00	\$ 127,312.00
204	Hydrated Lime	572.9	TON	\$ 200.00	\$ 114,580.00
205	Concrete Treated Base	765	SY	\$ 60.00	\$ 45,900.00
206	10" Class "P1" Reinforced Conc. Pavement	15,327	SY	\$ 78.00	\$ 1,195,506.00
206a	10" Class "P1" Reinforced High Early Strength Pavement	340	SY	\$ 135.00	\$ 45,900.00
207	8" 4,000 P.S.I. Reinforced Conc. Drive Approach	1,443	SY	\$ 85.00	\$ 122,655.00
208	Reinforced Conc. Curb & Gutter	746	LF	\$ 50.00	\$ 37,300.00
209	Concrete Street Header	452	LF	\$ 20.00	\$ 9,040.00
210	Handicap Curb Ramp per City Std. Details	6	EA	\$ 2,500.00	\$ 15,000.00
211	TxDOT Handicap Curb Ramp per TxDOT PED-18 Details	1	EA	\$ 3,000.00	\$ 3,000.00
212	4" Thick Reinforced Concrete Sidewalk	31,990	SY	\$ 5.50	\$ 175,945.00

Wier & Associates, Inc.

	Project Name: Paving & Drainage Improvements Heritage Parkway Bid No. 2021-41-04-02 Project Number: 89-052.01 Bid Opening: March 18, 2021				FNH Construction, LLC 500 N Central Expy #105 Plano, Texas 75074 469-248-0301	
213	TxDOT Type C402 Rail	50	LF		\$ 185.00	\$ 9,250.00
214	Concrete Footing for TxDOT Type C402 Rail	30	LF		\$ 500.00	\$ 15,000.00
215	Import & Place 4" Topsoil on Pkways, Median & Slopes	12,521	SY		\$ 6.00	\$ 75,126.00
216	Grass Sod Disturb Areas	3,105	SY		\$ 10.00	\$ 31,050.00
217	Hydromulch Seed Parkways, Median & Slopes	9,416	SY		\$ 2.00	\$ 18,832.00
218	Reconstruct Curb Inlet Top	6	EA		\$ 4,500.00	\$ 27,000.00
219	Adjust Existing SS Manhole Rim	3	EA		\$ 2,500.00	\$ 7,500.00
220	Install Salvaged Fire Hydrant Assembly	1	EA		\$ 2,500.00	\$ 2,500.00
221	Adjust Gate Valve to Finished Grade	1	EA		\$ 350.00	\$ 350.00
222	Relocate Water Meter	6	EA		\$ 500.00	\$ 3,000.00
223	Storm Water Pollution Prevention Plan	1	LS		\$ 30,000.00	\$ 30,000.00
224	Temporary Traffic Control	1	LS		\$ 85,000.00	\$ 85,000.00
225	Type A, Grade 1, Flex Base	400	CY		\$ 60.00	\$ 24,000.00
226	Temporary Traffic Control	1	LS		\$ 10,000.00	\$ 10,000.00
	SUBTOTAL					\$ 2,289,416.00
III	PAVEMENT MARKING IMPROVEMENTS					
301	4" Ray-o-Lite 1-Way White RPM (RS1C)	169	EA		\$ 6.00	\$ 1,014.00
302	4" White Type A Non-Reflective RPM	617	EA		\$ 6.00	\$ 3,702.00
303	24" Type I White Thermoplastic Stop Bar	126	LF		\$ 20.00	\$ 2,520.00
304	24" Wide x 8' White Thermo Intersection Crosswalk	24	EA		\$ 500.00	\$ 12,000.00
305	Type I White Thermoplastic Left Turn Arrow	4	EA		\$ 350.00	\$ 1,400.00
306	Type I White Thermoplastic Right Turn Arrow	2	EA		\$ 350.00	\$ 700.00
307	Type I White Thermoplastic Word "ONLY"	6	EA		\$ 350.00	\$ 2,100.00
	SUBTOTAL					\$ 23,436.00
IV	CHANNEL EXCAVATION / RESTORATION					
400	Clearing of Trees / Underbrush	1	LS		\$ 35,000.00	\$ 35,000.00
401	Channel Excavation	973	CY		\$ 30.00	\$ 29,190.00
402	Controlled Density Fill	7	CY		\$ 100.00	\$ 700.00
403	Minimum 12" Diameter Loose Rock Riprap	247	SY		\$ 185.00	\$ 45,695.00
404	4" Topsoil & Hydromulch Seed Disturbed Area	4,509	SY		\$ 8.00	\$ 36,072.00
	SUBTOTAL					\$ 146,657.00

Wier & Associates, Inc.

Project Name: Paving & Drainage Improvements Heritage Parkway Bid No. 2021-41-04-02 Project Number: 89-052.01 Bid Opening: March 18, 2021				FNH Construction, LLC 500 N Central Expy #105 Plano, Texas 75074 469-248-0301	
	SUBTOTAL I				\$ 567,730.00
	SUBTOTAL II				\$ 2,289,416.00
	SUBTOTAL III				\$ 23,436.00
	SUBTOTAL IV				\$ 146,657.00
TOTAL PROJECT PAVING & PAYMENT COST					\$ 3,027,239.00

177



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4019

Agenda Date: 4/12/2021

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution Awarding Contracts for the Construction of Price Road and Plainview Drive Paving and Drainage Improvements (East Dallas Street to South Main Street) to Ed Bell Construction Company for Construction and to Brittain and Crawford, LLC, for Surveying, and Authorizing Funding for an Amount Not to Exceed \$1,133,897.06 (Street Bond Fund and Utility Fund)

Requested Action

Consider the Resolution awarding a contract for the construction of Price Road and Plainview Drive Paving and Drainage Improvements (East Dallas Street to South Main Street) to Ed Bell Construction Company, for construction and authorizing funding for an amount not to exceed \$1,133,897.06.

Recommendation

The Engineering Staff recommends approval of the Resolution.

Description/History

The project was bid on March 24, 2021 and there were seven bidders for the project. The lowest qualified bidder was Ed Bell Construction Company. The bid tabulation is attached. Bids ranged from a low bid of \$995,096.25 to a high bid of \$1,926,428.79.

The contract time for this project is one hundred (100) working days or approximately 5 months. The limits for this project are from South Main Street to East Dallas Street.

This project includes constructing a 26-foot wide asphalt roadway. The project includes bar ditch and driveway culvert improvements to improve drainage capacity where feasible. The design also includes the realignment of Price Road at the intersection of East Dallas Street providing a safer intersection closer to 90 degrees than the existing intersection. Also, a small section of Plainview Dr. existing storm drain system near Stell Ave. will be improved to increase capacity near Stell Ave. This will include installing three new curb inlets and improving the pavement in this immediate area.

The Utility Fund will fund utility line adjustments in the amount of \$15,151.50. The remainder of the project will be funded from the Street Bond Fund.

The requested funds are for a construction contract in the amount of \$1,044,851.06, which includes a 5% construction contingency, \$27,346.00 for material testing which includes a 10% contingency, \$51,700.00 for survey services which includes a 10% contingency and a \$10,000 contingency for

other miscellaneous services needed to complete the construction of the project, for a total budget not to exceed \$1,133,897.06.

Justification

Ed Bell Construction Company has completed capital work in the City of Mansfield in the past. The Engineering Department feels that Ed Bell Construction Company has the necessary staff and equipment to complete a job of this size and scope within the allowed contract time.

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

Funding Source

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

Prepared By

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

RESOLUTION NO. _____**A RESOLUTION AWARDING CONTRACTS FOR THE CONSTRUCTION OF PRICE ROAD AND PLAINVIEW DRIVE PAVING AND DRAINAGE IMPROVEMENTS (EAST DALLAS STREET TO SOUTH MAIN STREET) TO ED BELL CONSTRUCTION COMPANY FOR CONSTRUCTION AND TO BRITTAIN AND CRAWFORD, LLC FOR SURVEYING; AND APPROPRIATING FUNDS; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS**

WHEREAS, the City of Mansfield has publicly advertised and requested competitive bids for the construction of Price Road and Plainview Drive Paving and Drainage Improvements (East Dallas Street to South Main Street); and,

WHEREAS, all bids were received, opened and publicly read aloud on March 24, 2021; and,

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

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

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

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

SECTION 1.

The City Manager or his Designee is hereby authorized and directed to execute contractual documents with Ed Bell Construction Company for construction for an amount not to exceed One Million Forty Four Thousand Eight Hundred Fifty One and 06/100 Dollars (\$1,044,851.06).

SECTION 2.

The City Manager or his Designee is hereby authorized and directed to execute contractual documents with Brittain and Crawford Survey, LLC for survey for an amount not to exceed Fifty One Thousand Seven Hundred and 00/100 Dollars (\$51,700.00).

SECTION 3.

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

SECTION 4.

Funding is hereby authorized in the amount of One Million One Hundred Thirty Three Thousand Eight Hundred Ninety Seven and 06/100 Dollars (\$1,133,897.06) to complete the construction of this project.

PASSED AND APPROVED THIS THE 12TH DAY OF APRIL, 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

Bid Tabulation											
Paving and Drainage Improvements for Price Rd. and Plainview Dr.											
Mansfield, Texas											
Bid Opening: March 24, 2021, 2:00 PM				Ed Bell Construction Company		Texas Bit		Reliable Paving, Inc.		Estrada Concrete Co., LLC	
				P O Box 540787		420 Decker Dr. Suite 200		1903 Peyco Dr. North		309 Nichols St.	
				Dallas, TX 75354-0787		Irving, TX 75062		Arlington, TX 76001		Hutchins, TX 75141	
Item	Quan	Unit	Description	Unit	Total	Unit	Total	Unit	Total	Unit	Total
1	1	LS	Mobilization	\$40,000.00	\$40,000.00	\$48,775.00	\$48,775.00	\$51,000.00	\$51,000.00	\$70,000.00	\$70,000.00
2	1	LS	Prepare & Implement Traffic Control Plan	\$32,000.00	\$32,000.00	\$11,225.00	\$11,225.00	\$13,100.00	\$13,100.00	\$15,000.00	\$15,000.00
3	1	LS	Prepare SWPPP	\$21,000.00	\$21,000.00	\$16,932.00	\$16,932.00	\$20,470.00	\$20,470.00	\$7,000.00	\$7,000.00
4	1	LS	Right-of-Way Preparation	\$50,000.00	\$50,000.00	\$14,835.00	\$14,835.00	\$61,047.00	\$61,047.00	\$10,000.00	\$10,000.00
5	2,052	CY	Unclassified Excavation	\$20.00	\$41,040.00	\$19.30	\$39,603.60	\$25.30	\$51,915.60	\$12.00	\$24,624.00
6	944	SY	Remove & Dispose of existing Concrete Pvmnt	\$12.00	\$11,328.00	\$7.75	\$7,316.00	\$10.50	\$9,912.00	\$10.00	\$9,440.00
7	9,191	SY	Remove & Dispose of existing Asphalt Pvmnt	\$3.00	\$27,573.00	\$5.80	\$53,307.80	\$3.40	\$31,249.40	\$11.00	\$101,101.00
8	1	EA	Remove & Dispose of existing Curb Inlet	\$750.00	\$750.00	\$1,074.45	\$1,074.45	\$1,897.00	\$1,897.00	\$600.00	\$600.00
9	296	LF	Remove & Dispose of existing Curb & Gutter	\$7.50	\$2,220.00	\$6.25	\$1,850.00	\$5.20	\$1,539.20	\$5.00	\$1,480.00
10	500	TON	Temporary Crushed Stone	\$30.00	\$15,000.00	\$73.25	\$36,625.00	\$37.50	\$18,750.00	\$15.00	\$7,500.00
11	205	TON	Hydrated Lime for Base Preparation	\$180.00	\$36,900.00	\$184.80	\$37,884.00	\$194.00	\$39,770.00	\$190.00	\$38,950.00
12	11,440	SY	8" Subgrade Stabilization with Lime	\$4.00	\$45,760.00	\$4.25	\$48,620.00	\$4.85	\$55,484.00	\$4.00	\$45,760.00
13	1,487	SY	7" Reinf. Concrete Pvmnt.w/Integral Curb	\$90.00	\$133,830.00	\$90.71	\$134,885.77	\$67.00	\$99,629.00	\$67.00	\$99,629.00
14	69	SY	8" Reinf. Concrete Driveway Pvmnt.	\$125.00	\$8,625.00	\$89.55	\$6,178.95	\$80.38	\$5,546.22	\$69.00	\$4,761.00
15	259	SY	6" Reinf. Concrete Driveway Pavement	\$90.00	\$23,310.00	\$71.95	\$18,635.05	\$73.20	\$18,958.80	\$67.00	\$17,353.00
16	9,170	SY	6" Asphalt Pavement	\$31.00	\$284,270.00	\$28.78	\$263,912.60	\$29.00	\$265,930.00	\$37.00	\$339,290.00
17	19	LF	Reinforced Concrete Curb & Gutter	\$60.00	\$1,140.00	\$68.30	\$1,297.70	\$37.00	\$703.00	\$40.00	\$760.00
18	29	LF	Reinforced Concrete Street Header	\$29.00	\$841.00	\$15.15	\$439.35	\$13.00	\$377.00	\$25.00	\$725.00
19	203	LF	24" Class III Reinforced Concrete Pipe	\$96.00	\$19,488.00	\$158.25	\$32,124.75	\$114.00	\$23,142.00	\$95.00	\$19,285.00
20	100	LF	21" Class III Reinforced Concrete Pipe	\$84.00	\$8,400.00	\$149.20	\$14,920.00	\$105.00	\$10,500.00	\$80.00	\$8,000.00
21	475	LF	18" Class III Reinforced Concrete Pipe	\$72.00	\$34,200.00	\$143.80	\$68,305.00	\$99.00	\$47,025.00	\$80.00	\$38,000.00
22	778	LF	F,I & R Shoring,Trench Jacks, Trench Boxes	\$5.00	\$3,890.00	\$1.05	\$816.90	\$1.15	\$894.70	\$3.00	\$2,334.00
23	1	EA	4' X 4' Standard Storm Sewer Manhole	\$6,000.00	\$6,000.00	\$6,661.60	\$6,661.60	\$4,700.00	\$4,700.00	\$4,500.00	\$4,500.00
24	2	EA	10' Standard Curb Inlet	\$6,000.00	\$12,000.00	\$5,103.65	\$10,207.30	\$4,800.00	\$9,600.00	\$5,000.00	\$10,000.00
25	2	EA	15' Standard Curb Inlet	\$8,000.00	\$16,000.00	\$8,488.15	\$16,976.30	\$6,532.00	\$13,064.00	\$7,600.00	\$15,200.00
26	2	EA	24" Type P Headwall	\$2,400.00	\$4,800.00	\$2,148.90	\$4,297.80	\$1,840.00	\$3,680.00	\$3,000.00	\$6,000.00
27	11	EA	18" Type P Headwall	\$1,500.00	\$16,500.00	\$1,987.70	\$21,864.70	\$1,616.00	\$17,776.00	\$2,400.00	\$26,400.00
28	30	SY	Reinforced Concrete Riprap	\$150.00	\$4,500.00	\$241.75	\$7,252.50	\$110.00	\$3,300.00	\$80.00	\$2,400.00
29	1	EA	Adjust Water Service in Plainview Dr.	\$630.00	\$630.00	\$1,074.45	\$1,074.45	\$880.00	\$880.00	\$1,500.00	\$1,500.00
30	2	EA	Relocate Water Serve & Water Meter	\$2,500.00	\$5,000.00	\$1,719.10	\$3,438.20	\$1,317.00	\$2,634.00	\$1,500.00	\$3,000.00
31	1	EA	Adjust 8" Water Line	\$8,800.00	\$8,800.00	\$9,670.00	\$9,670.00	\$4,900.00	\$4,900.00	\$4,000.00	\$4,000.00
32	5,700	LF	4" Solid Yellow Line	\$1.15	\$6,555.00	\$1.15	\$6,555.00	\$0.90	\$5,130.00	\$1.50	\$8,550.00
33	81	EA	Type A Reflective Traffic Buttons	\$4.75	\$384.75	\$4.65	\$376.65	\$4.60	\$372.60	\$5.00	\$405.00
34	56	LF	Install Fire Lane Markings	\$17.50	\$980.00	\$17.30	\$968.80	\$0.70	\$39.20	\$10.00	\$560.00
35	2	EA	Install Arrows	\$235.00	\$470.00	\$231.00	\$462.00	\$225.00	\$450.00	\$222.00	\$444.00
36	12,599	SY	Import 4" Topsoil	\$1.50	\$18,898.50	\$2.85	\$35,907.15	\$6.80	\$85,673.20	\$9.00	\$113,391.00
37	4,217	SY	Sod 1' Adj. to Pavement and in Ditches	\$3.50	\$14,759.50	\$3.95	\$16,657.15	\$4.90	\$20,663.30	\$8.00	\$33,736.00
38	8,381	SY	Hydromulch disturbed Areas	\$3.50	\$29,333.50	\$1.20	\$10,057.20	\$1.30	\$10,895.30	\$2.00	\$16,762.00
39	396	LF	Temporary Asphalt Pavement Repair	\$20.00	\$7,920.00	\$26.85	\$10,632.60	\$39.00	\$15,444.00	\$13.00	\$5,148.00
TOTAL - PRICE ROAD AND PLAINVIEW DRIVE					\$995,096.25		\$1,022,623.32		\$1,028,041.52		\$1,113,588.00

Bid Tabulation											
Paving and Drainage Improvements for Price Rd. and Plainview Dr.											
Mansfield, Texas											
Bid Opening: March 24, 2021, 2:00 PM				Pavecon		RPM xConstruction, LLC		Joe Funk Construction			
				3022 Roy Orr Blvd.		5208 Tennyson Pkwy., Ste 130		11226 Indian Trail			
				Grand Prairie, TX 75050		Plano, TX 75024		Dallas, TX 75229			
Item	Quan	Unit	Description	Unit	Total	Unit	Total	Unit	Total		
1	1	LS	Mobilization	\$93,132.60	\$93,132.60	\$95,000.00	\$95,000.00	\$96,200.00	\$96,200.00		\$0.00
2	1	LS	Prepare & Implement Traffic Control Plan	\$12,086.53	\$12,086.53	\$35,000.00	\$35,000.00	\$21,775.00	\$21,775.00		\$0.00
3	1	LS	Prepare SWPPP	\$32,796.10	\$32,796.10	\$15,000.00	\$15,000.00	\$18,525.00	\$18,525.00		\$0.00
4	1	LS	Right-of-Way Preparation	\$10,480.61	\$10,480.61	\$25,000.00	\$25,000.00	\$37,375.00	\$37,375.00		\$0.00
5	2,052	CY	Unclassified Excavation	\$28.58	\$58,646.16	\$32.00	\$65,664.00	\$19.50	\$40,014.00		\$0.00
6	944	SY	Remove & Dispose of existing Concrete Pvmnt	\$17.34	\$16,368.96	\$11.00	\$10,384.00	\$29.08	\$27,451.52		\$0.00
7	9,191	SY	Remove & Dispose of existing Asphalt Pvmnt	\$5.28	\$48,528.48	\$4.50	\$41,359.50	\$22.58	\$207,532.78		\$0.00
8	1	EA	Remove & Dispose of existing Curb Inlet	\$1,172.62	\$1,172.62	\$1,700.00	\$1,700.00	\$1,885.00	\$1,885.00		\$0.00
9	296	LF	Remove & Dispose of existing Curb & Gutter	\$8.19	\$2,424.24	\$12.00	\$3,552.00	\$18.68	\$5,529.28		\$0.00
10	500	TON	Temporary Crushed Stone	\$36.22	\$18,110.00	\$80.00	\$40,000.00	\$61.58	\$30,790.00		\$0.00
11	205	TON	Hydrated Lime for Base Preparation	\$174.00	\$35,670.00	\$175.00	\$35,875.00	\$230.58	\$47,268.90		\$0.00
12	11,440	SY	8" Subgrade Stabilization with Lime	\$5.48	\$62,691.20	\$4.00	\$45,760.00	\$10.88	\$124,467.20		\$0.00
13	1,487	SY	7" Reinf. Concrete Pvmnt.w/Integral Curb	\$90.72	\$134,900.64	\$100.00	\$148,700.00	\$87.58	\$130,231.46		\$0.00
14	69	SY	8" Reinf. Concrete Driveway Pvmnt.	\$83.65	\$5,771.85	\$115.00	\$7,935.00	\$91.00	\$6,279.00		\$0.00
15	259	SY	6" Reinf. Concrete Driveway Pavement	\$84.93	\$21,996.87	\$100.00	\$25,900.00	\$91.00	\$23,569.00		\$0.00
16	9,170	SY	6" Asphalt Pavement	\$29.69	\$272,257.30	\$35.00	\$320,950.00	\$71.50	\$655,655.00		\$0.00
17	19	LF	Reinforced Concrete Curb & Gutter	\$36.44	\$692.36	\$65.00	\$1,235.00	\$26.00	\$494.00		\$0.00
18	29	LF	Reinforced Concrete Street Header	\$20.08	\$582.32	\$30.00	\$870.00	\$45.50	\$1,319.50		\$0.00
19	203	LF	24" Class III Reinforced Concrete Pipe	\$137.87	\$27,987.61	\$170.00	\$34,510.00	\$149.50	\$30,348.50		\$0.00
20	100	LF	21" Class III Reinforced Concrete Pipe	\$125.18	\$12,518.00	\$155.00	\$15,500.00	\$136.50	\$13,650.00		\$0.00
21	475	LF	18" Class III Reinforced Concrete Pipe	\$116.32	\$55,252.00	\$105.00	\$49,875.00	\$123.50	\$58,662.50		\$0.00
22	778	LF	F,I & R Shoring,Trench Jacks, Trench Boxes	\$2.97	\$2,310.66	\$1.30	\$1,011.40	\$6.50	\$5,057.00		\$0.00
23	1	EA	4' X 4' Standard Storm Sewer Manhole	\$7,333.20	\$7,333.20	\$6,690.00	\$6,690.00	\$5,850.00	\$5,850.00		\$0.00
24	2	EA	10' Standard Curb Inlet	\$5,880.60	\$11,761.20	\$7,840.00	\$15,680.00	\$11,050.00	\$22,100.00		\$0.00
25	2	EA	15' Standard Curb Inlet	\$7,333.20	\$14,666.40	\$9,000.00	\$18,000.00	\$17,550.00	\$35,100.00		\$0.00
26	2	EA	24" Type P Headwall	\$1,846.80	\$3,693.60	\$4,475.00	\$8,950.00	\$7,085.00	\$14,170.00		\$0.00
27	11	EA	18" Type P Headwall	\$1,522.80	\$16,750.80	\$3,545.00	\$38,995.00	\$5,525.00	\$60,775.00		\$0.00
28	30	SY	Reinforced Concrete Riprap	\$146.88	\$4,406.40	\$180.00	\$5,400.00	\$130.00	\$3,900.00		\$0.00
29	1	EA	Adjust Water Service in Plainview Dr.	\$588.60	\$588.60	\$3,330.00	\$3,330.00	\$292.50	\$292.50		\$0.00
30	2	EA	Relocate Water Serve & Water Meter	\$1,101.60	\$2,203.20	\$4,000.00	\$8,000.00	\$617.50	\$1,235.00		\$0.00
31	1	EA	Adjust 8" Water Line	\$5,589.00	\$5,589.00	\$5,900.00	\$5,900.00	\$11,050.00	\$11,050.00		\$0.00
32	5,700	LF	4" Solid Yellow Line	\$1.19	\$6,783.00	\$3.30	\$18,810.00	\$7.80	\$44,460.00		\$0.00
33	81	EA	Type A Reflective Traffic Buttons	\$4.32	\$349.92	\$6.70	\$542.70	\$19.50	\$1,579.50		\$0.00
34	56	LF	Install Fire Lane Markings	\$6.48	\$362.88	\$15.50	\$868.00	\$7.80	\$436.80		\$0.00
35	2	EA	Install Arrows	\$156.60	\$313.20	\$300.00	\$600.00	\$455.00	\$910.00		\$0.00
36	12,599	SY	Import 4" Topsoil	\$5.81	\$73,200.19	\$1.85	\$23,308.15	\$5.20	\$65,514.80		\$0.00
37	4,217	SY	Sod 1' Adj. to Pavement and in Ditches	\$6.29	\$26,524.93	\$6.00	\$25,302.00	\$7.80	\$32,892.60		\$0.00
38	8,381	SY	Hydromulch disturbed Areas	\$1.76	\$14,750.56	\$2.50	\$20,952.50	\$1.95	\$16,342.95		\$0.00
39	396	LF	Temporary Asphalt Pavement Repair	\$15.56	\$6,161.76	\$28.00	\$11,088.00	\$65.00	\$25,740.00		\$0.00
TOTAL - PRICE ROAD AND PLAINVIEW DRIVE					\$1,121,815.95		\$1,233,197.25		\$1,926,428.79		\$0.00



Price Road



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4024

Agenda Date: 4/12/2021

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution to Consider Executing a Consultant Agreement with Barker Rinker Seacat Architecture in the amount of \$148,432 for Professional Services Related to the Design and Feasibility Options for a Potential Future Multi-Generational Recreation Center and Library

Requested Action

Approve a Resolution to Execute a Consultant Agreement

Recommendation

Approve Resolution

Description/History

The recently adopted 2020 Parks, Recreation, Open Space and Trails Master Plan included a multi-generational recreation center as the highest priority project in the 10-year plan. Following direction from City Council during the February workshop, the Community Services Department is proposing to complete a feasibility study and develop conceptual design options for a potential co-located multi-generational recreation center and library facility. The desired program amenities to be housed in this facility include: library spaces for children, teens and adults, multi-use gymnasiums, fitness and wellness amenities, multi-use classrooms/meeting rooms, banquet facilities with kitchen, indoor walking track, indoor aquatic center (leisure pool, therapy pool and lap lanes), children's play areas, administrative offices, storage and mechanical space, and outdoor park and aquatic facilities.

The proposed consultant agreement specifically includes, but is not limited to the following:

- Analysis of site alternatives
- Development of multiple conceptual designs
- Program and space use plans
- Operational budget pro-forma
- Construction cost estimation and schedule
- Community engagement facilitation services

The planning process will include a series of steering committee and public input meetings which will begin in May, pending award of the contract. Regular updates will be provided to the City Council, MPFDC and Library Board throughout the duration of the project. The project will conclude with a final presentation to City Council, currently anticipated in September 2021. The professional services proposal is attached for review. Funding for the project is available in the FY2020-2021 MPFDC budget.

The team of Barker Rinker Seacat Architecture, Pacheco Koch, June Garcia and Water Technology, Inc. was chosen based on multiple factors, including: qualifications of personnel; project schedule; experience with similar projects; references and reputation; methodology;

and the architectural team's capability to perform all aspects of the work.

Justification

The Mansfield Public Library and Mansfield Activities Center opened in 2001 when the City's population was 35,000. The current population of Mansfield is estimated at 76,000 and growing. As the population has grown, so has the demand for educational and recreational activities for all age groups including programs, events, fitness and rentals.

Funding Source

MPFDC ½ cent sales tax

Prepared By

Matt Young, Director of Community Services

Matt.Young@mansfieldtexas.gov

817-728-3397

RESOLUTION NO. _____**A RESOLUTION TO CONSIDER EXECUTING A CONSULTANT AGREEMENT WITH BARKER RINKER SEACAT ARCHITECTURE IN THE AMOUNT OF \$148,432 FOR PROFESSIONAL SERVICES RELATED TO THE DESIGN AND FEASIBILITY OPTIONS FOR A POTENTIAL FUTURE MULTI-GENERATIONAL RECREATION CENTER AND LIBRARY**

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

WHEREAS, the Master Plan determined that a multi-generational recreation center was the highest priority project over the next 10 years; and

WHEREAS, the Parks and Recreation Department and Library Department have determined that co-locating a facility will deliver world class services to the residents of Mansfield; and

WHEREAS, a feasibility study is necessary to develop conceptual designs, program and space use plans, operational budget pro-forma and construction cost estimates; and

WHEREAS, funding for this project is available in the FY2020-2021 MPFDC budget.

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

SECTION 1.

That the City Council approves executing a consultant agreement with Barker Rinker Seacat Architecture for professional services related to the design and feasibility options for a potential future multi-generational recreation center and library in the amount of One Hundred Forty-Eight Thousand Four Hundred Thirty-Two Dollars (\$148,432).

PASSED AND APPROVED THIS 12TH DAY OF APRIL, 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

Work Plan and Schedule

Item	Target Date	Task / Description	Participants	Duration
0.0		Project Management		20 weeks
		<ul style="list-style-type: none"> Ongoing Project Management - Project Set-up, Invoicing, Scheduling, etc. (approx. 1/2 hrs per week) Team internal meetings 	BRS BRS	

PHASE 1 - Program Development and Budgeting

1.0	Meeting 1	Workshop 1 - Project Visioning Planning		2 weeks
	BRS Trip 1	<ul style="list-style-type: none"> Gather project background information and review Kick-off Meeting preparation Kick-off Meeting with Pacheco Koch and City (online) <ul style="list-style-type: none"> Introductions Confirm Work Plan and Project Schedule Confirm dates for upcoming project meetings, workshops, public engagement events, and site visits Consider Executive Steering Committee Confirm project process and communication protocols Consider project process, aims, outcomes, and deliverables Consider Conditions of Satisfaction and Factors for Success Identify Team, Steering Committee, Focus Groups, and other Stakeholders 	BRS BRS / PK / COM	

1.1		Work Period 1		2 weeks
		Mission/Goals, Conceptual Program, Data Collection		
		<ul style="list-style-type: none"> COM (forward to BRS as soon as possible) <ul style="list-style-type: none"> Collect site information: maps, soils, utilities (all existing data available) Program information developed to date Suggestions for public input / confirmed stakeholder groups Existing staffing information Current budget information or limitations BRS to begin analyzing site information by COM Review work to date, surveys, programs, plans, estimates and all previous data (Any info should be sent to BRS as soon as possible) Assist COM to organize the Steering Committee made up of staff, citizens, swim groups, potential partners, youth, seniors, business leaders, City Council, Park Board and Library Board Create presentation materials for Workshop 1 <ul style="list-style-type: none"> National slide tour of potential multi-generational recreation center and library program components Prepare customized Program Card Game (2 sets per each facility type) For each facility type develop preliminary program plan based upon work to date Create "wish list" programs for each facility type Develop preliminary capital cost for each program space Create preliminary project budget model spreadsheet and detailed capital cost estimate for construction based on work to date and "wish list" programs for each facility type Create a public involvement program to encourage participation in the City of Mansfield Develop online survey 	COM BRS BRS / PK BRS BRS BRS BRS	

COM - City of Mansfield
BRS - Barker Rinker Seacat
PK - Pacheco Koch
WTI - Water Technologies Inc / Splashtacular

Item	Target Date	Task / Description	Participants	Duration
1.2	Meeting 2	Project Team Workshop 1 Kick-Off Meeting, Mission/Goals, Program, Data Collection, Market Analysis		1 day
	10:00-3:00	<ul style="list-style-type: none"> Travel for Workshop 1 Initial BRS Team Meeting with Steering Committee: <ul style="list-style-type: none"> Schedule and timeline discussion Project vision, goals and objectives Identify project constraints and parameters Discuss potential partners Current and future demands with the community Preliminary Program Review discussion Participatory activities with Steering Committee for project input to include: <ul style="list-style-type: none"> National slide tour of similar community aquatic facilities to give committee a visual picture of the potential aquatic program components with WTI Aquatics Consultants Participate in BRS "Program Card Game" for program building components wish list development as a data collecting device, build a wish list and to build consensus among diverse parties (game to include sizing and space allocation requirements for each program component area to meet current and future demands within the community) Discuss Priorities and Phasing Options Review previous citizen survey results Review Alternative Building Program Options Visit selected site and discuss opportunities and constraints Market Analysis for each site <ul style="list-style-type: none"> Analysis of service area and demographics Assess facility competition in service area Comparison study of national, regional and local participation statistics Forecast likely market penetration for proposed multi-generational recreation center and library Review initial Market Research data (if available) Discuss impact of program and plan alternatives on preliminary feasibility assessment Review schedule, budget, and project delivery objectives 	COM / BRS / WTI	
1.3	Meeting 3	Facilitation of Public Meeting #1		1 day
	6:30-8:00	<ul style="list-style-type: none"> Present national slide tour of recreation, senior centers, and libraries Display "what if" photos and similar plans for other facilities Ask 5 questions - wordle exercise Play Dot-ocracy Game as participatory exercise for general scope categories Gather information on comment cards Launch online survey 	COM / BRS	
1.4	Meeting 4	Project Team Facility Tours		1 day
	9:00-4:00	<ul style="list-style-type: none"> Tour any existing area library and recreation facilities and other providers in the area and gather specific information about the community Tour proposed site 	COM / BRS	
2.0		Work Period 2 Program Refinement and Site Evaluation		3 weeks
		<ul style="list-style-type: none"> Revise preliminary program spaces and area (SF) requirements for each facility type Revise the Mission & Goals statement Produce world class aquatic trends presentation based on initial Steering Committee input Develop site plan analysis Revise the project model spreadsheet and detailed capital cost estimate for construction for all programs Create three diagram options of proposed program spaces and area (SF) requirements Conclude online survey / compile results 	BRS BRS WTI PK BRS BRS BRS	

Item	Target Date	Task / Description	Participants	Duration
2.1	Meeting 5	Project Team Workshop 2 Program, Site and Plan Relationship Diagrams		1 day
	10:00-3:00 BRS Trip 2	<ul style="list-style-type: none"> Travel for Workshop 2 Public meeting debriefing Review results of online survey Project Program and Budget Review draft Project Mission Statement Development of preliminary program consensus (confirm programming decisions) Discuss aquatic features and programming Discuss Library features and programming Review Site Plan Analysis Discuss program areas that may be impacted by community stakeholder and/or partner input Review and discuss project budget and construction costs 	BRS / PK / COM	
2.2	Meeting 6	Facilitation of Public Meeting #1		1 day
	6:30-8:00 BRS Trip 2	<ul style="list-style-type: none"> Present relationship diagram of components on community wish list based on executive Steering Committee input Present total project budget; Schedule and ask "did we hear you right?" Present online survey results Gather input through comment cards 	BRS / PK / COM	
3.0		Work Period 3 Prepare Draft Phase 1 Summary Report		4 weeks
		<ul style="list-style-type: none"> Update all work products based on input received Develop aquatics theme options based on Steering Committee and Public input Prepare preliminary draft of operational plan including: <ul style="list-style-type: none"> Facility Programming & Space Usage Operational Cost Analysis & Proforma Facility Management Options & Staffing Models Attendance Estimates Fee Structure & Sources of Income Operating cost projections Revenue generation projections Revenue / expenditure comparisons Project recommendations / profitability of components Prepare Building and Site Program include: <ul style="list-style-type: none"> Project Design Description Narrative Project Program of Spaces Site Test Fit Diagram Prepare Project Budget Model Prepare PowerPoint Presentation of Phase 1- Program and Operations Report 	BRS WTI BRS BRS BRS BRS	
3.1	Meeting 7	Project Team Workshop 3 Preview Program Phase Report		1 day
	10:00-2:00	<ul style="list-style-type: none"> Review operations preliminary draft Project Program and Budget Review final Project Mission Statement Review final program Review and discuss project budget and construction costs Review floor plan diagram Review site plan diagram Review aquatic program options generated from previous workshop and public input Discuss Council / Board meeting approach 	BRS / PK / WTI / COM	
4.0		Work Period 4 City Council / Board Preparation		1 week
		<ul style="list-style-type: none"> Revise previous work products Refine selected aquatics theme, prepare graphics and exhibits to communicate aquatics experience. Include magnitude of construction cost of selected aquatics program Revise PowerPoint Presentation of Phase 1- Program and Operations Report Prepare Draft Program and Operations Report 	BRS / PK / WTI	

Item	Target Date	Task / Description	Participants	Duration
4.1	Meeting 8	City Council / Board Presentation Program Phase Report		1 day
	6:00-7:00 BRS Trip 3	<ul style="list-style-type: none"> Travel for Council Presentation Review operations preliminary draft Project Program and Budget Review final Project Mission Statement Review final program Review and discuss project budget and construction costs Review floor plan diagram Review site plan diagram Discuss Council or Park/Library Board Meeting Approach 	BRS / PK / COM	
5.0		Work Period 5 Final Program Operations Report		2 weeks
		<ul style="list-style-type: none"> Revise previous work products based on Council input Prepare Final Program and Operations Report Deliver Report - July 28, 2021 	BRS BRS BRS	
PHASE 2 - Conceptual Design Refinement / Public Promotional Material				
6.0		Work Period 6 Massing and Architectural Character		2 weeks
		<ul style="list-style-type: none"> Develop Preliminary Massing Studies Revise Plan based on Massing study Revise Site Plan based on Massing study Prepare architectural character slide show highlighting: <ul style="list-style-type: none"> Regional and local architectural influences Buildings of similar use, size and scale Prepare Blink exercise for architectural character discussion 	BRS BRS PK BRS BRS	
6.1	Meeting 9	Project Team Workshop 4 Massing and Architectural Character		1 day
	1:00-4:00 BRS Trip 4	<ul style="list-style-type: none"> Travel for Workshop 4 Review facility massing options Review Revised Plan based on Massing study Review revised Site Plan based on Massing study Present architectural character slide show highlighting: <ul style="list-style-type: none"> Regional and local architectural influences Buildings of similar use, size and scale Play Blink exercise for architectural character discussion Confirm deliverables for end of phase 	BRS / PK / COM	
7.0		Work Period 7 Develop Massing and Architectural Character		2 weeks
		<ul style="list-style-type: none"> Develop 3D Building Massing with architectural character Revise Plan based on Massing input Revise Site Plan based on Massing input Prepare preliminary building material palette 	BRS BRS PK BRS	
7.1	Meeting 10	Project Team Workshop 5 Massing and Architectural Character		1 day
	1:00-4:00 (online)	<ul style="list-style-type: none"> Review facility massing with architectural character Review Revised Plan based on Massing study (online) Review revised Site Plan based on Massing study Review preliminary material options Determine final rendering views 	BRS / PK / COM	
8.0		Work Period 8 Final Presentation Plans and renderings		2 weeks
		<ul style="list-style-type: none"> Develop three (3) Enscape Facility Renderings Develop Final Floor Plan rendering Develop Final Site Plan rendering Deliver Public Presentation Materials - Sept 17, 2021 	BRS BRS PK BRS	



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4028

Agenda Date: 4/12/2021

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Amending Resolution RE-3682-20 by Amending the List of Qualified Broker Dealers and Investment Advisors for Engaging in Investment Transactions for the City

Requested Action

Review the Investment Pools and Amended Qualified Broker Dealers for the City of Mansfield, Texas.

Recommendation

Approve the investment pools and updated qualified broker dealers of the City's public funds.

Description/History

The State of Texas Legislature adopted the Public Funds Investment Act, which defines the strategy and management of the investment of public money. The Act outlines guidelines to protect and preserve the public's funds and has become widely accepted within the policies and practices of the investment community within the State of Texas. Moreover, it requires that Public entities have an investment policy that conforms to the principles established by the Act. The City of Mansfield, Texas Investment Policy complies with the State's Public Funds Investment Act. This resolution is merely an update to the investment pools and qualified broker dealers the City staff may engage to invest the City's public funds.

Justification

The City's Investment Policy is a guideline to the investment officer and investment community of the City of Mansfield. It also serves as a guide for investment advisors as to the types of investments in which the City of Mansfield may invest its cash. This policy ensures the City's compliance with the State's investment laws about public money. (Public Funds Investment Act, Government Code, Chapter 2256).

Funding Source

N/A

Prepared By

Troy Lestina, Director of Finance; 817-276-4258
Bryan Rebel, Assistant Director of Finance; 817-276-4296

RESOLUTION NO. _____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS
AMENDING RESOLUTION RE-3682-20 BY AMENDING THE LIST OF QUALIFIED
BROKER DEALERS FOR ENGAGING IN INVESTMENT TRANSACTIONS OF THE CITY**

WHEREAS, Section 2256.005(e) of the Public Funds Investment Act (the “Act”) directs the governing body of an investing entity to review its investment policy and investment strategies annually which was approved on September 14, 2020; and,

WHEREAS, Section 2256.025 of the Public Funds Investment Act (the “Act”) directs the governing body of an investing entity to annually review, revise, and adopt a list of qualified brokers to engage in investment transactions with the entity; and,

WHEREAS, the City Council of the City of Mansfield deems it advisable to amend the list of qualified brokers to engage in investment transactions with the entity.

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

SECTION 1.

That the City Council of the City of Mansfield, Texas acknowledges, approves, ratifies, confirms and amends the list of qualified brokers/dealers/investment advisors for engaging in investment transactions of the City.

SECTION 2.

This resolution shall be effective immediately upon adoption.

PASSED AND APPROVED THIS 12TH DAY OF APRIL, 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

2021 Amended List of Investment Advisors/Brokers/Dealers/Contacts

Ms. Julie Erickson
Vice President, Corporate Treasury
Bank of America Merrill Lynch
IL4-540-28-01
540 W Madison Avenue, 28th Floor
Chicago, IL 60661

Ms. Linda Callaway
Hilltop Securities
300 W. Sixth Street, Suite 1940
Austin, TX 78701

Mr. Colin Lamborn
INVESCO AIM Investment Services
11 Greenway Plaza, Suite 1000
Houston, TX 77046

Ms. Brett Harper
JP Morgan Chase
420 Throckmorton Street, Suite 400
Fort Worth, TX 76102

Ms. Brenda Roznowski
TexSTAR
1201 Elm Street, Suite 3500
Dallas, TX 75270

Mr. Greg Jebsen
American National Bank of Texas
102 West Moore Avenue
Terrell, TX 75160

Ms. Susan Anderson
Valley View Consulting, LLC
130 Pecan Creek Drive
Horseshoe Bay, Texas 78657

Mr. Greg Beckel
Mr. Cody Hundley
Frost Capital Markets
100 W. Houston Street, Suite 110
San Antonio, Texas 78205

Mr. Jordan Mayer
JP Morgan Chase
277 Park Avenue, Floor 03
New York, NY 10172

Ms. Karen Proctor
Texas CLASS
2435 N. Central Expressway, #1200
Richardson, TX 75080

Steven Friedman
TexPool
TexPool Prime
1001 Texas Ave., Suite 1150
Houston, TX 77002

Steve Neri
Mischler Financial Group
1111 Bayside Drive, Suite 100
Corona del Mar, CA 92625

Mr. Harrison Stenberg
Time Value Investments, Inc
9725 3rd Ave NE, Suite 610
Seattle, WA 98115



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4030

Agenda Date: 4/12/2021

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution Authorizing Additional Funding to Plummer Associates, Inc. (Plummer) in the Amount Not to Exceed \$75,000.00 to Cover Costs Associated with Special Services for the Clearwell #4 Project (Utility Construction Fund)

Requested Action

Consider the Resolution authorizing additional funding.

Recommendation

Utility Staff recommends approval of the Resolution.

Description/History

On July 9th of 2018, Council authorized an engineering services contract with Plummer for construction administration services related to the construction of Clearwell #4. In section V and VIII of the contract, Special Services are included to allow for additional services not described in the original scope or deemed necessary by the City during the project's construction.

The \$75,000 is included in the contract under special services but was not funded with the original resolution. This resolution authorizes the additional funding within the engineering services contract.

Justification

Several things are driving the need for the additional funds,

- Construction Change order #1 included the addition of tube settlers to the project.
- Original scope included 165 contractor submittals; to date, there have been 258 needing 3,4,5 or more iterations to finalize. Anticipate 30 more submittals to reach completion.
- Clearwell #4 project is behind schedule by roughly four months. We will need Plummer for additional time to bring the project to completion.

The proposed budget for additional funding is detailed in the chart below.

Funding Source

Utility Construction Fund

Prepared By

Jeff Price, Director of Utilities
817-728-3602

RESOLUTION NO. _____**A RESOLUTION AUTHORIZING ADDITIONAL FUNDING TO PLUMMER ASSOCIATES, INC. IN AN AMOUNT NOT TO EXCEED \$75,000.00 TO COVER COSTS ASSOCIATED WITH SPECIAL SERVICES FOR THE CLEARWELL #4 PROJECT (UTILITY CONSTRUCTION FUND)**

WHEREAS, the City has entered into a contract with Plummer Associates, Inc. (Plummer) for construction administrative services related to the construction of Clearwell #4; and,

WHEREAS, City Staff has reviewed the additional funding request from Plummer and believe the request for use of special services to be in line with Article V and VIII in the engineering services contract; and,

WHEREAS, the City Council recognizes the need to proceed forward with additional funding to cover cost associated with bringing the construction of Clearwell #4 to successful completion; and,

WHEREAS, it is necessary to authorize and secure funds from the Utility Construction Fund.

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

SECTION 1.

Additional Funding is hereby authorized in the amount not to exceed Seventy-Five Thousand and 0/100 Dollars (\$75,000.00) to Plummer for completion of the administrative services related to the Clearwell #4 project.

PASSED AND APPROVED THIS THE 12TH DAY OF APRIL, 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



PLUMMER

0383-029-01

March 23, 2021

Mr. Jeff Price
Director of Utilities
City of Mansfield
620 S. Wisteria St.
Mansfield, Texas 76063

Re: Bud Ervin Water Treatment Plant
Clearwell No. 4 and Lower Pressure Plane High Service Pump Station Improvements
Special Services Request – Construction Administration Extension

Dear Mr. Price:

This request for Special Services is to provide an extension to the engineering services associated with construction administration for the above referenced project at the Bud Ervin Water Treatment Plant. The additional construction administration is due to delays in the Contractor's schedule, additional limited onsite representative (LOPR) time because of the extended Contractor construction schedule, and shop drawing and request for information (RFI) reviews above the contracted limit.

This Special Services request is for a not to exceed (time and materials basis) amount of \$75,000.00. For your convenience, the services outlined in this letter can be authorized by signing below and returning to our office.

If you have any questions, please contact me.

Sincerely,

PLUMMER ASSOCIATES, INC.

David Gudal, PE
MHP/jtl

ACCEPTED FOR CITY OF MANSFIELD

Jeff Price

Date



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4007

Agenda Date: 4/12/2021

Version: 1

Status: Consent

In Control: City Council

File Type: Special Event

Title

Request For Special Event Permit: Mansfield Farmers Market

Requested Action

Approval of the Special Event Permit for Mansfield Farmers Market

Recommendation

Staff has reviewed the application and recommends approval with the following comment:

Environmental Department:

- 1) Adequate waste receptacles must be present to contain litter and food waste.
- 2) The event area shall be policed immediately after the event to collect any errant litter.
- 3) No surfaces discharges are permitted from the food vendors, to include hot bath water.

Description/History

This is an annual event that will be held every Saturday starting on April 17, 2021 and ending on October 9, 2021. The farmers market will be open from 8:00 a.m. until 1:00 pm at 703 E. Broad Street.

Justification

N/A

Funding Source

N/A

Prepared By

Shirley Emerson, Planner
Planning Department
817-276-4259



1200 East Broad Street, Mansfield, TX 76063
 www.mansfieldtexas.gov Email: Shirley.emerson@mansfieldtexas.gov

Special Event Application

Organization/Group: MANSFIELD FARMERS MARKET	Date: MARCH 15, 2021
Applicant: REX WENGER	
Applicant's Address: 6916 HOLLOW OAK TRAIL	Phone No. 817-501-6027
Name of the Event FARMERS MARKET	Email: RWENGER@PRODIGY.NET
Address of Event: 703 E. BROAD STREET	
Description & Activities: OPERATION OF FARMERS MARKET	
Date of Event: APR 17 - OCT 2, 2021	Hours of Event: 8:00 AM - 1:00 PM
Public Invited or Private Party? PUBLIC INVITED	Estimated Number of Attendees 100-200
Is the event in a Mansfield Park? NO	*If yes, Insurance is required
Do you plan to Temporarily Close a Public Street? NO	*If yes, Insurance is required
Is the event on Private Property other than your own? YES	*If yes, signed permission is required
Will there be any new or temporary electric lines installed? NO	
*If yes, a registered Electrician must obtain a permit. Indicate the line locations on the site plan.	
Will you be using generators? NO	*If yes, show location on the site plan
Do you plan to have any Tents? NO	*If yes, a separate permit is required.
Do you plan to have any pop-up canopies? EACH VENDOR HAS A 10 X 10 TENT	
Do you plan to have any Promotional Signs? (banners, streamers, balloons) YES (ONLY ON THE DAY OF THE EVENT)	*If yes, a separate permit is required
City of Mansfield Assistance Requested:	
Barricades/ Street Closure? NO	*If yes, show on site plan where you want to have barricades. A resident roster must be submitted for a block party.
Police/Traffic Control/Security? NO	*If yes, attach an explanation and the name of the person you are working with
Please Read and Include the Following Information With This Application <ul style="list-style-type: none"> For all outdoor activities, a site plan must be attached. One can be provided if requested. You need to show where all items will be located on the site plan. If Insurance is required, the City of Mansfield must be listed as "Additional Insured". All documents must be turned in at the same time. Please allow enough time for review and approval before the date of your event. 	
Applicant's Printed Name:	Applicant's Signature:
REX WENGER	Rex F Wenger 3-15-21

PERMISSION TO USE PRIVATE PROPERTY FOR SPECIAL EVENT

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

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

MANSFIELD FARMERS MARKET permission to have their special event on said property.
(Person, group or business name)

Property address: 703 E. BROAD STREET

Please check all that apply:

☒ Entire Special Event, including all activities listed, are approved be held at this location.

☐ Approved for overflow parking and/or shuttle area to be held at this location.

☐ Approved to place promotional signage at this location, if the required permit is obtained. (I am aware this will use up one of the three (3) times a calendar year maximum for this location)

☐ Approved to place a Tent(s) and/or canopy for the event. (Note: a Tent requires a permit)

☐ Approved to place Bounce Houses, Petting Zoo, Children's Games and/or Kid's activities

☐ Misc. Approved: _____

Tammy Lusinger
Signature of Property Owner or Property Management Company

Tammy Lusinger / Athletic Director
Printed Name/ Job Title

3700 EAST Broad Street, Mansfield TX 76063
Mailing Address

817-276-5209
Contact Phone Number

TammyLusinger@msdmail.org
Email Address

EXPANDED MOW LINE

VENDOR PARKING

ROUGH
MOWED

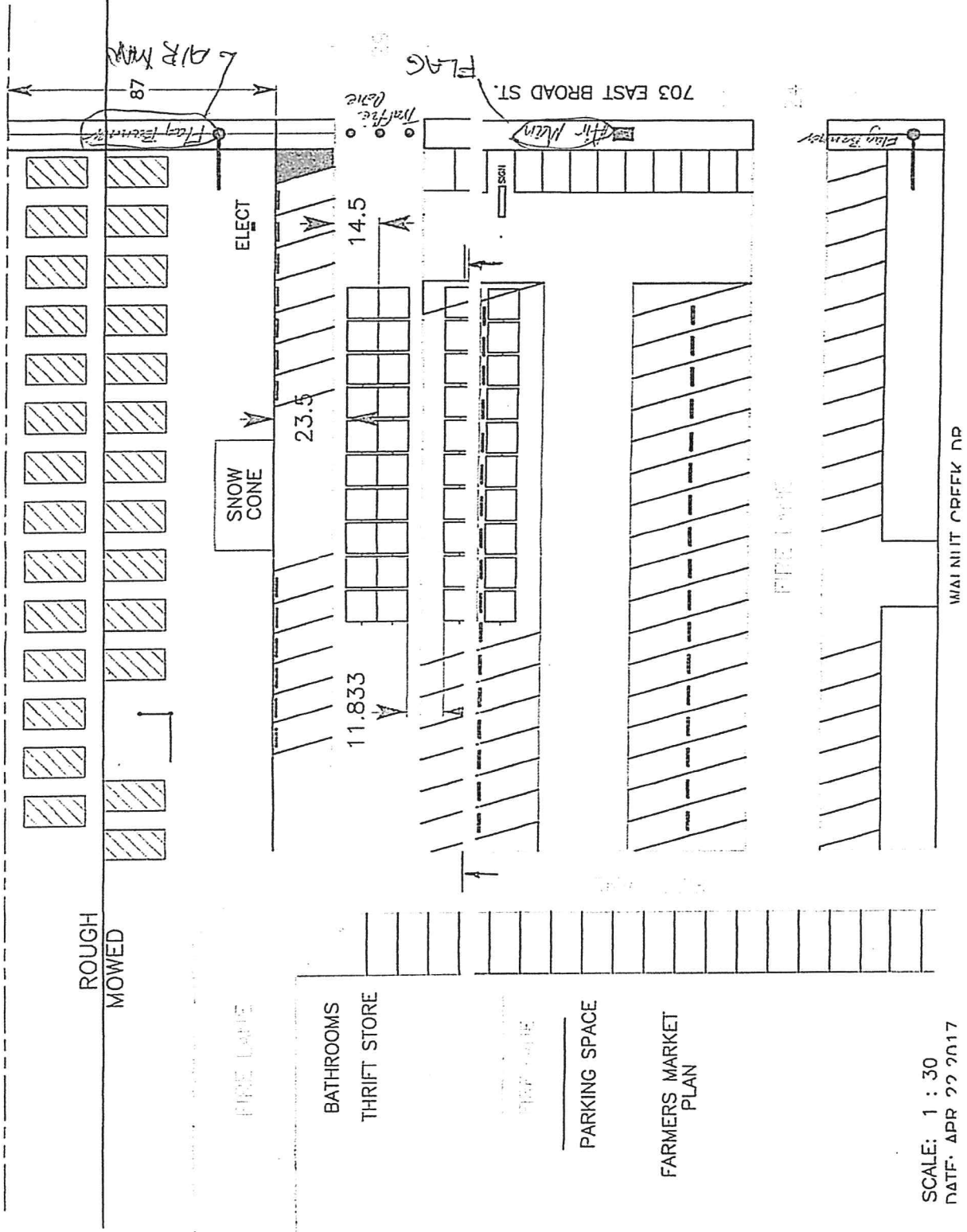
PIPE LINE

BATHROOMS
THRIFT STORE

PARKING SPACE

FARMERS MARKET
PLAN

SCALE: 1 : 30
DATE: APR 22 2017







DISPLAYED ON SATURDAY



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/15/21

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER KnH Insurance Services 1701 Highway 287 N., Suite 105 Mansfield, TX 76063 Phone (817) 453-1477 Fax (817) 453-1473	CONTACT NAME: OW Bo Rankin PHONE (A/C, No, Ext): (817) 453-1477 FAX (A/C, No): (817) 453-1473 E-MAIL ADDRESS: brankin@knhinsurance.com																					
INSURED Mansfield Farmers Market 6916 Hollow Oak Trail Mansfield, TX 76063 817-501-6027	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>EMC Ins Co (Employers Mutual Casualty Co)</td><td>21415</td></tr><tr><td>INSURER B:</td><td></td><td></td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	EMC Ins Co (Employers Mutual Casualty Co)	21415	INSURER B:			INSURER C:			INSURER D:			INSURER E:			INSURER F:		
INSURER(S) AFFORDING COVERAGE		NAIC #																				
INSURER A:	EMC Ins Co (Employers Mutual Casualty Co)	21415																				
INSURER B:																						
INSURER C:																						
INSURER D:																						
INSURER E:																						
INSURER F:																						

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR	WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	Y	Y	5A23129	04/20/2021	04/20/2022	EACH OCCURRENCE \$ 1,000,000.00 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000.00 MED EXP (Any one person) \$ 10,000.00 PERSONAL & ADV INJURY \$ 1,000,000.00 GENERAL AGGREGATE \$ 2,000,000.00 PRODUCTS - COMP/OP AGG \$ 2,000,000.00 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/>						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below <input type="checkbox"/> N/A		N/A				<input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

General Liability policy includes Blanket Additional Insured endorsement providing such status to an entity where required by a written contract.

General Liability policy includes Blanket Waiver of Subrogation endorsement providing a waiver in favor of an entity where required by a written contract.

CERTIFICATE HOLDER**CANCELLATION**

Mansfield Independent School District
605 East Broad Street
Mansfield, Texas 76063

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4015

Agenda Date: 4/12/2021

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the March 22, 2021 Regular City Council Meeting Minutes

Requested Action

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

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the March 22, 2021 Regular City Council Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, March 22, 2021

3:00 PM

Council Chambers

REGULAR MEETING

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

Mayor Evans called the meeting to order at 3:00 p.m.

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

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

WORKSESSION

Discussion Regarding Single-Family and Multi-Family Rental Inspections

Code Compliance Supervisor Narada Lee gave a presentation on what a City Rental Inspection Program would entail and what it would take to implement. Narada discussed the benefits to the City, the inspection process, program revenue and costs, and staffing needs. Narada, Interim Managing Director of Planning and Development Services Matt Jones, and Code Compliance Manager Cliff Griffin answered Council questions. Council gave direction to staff to move forward with gathering more information and finding the staff to adopt such a program.

Discussion Regarding Health Inspections

Cliff Griffin gave a presentation on the advantages of implementing a City Health Department and touched on projected revenue and program costs, a permit fee survey, and staffing needs. Cliff and Matt Jones answered Council questions. Council directed staff to move forward with implementing a City Health Department.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 4:24 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 4:41 p.m. Mayor Evans adjourned the executive session at 6:11 p.m.

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

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

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

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

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

Personnel Matters Pursuant to Section 551.074

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

Economic Development Project #20-09

Economic Development Project #21-12

Economic Development Project #21-13

6:00 P.M. – MY MANSFIELD MUNI-VERSITY RECOGNITION

City Council and City staff recognized the My Mansfield Muni-Versity students for completing the program.

7:00 PM - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Evans reconvened into regular business session at 7:00 p.m.

INVOCATION

TCAL Pastor Paul Mints gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Tonore led the Pledge of Allegiance.

TEXAS PLEDGE

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

Mayor Pro Tem Leyman led the Texas Pledge.

PROCLAMATION

21-3987

Child Abuse Prevention Month

Mayor Evans read and presented the Child Abuse Prevention Month proclamation to Pera Claros, the Community Educator at Alliance for Children. Ms. Claros made brief comments and thanked Mayor Evans, Council, and City staff for their support.

21-4000

National Library Week

Mayor Evans read and presented the National Library Week proclamation to Director of Library and Historical Services Yolanda Botello.

21-4001

National Library Worker's Day

Mayor Evans read and presented the National Library Workers Day proclamation to Yolanda Botello and Library staff. Yolanda recognized the Library staff and announced the Library received the Achievement of Excellence Award from the Texas Municipal Library Directors Association for 2019 and 2020.

PRESENTATION

Presentation of the Comprehensive Annual Financial Report - BKD, LLP

BKD, LLP representatives Dan Barron, CPA and Joshua Findley, CPA presented the Comprehensive Annual Financial Report. There were no Council questions.

RECOGNITION

My Mansfield Muni-Versity First Class

Assistant to the City Manager Bernadette McCranie presented a recap of the first My Mansfield Muni-Versity program. Mayor Evans and City Manager Joe Smolinski recognized and presented certificates and pins to the graduating members of the first class of the My Mansfield Muni-Versity.

CITIZEN COMMENTS

Karen Self, 1600 Piccadilly Court - Ms. Self spoke regarding Council Member Candidate Christie K. Moore's eligibility to run for office.

Shelia Favor, 503 Titleist Drive - Ms. Favor spoke regarding Council Member Candidate Christie K. Moore's eligibility to run for office.

Daryle Perez, 111 Van Worth Street - Mr. Perez spoke regarding Council Member Candidate Christie K. Moore's eligibility to run for office.

Brandon Frizzell, 2301 Eric Lane - Mr. Frizzell spoke regarding Council Member Candidate Christie K. Moore's eligibility to run for office.

Myra Miller Castles, 8110 Saddle Oak Drive - Ms. Castles spoke regarding Council Member Candidate Christie K. Moore's eligibility to run for office.

Kristen Flemingwood, 2220 Walnut Manor Drive - Ms. Flemingwood spoke regarding the need for democracy, a fair election, asked if an investigation has been conducted into Ms. Moore's eligibility to run for Council, and letting voters decide the election.

Marisela Aramino, 900 Hilton Drive - Ms. Aramino spoke regarding a Facebook comment Council Member Lewis made.

LaShanda Reed-Larry, 2110 Crestwood Trail - Ms. Reed-Larry spoke regarding the democratic process, the unfair treatment of Ms. Moore by Mansfield residents, and community unity.

Christie K. Moore, 1208 Dove Haven Court - Ms. Moore spoke regarding her residency in Mansfield and the accusations raised against her.

Mayor Evans recognized the following non-speakers:

*Devoy and Stephanie Brantley, 7402 Brynlee Court
Nicole Simmons, 3206 Sgt. Pepper Court
Melisa Perez, 111 Van Worth
Debra Frizzell, 2301 Eric Lane
Kendra Arnett, 1021 Stockton Drive*

Mayor Evans also read comments submitted online by the following speakers:

*Kim Gray, 2005 Walnut Hills Lane
Laura Hicks, 2416 Bent Trail
Staci Cardenas, 1020 Masters Drive
Carrie Farrell, 1017 Almond Drive
Jessica Ross, 1725 Abaco Drive
Tommy Favor, 503 Titleist Drive
Alexandra Favor, 503 Titleist Drive
Leann Campbell, 1604 Churchill Lane
Christy Coon, 4904 Sunflower Drive*

COUNCIL ANNOUNCEMENTS

Mayor Pro Tem Leyman commended staff and volunteers for their work on Arts Week.

Council Member Short gave a shout out to the vendors and everyone who worked the Pickle Run and stated it was great to see so much activity downtown.

Council Member Lewis addressed the citizen comment directed at him regarding his comment on social media and recognized staff for a doing a great job on Arts Week.

Council Member Tonore recognized staff for a great job on My Mansfield Muni-Versity.

Council Member Bounds echoed Council Members Short and Tonore's comments regarding the Pickle Run and My Mansfield Muni-Versity and encouraged everyone to participate in the Easter Egg Scavenger Hunt downtown.

Council Member Broseh congratulated Assistant to the City Manager Bernadette McCranie for leading the My Mansfield Muni-Versity program. Mr. Broseh also commented on the rules and regulations in place from the State of Texas that restrict the City from doing anything regarding candidate eligibility.

Mayor Evans stated the City cannot do anything in regards to the Christie Moore matter and the City Attorney made that very clear. He thanked the City of Grand Prairie, including Mayor Ron Jensen and City Manager Tom Hart, for hosting the Council last week as the Council works on visioning for the city. Mayor Evans also thanked State Senator Beverly Powell and State Representatives David Cook and Chris Turner for working with him on legislative bills addressing electricity bill spikes, and touched on S.B. 2142. Mayor Evans congratulated Life Church for their building dedication, and spoke regarding World Autism Day and his uncle, Charles Kevin.

SUB-COMMITTEE REPORTS

Local Transportation Issues Sub-Committee Meeting of March 10, 2021 Report (David Boski)

Chairman Broseh presented a brief report of the sub-committee meeting. Assistant Director of Public Works - Transportation David Boski presented a summary of the road projects that staff and the Council will consider submitting to Tarrant County for the Tarrant County 2021 Bond Program.

21-3992

Minutes - Approval of the March 10, 2021 Local Transportation Issues Sub-Committee Meeting Minutes

A motion was made by Mayor Pro Tem Leyman to approve the minutes of the March 10, 2021 Local Transportation Issues Sub-Committee Meeting as presented. Seconded by Council Member Broseh. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

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

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Business Services Department Report

21-3999

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

Director of Finance Troy Lestina answered a Council question regarding an increase in sales tax.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

There was no action taken.

CONSENT AGENDA[21-3993](#)

Minutes - Approval of the March 8, 2021 Regular City Council Meeting Minutes

A motion was made by Council Member Lewis to approve the minutes of the March 8, 2021 City Council Meeting as presented. Seconded by Council Member Broseh. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

[21-3998](#)

Minutes - Approval of the February 25, 2021 Council Workshop Minutes

A motion was made by Council Member Lewis to approve the minutes of the February 25, 2021 Council Workshop as presented. Seconded by Council Member Broseh. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA[21-3994](#)

Request For Special Event Permit: Farmers Market at The Local Farmer

Council Member Lewis removed this item from the consent agenda. Matt Jones answered Council questions.

A motion was made by Council Member Lewis to approve the Special Use Permit through March 26, 2022. Seconded by Council Member Short. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

END OF CONSENT AGENDA

NEW BUSINESS[21-3997](#)

Review and consideration of a request to approve a minor modification of the Development Plan for the property located at 300 S. 2nd Avenue; Stoney Short, property owner (ZC#17-017A)

Matt Jones presented the request and answered Council questions.

A motion was made by Council Member Lewis to approve the request. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 1 - Julie Short

ADJOURN

A motion was made by Council Member Broseh to adjourn the meeting at 9:02 p.m. Seconded by Council Member Tonore. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4023

Agenda Date: 4/12/2021

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Title

Minutes - Approval of the March 29, 2021 Special City Council Meeting Minutes

Requested Action

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

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the March 29, 2021 Special City Council Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, March 29, 2021

4:00 PM

Council Chambers

SPECIAL JOINT MEETING WITH THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION

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

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

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

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

INVOCATION

Mayor Evans gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Bounds 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

There were no citizen comments.

COUNCIL ANNOUNCEMENTS

There were no Council announcements.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

There were no staff comments.

JOINT DISCUSSION WITH THE MEDC BOARD

Discussion of the Ernst and Young Labor Market Study

Director of Economic Development Richard Nevins introduced John Rees and Jennifer Burrington with Ernst and Young, who presented the labor market study analysis they prepared for the City of Mansfield. Mr. Rees discussed employment trends, labor dynamics of Mansfield employers and workers, labor dynamics of the broader Dallas region, and gave his final thoughts on Mansfield's economy. Mr. Rees answered Council questions.

WORK SESSION - IMMEDIATELY FOLLOWING THE JOINT MEETING WITH THE MEDC BOARD

Discussion Regarding Special Event Planning

Special Events Manager Angie Henley presented the plans for the Rockin' 4th 2021 Weekend event, which will consist of multiple events across the city and will be held July 2 - 4, instead of only one event on July 4. Angie and Director of Community Engagement Theresa Cohagen answered Council questions. The Council commended staff on a great job planning the event.

Theresa also discussed possible locations to hold the "Remembering Our Fallen" traveling memorial event for Veteran's Day. Mayor Evans suggested a bond election to fund a permanent veterans memorial in Mansfield, which the Council voiced their support of. Director of Finance Troy Lestina provided information regarding the financials of a bond election to fund the memorial and the deadlines to get such an item on the ballot in November.

Discussion Regarding the City Council Vision Statement

City Manager Joe Smolinski stated the Council formed a Council Vision Statement at the Council Workshop in February and displayed the statement. Council Member Lewis suggested a new statement, which the Council discussed, edited, and approved.

RECESS INTO EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 5:43 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 6:19 p.m. Mayor Evans adjourned the executive session at 6:35 p.m.

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

Seek Advice of City Attorney Regarding the American Rescue Plan

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

Personnel Matters Pursuant to Section 551.074

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

ADJOURN

Mayor Evans adjourned the meeting at 6:35 p.m.

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4027

Agenda Date: 4/12/2021

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Public hearing and first reading of an ordinance approving a change of zoning from PR Pre-Development District to PD Planned Development for retail plant nursery, wholesale plant nursery, and single-family residential uses on approximately 5.15 acres out of the Margaret Rockerfellow Survey, Abstract No. 1267, Tarrant County, TX, located at 1573 Newt Patterson Rd.; Michael Wilson of Bannister Engineering (landscape architect) on behalf of Magdaleno I. Pacheco of Leno's Plant Farm (owner/developer) (ZC#21-001)

Requested Action

To consider the subject zoning change request.

Recommendation:

The Planning & Zoning Commission held a public hearing on March 15, 2021 and voted 6-0 (Gilmore absent) to recommend approval with the condition that the front swing gate and fence along Newt Patterson Rd. be removed. One neighboring resident spoke in support of the request. Several commissioners also expressed positive support for the request. There were questions about lighting and the time of day business operations would be conducted, to which the applicant responded that appropriate lighting would be provided to ensure security and safety, but that business operations would mostly be conducted during the daytime hours. There were also questions about overall timing of the development, to which the applicant responded that the new improvements would be initiated and completed as soon as possible. As far as the timing of installation of the new monument sign, the applicant hasn't decided yet. Lastly, a commissioner asked what type of trucks would be used for wholesale operations and deliveries, to which the applicant responded that box trucks would generally be used. The applicant has made changes to the plans to remove the existing fence along Newt Patterson. The swing gate has also been changed to a decorative aluminum vehicular entry gate and relocated further into the development to still provide for security of the retail area while improving aesthetics and preventing vehicle stacking onto Newt Patterson and allowing for vehicles to turn around and safely exit.

Description/History

Existing Use: Wholesale plant nursery and single-family residential

Existing Zoning: PR, Pre-Development District

Surrounding Land Use & Zoning:

North - Newt Patterson Rd.; Vacant land (PR) across the street

South - Union Pacific railroad tracks; Vacant land (PR) across the tracks

East - Single-family residential/agricultural, A
West - Vacant land, PR

Comments and Considerations

The subject property consists of 5.15 acres improved with two single-family homes, greenhouses, and other storage buildings, as well as a gravel drive and parking lot. The property is currently used as a wholesale plant nursery with two on-site single-family homes. The applicant is seeking to add a retail nursery component and bring the nonconforming wholesale plant nursery operation into compliance. As such, they are requesting to rezone the property from PR Pre-Development District to PD Planned Development District for retail plant nursery, wholesale plant nursery, and single-family residential uses.

Development Plan

The development plan shows the following existing buildings, generally located on the eastern half of the property and comprising the wholesale nursery operation and the single-family homes of the property owners:

- 1,912 sq. ft. one-story single-family home
- 1,440 sq. ft. one-story single-family home
- 13 greenhouses, ranging in size from 2,200 - 4,500 sq. ft.
- 4 metal buildings (three used for storage; one used as an office for the wholesale nursery), ranging in size from 1,040 - 1,680 sq. ft.

On the west side of the property, the applicant plans to add a retail nursery component with a 1,340 sq. ft. retail/office building, 4,200 sq. ft. retail restocking & sales greenhouse, an outdoor retail display area in front of the retail building, and a concrete parking lot and drive aisle for the retail and wholesale customers. The wholesale portion will be fenced and gated to separate it from the retail section and the retail portion will include a vehicle gate to restrict access and provide security of the outdoor display area during non-business hours.

The existing single-family homes will be used as live-work dwellings for the on-site managers or caretakers of the property.

The applicant has noted that potted trees, shrubs, groundcovers, and seasonal color may be stored in the areas labeled as gravel/geosynthetic weed fabric, which are generally located in the south-central portion of the property adjacent to the existing and new greenhouses. In addition, an outdoor retail display area will be allowed in front of the retail building. Otherwise, no other outside storage of materials or retail operations will be allowed. All service areas and mechanical equipment will be required to be screened in accordance with the Zoning Ordinance. A trash enclosure with 8'-tall wood fence will be provided on the west side of the property near the retail greenhouse.

The development will maintain 30' building setbacks on the east and west sides of the property, a 25' building setback along Newt Patterson Road, and no setback along the railroad right-of-way. Due to existing conditions, there will be setbacks of only 10' and 3' adjacent to the single-family property that is not part of the development (the Moreno

property).

Access, Circulation, and Parking

The development will utilize the two existing access points off Newt Patterson Road. The main public access for the commercial components of the development will be on the west side of the development. The access point on the east side of the development will be used for access to the live-work dwellings; this access drive will retain the existing asphalt pavement and will have space for at least two vehicles per dwelling. The access point on the west side of the development will be reconfigured to include concrete paving; all parking areas for the retail and wholesale portions will include concrete paving as well. A fire lane loop will be provided around the retail building and outdoor display area. On the west side of this drive, 17 parking spaces will be provided for the retail customers, one of which will be a dedicated ADA space. The retail portion will include a gate to restrict access and provide security for the outdoor display area when the business is closed. The east side of the loop will also be gated and restricted to access by wholesale customers; 6 parking spaces will be provided for the wholesale customers. A section of gravel between the concrete and asphalt drives will remain to allow overflow space for loading and maneuverability by the wholesale customers, as well as to provide cross-access to all portions of the property by the owners. The retail portion of the business would typically require 6 spaces, but 17 spaces are provided to accommodate overflow during peak times. In addition, the wholesale portion would typically require 4 spaces, but 6 are provided.

Elevations, Floor Plans, and Photos

The applicant has provided a floor plan and building elevations for the new single-story retail building. The building will include a small sales floor and counter in the front portion and a small office, break room, and restroom in the back. A large covered porch with 12" columns will wrap around the front and sides of the building. All exterior cladding will be Hardie cementitious siding or an approved equal. The building features a pitched roof (predominantly 8:12, with 3:12 for the porch) with asphalt shingles. Windows, doors, and a gable vent will help break up the façade. A conceptual rendering and floor plan have also been provided for the new retail greenhouse building. In addition, photos have been provided showing the existing greenhouses, storage buildings, and dwellings, as well as other areas of the property.

Landscaping and Screening

Fourteen existing trees in the front half of the property are to be preserved, about half of which are located along Newt Patterson Road and the others located near the existing homes and new retail area. The entire tree line along the railroad tracks is also to be preserved. Three existing trees near the primary entrance are to be removed due to visibility concerns. Some of the preserved trees along Newt Patterson are located in the right-of-way and could potentially be removed to accommodate any roadway or utility improvements in the future. Four additional trees will be planted in the landscape buffer along Newt Patterson which will provide additional plantings to help mitigate any tree removal. Four new canopy trees and two ornamental trees will be planted in the parking lot areas and the parking lot will be screened with shrubs. The new trees will include a mix of live oak, cedar elm, and crape myrtle trees. The trash enclosure will also be

screened by shrubs and some groundcovers and grasses will be planted in select areas. The west and east property lines will include an 8'-tall board-on-board cedar-stained wood fence with cap. An 8' wood fence will also be provided in the central section of the property to divide the retail area from the wholesale area, as well as screen the wholesale area from the Moreno property. Three decorative aluminum vehicle entry gates will be provided, one of which will restrict access to the retail area during non-business hours and the other two of which will restrict access to the wholesale area. Details have been provided for all fences and gates.

Signage

A monument sign has been proposed near the main entrance to the retail area. While a sign plan has not been provided, it is noted that all signage will adhere to the standards applicable to C-2 zoning.

Summary

The proposed development will provide for the continued use of the property for single-family residential and wholesale nursery uses and bring any nonconforming conditions into compliance. It will provide for a retail nursery to allow nearby residents access to the property to purchase plants, trees, and other gardening items. A new retail building, new retail restocking & sales greenhouse, dedicated outdoor display area, and concrete parking lot with a reconfigured approach will allow for an orderly and efficient retail area on a limited footprint that is properly screened. A concrete drive with dedicated parking spaces and gates will allow for a more orderly and dedicated space for the wholesale portion of the business that does not conflict with the retail portion and provide for security of the outdoor display area during non-business hours. Furthermore, most of the existing trees will be preserved except where removal is necessary to ensure safe visibility or to accommodate future infrastructure improvements. Additional landscaping and fencing upgrades will help improve the aesthetics of the property and provide for the necessary screening from surrounding properties. The architecture of the new retail building is consistent with the country aesthetic of the surrounding area. The Land Use Plan recommends low-density single-family residential uses in this sub-area but also calls for preservation of heavily wooded areas, which this development helps achieve. The wholesale nursery has existed for several decades and the new development plan provides for a more efficient and compliant wholesale area while adding a retail component that is rather limited in scale. The existing trees and new landscaping and fencing will help to ensure adequate screening is provided to protect the residential character of the area.

The development provides for the improvements necessary to support the new retail component, while making additional improvements to better support the wholesale component, enhance aesthetics, and provide proper screening between uses and from adjacent properties.

Prepared By

Andrew Bogda, Planner
817-276-4287

Attachments:

Maps and Supporting Information

Ordinance

Exhibit A

Exhibits B - D

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 RETAIL PLANT NURSERY, WHOLESALE PLANT NURSERY, AND SINGLE-FAMILY RESIDENTIAL USES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

SECTION 1.

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

SECTION 2.

That the use and development of the hereinabove described property shall be in accordance with the development plan shown on Exhibits "B – 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 immediately from and after its passage on the second and final reading and the publication of the caption, as the law and charter in such cases provide.

FIRST READING APPROVED ON THE 12TH DAY OF APRIL, 2021.

DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 26TH DAY OF APRIL, 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

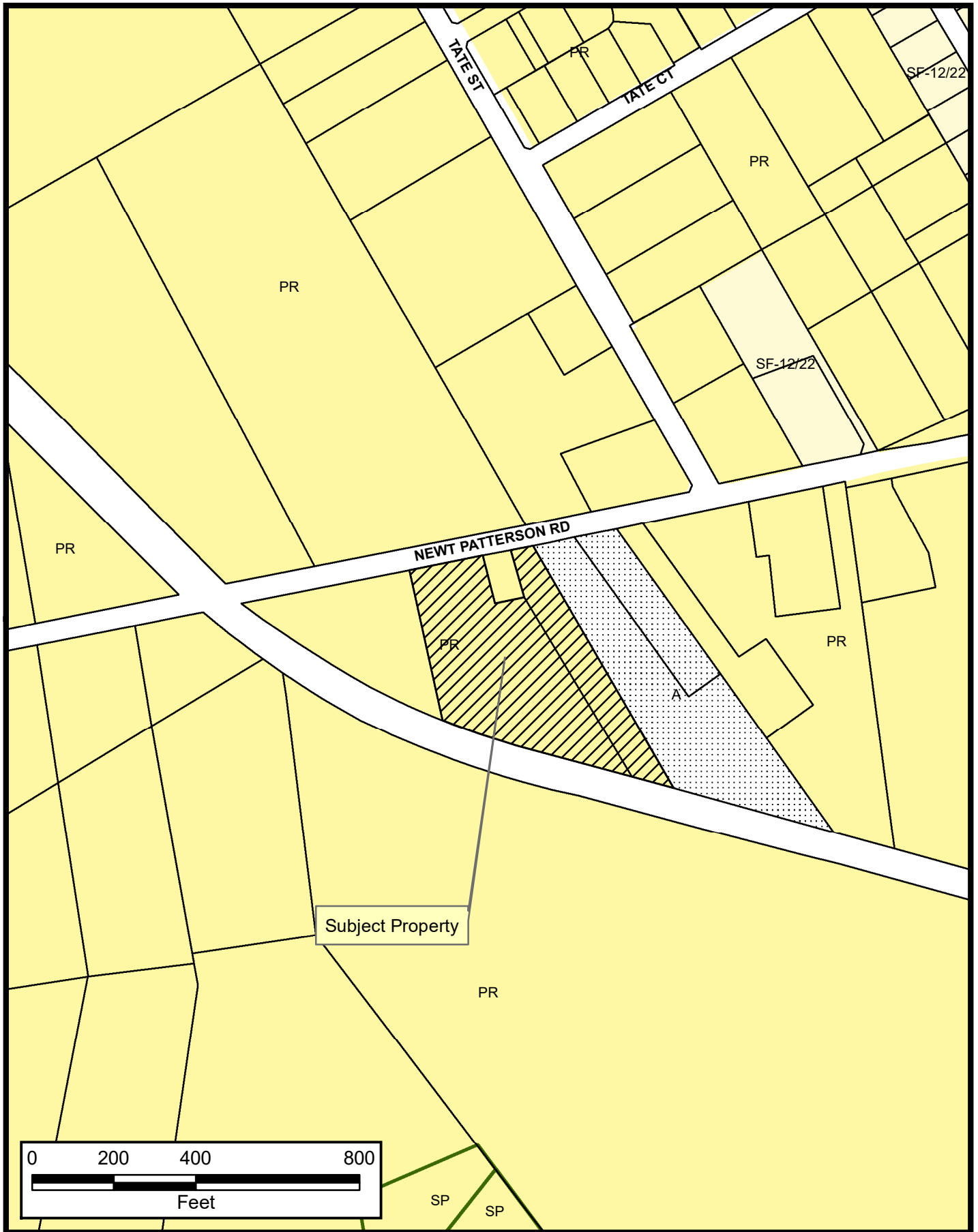
Allen Taylor, City Attorney



ZC#21-001

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

3/4/2021



Property Owner Notification for ZC#21-001

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
DAKE ADDITION	BLK 1	SNEED, DARRELL & VENETIA	861 TATE ST	MANSFIELD, TX	76063
DAKE ADDITION	BLK 1	SNEED, DARREL A & VENETIA D	861 TATE ST	MANSFIELD, TX	76063
ROCKERFELLOW, MARGARET SURVEY	A 1267	HYVIEW RANCH LLC	1019 WALNUT FALLS CIR	MANSFIELD, TX	76063
ROCKERFELLOW, MARGARET SURVEY	A 1267	PACHECO, MAGDALENO & MARIA	1525 NEWT PATTERSON RD	MANSFIELD, TX	76063-6251
ROCKERFELLOW, MARGARET SURVEY	A 1267	PACHECO, MAGDALENO & MARIA	1525 NEWT PATTERSON RD	MANSFIELD, TX	76063-6251
ROCKERFELLOW, MARGARET SURVEY	A 1267	PACHECO, MAGDALENO & MARIA	1525 NEWT PATTERSON RD	MANSFIELD, TX	76063-6251
ROCKERFELLOW, MARGARET SURVEY	A 1267	MORENO, SERGIO A	1575 NEWT PATTERSON RD	MANSFIELD, TX	76063-6251
ROCKERFELLOW, MARGARET SURVEY	A 1267	PACHECO, MAGDALENO & MARIA	1573 NEWT PATTERSON RD	MANSFIELD, TX	76063-6251
ROCKERFELLOW, MARGARET SURVEY	A 1267	PACHECO, JOSE C	6805 DICK PRICE RD	MANSFIELD, TX	76063-5241
ROCKERFELLOW, MARGARET SURVEY	A 1267	RAWDON, GREGORY L ETAL	11201 COUNTY ROAD 525	MANSFIELD, TX	76063
ROCKERFELLOW, MARGARET SURVEY	A 1267	PACHECO, MAGDALENO & MARIA	1525 NEWT PATTERSON RD	MANSFIELD, TX	76063-6251

ZC#21-001
"EXHIBIT A"
METES & BOUNDS LEGAL DESCRIPTION

LENO'S PLANT FARM PROJECT LIMITS

BEING all of that certain tract of land in the Margatet Rockerfellow Survey, Abstract No. 1267, City of Mansfield, Tarrant County, Texas, described as Tract I in a Warranty Deed with Vendor's Lien to Magdaleno I. Pacheco and wife, Maria L. Pacheco (hereinafter referred to as Tract I), as recorded in Instrument Number D201236837, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and being all of that certain tract of land described as Tract II in a Warranty Deed with Vendor's Lien to Magdaleno I. Pacheco and wife, Maria L. Pacheco (hereinafter referred to as Tract II), as recorded in Instrument Number D201236837, O.P.R.T.C.T. and being all that certain tract of land described in a Cash Warranty Deed to Magdaleno I. Pacheco and wife, Maria L. Pacheco (hereinafter referred to as Pacheco tract), as recorded in Instrument Number D199234044, O.P.R.T.C.T., and being more particularly described, by metes and bounds, as follows:

BEGINNING at the Southeasterly corner of said Pacheco tract, same being the Southwesterly corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Magdaleno I. Pacheco and spouse, Maria L. Pacheco (hereinafter referred to as Magdaleno Pacheco tract), as recorded in Instrument Number D202192094, O.P.R.T.C.T., same also being the existing Northerly right-of-way line of Union Pacific Railroad (100' right-of-way), previously known as Houston and Texas Railway;

THENCE North 74 degrees 55 minutes 54 seconds West with the common line between said Pacheco tract and the existing Northerly right-of-way line of said Union Pacific Railroad, a distance of 131.00 feet;

THENCE North 74 degrees 37 minutes 40 seconds West, continue with the common line between said Pacheco tract and the existing Northerly right-of-way line of said Union Pacific Railroad, a distance of 173.05 feet to the Southwesterly corner of said Pacheco tract, same being the Southeasterly corner of said Tract I, same being the beginning of a non-tangent curve to the right, whose long chord bears North 75 degrees 19 minutes 55 seconds West, a distance of 131.05 feet;

THENCE Westerly with the common line between said Tract I and the existing Northerly right-of-way line of said Union Pacific Railroad and with said non-tangent curve to the right having a radius of 1860.00 feet, through a central angle of 04 degrees 02 minutes 16 seconds, for an arc distance of 131.08 feet to the Southwesterly corner of said Tract I, same being the Southeasterly corner of said Tract II, same also being the beginning of a curve to the right, whose long chord bears North 69 degrees 26 minutes 08 seconds West, a distance of 251.56 feet;

THENCE Northwesterly with the common line between said Tract II and the existing Northerly right-of-way line of said Union Pacific Railroad and with said curve to the right having a radius of 1860.00 feet, through a central angle of 07 degrees 45 minutes 18 seconds, for an arc distance of 251.75 feet to the Southwesterly corner of said Tract II, same being the Southeasterly corner of that certain tract of land described in a Cash Warranty Deed to Jose C. Pacheco and Ma Alicia Pacheco (hereinafter referred to as Jose Pacheco tract), as recorded in Instrument Number D199234046, O.P.R.T.C.T.;

THENCE North 11 degrees 47 minutes 48 seconds West, departing the existing Northerly right-of-way line of said Union Pacific Railroad, with the common line between said Tract II and said Jose Pacheco tract, a distance of 339.44 feet to the Northwesterly corner of said Tract II, same being the Northeasterly corner of said Jose Pacheco tract, same also being the existing Southerly right-of-way line of Newt Patterson Road (variable width right-of-way), previously known as County Road 2108;

THENCE North 78 degrees 12 minutes 12 seconds East with the common line between said Tract II and the existing Southerly right-of-way line of said Newt Patterson Road, pass at a distance of 212.49 feet, the Northeasterly corner of said Tract II, same being the Northwesterly corner of said Tract I, continue with said course, the common line between said Tract I and the existing Southerly right-of-way line of said Newt Patterson Road for a total distance of 245.12 feet to the Northerly Northeast corner of said Tract I, same being the Northwest corner of that certain tract of land described in a Warranty Deed to Segio Moreno (hereinafter referred to as Moreno tract), as recorded in Instrument Number D212053503, O.P.R.T.C.T.;

THENCE South 16 degrees 36 minutes 57 seconds East, departing the existing Southerly right-of-way line of said Newt Patterson Road, with the common line between said Tract I and said Moreno tract, a distance of 149.27 feet to an inner-ell corner of said Tract I, same being the Southwest corner of said Moreno tract;

THENCE North 78 degrees 43 minutes 29 seconds East, continue with the common line between said Tract I and said Moreno tract, a distance of 72.37 feet to the Easterly Northeast corner of said Tract I, same being the Southeast corner of said Moreno tract, same also being an angle point in the Westerly line of the aforesaid Pacheco tract;

THENCE North 17 degrees 03 minutes 23 seconds West with the common line between said Pacheco tract and said Moreno tract, a distance of 150.00 feet to the Northwest corner of said Pacheco tract, same being the Northeast corner of said Moreno tract, same also being the existing Southerly right-of-way line of said Newt Patterson Road;

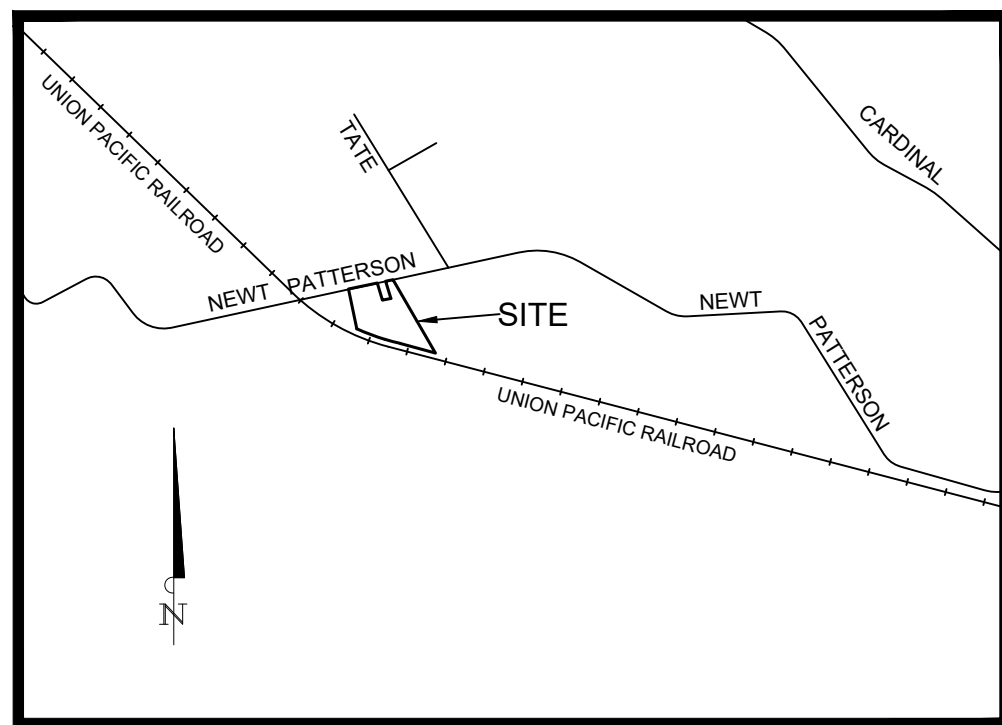
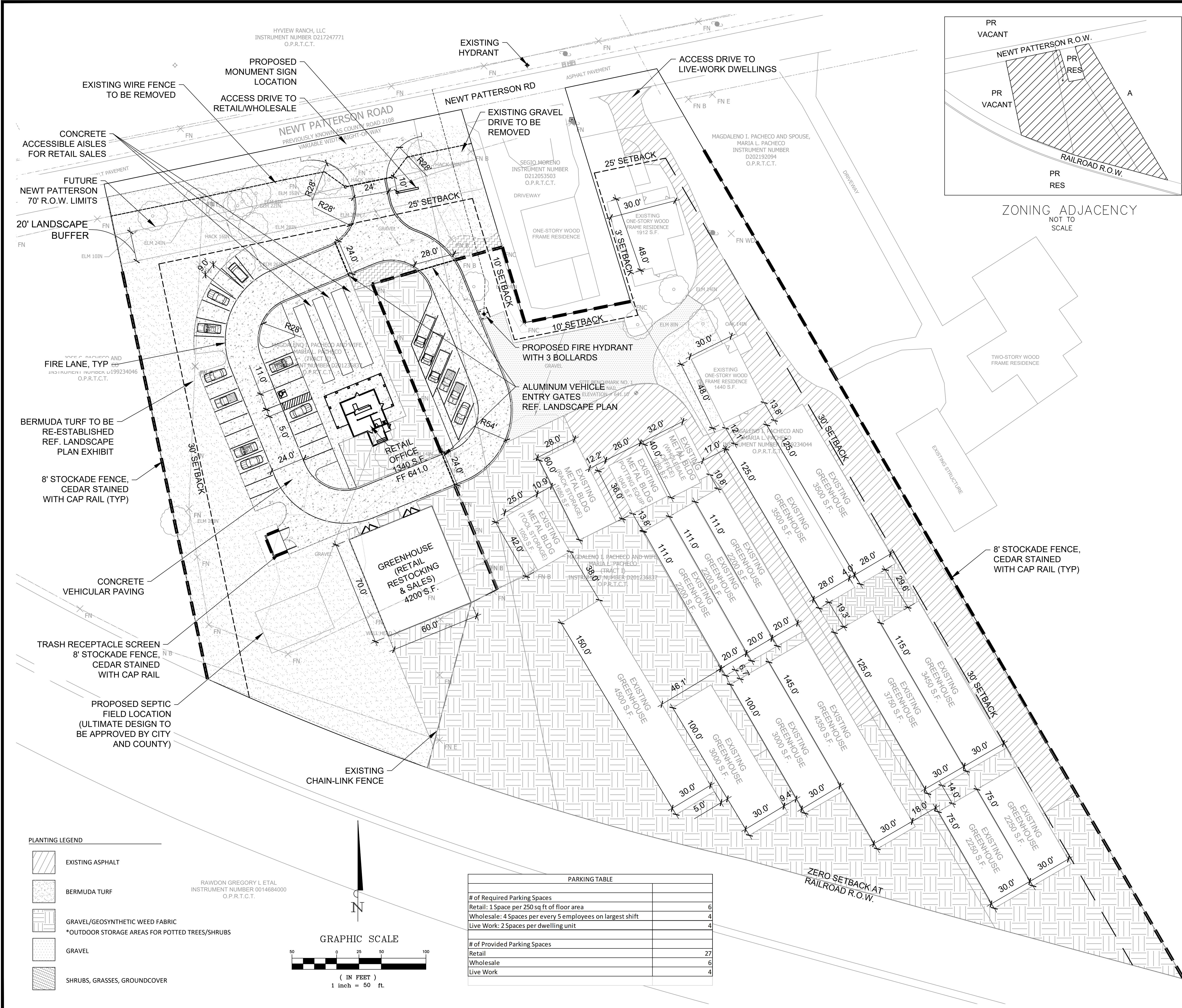
THENCE North 78 degrees 12 minutes 12 seconds East with the common line between said Pacheco tract and the existing Southerly right-of-way line of said Newt Patterson Road, a distance of 62.96 feet to the Northeast corner of said Pacheco tract;

THENCE South 30 degrees 03 minutes 54 seconds East, continue with the common line between said Pacheco tract and the existing Southerly right-of-way line of said Newt Patterson Road, pass at a distance of 23.76 feet, a one inch pipe found for the Northwest corner of the aforesaid Magdaleno Pacheco tract, continue with said course, with the common line between said Pacheco tract and said Magdaleno Pacheco tract for a total distance of 706.26 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 5.150 acres (224,331 square feet) of land.

Project No. 207-20-001 | Date: 1/5/2021 | Page 1 of 1 | Drawn by: SA | Checked by: MD2

LENO'S PLANT FARM PROJECT LIMITS
MAGDALENO I. PACHECO AND WIFE, MARIA L. PACHECO
OUT OF THE
MARGARET ROCKERFELLOW SURVEY, ABSTRACT NO. 1267
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823



VICINITY MAP
NOT TO SCALE

Notes:

- The proposed development will be in complete accordance with the provisions of the approved Planned Development District and all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors or assigns, and shall limit and control all building permits.
- All signage will adhere to the regulations for C-2 zoned properties as specified in Section 7100 of the Zoning Ordinance.
- All service areas and mechanical equipment will be screened in accordance with Section 7301.A of the Zoning Ordinance.
- All rooftop equipment will be screened by building parapets at least one foot taller than the tallest piece of equipment.
- The development will be completed in a single phase.

Base Zoning: C-2 Community Business District

Permitted Uses:

- Nursery Wholesale
- Nursery Retail
- Live-Work Dwellings for on-site manager or caretaker

Area, Setback and Height Regulations:

- Minimum Front Setback - 25'
- Minimum Side Setback - 30' exterior, 10' interior (3' at existing residence)
- Minimum Rear Setback - 0' (Railroad R.O.W.)
- Maximum Height - The height of the proposed buildings will not exceed 35'
- Maximum Area of the Proposed Greenhouse - 4,200 s.f. Foundation

Architectural Requirements:

- Exterior façade of the proposed building shall be cementitious siding with cedar posts.
- Roof of the proposed building shall have a hip or gable form - with dimensional asphalt shingles.

Greenhouse Requirements:

- Greenhouse will be a standard hoop-house design that matches the form and character of the existing greenhouses on site.
- The greenhouse shall be used for restocking outdoor retail sales, and indoor sales.

Landscaping Requirements:

- A row of screening 3' screening shrubs will be planted in front of parking and drive aisles, per the Landscape Plan. 2 Large canopy trees will be added to parking area

Outdoor Storage Requirements

- Potted trees, shrubs, groundcovers, and seasonal color may be stored in the areas labeled as 'gravel/geosynthetic weed fabric'.
- No other outside storage or retail operations will be allowed except in areas specified in the plan.

Water Quality

- Water quality will be addressed post-construction through the installation of vegetated bioswales.

LENO'S PLANT FARM
SITE AREA - 5.15 ACRES

DESIGNER:
Michael A. Wilson, RLA
Bannister Engineering
240 North Mitchell Rd
Mansfield, TX 76063
817.842.2094
mwilson@bannistereng.com

OWNER:
Magdalaeno I. Pacheco
Leno's Plant Farm
1573 Newt Patterson Rd
Mansfield, TX 76063
682.433.1324
carinap1211@gmail.com

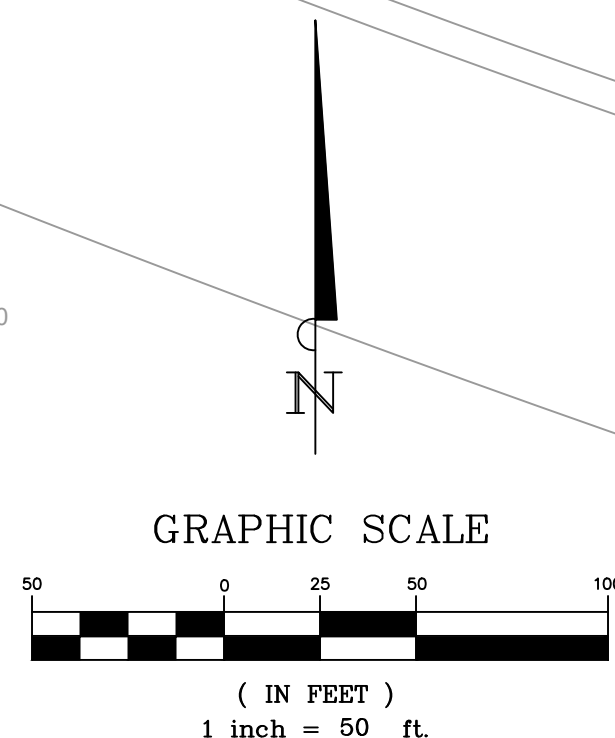
ZC#21-001
"EXHIBIT B"
DEVELOPMENT PLAN
PAGE 1 OF 1



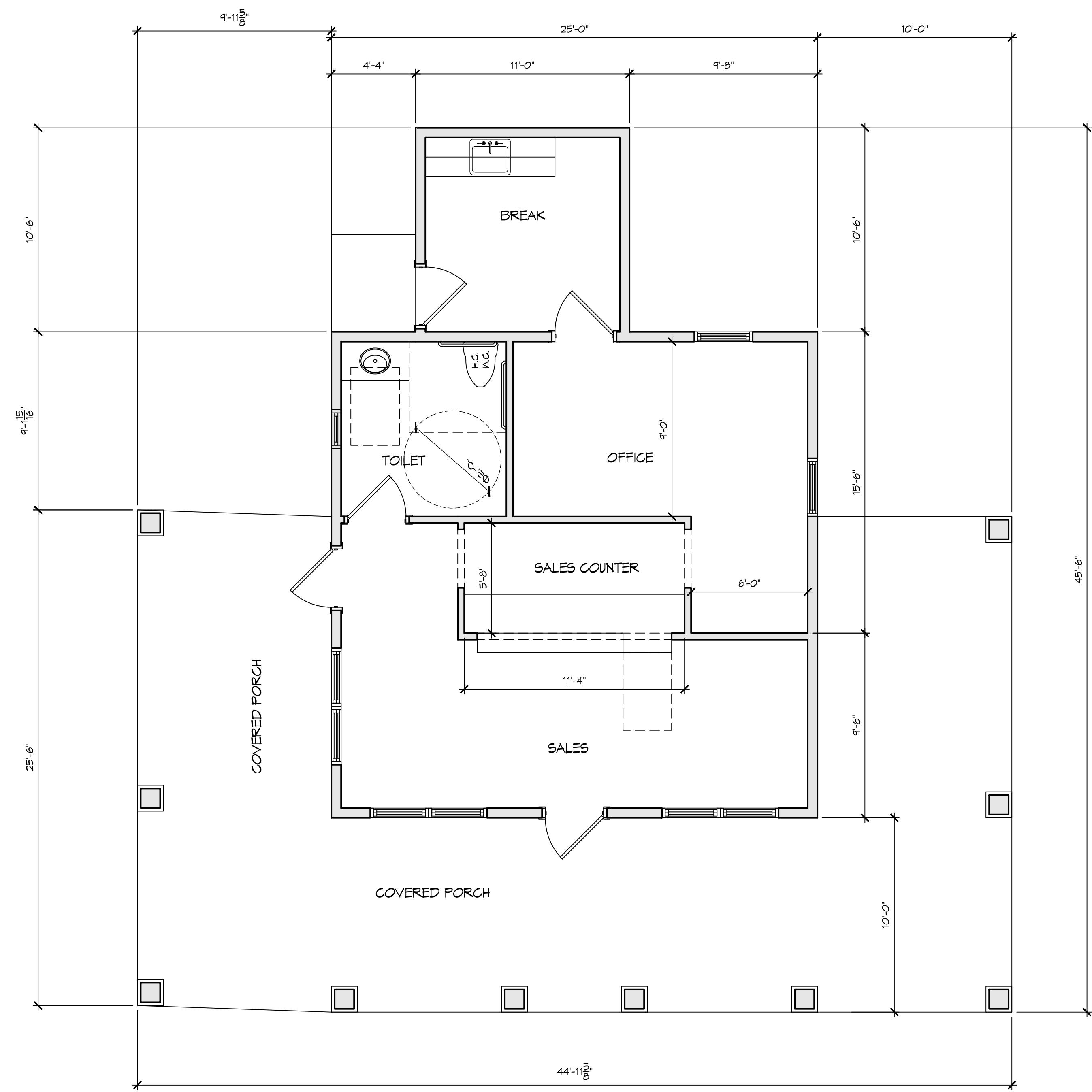
DATE PREPARED: 03/25/2021


PLANTING LEGEND	
	EXISTING ASPHALT
	BERMUDA TURF
	GRAVEL/GEOSYNTHETIC WEED FABRIC
*OUTDOOR STORAGE AREAS FOR POTTED TREES/SHRUBS	
	GRAVEL
	SHRUBS, GRASSES, GROUND COVER

RAWDON GREGORY L ETAL
INSTRUMENT NUMBER 0014884000
O.P.R.T.C.T.



PARKING TABLE	
# of Required Parking Spaces	
Retail: 1 Space per 250 sq ft of floor area	6
Wholesale: 4 Spaces per every 5 employees on largest shift	4
Live Work: 2 Spaces per dwelling unit	4
# of Provided Parking Spaces	
Retail	27
Wholesale	6
Live Work	4





203850

LENO'S
PLANT
FARM


1513 NEWT PATTERSON RD.
LOT ---- BLOCK ----

MANSFIELD, TEXAS
TARRANT

DATE: 2-22-21

SHEET Title:

.
.
.



211 N. WALNUT CREEK DR. MANSFIELD TEXAS 76063
817.471.1324 METRO 817.471.3853 FAX
ARCHITECTS

© COPYRIGHT 2021 NO. 10 DESIGN GROUP

SHEET No.:
A1-1

ZC#21-001
EXHIBIT C

Page 1 of 12

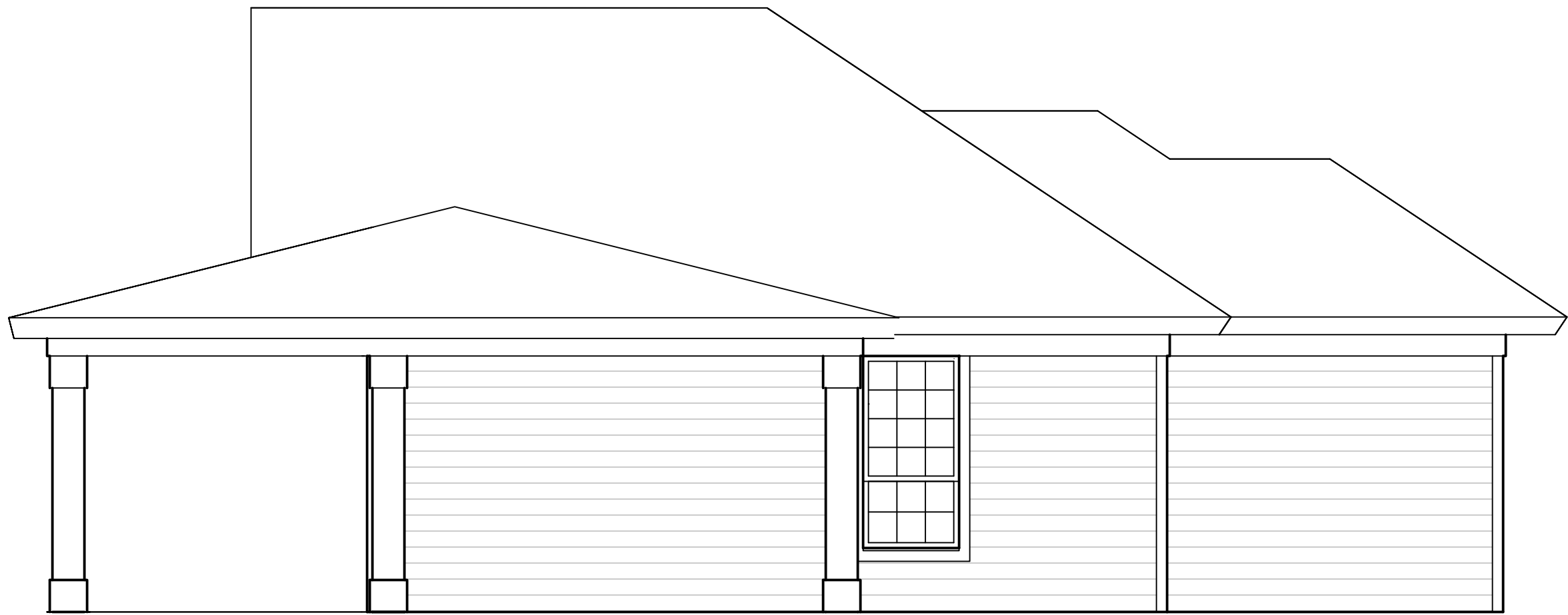
230

NOTE: ALL EXTERIOR CLADDING TO BE
"HARDIE" CEMENTIOUS SIDING OR APPROVED EQUAL



 SOUTH ELEVATION
1/4" = 1'-0"

NOTE: ALL EXTERIOR CLADDING TO BE
"HARDIE" CEMENTIOUS SIDING OR APPROVED EQUAL



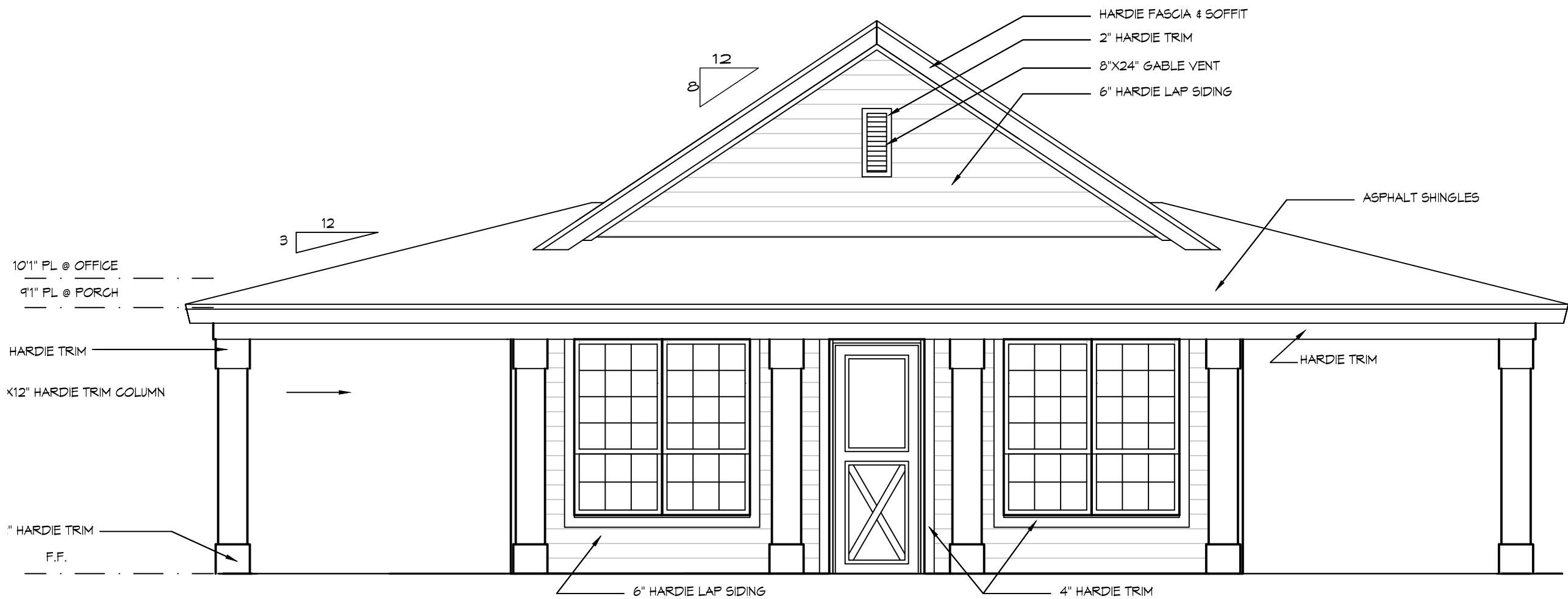
 WEST ELEVATION
1/12" = 1'-0"

NOTE: ALL EXTERIOR CLADDING TO BE
"HARDIE" CEMENTIOUS SIDING OR APPROVED EQUAL



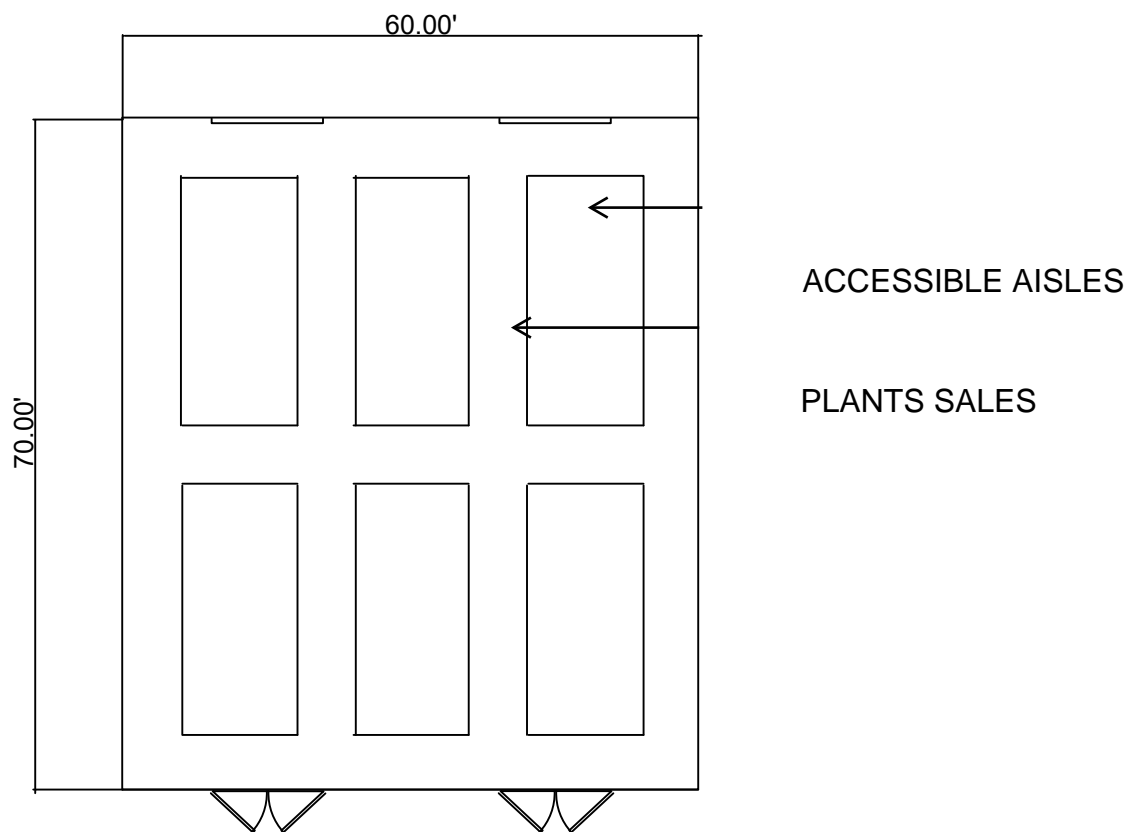
 EAST ELEVATION
1/4" = 1'-0"

NOTE: ALL EXTERIOR CLADDING TO BE
"HARDIE" CEMENTIOUS SIDING OR APPROVED EQUAL

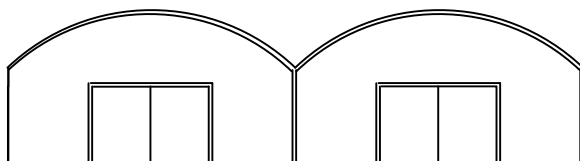


 NORTH ELEVATION
1/4" = 1'-0"

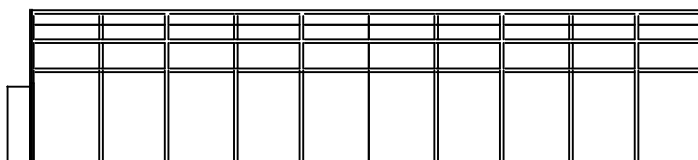
RETAIL GREENHOUSE - CONCEPT



PLAN VIEW



ELEVATION (NORTH)



ELEVATION (WEST)

EXISTING FRONT RESIDENCE
NORTH ELEVATION



EXISTING FRONT RESIDENCE
SOUTH ELEVATION



EXISTING REAR RESIDENCE
EAST ELEVATION



EXISTING RACK STORAGE



EXISTING POTTING AREA (OFFICE IN BACKGROUND)



EXISTING OFFICE ENTRANCE



EXISTING TOOL STORAGE

NORTH ENTRANCE



EXISTING TOOL STORAGE

SOUTH ENTRANCE

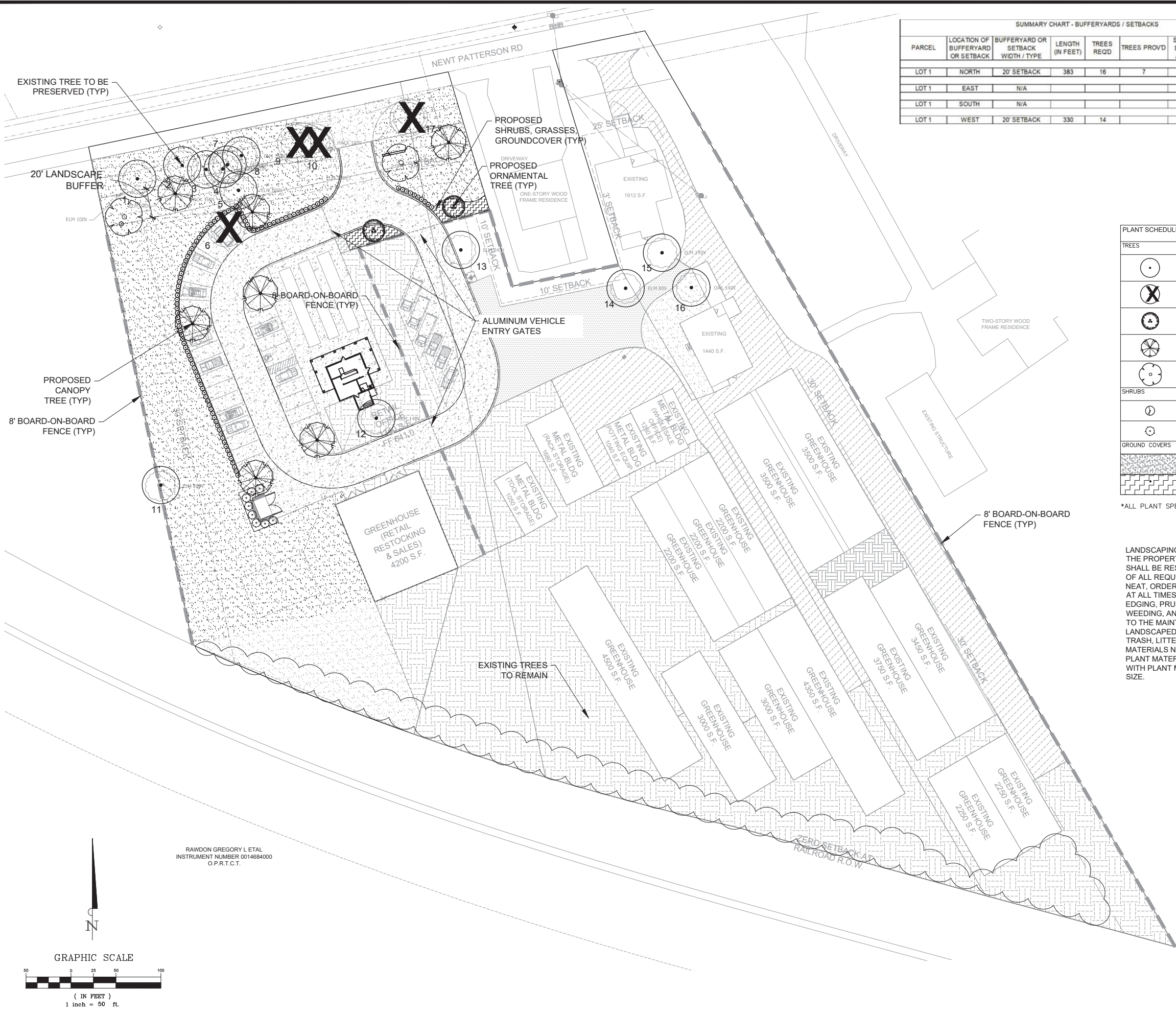


EXISTING GREENHOUSES

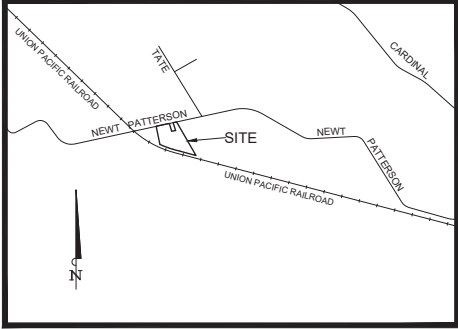
PROPOSED RETAIL GREENHOUSE TO BE A SIMILAR PRODUCT



File: B:\Clients\207 (Leno's Plant Farm)\207-20-001 (Leno's Plant Farm - Mansfield)\Civ\Sheet Set\1- 1.0 Landscape Plan.dwg || Date Plotted: 3/25/2021 9:32 AM || Plotted By: mwilson



SUMMARY CHART - BUFFERYARDS / SETBACKS						
PARCEL	LOCATION OF BUFFERYARD OR SETBACK	BUFFERYARD OR SETBACK WIDTH / TYPE	LENGTH (IN FEET)	TREES REQD	TREES PROVIDED	SCREEN WALL / DEVICE HEIGHT AND MATERIAL
LOT 1	NORTH	20' SETBACK	383	16	7	
LOT 1	EAST	N/A				
LOT 1	SOUTH	N/A				
LOT 1	WEST	20' SETBACK	330	14		



VICINITY MAP
NOT TO SCALE

PLANT SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	14	EXISTING TREE TO REMAIN	N/A			
	3	EXISTING TREE TO BE REMOVED	N/A			
	2	LAGERSTROEMIA INDICA 'TUSCARORA' / CRAPE MYRTLE	30 GAL	3"	6'-8"	FULL, MATCHING, SYMMETRICAL
	5	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	45 GAL	3"	10'-12"	FULL, MATCHING, SYMMETRICAL
	2	ULMUS CRASSIFOLIA / CEDAR ELM	45 GAL	3"	10'-12"	FULL, MATCHING, SYMMETRICAL
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	106	ILEX VOMITORIA 'NANA' / DWARF YAUPON	3 GAL	18" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	8	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY	15 GAL	48" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES			
	PER PLAN	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	SOD			
	PER PLAN	SHRUBS, GRASSES, GROUND COVERS				

*ALL PLANT SPECIES SHALL BE SELECTED FROM THE CITY OF MANSFIELD RECOMMENDED PLANT LIST

LANDSCAPING MAINTENANCE:
THE PROPERTY OWNER, TENANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

EXISTING TREES			REMAIN	REMOVE
NUMBER	SPECIES	CALIPER		
1	ELM	10"	X	
2	ELM	24"	X	
3	HACKBERRY	16"	X	
4	ELM	22"	X	
5	ELM	28"	X	
6	ELM	26"		X
7	ELM	8"	X	
8	ELM	16"	X	
9	ELM	30"		X
10	HACKBERRY	10"		X
11	ELM	26"	X	
12	ELM	14"	X	
13	ELM	24"	X	
14	ELM	8"	X	
15	ELM	14"	X	
16	OAK	14"	X	
17	HACKBERRY	36"		X

LENO'S PLANT FARM
SITE AREA - 5.15 ACRES

DESIGNER:
Michael A. Wilson, RLA
Bannister Engineering
240 North Mitchell Rd
Mansfield, TX 76063
817.842.2094
mwilson@bannistereng.com

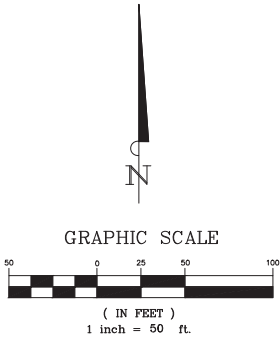
Magdalaeno I. Pacheco
Leno's Plant Farm
1573 Newt Patterson Rd
Mansfield, TX 76063
682.433.1324
carinap1211@gmail.com

ZC#21-001
"EXHIBIT D"
LANDSCAPE PLAN

PAGE 1 OF 3

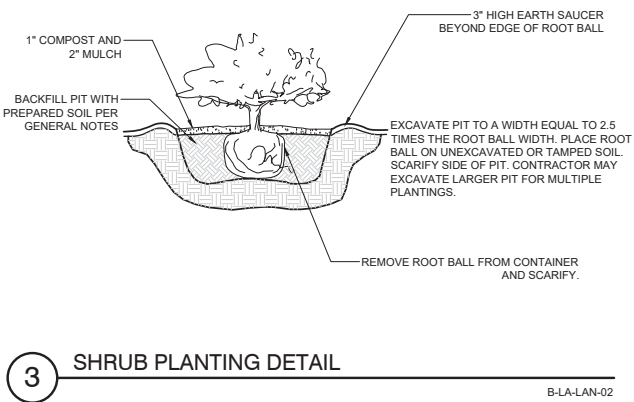
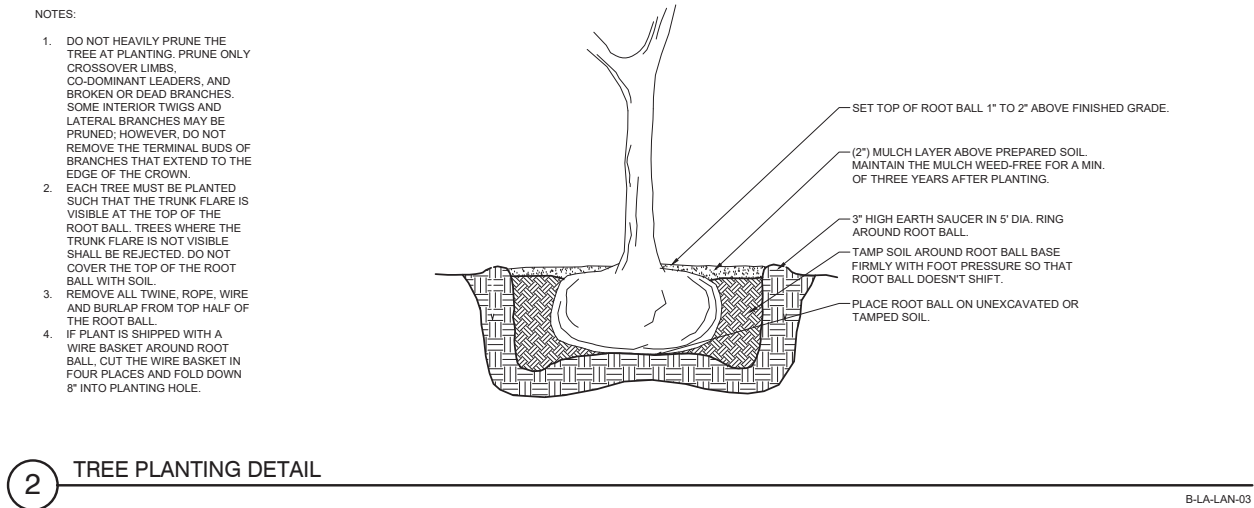


DATE PREPARED: 03/25/2021



RAWDON GREGORY L ETAL
INSTRUMENT NUMBER 0014684000
O.P.R.T.C.T.

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
 - 3" of organic compost
 - 20 pounds of organic fertilizer / 1,000 sf of bed area
 - Till bed to a depth of 6" to 8"
 - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 2"-4" tan river rock, permeable weed mat shall be laid prior to river rock being installed.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.
24. Any hardwood mulched beds on site shall have permeable weed mat installed prior to plant material and mulch being installed.
25. All bedding areas with ground cover (Asian Jasmine, Wintercreeper, etc.) shall be top dressed with hardwood mulch until ground cover has covered area completely.
26. Any switch gear devices, electrical transformers, telephone pedestals, and hvac units located on the property are to be screened. If these devices have been altered from the most recent plans, the contractor is to verify placement of these utilities and contact Landscape Architect for plant material specifications and placement.
27. Landscape contractor shall not place topsoil or mulch above brick ledge of the building and shall not block weep holes on the building.
28. If the grades on site at the time the landscape contractor is set to begin work does not allow the brick ledge and weep holes to remain uncovered, it is the landscape contractor's responsibility to notify the owner or general contractor immediately.



LENO'S PLANT FARM

SITE AREA - 5.15 ACRES

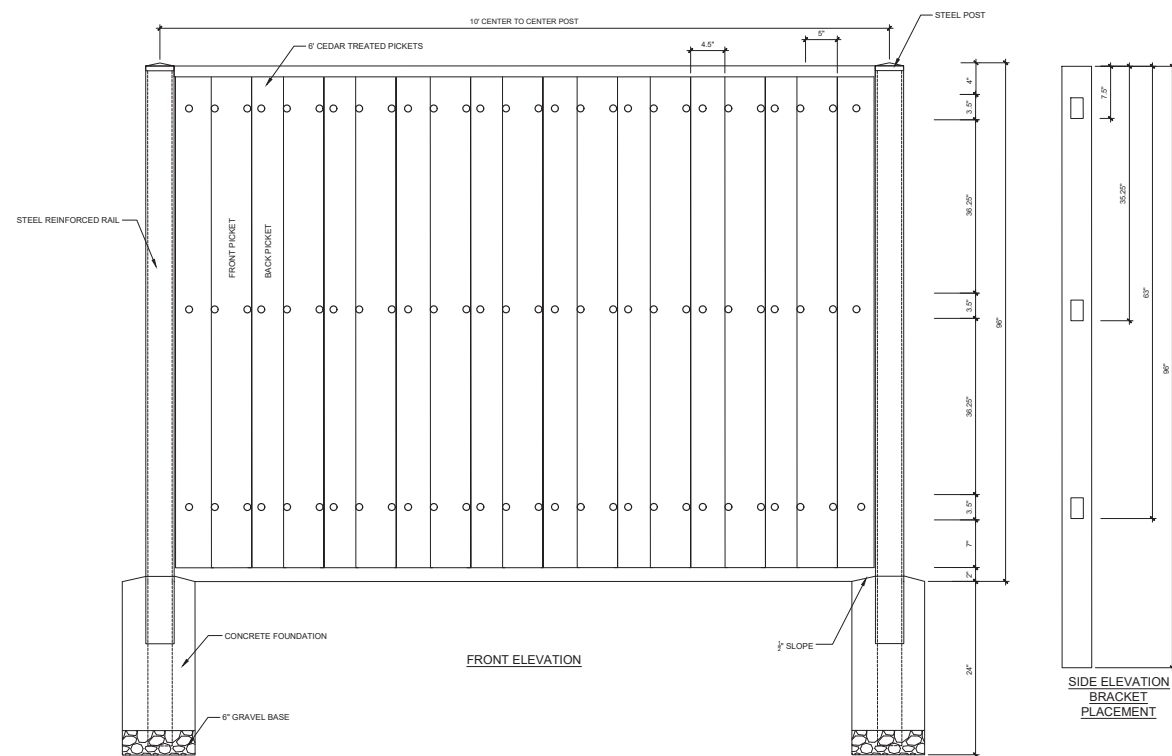
<u>DESIGNER:</u>	<u>OWNER:</u>
Michael A. Wilson, RLA	Magdalena I. Pacheco
Bannister Engineering	Leno's Plant Farm
240 North Mitchell Rd	1573 New Patterson Rd
Mansfield, TX 76063	Mansfield, TX 76063
817.842.2094	682.433.1324
mwilson@bannistereng.com	carinap1211@gmail.com

ZC#21-001
"EXHIBIT D"
LANDSCAPE NOTES
PAGE 2 OF 3



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

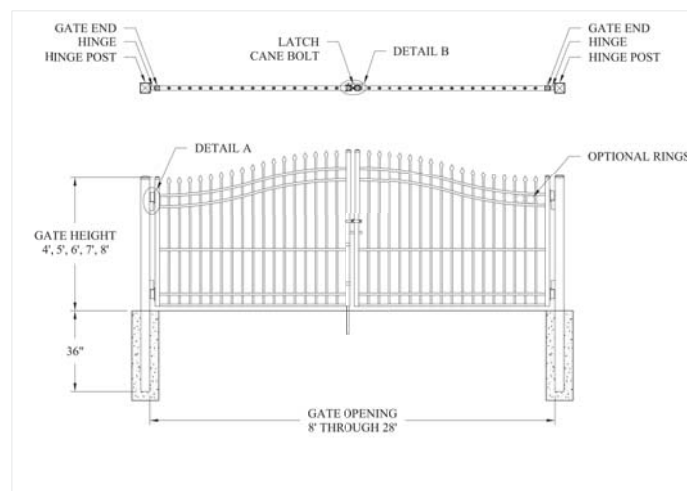
DATE PREPARED: 03/25/2021



1 8' BOARD ON BOARD FENCE
1" = 1'-0"

$$1'' = 1'-0''$$

B-LA-FEN-04



2 ALUMINUM VEHICULAR ENTRY GATE
NTS

NTS

LENO'S PLANT FARM
SITE AREA - 5.15 ACRES

DESIGNER:
Michael A. Wilson, RLA
Bannister Engineering
240 North Mitchell Rd
Mansfield, TX 76063
817.842.2094
mwilson@bannistereng.com

OWNER:
Magdalaeno I. Pacheco
Leno's Plant Farm
1573 Newt Patterson Rd
Mansfield, TX 76063
682.433.1324
carinap1211@gmail.com

ZC#21-001
"EXHIBIT D"
LANDSCAPE DETAILS
PAGE 3 OF 3



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

DATE PREPARED: 03/25/2021



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4029

Agenda Date: 4/12/2021

Version: 1

Status: New Business

In Control: City Council

File Type: Consideration Item

Agenda Number:

Title

Discussion and Possible Action by the City of Mansfield, Texas, Establishing an Economic Development Program for Drinking and Dining Establishment Recruitment in the Historic Mansfield Reinvestment Zone Pursuant to Chapter 380 of the Texas Local Government Code to Promote Economic Development and Stimulate Business and Commercial Activity in the City

Requested Action

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

Recommendation

Approve the terms of the Historic Downtown Mansfield Restaurant Recruitment Program.

Description/History

The Downtown Development Strategies produced by Halff & Associates were adopted on July 27, 2020. In accordance with the recommendations of Strategy 28 Incentivize Restaurant Uses and Strategy 29 Recruit Restaurant Uses to Downtown, the Historic Downtown Mansfield Restaurant Recruitment Program was drafted. Recommendations and feedback on the program were given by the Revitalization of Historic Downtown Mansfield Sub-Committee on March 29th and April 6th.

Justification

See information above.

Funding Source

The program will be funded by a combination of one or more of the following sources: General Fund, Economic Development 4A Funds, Sales Tax Rebate, and reimbursement of Permit or Impact Fees.

Prepared By

Nicolette Allen, Historic Downtown Mansfield Coordinator



DRAFT

HISTORIC DOWNTOWN MANSFIELD RESTAURANT RECRUITMENT PROGRAM

April 7, 2021 - Nicolette Allen

Program Overview

The Historic Downtown Mansfield Restaurant Recruitment Program is an incentive program designed to encourage recruitment or expansion of businesses within the program boundaries related to drinking and dining establishments. The program helps bridge the financial gap between the property owner and/or tenant and constructing quality permanent improvements to the site.

The program will be used strategically in key corridors in the Historic Downtown Mansfield area to implement recommendations and support the Downtown Development Strategies. Please note that this program is not an entitlement and not every application will be approved. The program is purposefully concentrating its resources in order to increase the impact of the city's commercial investment. The goal of the program is to encourage day and night-time visitors to the downtown area, promote the identity and further brand recognition of Historic Downtown Mansfield, and continue to preserve the aesthetic nature and historic fabric of the area.

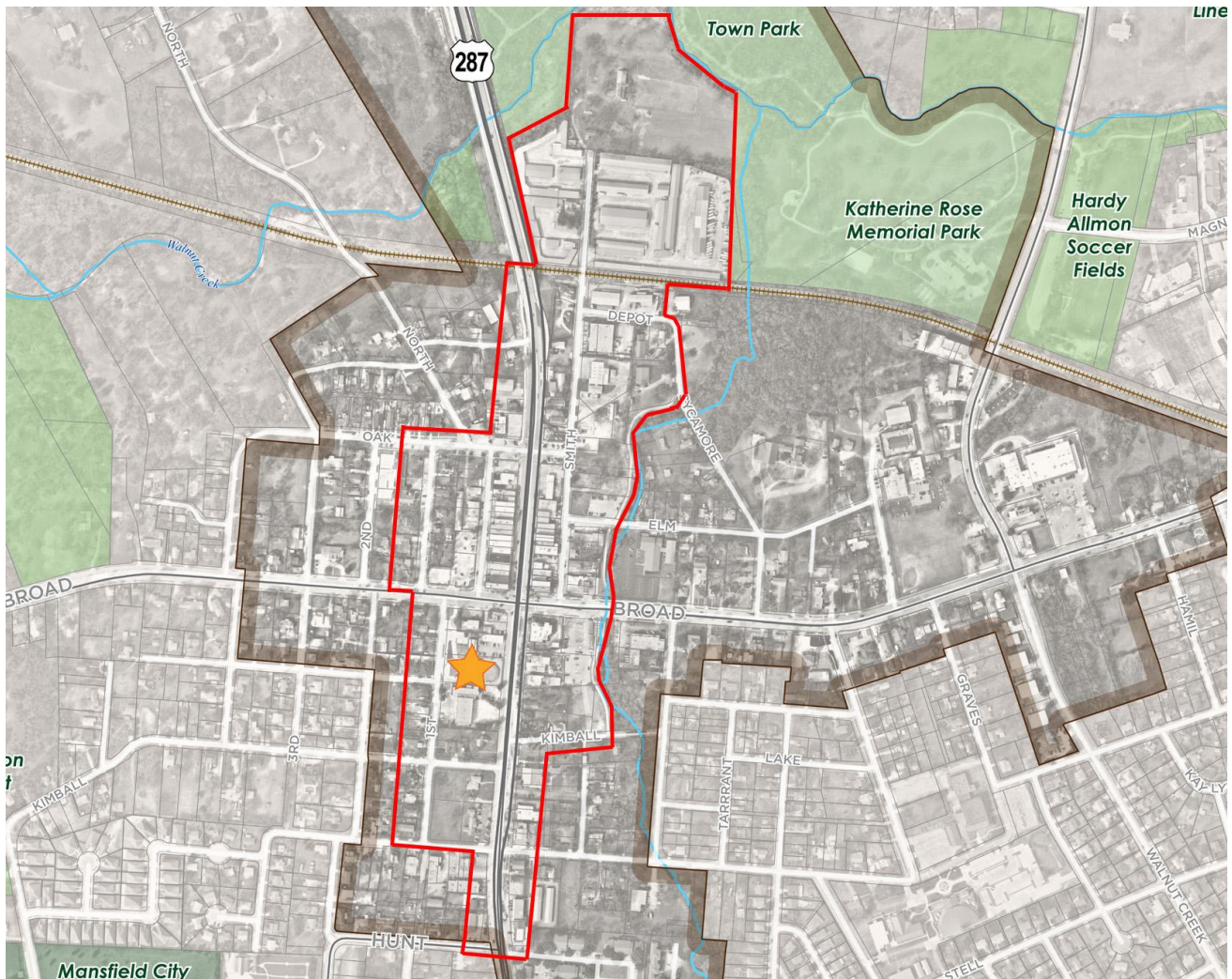
The program allows for staff to assemble an incentive package for recipients by utilizing one or all of the following tools: a reimbursement of development and other fees, a cash incentive based on capital investment, a sales tax rebate based on capital investment, and the reimbursement of eligible public infrastructure costs through 4A funds. All incentives in this program are based on performance, and payments or reimbursements will not be given until after the issuance of Certificate of Occupancy. The City of Mansfield administers and monitors this program, and applications are approved by the Mansfield City Council.

What are we trying to accomplish?

- Encourage new drinking and dining establishments to locate their business downtown
- Encourage existing tenants to expand their businesses and add drinking and dining options to their current business plan
- Motivate property owners to recruit drinking and dining users through renovations and permanent improvements to their establishment making the property more suitable to drinking and dining uses
- Increase the total number of drinking and dining establishments in Historic Downtown Mansfield

Target Area

The boundaries of the program will be within the Downtown TIRZ district, focused on specific commercial corridors. The southern boundary of the program area is Hunt Street, and incorporates 1st Street as the western boundary, traveling north to include only the frontage of Main Street until the railroad tracks. On the east side of Main, the program boundaries include all of Smith Street. Going south, the pedestrian trail serves as the eastern boundary until Kimball Street. At Kimball, the frontage on Main Street is incorporated through Hunt. Exceptions may be considered for high-impact projects and strategic priorities.



What businesses are eligible?

In order to be considered potentially eligible for the Historic Downtown Mansfield Restaurant Recruitment Program, the proposed project must fall within the following categories of drinking and dining establishments:

- a) fine dining, b) casual, contemporary casual, or fast casual dining, c) family style, d) cafe or bistro, e) pub or brewpub or gastropub, f) diners, g) teppanyaki grill, h) bars, breweries, wineries, or distilleries, i) destination restaurant, or j) drinking and dining establishment with an interactive entertainment element.

Definitions for these establishments can be seen in appendix A. Funding decisions will ultimately be based on a variety of factors, including consistency with the Downtown Development Strategies, Comprehensive Plan, and Downtown Zoning Overlay. **Funding priority will be given to proposals that provide the greatest impact on program goals.**

The Historic Downtown Mansfield Restaurant Recruitment Program is designed to assist the following projects:

- Drinking & Dining establishments that include both indoor and outdoor seating if the property has ample space
- Projects that incorporate public art elements into the style, decor, and/or architecture and landscaping
- Concepts that have five (5) or fewer locations in Tarrant County, Johnson County, Dallas County, Collin County, Denton County, and Ellis County combined
- Applicants who do not have any negative reports from the County Health Department

The Historic Downtown Mansfield Restaurant Recruitment Program is not designed to assist the following projects:

- Projects which do not adhere to zoning code and building standards for the property, area, or overlay district
- Applicants that are not up-to-date on their tax payments at the time of the application and throughout the incentive period
- Applicants with outstanding work orders with the City's Development Division or Fire Department; a request to comply thereof will be addressed prior to incentive funding approval
- Applicants with any form of noncompliance or outstanding violations, which would disqualify the applicant
- Applicants that are not licensed to work and pull permits in the City of Mansfield

Franchise operations that do not qualify for the maximum county operating location requirements (as noted above) may be approved as a **Special Consideration Application**, and may have different incentive programs available to them. Special Consideration Applications will be awarded if a project is deemed critical to the City's vision, comprehensive plan, and/or Downtown Development Strategies - dependent on funding availability.

Who can apply?

The Historic Downtown Mansfield Restaurant Recruitment Program is available from October 1 - September 30 of the current fiscal year. The program is designed for recipients that will be issued a Certificate of Occupancy within the next twelve (12) months of approval. Applicants must apply for, and receive approval of, a program incentive prior to issuance of Certificate of Occupancy. Property owners who will operate or lease to an eligible drinking and dining establishment may apply for incentives.

Guidelines

The purpose of this program is to lower the economic barriers for drinking and dining establishments to create or re-locate a business that activates the Historic Downtown area. The following guidelines are required by the program in order to attract businesses the City feels matches the true intent of the program, and captures the heart and character of our Historic Downtown core.

Recipients of program incentives must agree to:

- Be members of the downtown association.
 - As a member of the downtown association, recipients are expected to maintain active engagement with City funded downtown activities and events. An example of this might be having themed menus or scheduling entertainment during downtown festivals. The recipient will coordinate with the Downtown Coordinator to determine the most appropriate involvement.
- Recipients must maintain minimum hours of operation that promote extended hours of opportunity for patrons to activate the location.
 - If open on Sundays, Mondays, Tuesdays, Wednesdays, and Thursdays must remain open until a minimum of 9pm. They must remain open, minimum, until 11pm on Fridays and Saturdays. It is mandatory that their establishment is open and operating on Fridays, Saturdays, and Sundays (excluding any federal holidays).
 - Recipients must decorate their exterior windows and/or storefront with appropriate holiday decor beginning on Small Business Saturday (Saturday following Thanksgiving) through New Year's Day.
- Recipients are required to sign-up for city/downtown communication tools such as the email newsletter or NotifyMe function in order to receive updates, urgent information, and other pertinent news.

What improvements can the incentive program pay for?

The program is a performance-based initiative that provides for reimbursements and cash incentives based upon capital investment. **Any combination of funding tools (excluding sales tax rebate) may be assembled for an incentive package up to, but not to exceed, thirty (30%) percent of capital investment.**

"Capital Investment" means the actual cost incurred related to the construction of the Facility, as the case may be, including the actual construction costs of all buildings, renovations, site preparation, structures, infrastructure, offsite improvements (if any), utilities, landscaping and onsite improvements, including labor and materials, engineering costs, surveying costs, fees of consultants, and permit and inspection fees. It does not include cost of land, insurance costs, legal fees and expenses, marketing costs or any interest paid to finance the cost of Capital Investment. Impact and Permit fees will be reimbursed upon the issuance of a Certificate of Occupancy.

"Certificate of Occupancy" means the document issued by the City certifying that the Facility is in compliance with applicable building codes and other laws, and indicating it to be in a condition suitable for occupation. The cost of public infrastructure that is eligible for reimbursement from funds such as 4A funds may also be rebated. Additionally, a reimbursement on sales tax generated from the establishment will begin being reimbursed following the issuance of the Certificate of Occupancy.

Funding is received after a payment request has been made, which means a written request for payment of the incentive program. The written request must be accompanied by (i) proof of Certificate of Occupancy for the Facility, (ii) documentation of the expenditure of the Capital investment, in a manner and form acceptable to the City, and (iii) documentation of actual construction costs of the Improvements, in a

manner and form acceptable to the City. All work must be performed by a Texas licensed and insured contractor. The City reserves the right to observe and monitor the project prior to payment and/or make payment directly to a contractor. Building improvements must maintain the character of the downtown area; design drawings must be approved by City Staff prior to incentive approval. Tenants must have property owner's approval to implement the project, which can be provided for with an executed statement from the property owner. Incentive payments are paid on an annual basis for each year the establishment remains in operation.

Incentive Amount

Applicants must provide a detailed account of expenditures as well as a detailed estimate of all remaining project costs. Including ALL expenses will demonstrate the entire scope of the project so that it can be understood and an application determination can be made. Estimates on total capital investment will be required in order to accurately budget for program cash incentive expenditures, and projects are awarded based on funding availability.

The following formula is an example of combining all available tools to calculate the maximum incentive amount. This is for illustrative purposes only.

$$\frac{\text{Permit \& Impact Fees Rebate}}{\text{4A Eligible Project Cost Reimbursement}} + \frac{\text{Cash incentive}}{\text{Total (Not to exceed 30\% of Capital Investment)}} = \text{Total (Not to exceed 30\% of Capital Investment)}$$

$$\text{Total (Not to exceed 30\% of Capital Investment)} + \text{Annual Sales Tax Rebate} = \text{Grand Total}$$

The following table outlines the cash incentive payment schedule.

Capital Investment	Cash Incentive	Annual Payment	Total Annual Payments	Sales Tax Rebate # of Years
<\$1,000,000	20% of Total	1/5th of Cash Incentive	5	3
\$1,000,000	\$200,000	\$40,000	5	4
\$2,000,000	\$400,000	\$50,000	8	5
\$3,000,000	\$600,000	\$60,000	10	6
\$5,000,000+	\$1,000,000	\$100,000	10	7

* Annual payments are made each year after the issue of Certificate of Occupancy and proof of expenditure. If an establishment does not remain in operation they forfeit their right to any further reimbursement or annual payments at no penalty to the City.

How to Apply

Step 1: Submit Your Project Idea

Submit a letter or email to the Downtown Coordinator describing your interest in the Historic Downtown Mansfield Restaurant Recruitment Program. Please include the following information:

- a. Property address & Property owner's contact information
- b. Description of the project idea and what kind of improvements you want to make
- c. Let us know if you are already working with an architect or designer
- d. Include recent photograph(s) of the site or structure showing the interior and exterior of the space
- e. Copy of your business plan

Step 2: Prepare a Project Budget and Design Plans

If staff determines that your project is potentially eligible for the incentive program, the next step is for you to prepare an itemized budget and design plans that demonstrate the current and proposed work. Staff may request an opportunity to tour the site with the applicant in order to better understand the scope of needed improvements.

Step 3: Submit Program Application and Request Approval at a City Council Meeting

Once staff reviews and accepts the project scope of work and budget, you can submit a formal application. Your final application will be placed on the next City Council meeting agenda. Plan on attending the meeting when your project is on the agenda.

Step 4: Formalize Agreement

Following approval from the City Council, the applicant will sign a formally executed economic incentive agreement and all the terms, obligations, and conditions it implies.

After the project is finished and Certificate of Occupancy has been issued, reimbursements will be disbursed based on the payment schedule and dependent on receipt of documentation which satisfactorily meets the program requirements. The applicant is responsible for documenting all expenses and submitting their documentation in accordance with the program requirements.

All work must be consistent with the approved application and staff must approve any changes in work scope or materials in advance of that work being performed. The project must be completed within twelve (12) months of the date approved by the City Council. An extension may be granted of one (1) but no more than six (6) months upon approval by City Council. Please note that an approved Historic Downtown Mansfield Restaurant Recruitment Program Incentive may be canceled if your project does not meet these deadlines

READY TO APPLY OR HAVE QUESTIONS? CONTACT:

Nicolette Allen
Historic Downtown Mansfield Coordinator
historicdowntown@mansfieldtexas.gov
(817) 276-4264

Appendix A

Definitions of Drinking & Dining Venues

A business that prepares and serves food and drink to customers.

- Fine Dining (upscale meal experience often comprising of several courses)
- Casual Dining (low-key atmosphere with moderately-priced menu offerings)
- Contemporary Casual (modern and trendy eateries that offer a district brand; the food and restaurant relies heavily on visual appeal and may focus on concepts such as farm-to-table, locally sourced ingredients, and/or fusion cuisine)
- Fast Casual (quality food with counter service; a more casual dining establishment)
- Family Style (similar to casual dining serving large plates for feeding the table)
- Fast Food (offers price, convenience, and speed; delivered over-the-counter and often through a drive-through window)
- Food Truck, Cart, or Stand (normally specialize in a single type of food and serve a limited menu; seating may be sparse or non-existent)
- Cafe (characterized by outdoor seating, unhurried atmosphere, and typically offer coffee, tea, pastries, and small items)
- Bistro (moderately-priced menu serving hearty meals in a casual setting)
- Pub (bar-type atmosphere with expanded menus; offer full meals along with beer, liquor, and/or non-alcoholic beverages)
- Brewpub (similar to a pub and characterized by selling beer which was brewed on site)
- Gastropub (pub-like atmosphere but specializes in serving high-quality foods)
- Diners (characterized by a low-cost menu with items such as fried foods, burgers, and breakfast items)
- Teppanyaki Grill (specializing in Japanese cuisine and often accompanied by hibachi-style grill 'tricks' for patrons)
- Bars (limited/no menu with an emphasis on serving alcoholic and non-alcoholic beverages)
- Breweries, Wineries, and Distilleries (make their product on-site and often offer signature drinks and personalized service)
- Destination Restaurant (draws patrons from beyond its immediate area or community; example: The Magic Time Machine, Dallas, Texas)
- Interactive Entertainment (eating and drinking establishment focused on providing entertainment in the form of activity to the public; example: axe-throwing, arcade bars, competitive gaming)

INCENTIVE PROGRAM APPLICATION

Date of Application	
Building/Property Address	
Applicant's Name	
Name of Business	
DBA (<i>Doing Business As</i>)	
Legal Entity (<i>Corporation, LLC, etc.</i>)	
Type of Business	
Business Owner(s) (<i>If multiple owners list in a separate attachment</i>)	Name Ownership (%)
Number of Employees	
Ownership Status	<input type="checkbox"/> I own the property <input type="checkbox"/> I am purchasing the property <input type="checkbox"/> I will lease the property <input type="checkbox"/> Other:
Property Owner (if not the applicant)	Name Phone Email Mailing Address
Have you received any economic incentive payments or rebates from the City of Mansfield or its entities in the past twenty-four (24) months?	<input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide details (date, amount, project, etc.)

Size of space (sq. ft.)	
Describe the length and monthly rent of your proposed lease (if applicable)	If leasing, length of annual program payments may not extend the length of the lease. In the event of such circumstances, maximum funding incentive may be lowered to correlate.
Primary Project Contact	Name Phone Email Mailing Address
Architect or Designer	Name Phone Company
Project Description	<i>May attach additional sheet(s) if needed.</i>
Total Project Budget	<i>Please provide details of all spent and estimated costs for the project. Include ALL expenses so the entire scope of the project can be understood and a determination can be made. (Attach additional sheet.)</i> <i>It is not guaranteed that award funding/reimbursement will increase if final costs exceed initial estimates. Please estimate project costs carefully.</i>
Change in Business Ownership, Property Ownership, or Occupant	<i>The applicant acknowledges that any change in ownership of the business or property, or change in occupant/tenant of the space requires approval from the Mansfield City Council if annual incentive payments are to continue. The Mansfield City Council reserves the right to deny assignment to new users and terminate the incentive agreement, at no penalty or cost to the City of Mansfield, whether or not incentives and reimbursements have been paid in full at the time of denial.</i>
Legal Disclosure	<i>Disclose in writing whether any applicant, guarantor, or any other person involved with the project is currently engaged in any civil or criminal proceeding or ever filed for bankruptcy. Also, disclose whether any individual involved with the project has ever been charged or convicted of any felony or currently is under indictment.</i>

Applicant's Certification	<p>The application is made in order to induce the Historic Downtown Mansfield Restaurant Recruitment Program financial incentives to the applicant. The applicant hereby represents that all statements contained herein are true and correct. All information materially significant to the Mansfield City Council in its consideration of the application is included. The applicant acknowledges that it has reviewed the descriptions of the Historic Downtown Mansfield Restaurant Recruitment Program for which it is applying and agrees to comply with those policies. To the fullest extent of the law, the applicant shall indemnify and hold harmless the City of Mansfield from and against any and all liability, claims, demands, expenses, fees, fines, penalties, suits, proceedings, actions and cost of actions, including reasonable costs, fees and expenses of any kind arising or growing out or in any way connected with the performance of the improvement whether or not the incentive is granted or the project completed. Applicant acknowledges that filing an application does not guarantee funding, and that approval of incentive funds does not guarantee approval at required public hearing.</p>
Signature	
Date Signed	

Application Attachments

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

- ☐ Photograph(s) showing the interior and exterior of the space
- ☐ Floor plan and architectural drawing(s) demonstrating the proposed project
- ☐ Itemized budget for proposed project
- ☐ Proposed lease agreement, if applicable
- ☐ Copy of your business plan
- ☐ Letter from the property owner providing approval for the proposed project
- ☐ Documentation identifying that any loans, mortgages, liens and/or taxes on the property are current and in good standing
- ☐ Any other information deemed necessary by City of Mansfield staff in order to fully understand the project



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4018

Agenda Date: 4/12/2021

Version: 1

Status: Consideration

In Control: City Council

File Type: Ordinance

Title

Consideration of an Ordinance Establishing the Conveyance of a Permanent Sidewalk Easement to the City of Mansfield for the Construction, Maintenance, and Operation of Sidewalk Facilities

Requested Action

Consider the ordinance establishing the conveyance of a Permanent Sidewalk Easement to the City of Mansfield for the construction and maintenance of a sidewalk.

Recommendation

Engineering Staff recommends approval of the ordinance.

Description/History

The City is reconstructing the westbound lanes of Heritage Parkway. This project includes the installation of an 8-foot sidewalk on the north side of Heritage Parkway in accordance with the On-Street Bicycle Plan. A 5-foot wide Sidewalk Easement is needed to encompass the portion of the sidewalk that extends beyond the right-of-way along Heritage Parkway.

Justification

This ordinance dedicates the necessary easement as described in Exhibit A to the City of Mansfield for the installation of a sidewalk in accordance with the On-Street Bicycle Plan.

Funding Source

No Funding Source

Prepared By

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

ORDINANCE NO. _____**AN ORDINANCE APPROVING THE CONVEYANCE OF A PERMANENT SIDEWALK EASEMENT TO THE CITY OF MANSFIELD FOR THE CONSTRUCTION AND MAINTENANCE OF A SIDEWALK**

WHEREAS, the City of Mansfield (“City”) is the owner of certain real property interests, including Lot 1, Block A of the Hillcrest Business Park, described in Exhibit A (collectively, the “Property”); and,

WHEREAS, the Property is a portion of the property where the City operates the Law Enforcement Center; and,

WHEREAS, the City needs to provide a sidewalk along Heritage Parkway in accordance with the On-Street Bicycle Plan; and,

WHEREAS, the City Council desires to convey an easement to the City of Mansfield for the use of the Property for the construction and maintenance of a sidewalk to serve the public.

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

SECTION 1.

The City, pursuant to Section 3.13 of the City’s Charter, authorizes the conveyance of a Permanent Sidewalk Easement as described in Exhibit A to the City of Mansfield.

SECTION 2.

The City Manager of the City of Mansfield, Texas, is hereby authorized and empowered to execute all documents necessary to complete the conveyance of the Property.

SECTION 3.

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

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 12TH DAY OF APRIL, 2021.

Michael Evans, Mayor

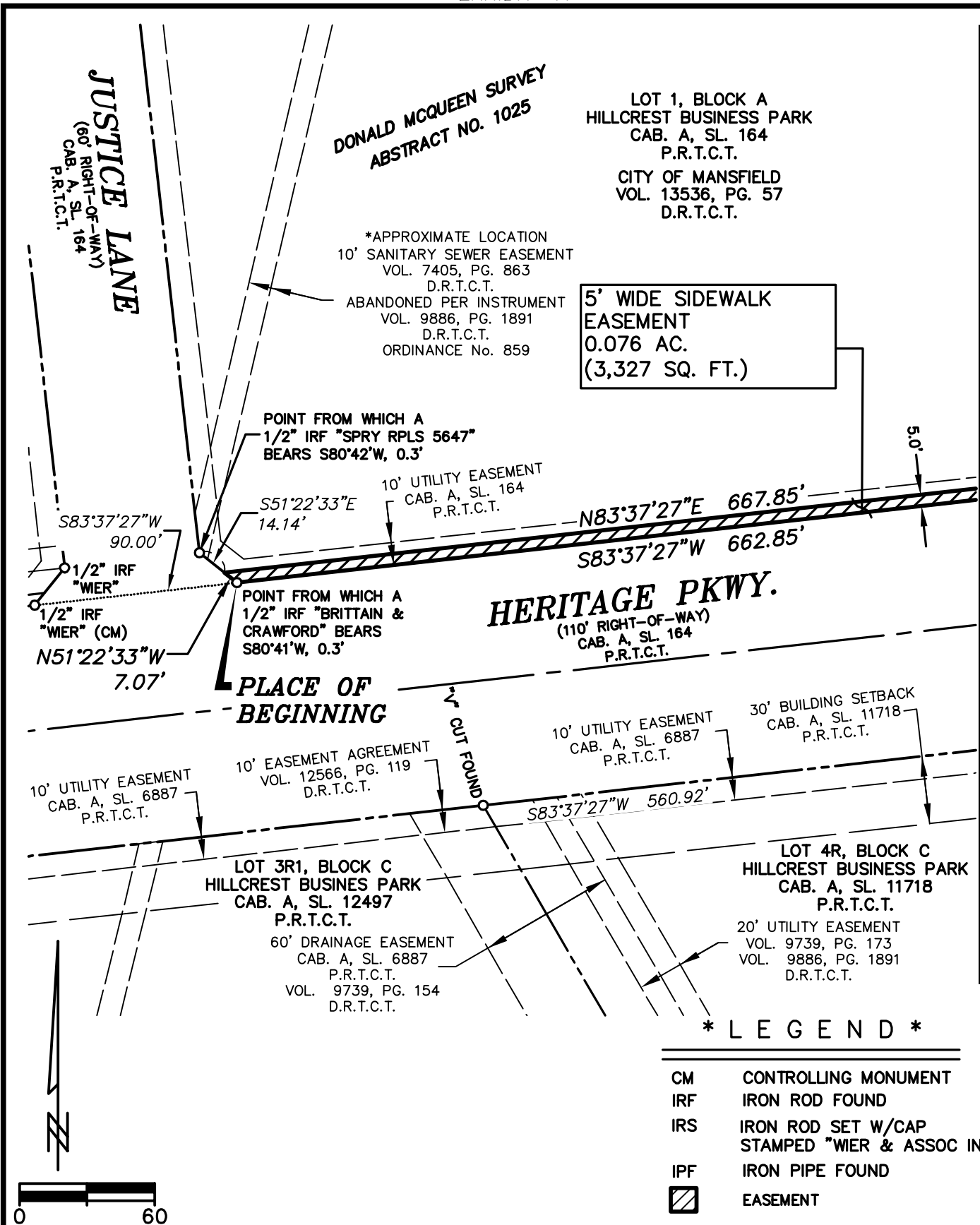
ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Allen Taylor, City Attorney

WAS: 89052.01 PRINTED: 11/2/2020 STB FILE: WIER-SURVEY.STB LAST SAVED: 11/2/2020 2:59 PM SAVED BY: AARONLS FILE: SW-ESMT-TRACT-10-89052.01.DWG



MATCH LINE - SEE SHEET 2

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

WIA SURVEYOR PREPARING THIS EXHIBIT:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

5' WIDE SIDEWALK EASEMENT
CITY OF MANSFIELD, COUNTY, TEXAS

DRAWN BY: DCC	SHEET NO. 1 OF 3	REV.
APPROVED: ALS		

W# 89052.01 PRINTED: 11/2/2020 STB FILE: WIER-SURVEY.STB LAST SAVED: 11/2/2020 2:59 PM SAVED BY: AARON L. FILE: SW-ESMT-TRACT-10-89052.01.DWG

MATCH LINE - SEE SHEET 1

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

DONALD MCQUEEN SURVEY
ABSTRACT NO. 1025

LOT 1, BLOCK A
HILLCREST BUSINESS PARK
CAB. A, SL. 164
P.R.T.C.T.
CITY OF MANSFIELD
VOL. 13536, PG. 57
D.R.T.C.T.

LOT 2, BLOCK 1
ALLISON-SMITH ADDITION
CAB. A, SL. 11683
P.R.T.C.T.

SHINING STAR HOLDINGS, LLC
INST. NO. D218200365
O.P.R.T.C.T.

LOT 1, BLOCK 1
ALLISON-SMITH ADDITION
CAB. A, SL. 11683
P.R.T.C.T.

5' WIDE SIDEWALK
EASEMENT
0.076 AC.
(3,327 SQ. FT.)

20' DRAINAGE &
UTILITY EASEMENT
CAB. A, SL. 11683
P.R.T.C.T.

10' UTILITY EASEMENT
CAB. A, SL. 164
P.R.T.C.T.

POINT FROM WHICH A
1/2" IRF "JDZ RPLS 2490"
BEARS N72°34'W, 0.5'

S70°22'27"E
250.92'

"X" CUT FOUND (CM)

HERITAGE PKWY.

(110' RIGHT-OF-WAY)
CAB. A, SL. 164
P.R.T.C.T.

POINT FROM WHICH A
1/2" IRF BEARS
N30°55'W, 0.4'

S83°37'27"W 230.00'


S83°37'27"W 560.92'

10' UTILITY EASEMENT
CAB. A, SL. 6887
P.R.T.C.T.

30' BUILDING SETBACK
CAB. A, SL. 11718
P.R.T.C.T.

LOT 4R, BLOCK C
HILLCREST BUSINESS PARK
CAB. A, SL. 11718
P.R.T.C.T.

* L E G E N D *

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET W/CAP STAMPED "WIER & ASSOC INC"
IPF	IRON PIPE FOUND
	EASEMENT



WIA SURVEYOR PREPARING THIS EXHIBIT:
WIER & ASSOCIATES, INC.

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

5' WIDE SIDEWALK EASEMENT
CITY OF MANSFIELD, COUNTY, TEXAS

DRAWN BY: DCC

APPROVED: ALS

SHEET NO. 2 OF 3

REV.

FIELD NOTES – DESCRIPTION 5' WIDE SIDEWALK EASEMENT

BEING A TRACT OF LAND LOCATED IN THE DONALD MCQUEEN SURVEY, ABSTRACT No. 1025, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, HILLCREST BUSINESS PARK, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 164, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "BRITTAIN & CRAWFORD" BEARS S 80°41' W, 0.3 FEET, SAID POINT BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 1 AND THE SOUTH END OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF HERITAGE PARKWAY (110' RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF JUSTICE LANE (60' RIGHT-OF-WAY);

THENCE N 51°22'33" W, ALONG SAID CORNER CLIP, 7.07 FEET TO A POINT;

THENCE N 83°37'27" E, DEPARTING SAID CORNER CLIP, 667.85 FEET TO A POINT IN THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF LOT 1, BLOCK 1, ALLISON-SMITH ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 11683, P.R.T.C.T.;

THENCE S 06°22'33" E, ALONG THE EAST LINE OF SAID LOT 1, BLOCK A, HILLCREST BUSINESS PARK AND THE WEST LINE OF SAID LOT 1, BLOCK 1, ALLISON-SMITH ADDITION, 5.00 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "JDZ RPLS 2490" BEARS N 72°34' W, 0.5 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, HILLCREST BUSINESS PARK, THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, ALLISON-SMITH ADDITION AND IN THE NORTH RIGHT-OF-WAY LINE OF SAID HERITAGE PARKWAY;

THENCE S 83°37'27" W, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK A, HILLCREST BUSINESS PARK AND THE NORTH RIGHT-OF-WAY LINE OF SAID HERITAGE PARKWAY, 662.85 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.076 ACRES (3,327 SQUARE FEET) OF LAND, MORE OR LESS.

NOTES:

- (1) ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.
- (2) THIS EXHIBIT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.
- (3) THIS SURVEY WAS MADE ON THE GROUND DURING THE MONTHS OF MAY THRU SEPTEMBER, 2020 UNDER THE DIRECT SUPERVISION OF AARON L. STRINGFELLOW, R.P.L.S. NO. 6373.



WIA SURVEYOR PREPARING THIS EXHIBIT:
WIER & ASSOCIATES, INC.

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

5' WIDE SIDEWALK EASEMENT
CITY OF MANSFIELD, COUNTY, TEXAS

DRAWN BY: DCC

APPROVED: ALS

SHEET NO. 3 OF 3

REV.



1601 HERITAGE PARKWAY / LAW ENFORCEMENT CENTER