



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, June 28, 2021

4:00 PM

Council Chambers

REGULAR MEETING

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

https://mansfieldtexas.zoom.us/webinar/register/WN_wnltMnrZSWiWKSfPdXKIlw by 4:00 p.m. on Monday, June 28, 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: 822-5757-9799

Passcode: 1234567

Citizen comments may also be submitted through the city's website www.mansfieldtexas.gov or by sending an email to susana.marin@mansfieldtexas.gov. All comments must be submitted by 4:00 p.m. on Monday, June 28, 2021. Comments received will be read into the record by the Mayor.

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

2. RECESS INTO EXECUTIVE SESSION

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

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

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

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

Seek Advice of City Attorney Regarding Store Master Funding VIII, LLC Ground Lease Agreement

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

Right-of-Way Acquisition for the Day Miar Road Project

Land Acquisition for Future Development

C. Personnel Matters Pursuant to Section 551.074

Evaluation of City Secretary

Evaluation of City Attorney

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

Economic Development Project #21-21

Economic Development Project #21-22

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

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

5. INVOCATION

6. PLEDGE OF ALLEGIANCE

7. TEXAS PLEDGE

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

8. PRESENTATION

Presentation to Council from Representative David L. Cook

9. PROCLAMATION

[21-4148](#) Proclamation - Park and Recreation Month

Attachments: [Park and Recreation Proclamation 2021](#)

10. CITIZEN COMMENTS

Citizens wishing to address the Council on non-public hearing agenda items and items

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

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

11. COUNCIL ANNOUNCEMENTS

12. STAFF COMMENTS

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

A. City Manager Report or Authorized Representative

Current/Future Agenda Items

Vaccination Clinic Update - Kevin Sandifer

FY 2021 GFOA Distinguished Budget Award - Troy Lestina

B. Business Services Department Report

[21-4145](#) Presentation of the Monthly Financial Report for the Period Ending May 31, 2021

Presenters: Troy Lestina and Bryan Rebel

Attachments: [May Financials](#)

13. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

14. CONSENT AGENDA

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

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

[21-4144](#) Resolution - A Resolution Approving an Amendment to the Contract for Design Services with Wier and Associates, Inc. for Day Miar Rd. (East Broad St. to Seeton Rd.) for an amount not to Exceed \$36,500.00 (Street Bond Fund)

Presenters: Bart VanAmburgh

Attachments: [Resolution](#)

[21-4146](#)

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

Presenters: Tracy Aaron

Attachments: [Resolution](#)

[21-4143](#)

Minutes - Approval of the June 14, 2021 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [6-14-21 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

15. PUBLIC HEARING AND FIRST READING

[21-4140](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving on a Zoning Change from SF-7.5/16 and SF-12/22 Single-Family Residential Districts to PD Planned Development District for Single-Family Residential Uses on Approximately 47.72 Acres out of the Arthur Gibson Survey, Abstract No. 302; Johnson County, Texas, Generally Located Approximately 1,650 Feet East of FM 917 and Approximately 2,700 Feet North of Bedford Road by Ben Luedtke on Behalf of M3 Ranch Development, Inc., Developer and M3 Ranch Land Investment, Owner (ZC#21-005)

Presenters: Jason Alexander and Art Wright

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits A through G](#)

16. NEW BUSINESS

[21-4142](#)

Ordinance - Consideration of an Ordinance Requesting the Abandonment of a Portion of House Road Right-of-Way Relating to the Watson Branch Phase One Addition to R.C.M. Watson Branch Partners, LP and Mouser Electronics, Inc., and Reserving a Public Utility Easement

Presenters: Bart VanAmburgh

Attachments: [Ordinance](#)

[Location Map](#)

[Exhibit A](#)

[Exhibit B](#)

[21-4147](#) Discussion and Possible Action Regarding Supplemental Information in the Council Candidate Application Packet

Presenters: Michael Evans, Julie Short and Larry Broseh

Attachments: [Information On Candidacy For Elective Office](#)
[Election Candidate Qualifications](#)

[21-4149](#) Discussion and Possible Action Regarding Sustainability Goals for the City of Mansfield, Texas

Presenters: Casey Lewis, Tamera Bounds and Michael Evans

[21-4150](#) Discussion and Possible Action Regarding the Creation of a Cost Recovery Policy for Various City Services

Presenters: Casey Lewis, Tamera Bounds and Michael Evans

17. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the June 28, 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, June 24, 2021 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, City Secretary

Approved as to form:

City Attorney

DATE OF POSTING: _____ TIME: _____ am/pm

DATE TAKEN DOWN: _____ TIME: _____ am/pm

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



CITY OF MANSFIELD

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STAFF REPORT

File Number: 21-4148

Agenda Date: 6/28/2021

Version: 1

Status: To Be Presented

In Control: City Council

File Type: Proclamation

Agenda Number:

Title

Proclamation - Park and Recreation Month

Requested Action

Recommendation

Description/History

Justification

Funding Source

Prepared By

Andrew Clark
Communications and Marketing
andrew.clark@mansfieldtexas.gov
817.276.4292

WHEREAS, parks and recreation programs are integral to communities throughout the United States of America, including in the City of Mansfield; and

WHEREAS, Mansfield Parks & Recreation operates and maintains more than 1,100 acres of parkland, dozens of athletic fields and the Mansfield Activities Center, as well as six public-private partnership facilities; and

WHEREAS, Mansfield Parks & Recreation was awarded the Texas Recreation and Park Society's Gold Medal Award – the highest honor given to city park systems – in 2017, 2009 and 1998; and

WHEREAS, the Mansfield City Council in October 2020 adopted a 10-year master plan that details the City of Mansfield's parks and recreation offerings and outlines the future of parks and recreation in the city; and

WHEREAS, parks and recreation programs are vitally important to establishing and maintaining the quality of life in Mansfield, ensuring the health of all residents, and contributing to the city's economic and environmental well-being; and

WHEREAS, parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, and also improve the mental and emotional health of all citizens; and

WHEREAS, parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

WHEREAS, parks and natural recreation areas ensure the ecological beauty of Mansfield and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the City of Mansfield in July 2021 will join other cities nationwide in sharing Our Park and Recreation Story by highlighting how Mansfield's parks and facilities have strengthened the city; and

WHEREAS, since 1985, people in the U.S. have celebrated Park and Recreation Month in July to promote building strong, vibrant and resilient communities through the power of parks and recreation; and

WHEREAS, the U.S. House of Representatives has designated July as Park and Recreation Month,

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

PARK AND RECREATION MONTH

in Mansfield, and encourage residents and visitors of the city to take advantage of its excellent parks and facilities. As shown throughout the recent public health emergency, parks are essential services that keep our community safe, connected and healthy despite truly unprecedented circumstances.

The City of Mansfield is proud to have a parks system of the highest quality and is proud to honor it this month.

IN WITNESS WHEREOF, I do hereby set my hand and cause the official seal of the City of Mansfield to be affixed this 28th day of June, 2021.



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STAFF REPORT

File Number: 21-4145

Agenda Date: 6/28/2021

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 May 31, 2021

Requested Action

Attached is the Monthly Financial Report for the period ending May 31, 2021 for Council's review.

Recommendation

Review the Financial Statement for the period ending May 31, 2021.

Description/History

Monthly Financial Report

Justification

To advise Council of the city's financial condition.

Funding Source

N/A

Prepared By

Troy Lestina, Director of Finance
817-276-4258

INTERIM DISCUSSION OF THE CITY'S FINANCIAL CONDITION

Statement of Financial Condition

The City of Mansfield, Texas is in solid financial condition as of and through the eight months ending May 31, 2021 of the fiscal year ending September 30, 2021.

Significant Financial Activity through the Period

- Capital Improvements –
 - Equipment replaced, \$977,350
 - Streets, \$413,128
 - Fire Station #5 (including land), \$5,123,286, current year - \$2,488,429
 - Man House renovation, \$1,226,662, current year - \$567,311
 - Police Station, \$407,624 , current year - \$406,854
- 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 \$496,381,209, deferred outflows of resources are 18,179,360, liabilities are \$265,120,337; deferred inflows of resources are \$6,359,849 and general fund net position is \$243,080,383. Unassigned reserves and general fund balance was \$39,902,411 as of May 31, 2021.

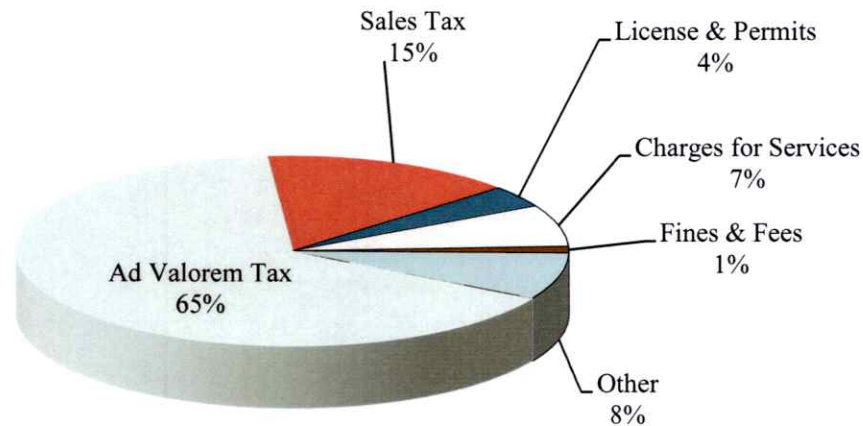
City of Mansfield, Texas interim unaudited financial report for the month and eight (8) month period ended May, 2021

2021

Overall general fund revenue collected as of May 31, 2021 is 89.10% of anticipated collections. Expenditures as of May 31, 2021 are in line with budgeted expectations or 53.58% of the expected expenditures have been spent as of May 31, 2021. As of May 31, 2021 the City's current net assets are at estimated results.

General Fund Revenues

Allocation of Receipts as of May 31, 2021



Property Tax Collections

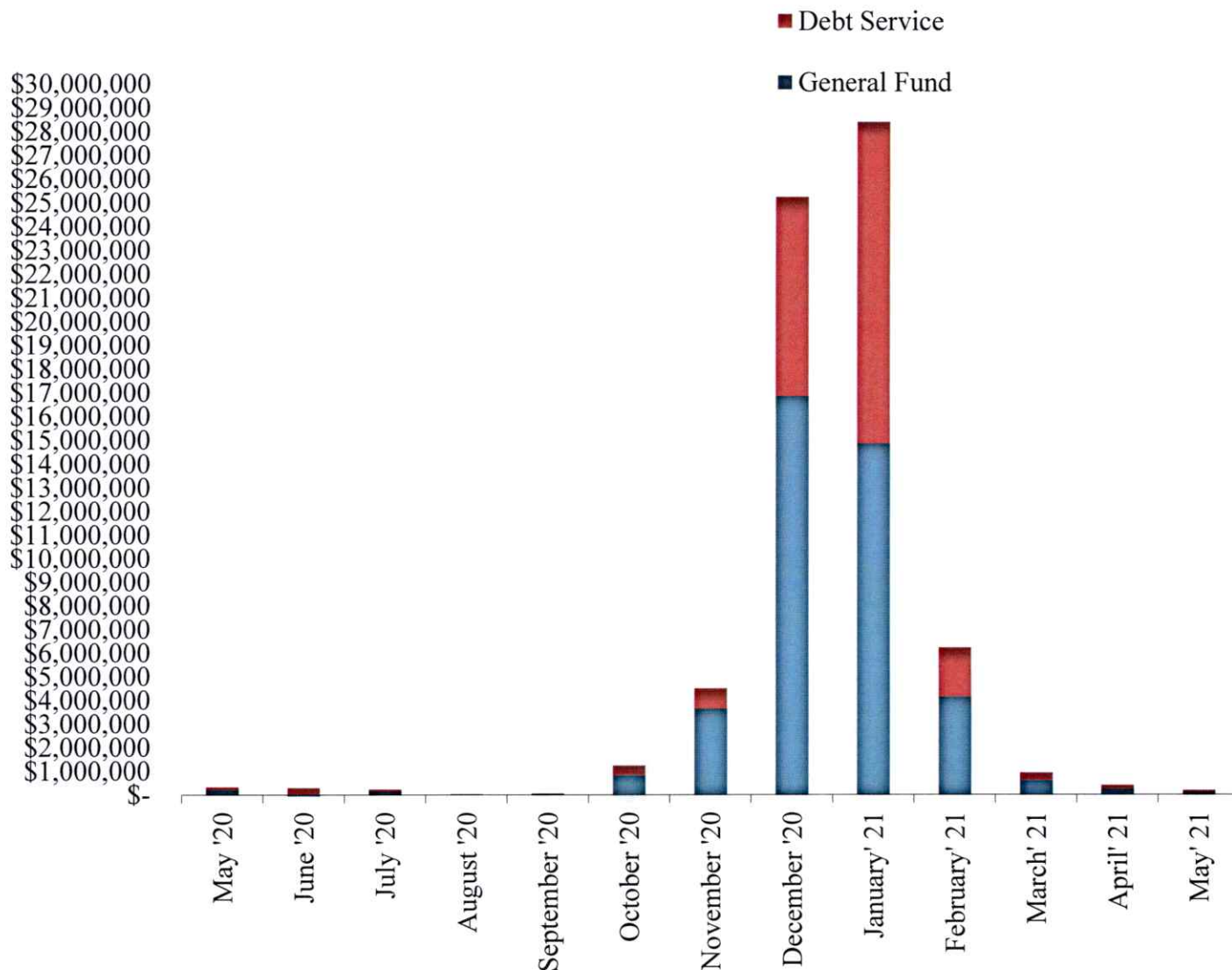
Most of the City's property tax is collected in the first four or six months of the fiscal year as property tax bills are generally due within the first four months of the City's fiscal year. Property tax collections through May 31, 2021 are \$39,611,619. Last year's collections were \$39,557,500 for the same period a 0.001% increase over prior year.

As of May 31, 2021, actual debt service property tax collections were \$17,533,067. For the same period last year, property tax collections were \$17,556,328 a decrease of 0.001%.

City of Mansfield, Texas interim unaudited financial report for the month and eight (8) month period ended May, 2021

2021

Ad Valorem Tax Collections by Month



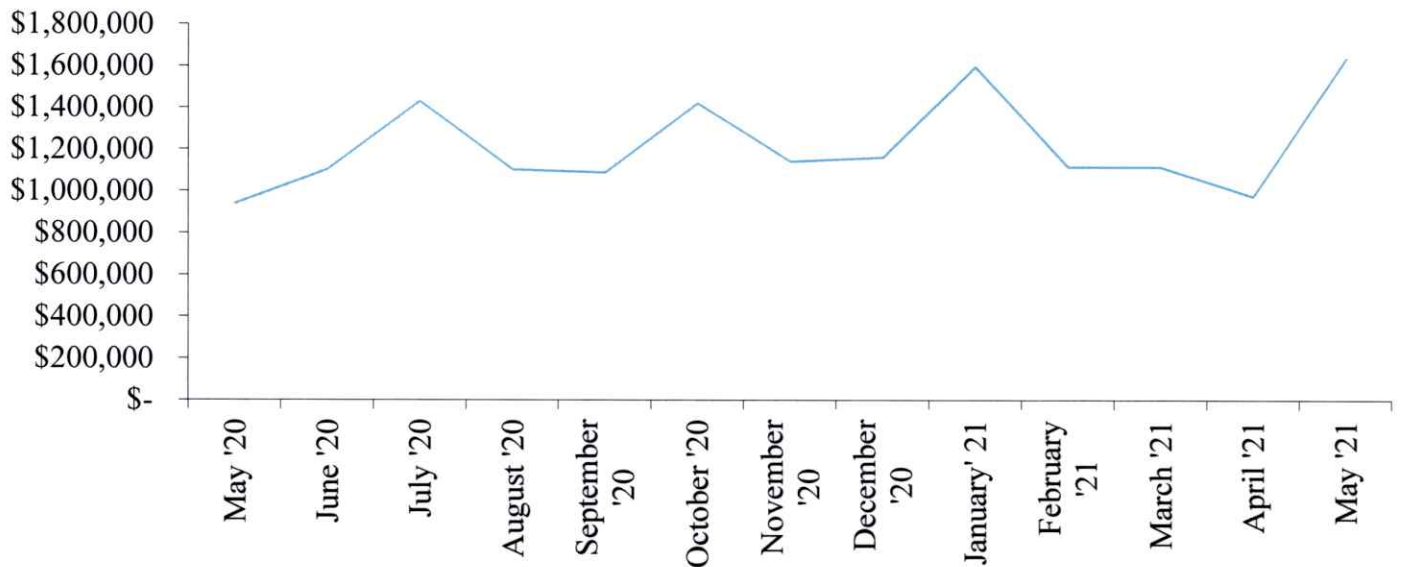
Sales Tax

The City's budgeted sales tax revenue is 19.70% of the total budgeted revenue for the City. Collections for the first eight months amount to 13.22% of total budgeted collections for fiscal 2021. Sales tax per capita is \$178 as budgeted. Sales Tax collections for the period May 1, 2021 through May 31, 2021, total \$1,308,449 as compared to \$936,206 for the same period last year. This is an increase of 39.76% over the same period as last year.

City of Mansfield, Texas interim unaudited financial report for the month and eight (8) month period ended May, 2021

2021

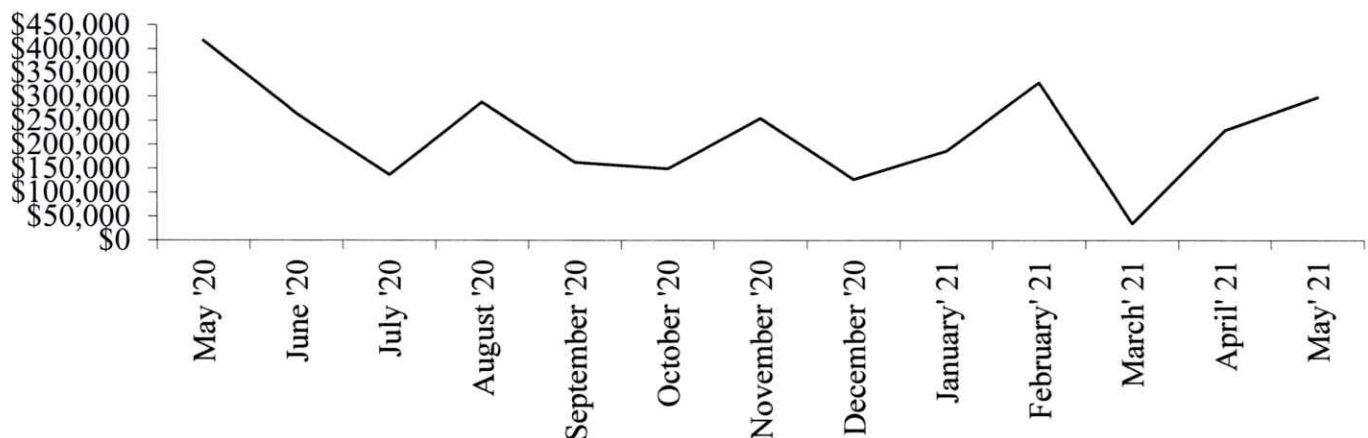
Sales Tax Collections



Building Permits

Building activity has increased in year over year comparisons. However, building permits decreased in May 2021 compared to May 2020. Permit revenues for this period compared to the same period last year are \$298,703 and \$454,580 respectively, representing a decrease of \$155,877 or 34.29% less than the same period last year. Building activity for the year is above budgeted estimates.

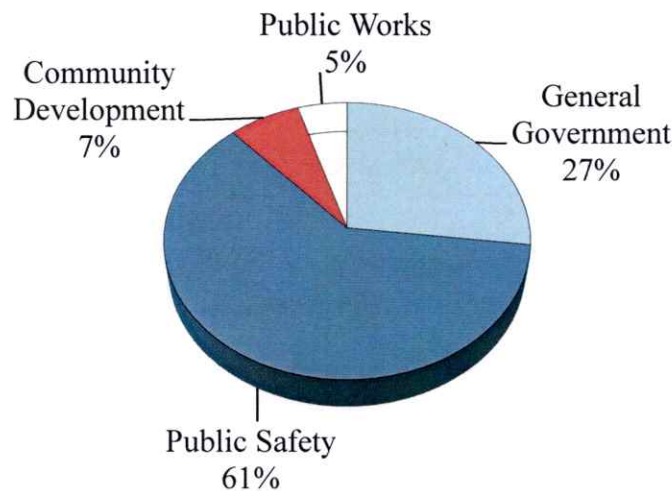
Building Permits Collections by Month



Expenditure/Uses

The City has spent \$41,337,544 of its expected expenditures of \$67,640,387 or 61.11% 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 May 31, 2021.

Actual Expenses



Water & Sewer Financial Activity

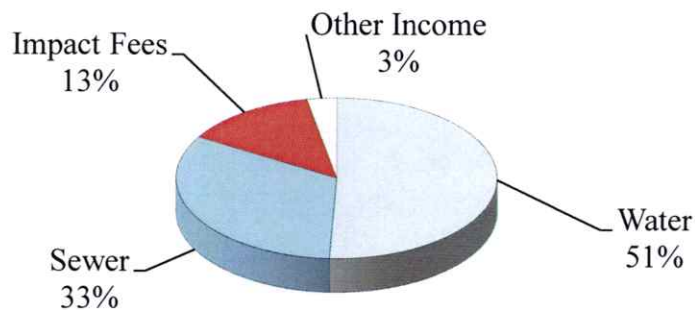
Water & Sewer assets are \$257,037,266, deferred outflows of resources are \$4,292,376 fund liabilities are \$45,017,572; deferred inflows of resources are \$581,712 and fund net position is \$215,730,358. Unassigned reserves are \$22,662,440 as of May 31, 2021.

Operating Revenue is on pace with the budget for this fiscal year. The sale of Water & Sewer alone represents 83.53% of the total revenue collected to date; 13.44% of the Fund's revenue has been collected from impact fees. Currently the Fund has collected 74.69% of its Budgeted Revenue to date or \$26,890,276 of \$36,000,198 in Budgeted Revenue.

City of Mansfield, Texas interim unaudited financial report for the month and eight (8) month period ended May, 2021

2021

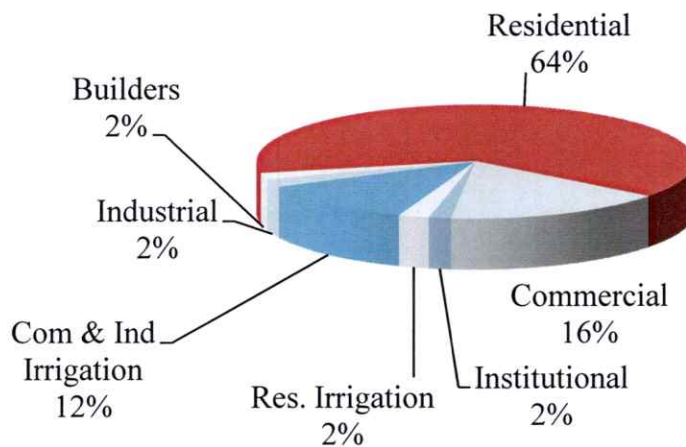
Revenues



Consumption Class	Water Accounts		Consumption ('000)		Avg Consmt Per Acct	
	May '21	May '20	May '21	May '20	May '21	May '20
Residential	20,409	19,653	161,278	146,565	7,902	7,458
Commercial	768	753	40,954	33,572	53,325	44,585
Institutional	159	159	4,169	2,292	26,222	14,417
Residential Irrigation	903	902	5,640	3,120	6,246	3,459
Com & Ind Irrigation	855	796	30,441	17,161	35,603	21,559
Industrial	131	131	5,734	7,673	43,773	58,570
Builders	567	337	4,290	2,767	7,566	8,210
Fire Hydrants	44	59	971	2,007	22,057	34,008
Residential Key Branch	6	5	35	44	5,845	8,756
Bulk Untreated Water	4	4	1,701	1,300	425,250	325,000
Bulk Treated Water	6	6	87,458	81,134	14,576,362	13,522,397
	23,852	22,805	342,671	297,635		

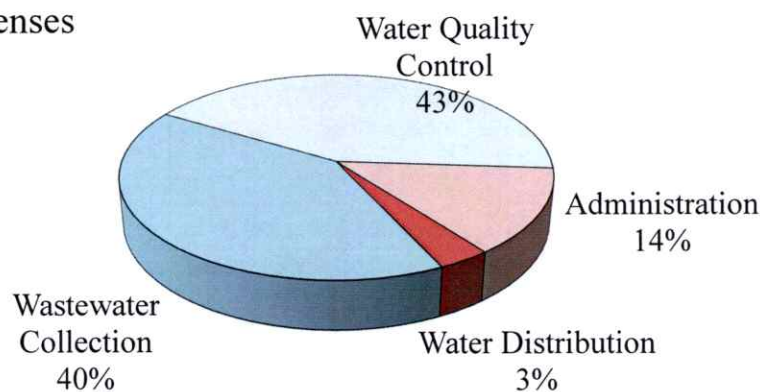
Consumption to date is up over prior year's consumption due to increasing connections. In a year over year comparison, customer accounts have increased by 1,047 new connections.

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 63.10% of the funds have been expended to date. The costs of raw water and sewer treatment are within budgeted estimates.

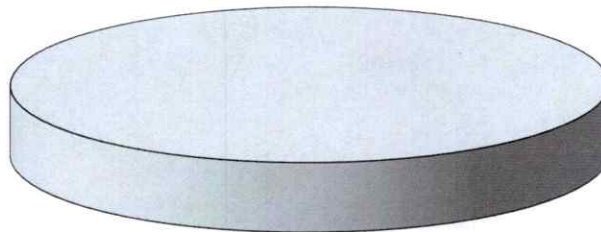
Water & Sewer Expenses



INVESTMENT SCHEDULE:

A schedule of investments is included in your packet for period ended May 31, 2021.

Investment Summary



Money Markets
100%

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GENERAL FUND

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

City of Mansfield, Texas

Comparative Statement of Net Position - General Fund
May 31, 2021 and 2020 (Unaudited)

	Fiscal 2021	Fiscal 2020
<u>ASSETS</u>		
Cash and Investments	\$ 40,042,510	\$ 36,172,264
Receivables:		
Current Year Taxes	982,198	1,197,545
Delinquent Taxes (Net of Allowance of \$656,819)	-	-
Accounts (Net of Allowance of \$240,056)	869,207	1,961,171
Ambulance	1,405,579	1,479,910
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	\$ 496,381,209	\$ 476,211,895
<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	514,560,569	496,443,161
<u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 503,086	\$ 447,681
Accrued Liabilities	506,220	702,247
Deferred Revenue	2,415,899	2,716,792
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	265,120,337	231,147,900
<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	39,902,411	37,541,518
Total Fund Balances	243,080,383	262,989,437
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 514,560,569	\$ 496,443,161

* 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 Eight Months Ended May 31, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ORIGINAL BUDGET	FY21 POSITIVE (NEGATIVE) BUDGET	FY21 PERCENT COLLECTED TO BUDGET
<u>REVENUES:</u>							
Taxes	\$ 1,942,395	\$ 1,293,649	\$ 52,826,582	\$ 52,633,979	\$ 58,725,515	\$ (5,898,933)	89.96%
License And Permits	424,726	576,774	2,252,562	1,550,809	1,780,379	472,183	126.52%
Grant Revenue	5,920	-	178,310	115,785	200,905	(22,595)	88.75%
Charges For Services	622,147	517,627	4,282,429	4,510,205	5,625,213	(1,342,784)	76.13%
Fines And Fees	85,790	56,549	677,595	716,988	1,247,639	(570,044)	54.31%
Interest Earnings	-	4,967	6,527	239,437	50,000	(43,473)	13.05%
Contributions	-	-	-	-	-	-	0.00%
Miscellaneous	115,951	26,493	807,948	379,573	864,854	(56,906)	93.42%
Total Revenues	3,196,929	2,476,059	61,031,953	60,146,776	68,494,505	(7,462,552)	89.10%
<u>EXPENDITURES:</u>							
General Government	1,203,705	1,040,875	11,143,883	9,346,488	17,392,784	6,285,231	64.07%
Public Safety	2,961,676	2,713,276	25,344,091	23,802,931	40,413,201	15,069,110	62.71%
Public Works	426,761	888,164	1,988,049	3,006,165	4,865,186	2,877,137	40.86%
Community Development	465,314	300,811	2,861,521	2,515,050	4,969,216	2,107,695	57.58%
Total Expenditures	5,057,456	4,943,126	41,337,544	38,670,634	67,640,387	26,339,173	61.11%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	(1,860,527)	(2,467,067)	19,694,409	21,476,142	854,118		
<u>OTHER FINANCING SOURCES (USES)</u>							
Reserve/Contingency	(4,899)	(58,357)	(414,289)	(108,733)	(29,833)	(141,861)	1388.69%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
Financing, net	-	-	-	-	-	-	0.00%
Sources	-	-	-	-	2,537,347	(2,537,347)	0.00%
(Uses)	-	-	(1,565,008)	(1,235,197)	(3,361,632)	2,550,234	46.56%
Total Other Financing Sources (Uses)	(4,899)	(58,357)	(1,979,297)	(1,343,930)	(854,118)	(128,974)	231.74%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(1,865,426)	(2,525,424)	17,715,112	20,132,212	0		
<u>FUND BALANCE</u>							
BEGINNING	41,767,837	40,066,942	22,187,299	17,409,306	21,934,063		
ENDING	\$ 39,902,411	\$ 37,541,518	\$ 39,902,411	\$ 37,541,518	\$ 21,934,063		

City of Mansfield, Texas

Statement of Activities - Budget and Actual - General Fund
For the Month and Eight Months Ended May 31, 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	\$ 124,792	\$ 217,923	\$ 39,504,062	\$ 39,400,831	\$ 40,720,947	\$ (1,216,885)	97.01%
Taxes-Prior	1,854	3,818	107,557	156,669	174,144	(66,587)	61.76%
Gas Royalty Income	589	659	428,281	431,495	479,458	(51,177)	89.33%
Franchise Taxes	147,325	119,393	3,364,295	3,439,997	3,435,645	(71,350)	97.92%
Sales Taxes	1,638,163	938,334	9,054,082	8,897,265	13,494,430	(4,440,348)	67.09%
Mix Drink Taxes	24,745	-	137,708	110,394	238,831	(101,123)	57.66%
Delinquent P& I	4,927	13,522	230,597	197,328	182,060	48,537	126.66%
Total Taxes	1,942,395	1,293,649	52,826,582	52,633,979	58,725,515	(5,898,933)	89.96%
LICENSE & PERMITS							
Building Permits	298,703	454,580	1,609,604	1,152,151	1,321,583	288,021	121.79%
Other Lic/Permits	126,023	122,194	642,958	398,658	458,796	184,162	140.14%
Total License & Permits	424,726	576,774	2,252,562	1,550,809	1,780,379	472,183	126.52%
GRANT REVENUE	5,920	-	178,310	115,785	200,905	(22,595)	88.75%
CHARGES FOR SERVICES							
Sanitation	389,245	317,758	2,699,365	2,479,814	3,685,500	(986,135)	73.24%
Ambulance Services	141,053	105,028	1,092,721	1,040,086	1,555,713	(462,992)	70.24%
Fines & Fees-Engineering	91,849	94,841	490,343	990,305	384,000	106,343	127.69%
Total Charges For Services	622,147	517,627	4,282,429	4,510,205	5,625,213	(1,342,784)	34.54%
FINES & FEES							
Fines & Fees-Court	77,318	28,721	471,228	459,091	876,499	(405,271)	53.76%
Fines & Fees-Other	8,472	27,828	206,367	257,897	371,140	(164,773)	55.60%
Total Fines & Fees	85,790	56,549	677,595	716,988	1,247,639	(570,044)	54.31%
INTEREST EARNINGS	-	4,967	6,527	239,437	50,000	(43,473)	13.05%
MISCELLANEOUS							
Jail Contract Housing	0	0	220,607	0	287,937	(67,330)	76.62%
Certificate Of Occupancy	1,560	900	9,780	8,100	15,480	(5,700)	63.18%
Mowing	1,080	0	3,099	4,475	-	3,099	0.00%
Sale Of Property	0	0	19,624	9,084	-	19,624	0.00%
Zoning Fees	13,300	12,100	58,500	51,947	78,000	(19,500)	75.00%
Plat Fees	0	0	0	0	57,541	(57,541)	0.00%
Miscellaneous	100,011	13,493	496,338	305,967	425,896	70,442	116.54%
Total Miscellaneous	115,951	26,493	807,948	379,573	864,854	(56,906)	93.42%
Total Revenues	\$ 3,196,929	\$ 2,476,059	\$ 61,031,953	\$ 60,146,776	\$ 68,494,505	\$ (7,462,552)	89.10%

City of Mansfield, Texas

Statement of Activities - Budget and Actual - General Fund
For the Month and Eight Months Ended May 31, 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	\$ 169,119	\$ 120,417	\$ 1,658,410	\$ 934,251	\$ 3,524,863	\$ 1,866,453	47.05%
City Council	9,164	3,188	108,796	67,852	180,485	71,689	60.28%
Intern Program	4,367	-	11,181	-	-	(11,181)	0.00%
Administration	101,155	67,690	1,236,549	579,233	1,271,060	34,511	97.28%
Legal	20,575	32,998	509,964	403,698	494,392	(15,572)	103.15%
City Records	-	-	20,678	-	-	(20,678)	0.00%
Human Resources	82,530	43,856	632,504	456,874	786,415	153,911	80.43%
Finance	33,086	45,824	174,792	376,178	222,749	47,957	78.47%
Accounting	27,446	27,000	273,267	280,034	517,706	244,439	52.78%
Purchasing	25,653	6,316	226,566	62,338	362,973	136,407	62.42%
Tax Collection	-	-	322,895	333,847	350,008	27,113	92.25%
Information Technology	62,898	46,926	542,010	487,417	1,029,888	487,878	52.63%
Sanitation	280,786	258,379	1,929,337	1,781,398	3,063,499	1,134,162	62.98%
Public Records	10,578	-	36,331	-	-	-	0.00%
Budget	-	6,588	42	58,909	-	(42)	0.00%
City Secretary	33,795	31,507	298,071	328,312	488,326	190,255	61.04%
Planning Administration	78,425	90,204	767,777	739,629	1,206,684	438,907	63.63%
Construction Codes Boards	105	240	474	50,528	42,674	42,200	1.11%
Planning/Zoning Comm	218	198	3,445	6,795	13,187	9,742	26.12%
Engineering	42,589	36,283	337,380	291,856	406,962	69,582	82.90%
Historic Landmark	-	11	363	631	2,105	1,742	17.26%
Development Services	15,402	15,147	247,553	259,484	333,371	85,818	74.26%
Building Inspection	90,229	91,813	751,516	731,050	1,254,255	502,739	59.92%
Board of Adjustments	-	20	156	917	2,818	2,662	5.54%
Code Compliance	42,906	48,260	385,860	394,639	657,365	271,505	58.70%
Building Maintenance	72,679	68,010	667,966	720,618	1,180,999	513,033	56.56%
Total	1,203,705	1,040,875	11,143,883	9,346,488	17,392,784	6,285,231	64.07%
PUBLIC SAFETY							
Police Administration	152,077	107,595	1,299,270	1,245,005	1,770,723	471,453	73.38%
Communications	222,219	193,757	2,016,400	1,910,830	3,129,212	1,112,812	64.44%
Patrol	699,941	690,010	5,992,161	6,084,212	10,299,262	4,307,101	58.18%
CID And Narcotics	219,017	250,022	2,057,380	2,030,144	3,226,900	1,169,520	63.76%
Jail Operations	98,733	-	796,990	-	1,214,874	417,884	65.60%
Animal Control	65,196	48,188	498,553	443,618	773,204	274,651	64.48%
CVE Traffic Enforcement	22,635	21,835	188,077	188,621	332,552	144,475	56.56%
Traffic Enforcement	36,259	49,093	527,305	363,740	665,082	137,777	79.28%
K-9 Patrol	9,336	11,668	81,368	125,268	140,548	59,180	57.89%
COPS	59,144	39,802	454,477	290,967	772,580	318,103	58.83%
Municipal Court	41,684	52,135	380,885	461,436	603,599	222,714	63.10%
Training	54,248	30,337	403,979	275,648	651,167	247,188	62.04%
Police Grant Expenditures	27,900	31,637	408,259	312,770	392,460	(15,799)	104.03%
Fire Administration	123,747	86,161	901,018	808,307	1,818,629	917,611	49.54%
Fire Prevention	61,973	74,131	481,222	605,668	833,619	352,397	57.73%
Emergency Management	56,517	42,057	560,321	444,342	848,756	288,435	66.02%
Fire Operations	1,011,050	984,848	8,296,426	8,212,355	12,940,034	4,643,608	64.11%
Total	2,961,676	2,713,276	25,344,091	23,802,931	40,413,201	15,069,110	62.71%

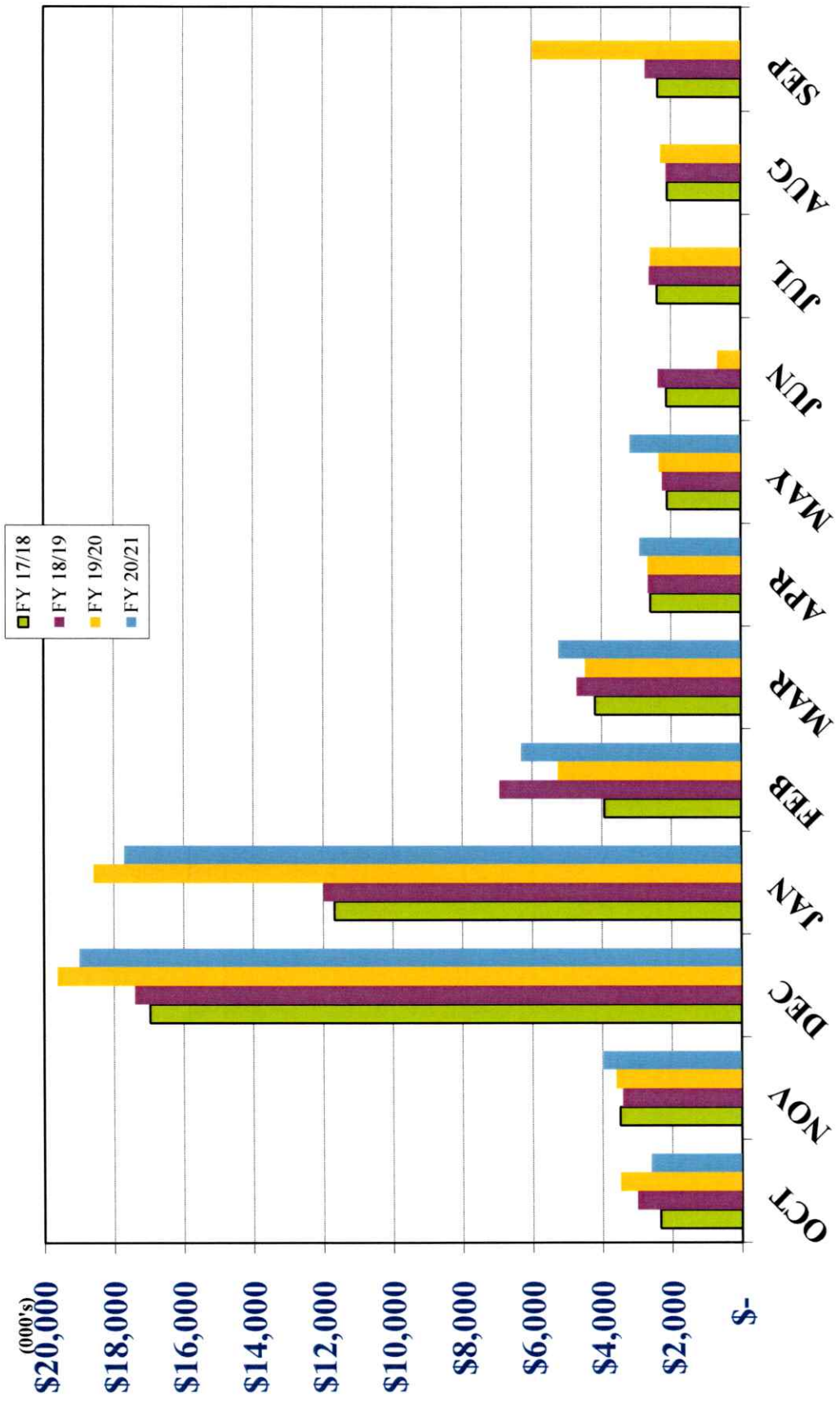
City of Mansfield, Texas

Statement of Activities - Budget and Actual - General Fund

For the Month and Eight Months Ended May 31, 2021 and 2020 (Unaudited)

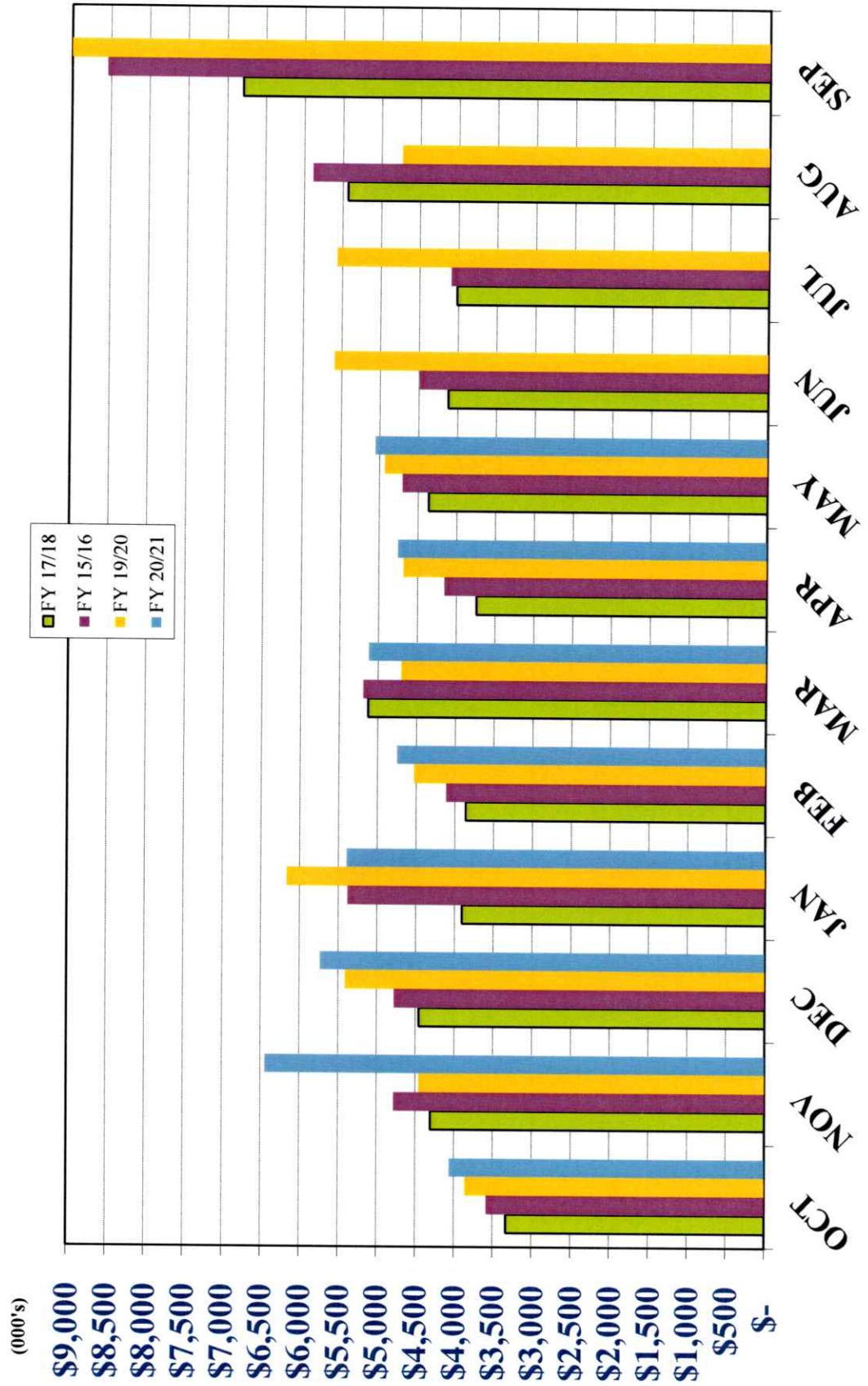
	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ORIGINAL BUDGET	FY21 POSITIVE (NEGATIVE) BUDGET	FY21 PERCENT COLLECTED TO BUDGET
PUBLIC WORKS							
Street Maintenance	426,761	888,164	1,988,049	3,006,165	4,865,186	2,877,137	40.86%
Traffic Control	-	-	-	-	-	-	0.00%
Total	426,761	888,164	1,988,049	3,006,165	4,865,186	2,877,137	40.86%
COMMUNITY SERVICES							
Parks & Recreation Operations	168,718	156,705	1,122,714	1,146,624	2,287,401	1,164,687	49.08%
Communications & Marketing	151,934	20,190	402,732	181,805	362,181	(40,551)	111.20%
Downtown Parking	293	293	3,183	3,875	-	(3,183)	0.00%
Senior Citizens	18,903	20,984	152,539	191,815	308,929	156,390	49.38%
Cultural Services	26,951	28,110	265,061	268,612	518,244	253,183	51.15%
Library	98,515	74,529	915,292	722,319	1,492,461	577,169	61.33%
Total	465,314	300,811	2,861,521	2,515,050	4,969,216	2,107,695	57.58%
TOTAL EXPENDITURES	\$ 5,057,456	\$ 4,943,126	\$ 41,337,544	\$ 38,670,634	\$ 67,640,387	\$ 26,339,173	61.11%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	(1,860,527)	(2,467,067)	19,694,409	21,476,142	854,118		
OTHER FINANCING SOURCES (USES)							
SOURCES:							
Utility Fund-Transfer	-	-	-	-	2,295,947	(2,295,947)	0.00%
MEDC - Transfer	-	-	-	-	241,400	(241,400)	0.00%
TIF #1 - Transfer	-	-	-	-	-	-	0.00%
Bond Proceeds	-	-	-	-	-	-	0.00%
Premiums on Bond Issuance	-	-	-	-	-	-	0.00%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
Total Other Financing Sources	-	-	-	-	2,537,347	(2,537,347)	0.00%
(USES):							
Land	-	-	-	-	-	-	0.00%
MPFDC	-	-	-	-	(499,592)	499,592	0.00%
Transfers	-	-	-	-	(1,535,772)	1,535,772	0.00%
PFA Insurance	-	-	(879,967)	(677,373)	(719,068)	(71,837)	109.99%
Economic Incentives	-	-	(685,041)	(557,824)	(607,200)	586,707	3.38%
Discount on Bond Issuance	-	-	-	-	-	-	0.00%
Bond Issuance Costs	-	-	-	-	-	-	0.00%
Reserve/Contingency	(4,899)	(58,357)	(414,289)	(108,733)	(29,833)	(141,861)	575.52%
Total Other Financing Uses	(4,899)	(58,357)	(1,979,297)	(1,343,930)	(3,391,465)	2,408,373	28.99%
Total Other Financing Sources (Uses)	(4,899)	(58,357)	(1,979,297)	(1,343,930)	(854,118)	(128,974)	
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(1,865,426)	(2,525,424)	17,715,112	20,132,212	0		
UNRESERVED FUND BALANCE							
BEGINNING	41,767,837	40,066,942	22,187,299	17,409,306	21,934,063		
ENDING	\$ 39,902,411	\$ 37,541,518	\$ 39,902,411	\$ 37,541,518	\$ 21,934,063		

General Fund - Total Revenues



CITY OF MANFIELD

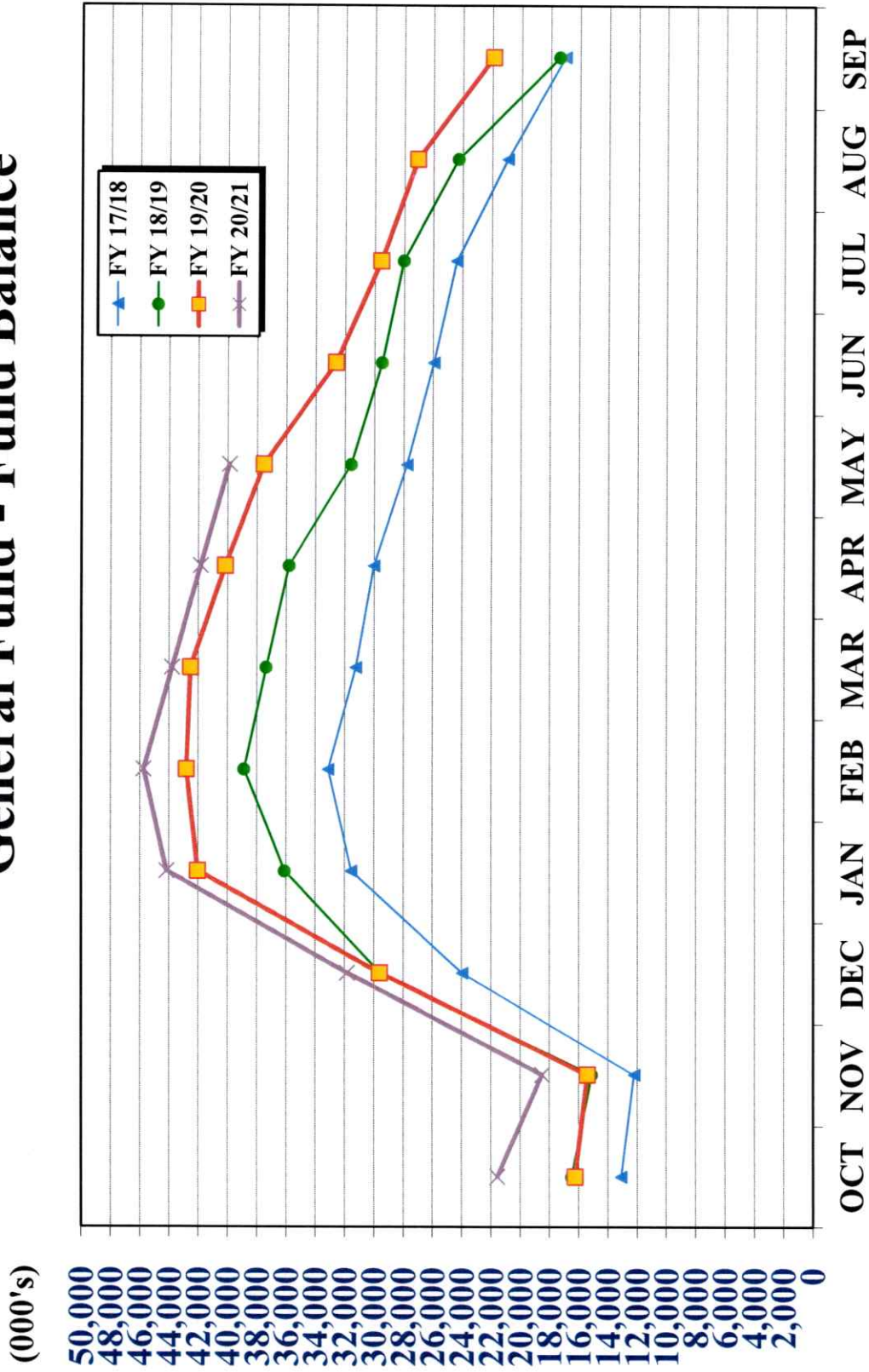
General Fund - Total Expenditures





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
May 31, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 4,944,655	\$ 3,813,400
Due From Other Funds	24,581	24,581
Total Assets	<u>\$ 4,969,236</u>	<u>\$ 3,837,981</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 604,987	\$ 685,575
Retainage Payable	-	-
Total Liabilities	<u>604,987</u>	<u>685,575</u>
FUND BALANCES:		
Fund Balance	4,178,778	2,963,075
Excess Revenues Over Expenditures	<u>185,471</u>	<u>189,331</u>
Total Fund Balances	<u>4,364,249</u>	<u>3,152,406</u>
Total Liabilities And Fund Balances	<u>\$ 4,969,236</u>	<u>\$ 3,837,981</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - TIRZ Number One Fund
For the Month and Eight Months Ended May 31, 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	\$ 184,961	\$ 177,265	184,961	177,265
Interest Income	13	308	510	12,066
Total Revenues	184,974	177,573	185,471	189,331
<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	184,974	177,573	185,471	189,331
<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	184,974	177,573	185,471	189,331
FUND BALANCE, BEGINNING	4,179,275	2,974,833	4,178,778	2,963,075
FUND BALANCE, ENDING	\$ 4,364,249	\$ 3,152,406	\$ 4,364,249	\$ 3,152,406

City of Mansfield, Texas

Comparative Balance Sheet - Tax Increment Reinvestment Zone Fund Number Two
May 31, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 534,417	\$ 429,798
Total Assets	<u>\$ 534,417</u>	<u>\$ 429,798</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Due To Other Funds	-	558,010
Retainage Payable	-	-
Total Liabilities	<u>-</u>	<u>558,010</u>
FUND BALANCES:		
Fund Balance	389,497	(256,128)
Excess Revenues Over Expenditures	<u>144,920</u>	<u>127,916</u>
Total Fund Balances	<u>534,417</u>	<u>(128,212)</u>
Total Liabilities And Fund Balances	<u>\$ 534,417</u>	<u>\$ 429,798</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - TIRZ Number Two Fund
For the Month and Eight Months Ended May 31, 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	\$ -	\$ 127,916	\$ 144,920	\$ 127,916
Interest Income	-	-	-	-
Total Revenues	-	127,916	144,920	127,916
<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	-	127,916	144,920	127,916
<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	-	127,916	144,920	127,916
FUND BALANCE, BEGINNING	534,417	(256,128)	389,497	(256,128)
FUND BALANCE, ENDING	\$ 534,417	\$ (128,212)	\$ 534,417	\$ (128,212)

City of Mansfield, Texas

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

May 31, 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
May 31, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 27,716	\$ 27,702
Inventory	-	-
Total Assets	<u>\$ 27,716</u>	<u>\$ 27,702</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	5	241
Total Fund Balances	<u>27,716</u>	<u>27,702</u>
Total Liabilities And Fund Balances	<u>\$ 27,716</u>	<u>\$ 27,702</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -

Tree Mitigation Fund - For the Month and Eight Months Ended May 31, 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	-	6	5	241
Total Revenues	-	6	5	241
<u>EXPENDITURES:</u>				
Administrative Services	-	-	-	-
Contractual Services	-	-	-	-
Other Equipment	-	-	-	-
Total Expenditures	-	-	-	-
Excess Of Revenues Over (Under) Expenditures	-	6	5	241
<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	-	6	5	241
FUND BALANCE, BEGINNING	27,716	27,696	27,711	27,461
FUND BALANCE, ENDING	\$ 27,716	\$ 27,702	\$ 27,716	\$ 27,702

City of Mansfield, Texas

Comparative Statement of Net Position - Hotel/Motel Occupancy Tax Fund
May 31, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 1,172,225	\$ 1,006,384
Accounts Receivable	2,577	2,585
Total Assets	<u>\$ 1,174,802</u>	<u>\$ 1,008,969</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accrued Liabilities	\$ 15,328	\$ 9,377
Total Liabilities	<u>15,328</u>	<u>9,377</u>
FUND BALANCES:		
Fund Balance	1,034,174	992,477
Excess Revenues Over Expenditures	<u>125,300</u>	<u>7,115</u>
Total Fund Balances	<u>1,159,474</u>	<u>999,592</u>
Total Liabilities And Fund Balances	<u>\$ 1,174,802</u>	<u>\$ 1,008,969</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - Hotel/Motel Occupancy Tax Fund
For the Eight Months Ended May 31, 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	\$ 54,092	\$ 116,037	\$ 360,888	\$ 327,937	\$ 593,563	\$ (232,675)	60.80%
Miscellaneous Income	165	121	10,016	25,081	-	10,016	0.00%
Total Revenues	54,257	116,158	370,904	353,018	593,563	(222,659)	62.49%
EXPENDITURES:							
Mansfield Historical Society	-	-	-	-	-	-	0.00%
Mansfield Invitational	-	-	-	40,000	39,000	(39,000)	0.00%
The LOT	-	-	-	10,721	32,000	(32,000)	0.00%
Mansfield Rotary Club	-	-	-	-	-	-	0.00%
Farr Best Theater	829	-	1,337	242	-	1,337	0.00%
Discover Historic Mansfield	-	-	-	-	-	-	0.00%
Mansfield Tourism	26,234	21,548	214,738	208,124	410,000	(195,262)	52.38%
Pickled Mansfield Society	-	-	7,891	34,502	30,000	(22,109)	26.30%
Mansfield Comm Theater - Mainstage	-	-	-	-	-	-	0.00%
Mansfield Police Dept. - Electronic Signage	-	-	-	-	-	-	0.00%
Mansfield Police Dept. - Explorer Competition	-	-	-	-	5,000	(5,000)	0.00%
Mansfield Commission for the Arts	-	74	1,803	6,481	36,000	(34,197)	5.01%
Historic Landmark Commission	-	-	-	4,395	-	-	0.00%
Man House Museum	-	-	-	6,323	-	-	0.00%
Tommy King Foundation	-	-	-	28,465	-	-	0.00%
Sister Cities Celebration	-	-	-	-	5,000	(5,000)	0.00%
Friends of the Library	-	-	-	-	4,000	(4,000)	0.00%
Championship Basketball	-	-	-	-	6,000	(6,000)	0.00%
Wayfinding Program	-	-	13,335	6,650	-	13,335	0.00%
Reserve	-	-	6,500	-	26,563	(20,063)	24.47%
Total Expenditures	27,063	21,622	245,604	345,903	593,563	(347,959)	41.38%
Excess Of Revenues Over (Under) Expenditures	27,194	94,536	125,300	7,115			
FUND BALANCE, BEGINNING	1,132,280	905,056	1,034,174	992,477			
FUND BALANCE, ENDING	\$ 1,159,474	\$ 999,592	\$ 1,159,474	\$ 999,592			

City of Mansfield, Texas

Comparative Budget and Cash Analysis - Hotel/Motel Occupancy Tax Fund
For the Eight Months Ended May 31, 2021 (Unaudited)

	Budgeted Request	FY21 Amount To Date	Available Budget	FY21 PERCENT COLLECTED TO BUDGET
<u>REVENUES:</u>				
Hotel Occupancy Tax	\$ 593,563	\$ 360,887	\$ 232,676	60.80%
Rental of Facilities	-	9,817	(9,817)	0.00%
Interest Income	-	200	(200)	-
Total Revenues	593,563	370,904	222,659	62.49%
<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	-	1,337	(1,337)	0.00%
Mansfield Tourism	410,000	214,738	195,262	52.38%
Pickled Mansfield Society	30,000	7,891	22,109	26.30%
Manfield Police Dept.	5,000	-	5,000	0.00%
Mansfield Commission for the Arts	36,000	1,803	34,197	5.01%
Historic Landmark Commission	-	-	-	0.00%
Desert Love Film Festival	-	-	-	0.00%
Man House Museum	-	-	-	0.00%
Tommy King Foundation	-	-	-	0.00%
Sister Cities Celebration	5,000	-	5,000	0.00%
Wayfinding Program	-	13,335	(13,335)	0.00%
Friends of the Library	4,000	-	4,000	0.00%
Championship Basketball	6,000	-	6,000	0.00%
Reserve	26,563	6,500	20,063	24.47%
Total Expenditures	593,563	245,604	347,959	41.38%
Revenues / (Expenditures)	-	125,300	(125,300)	

SUPPLEMENTAL INFORMATION: CASH ANALYSIS

Beginning Cash Balance for Fiscal Year 2021	1,096,176
Plus: FY2021 Cash Collections	370,904
Less: FY2021 Cash Expenditures	(245,604)
Cash Balance as of May 31, 2021	1,221,476
Remaining Hotel/Motel Occupancy Funds to Collect	232,676
Remaining Hotel/Motel Occupancy Funds to Expend	(347,959)
Projected Cash Balance at September 30, 2021	1,106,193

City of Mansfield, Texas

Comparative Statement of Net Position - Mansfield Parks Facilities Development Corporation
May 31, 2021 and 2020 (Unaudited)

<u>ASSETS:</u>	<u>2021</u>	<u>2020</u>
Cash And Investments	\$ 5,449,940	\$ 3,343,482
Restricted Cash and Investments	4,848,595	4,012,236
Receivables:		
Accounts	311,166	711,272
Total Assets	<u>\$ 10,609,701</u>	<u>\$ 8,066,990</u>
<u>LIABILITIES & FUND BALANCES:</u>		
LIABILITIES:		
Accounts Payable	\$ 192,841	\$ 179,573
Other Liabilities	1,000,000	1,000,000
Deferred Revenue	1,754,665	1,720,032
Total Liabilities	<u>2,947,506</u>	<u>2,899,605</u>
FUND BALANCES:		
Fund Balance	5,758,216	4,943,996
Excess Revenues Over (Under)		
Expenditures	1,903,979	223,389
Total Fund Balances	<u>7,662,195</u>	<u>5,167,385</u>
Total Liabilities And Fund Balances	<u>\$ 10,609,701</u>	<u>\$ 8,066,990</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - Mansfield Parks Facilities Development Corporation
- For the Month and Eight Months Ended May 31, 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	\$ 555,338	\$ 205,696	\$ 2,419,404	\$ 2,335,558	\$ 3,593,857	\$ (1,174,453)	67.32%
Contributions	237	24,400	9,896	42,034	58,026	(48,130)	17.05%
Interest Earnings	83	1,366	1,560	54,741	24,000	(22,440)	6.50%
Other Income	20,553	-	28,581	13,878	-	28,581	0.00%
MAC Revenue	69,076	8,257	1,150,316	274,323	1,922,667	(772,351)	59.83%
Lease Royalties	11,889	-	71,242	383,943	120,000	(48,758)	59.37%
Park Land Dedication Revenue	67,750	432,750	1,087,500	809,500	725,000	362,500	150.00%
Total Revenues	724,926	672,469	4,768,499	3,913,977	6,443,550	(1,675,051)	74.00%
EXPENDITURES:							
Administration	174,997	151,068	1,131,306	1,952,882	2,555,916	(1,424,610)	44.26%
Field Operations	72,689	51,508	418,159	390,930	740,335	(322,176)	56.48%
Community Park Operations	78,056	81,059	604,896	555,351	1,150,765	(545,869)	52.56%
Nature Education Operations	11,270	10,091	77,973	84,868	175,587	(97,614)	44.41%
Recreational Center	61,375	61,197	415,136	512,368	990,796	(575,660)	41.90%
Neighborhood Park Operations	13,251	14,413	72,490	91,685	247,315	(174,825)	29.31%
Non-Departmental	13,135	11,024	144,560	102,504	1,082,428	(937,868)	13.36%
Total Expenditures	424,773	380,360	2,864,520	3,690,588	6,943,142	(4,078,622)	41.26%
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	300,153	292,109	1,903,979	223,389	(499,592)	2,403,571	-381.11%
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	300,153	292,109	1,903,979	223,389			
FUND BALANCE, BEGINNING	7,362,042	4,875,276	5,758,216	4,943,996			
FUND BALANCE, ENDING	\$ 7,662,195	\$ 5,167,385	\$ 7,662,195	\$ 5,167,385			

City of Mansfield, Texas

Comparative Statement of Net Position - Mansfield Economic Development Corporation
May 31, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 8,971,272	\$ 5,246,533
Accounts Receivable	1,764	469,867
Restricted Assets:		
Cash and Investments, Projects	1,401,855	6,132,967
Fixed Assets (net of accumulated depreciation)	14,827,043	10,361,125
Total Assets	<u>\$ 25,201,934</u>	<u>\$ 22,210,492</u>
<u>LIABILITIES AND NET ASSETS</u>		
LIABILITIES:		
Accounts Payable	\$ 2,685	\$ 1,042
Accrued Liabilities	3,240	77,313
Retainage Payable	254,785	16,394
Bonds Payable	23,430,000	25,170,000
Unamortized Discounts on Bonds	(152,080)	(165,474)
Unamortized Premiums	1,030,757	1,097,410
Deferred Amount on Refunding	(92,602)	(120,383)
Contract Commitments	24,596,139 *	10,897,663
Total Liabilities	<u>49,072,924</u>	<u>36,973,965</u>
NET ASSETS:		
Restricted	1,401,855	6,132,967
Unassigned	(25,272,845)	(20,896,440)
Total Net Assets	<u>(23,870,990)</u>	<u>(14,763,473)</u>
Total Liabilities & Net Assets	<u>\$ 25,201,934</u>	<u>\$ 22,210,492</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 Eight Months Ended May 31, 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	\$ 819,081	\$ 469,167	\$ 4,527,041	\$ 4,448,630
Gas Royalties	-	-	-	-
Miscellaneous	-	-	-	-
Rental Of Facilities	-	-	-	-
Total Operating Revenues	819,081	469,167	4,527,041	4,448,630
OPERATING EXPENDITURES:				
Administration	102,541	36,774	435,809	381,473
Promotions	1,076	-	18,072	30,421
Retention	-	-	69	7,154
Development Plan	-	-	8	-
Projects	130,241	271,080	1,656,005	2,066,497
Non-Departmental	3,500	1,521	2,813,758	125,091
Depreciation	-	259	1,773	2,039
Total Operating Expenditures	237,358	309,634	4,925,494	2,612,675
OPERATING INCOME	581,723	159,533	(398,453)	1,835,955
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	13	957	1,096	38,243
Gain or (loss) on sale of property	-	-	6,181,329	-
Bonds issued	-	-	-	-
Premiums on bonds issued	-	-	-	-
Discounts on bonds issued	-	-	-	-
Amortization	-	-	-	-
Interest and fiscal charges	-	-	(436,916)	(458,237)
Total Nonoperating Revenue	13	957	5,745,509	(419,994)
INCOME BEFORE OPERATING TRANSFERS	581,736	160,490	5,347,056	1,415,961
OPERATING TRANSFERS:				
Operating Transfers In (Out)	-	-	-	(25,223)
CHANGE IN NET ASSETS	581,736	160,490	5,347,056	1,390,738
NET ASSETS, BEGINNING	(24,452,726)	(14,923,963)	(9,788,636)	(5,256,548)
NET ASSETS, PROJECTS	- **	-	(19,429,410) **	(10,897,663)
NET ASSETS, ENDING	\$ (23,870,990)	\$ (14,763,473)	\$ (23,870,990)	\$ (14,763,473)

**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
May 31, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 186,046	\$ 116,180
Receivables:		
Current Year PID Assessment	-	5,149
Total Assets	<u>\$ 186,046</u>	<u>\$ 121,329</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 24,582	\$ -
Deferred Revenue	1,000	5,149
Total Liabilities	<u>25,582</u>	<u>5,149</u>
FUND BALANCES:		
Fund Balance	(12,287)	2,036
Excess Revenues Over Expenditures	<u>172,751</u>	<u>114,144</u>
Total Fund Balances	<u>160,464</u>	<u>116,180</u>
Total Liabilities And Fund Balances	<u>\$ 186,046</u>	<u>\$ 121,329</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - Southpointe PID
For the Month and Eight Months Ended May 31, 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	\$ 5,475	\$ 8,525	\$ 313,143	\$ 263,700
Penalties & Interest	2	-	1,926	567
Total Revenues	5,477	8,525	315,069	264,267
<u>EXPENDITURES:</u>				
General government	34,858	37,512	142,318	150,123
Public safety	-	-	-	-
Public works	-	-	-	-
Culture and recreation	-	-	-	-
Total Expenditures	34,858	37,512	142,318	150,123
Excess Of Revenues Over (Under) Expenditures	(29,381)	(28,987)	172,751	114,144
Net Change in Fund Balances	(29,381)	(28,987)	172,751	114,144
FUND BALANCE, BEGINNING	189,845	145,167	(12,287)	2,036
FUND BALANCE, ENDING	\$ 160,464	\$ 116,180	\$ 160,464	\$ 116,180

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
May 31, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 7,776,656	\$ 6,497,755
Receivables:		
Current Year Taxes	460,387	557,502
Delinquent Taxes (Net of Allowance of \$412,868)	-	-
Total Assets	<u>\$ 8,237,043</u>	<u>\$ 7,055,257</u>
 <u>LIABILITIES & FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ -	\$ -
Deferred Revenue	460,387	557,502
Total Liabilities	<u>460,387</u>	<u>557,502</u>
 <u>FUND BALANCES:</u>		
Fund Balance	3,888,921	1,697,691
Excess Revenues Over Expenditures	3,887,735	4,800,064
Total Fund Balances	<u>7,776,656</u>	<u>6,497,755</u>
 Total Liabilities And Fund Balances	<u>\$ 8,237,043</u>	<u>\$ 7,055,257</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - General Obligation Debt Service
- For the Month and Eight Months Ended May 31, 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	\$ 64,660	\$ 113,217	\$ 17,533,067	\$ 17,556,328	\$ 16,482,315	\$ 1,050,752	106.38%
Miscellaneous	48	-	248	-	-	248	0.00%
Interest Income	13	109	116	4,471	-	116	0.00%
Total Revenues	64,721	113,326	17,533,430	17,560,799	16,482,315	1,051,115	106.38%
<u>EXPENDITURES:</u>							
Debt Service -							
Principal Retirement	-	-	10,660,000	9,925,000	10,710,000	(50,000)	99.53%
Interest	-	-	2,972,874	2,808,652	5,772,315	(2,799,441)	51.50%
Lease Payments	-	-	-	-	-	-	0.00%
Bond Issuance Cost	-	-	-	97,047	-	-	0.00%
Fiscal Charges	3,500	-	12,821	4,627,914	-	12,821	0.00%
Total Expenditures	3,500	-	13,645,695	17,458,613	16,482,315	(2,836,620)	82.79%
Excess Of Revenues Over (Under) Expenditures	61,221	113,326	3,887,735	102,186			
<u>OTHER FINANCING SOURCES (USES)</u>							
Refunding Bonds Issued	-	-	-	4,475,000			
Premium on Bonds Issued	-	-	-	222,877			
Discounts on Bonds Issued	-	-	-	-			
Payment to Refunded Bond Escrow Agent	-	-	-	-			
Total Other Financing Sources (Uses)	-	-	-	4,697,877			
Net Change in Fund Balances	61,221	113,326	3,887,735	4,800,064			
FUND BALANCE, BEGINNING	7,715,435	6,384,428	3,888,921	1,697,691			
FUND BALANCE, ENDING	\$ 7,776,656	\$ 6,497,755	\$ 7,776,656	\$ 6,497,755			

City of Mansfield, Texas

Comparative Statement of Net Position - Mansfield Parks Facilities Development Corporation Debt Service
May 31, 2021 and 2020 (Unaudited)

	<u>2021</u>	<u>2020</u>
<u>ASSETS</u>		
Cash And Investments	<u>\$ 1,963,083</u>	<u>\$ 1,949,607</u>
Total Assets	<u>\$ 1,963,083</u>	<u>\$ 1,949,607</u>
 <u>LIABILITIES AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accrued Interest Payable	<u>\$ 4,651</u>	<u>\$ 4,650</u>
Total Liabilities	<u>4,651</u>	<u>4,650</u>
 <u>FUND BALANCES:</u>		
Fund Balance	510,814	517,136
Excess Revenues Over (Under) Expenditures	<u>1,447,618</u>	<u>1,427,821</u>
Total Fund Balances	<u>1,958,432</u>	<u>1,944,957</u>
Total Liabilities And Fund Balances	<u>\$ 1,963,083</u>	<u>\$ 1,949,607</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - Mansfield Parks Facilities Development Corporation Debt Service
- For the Month and Eight Months Ended May 31, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ADOPTED BUDGET	FY21 OVER (UNDER) BUDGET	FY21 PERCENT COLLECTED TO BUDGET
<u>REVENUES:</u>							
Taxes, Penalties, And Interest	\$ 262,780	\$ 263,321	\$ 2,102,238	\$ 2,106,573	\$ 3,153,358	\$ (1,051,120)	66.67%
Other Income	-	-	-	-	-	-	0.00%
Total Revenues	262,780	263,321	2,102,238	2,106,573	3,153,358	(1,051,120)	66.67%
<u>EXPENDITURES:</u>							
Debt Service							
Principal Retirement	-	-	649,179	673,552	1,855,000	(1,205,821)	35.00%
Interest And Fiscal Charges	3,500	-	5,441	1,700	1,298,358	(1,292,917)	0.42%
Non-departmental	-	-	-	3,500	-	-	0.00%
Total Expenditures	3,500	-	654,620	678,752	3,153,358	(2,498,738)	20.76%
Excess Of Revenues Over (Under) Expenditures	259,280	263,321	1,447,618	1,427,821			
<u>OTHER FINANCING SOURCES (USES):</u>							
Bond Proceeds	-	-	-	-			
Total Other Financing Sources (Uses)	-	-	-	-			
FUND BALANCE, BEGINNING	1,699,152	1,685,136	510,814	517,136			
FUND BALANCE, ENDING	\$ 1,958,432	\$ 1,948,457	\$ 1,958,432	\$ 1,944,957			

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
May 31, 2021 and 2020 (Unaudited)

	<u>2021</u>	<u>2020</u>
<u>ASSETS</u>		
Cash And Investments	\$ 24,232,343	\$ 31,927,168
Receivables	-	-
Projects In Process		
Current Year	413,128	5,361,334
Prior Year	<u>440,897</u>	<u>9,246,790</u>
Total Assets	<u>\$ 25,086,368</u>	<u>\$ 46,535,292</u>
 <u>LIABILITIES AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 91,463	\$ 146,781
Deposits	406,233	1,349
Retainage Payable	104,769	387,540
Other Liabilities	<u>-</u>	<u>-</u>
Total Liabilities	<u>602,465</u>	<u>535,670</u>
 <u>FUND BALANCES:</u>		
Fund Balance	22,520,904	33,469,149
Excess Revenues Over (Under)		
Expenditures	<u>1,962,999</u>	<u>12,530,473</u>
Total Fund Balance	<u>24,483,903</u>	<u>45,999,622</u>
Total Liabilities And Fund Balance	<u>\$ 25,086,368</u>	<u>\$ 46,535,292</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -
Street Construction Fund - For the Month and Eight Months Ended May 31, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
REVENUES:				
Recoveries	\$ -	\$ -	\$ -	\$ 6,530
Contributions	-	-	-	-
Intergovernmental	-	-	-	-
Roadway Impact Fees	461,360	1,085,420	2,313,586	1,713,328
Interest Income	209	2,729	3,821	111,862
Total Revenues	461,569	1,088,149	2,317,407	1,831,720
EXPENDITURES:				
Administrative	40,774	43,198	354,408	385,222
Street Improvements	-	-	-	-
Total Expenditures	40,774	43,198	354,408	385,222
EXCESS OF REVENUES OVER(UNDER) EXPENDITURES	420,795	1,044,951	1,962,999	1,446,498
OTHER FINANCING SOURCES (USES):				
Transfers	-	-	-	-
Bond Proceeds	-	-	-	10,579,960
Bond Issuance Costs	-	-	-	(94,716)
Premiums on Bond Issuance	-	-	-	598,731
Discounts on Bond Issuance	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	11,083,975
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	420,795	1,044,951	1,962,999	12,530,473
FUND BALANCE, BEGINNING	24,063,108	44,954,671	22,520,904	33,469,149
FUND BALANCE, ENDING	\$ 24,483,903	\$ 45,999,622	\$ 24,483,903	\$ 45,999,622

City of Mansfield, Texas

Comparative Statement of Net Position - Building Construction Fund
May 31, 2021 and 2020 (Unaudited)

	<u>2021</u>	<u>2020</u>
<u>ASSETS</u>		
Cash And Investments	\$ 10,448,223	\$ 13,164,040
Construction in Progress	<u>-</u>	<u>-</u>
Total Assets	<u>\$ 10,448,223</u>	<u>\$ 13,164,040</u>
 <u>LIABILITIES AND FUND BALANCE</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 7,130	\$ 26
Due to Other Funds	-	-
Retainage Payable	<u>272,321</u>	<u>29,795</u>
Total Liabilities	<u>279,451</u>	<u>29,821</u>
 FUND BALANCE:	13,760,605	3,667,344
Excess Revenues Over (Under)		
Expenditures	<u>(3,591,833)</u>	<u>9,466,875</u>
Total Fund Balance	<u>10,168,772</u>	<u>13,134,219</u>
Total Liabilities And Fund Balance	<u>\$ 10,448,223</u>	<u>\$ 13,164,040</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -

Building Construction Fund - For the Month and Eight Months Ended May 31, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
REVENUES:				
Interest Income	\$ -	\$ 373	\$ 335	\$ 15,275
Rental Of Facilities	-	-	-	-
Contributions	-	-	-	-
Miscellaneous Income	-	-	22,236	-
Grant Revenue	-	-	-	-
Total Revenues	-	373	22,571	15,275
EXPENDITURES:				
Administration	-	-	-	-
Library	51,289	-	89,858	-
Fire Station #5	355,235	611,374	2,488,429	724,737
Man House	124,633	9,825	567,311	91,138
Wayfinding	-	-	4,905	-
Police Station	20,846	-	406,854	-
Tactical Training Facility	15,233	-	57,047	-
Total Expenditures	567,236	621,199	3,614,404	815,875
Excess Revenues Over (Under)				
Expenditures	(567,236)	(620,826)	(3,591,833)	(800,600)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	-	9,800,588
Bond Issuance Costs	-	-	-	(87,739)
Premiums on Bond Issuance	-	-	-	554,626
Discounts on Bond Issuance	-	-	-	-
Operating Transfer In (Out)	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	10,267,475
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(567,236)	(620,826)	(3,591,833)	9,466,875
FUND BALANCE, BEGINNING	10,736,008	13,755,045	13,760,605	3,667,344
FUND BALANCE, ENDING	\$ 10,168,772	\$ 13,134,219	\$ 10,168,772	\$ 13,134,219

City of Mansfield, Texas

Comparative Statement of Net Position - Equipment Replacement Fund
May 31, 2021 and 2020 (Unaudited)

	<u>2021</u>	<u>2020</u>
<u>ASSETS</u>		
Cash And Investments	<u>\$ 3,436,916</u>	<u>\$ 4,544,000</u>
Total Assets	<u><u>\$ 3,436,916</u></u>	<u><u>\$ 4,544,000</u></u>
 <u>LIABILITIES AND FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	<u>\$ -</u>	<u>\$ -</u>
Retainage Payable	<u>-</u>	<u>-</u>
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>
 FUND BALANCE:	 4,247,249	 1,451,406
Excess Revenues Over Expenditures	<u>(810,333)</u>	<u>3,092,594</u>
Total Fund Balance	<u>3,436,916</u>	<u>4,544,000</u>
 Total Liabilities And Fund Balance	 <u><u>\$ 3,436,916</u></u>	 <u><u>\$ 4,544,000</u></u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -

Equipment Replacement Fund - For the Month and Eight Months Ended May 31, 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	759	7,619	32,199	179,937
Interest Income	-	1	2	39
Total Revenues	759	7,620	32,201	179,976
EXPENDITURES:				
Administration	-	-	-	-
Information Services	-	41,631	40,655	43,131
Code Enforcement	-	22,940	-	413,835
Planning	30,595	27,120	110,115	205,992
Streets	-	-	66,345	194,639
Animal Control	-	-	-	-
City Hall	-	-	-	-
Parks Department	-	-	178,527	-
Library	24,933	-	28,328	-
Fire	81,657	12,742	275,458	12,742
Police Department	39,013	-	277,922	271,237
Total Expenditures	176,198	104,433	977,350	1,141,576
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(175,439)	(96,813)	(945,149)	(961,600)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	-	3,864,453
Bond Issuance Costs	-	-	-	(34,596)
Premium on Bond Issuance	-	-	-	218,693
Discounts on Bond Issuance	-	-	-	-
Sale of city property	-	-	20,166	5,644
Transfer In (Out)	-	-	114,650	-
Total Other Financing Sources (Uses)	-	-	134,816	4,054,194
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(175,439)	(96,813)	(810,333)	3,092,594
FUND BALANCE, BEGINNING	3,612,355	4,640,813	4,247,249	1,451,406
FUND BALANCE, ENDING	\$ 3,436,916	\$ 4,544,000	\$ 3,436,916	\$ 4,544,000

City of Mansfield, Texas

Comparative Statement of Net Position - Parks Construction Fund
May 31, 2021 and 2020 (Unaudited)

	<u>2021</u>	<u>2020</u>
<u>ASSETS</u>		
Cash And Investments	\$ 65,812	\$ -
Total Assets	<u>\$ 65,812</u>	<u>\$ -</u>
 <u>LIABILITIES AND FUND BALANCE</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ 897,311
Retainage Payable	-	-
Total Liabilities	<u>-</u>	<u>897,311</u>
 FUND BALANCE:	66,306	(81,574)
Excess Revenues Over Expenditures	<u>(494)</u>	<u>(815,737)</u>
Total Fund Balance	<u>65,812</u>	<u>(897,311)</u>
Total Liabilities And Fund Balance	<u>\$ 65,812</u>	<u>\$ -</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - Park Construction Fund
- For the Month and Eight Months Ended May 31, 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	-	494	815,737
FieldHouse	-	-	-	-
Matlock Community Park	-	-	-	-
Pond Branch	-	-	-	-
Total Expenditures	56	-	494	815,737
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(56)	-	(494)	(815,737)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	-	-
Bond Issuance Costs	-	-	-	-
Premiums on Bond Issuance	-	-	-	-
Discounts on Bond Issuance	-	-	-	-
Transfer In (out)	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(56)	-	(494)	(815,737)
FUND BALANCE, BEGINNING	65,868	(897,311)	66,306	(81,574)
FUND BALANCE, ENDING	\$ 65,812	\$ (897,311)	\$ 65,812	\$ (897,311)

ENTERPRISE FUNDS

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

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

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

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

City of Mansfield, Texas

Statement of Net Position - Utility Fund
May 31, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 26,684,076	\$ 30,726,979
Receivables:		
Accounts (net of allowance of \$1,305,852)	4,542,899	5,630,399
Inventory	668,432	1,107,615
Restricted Assets:		
Cash and Investments	12,553,021	11,824,931
Fixed Assets (net of accumulated depreciation)	212,588,838	192,195,232
Total Assets	257,037,266	241,485,156
<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	\$ 261,329,642	\$ 246,199,509

City of Mansfield, Texas

Statement of Net Position - Utility Fund
May 31, 2021 and 2020 (Unaudited)

	<u>2021</u>	<u>2020</u>
<u>LIABILITIES</u>		
Accounts Payable	\$ 32,847	\$ 13,997
Accrued Liabilities	181,621	325,677
Payable From Restricted Assets:		
Deposits	1,668,240	1,588,935
Bonds Payable-Current		-
Accrued Interest	478,624	1,044,230
Accounts Payable	-	-
Accrued Liabilities	-	-
Retainage Payable	757,481	318,525
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>45,017,572</u>	<u>49,028,721</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)	180,514,897	156,863,515
Reserved for Debt Service	5,897,873	6,303,413
Reserved for Capital Projects	6,655,148	5,521,519
Unreserved	<u>22,662,440</u>	<u>28,370,912</u>
Total Net Positon	<u>215,730,358</u>	<u>197,059,359</u>
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u>\$ 261,329,642</u>	<u>\$ 246,199,509</u>

City of Mansfield

Comparative Combined Statement of Activities -
Utility Fund - For the Month and Eight Months Ended May 31, 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	\$ 1,718,978	\$ 1,045,098	\$ 13,630,506	\$ 13,038,608	\$ 20,864,579	\$ (7,234,073)	65.33%
Sewer Service	1,131,905	852,180	8,832,231	8,325,194	12,571,745	(3,739,514)	70.25%
Water Penalties	-	-	-	282,545	510,000	(510,000)	0.00%
Water Taps	-	-	-	6,440	18,811	(18,811)	0.00%
Meter Set Fee	34,190	25,150	209,030	140,710	98,940	110,090	211.27%
Utility Miscellaneous	6,970	5,485	51,961	84,257	60,000	(8,039)	86.60%
Restore Service Fee	383	350	4,637	60,864	125,000	(120,363)	3.71%
Sewer Tap	-	-	-	1,270	2,000	(2,000)	0.00%
Water Impact Fees	430,500	531,960	2,541,080	1,533,350	900,000	1,641,080	282.34%
Sewer Impact Fees	196,350	308,343	1,073,207	913,496	600,000	473,207	178.87%
Pretreatment Fees	295,455	25,626	368,061	80,272	60,000	308,061	613.44%
Other Income	-	452,957	179,563	596,840	189,123	(9,560)	94.95%
Contribution	-	-	-	-	-	-	0.00%
Total Revenues	\$ 3,814,731	\$ 3,247,149	\$ 26,890,276	\$ 25,063,846	\$ 36,000,198	\$ (9,109,922)	74.69%

City of Mansfield

Comparative Combined Statement of Activities -
Utility Fund - For the Month and Eight Months Ended May 31, 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	101,712	114,167	829,391	1,030,964	1,590,717	(761,326)	52.14%
Billing And Collection	63,574	64,164	584,309	607,377	969,006	(384,697)	60.30%
Meter Reading/Repairs	63,578	85,393	644,767	600,057	1,126,045	(481,278)	57.26%
Water Distribution	62,222	50,175	521,765	454,216	917,633	(395,868)	56.86%
Wastewater Collection	1,234,034	677,579	6,151,274	5,596,324	8,683,160	(2,531,886)	70.84%
Water Treatment	1,081,682	709,337	6,035,655	5,832,055	10,085,210	(4,049,555)	59.85%
Water Quality	44,401	39,620	355,272	339,365	563,705	(208,433)	63.02%
Water Demand Management	10,817	9,460	81,438	93,878	157,792	(76,354)	51.61%
Depreciation	313,500	321,782	2,507,695	2,524,416	-	2,507,695	0.00%
Total Operating Expenses	2,975,520	2,071,677	17,711,566	17,078,652	24,093,268	(6,381,701)	73.51%
OPERATING INCOME (LOSS)	839,211	1,175,472	9,178,710	7,985,194	11,906,930	(2,728,221)	
NONOPERATING REVENUES (EXPENSES):							
Non-Departmental	(258,422)	(71,626)	(864,486)	(632,189)	(6,046,983)	5,182,497	14.30%
Interest Revenue	258	5,913	7,855	235,606	24,000	(16,145)	32.73%
Debt Service	(119,656)	(129,569)	(957,248)	(1,036,555)	(3,300,000)	2,342,752	29.01%
Bad Debt Expense	-	-	-	-	(48,000)	48,000	0.00%
Net Nonoperating Revenues (Expenses)	(377,820)	(195,282)	(1,813,879)	(1,433,138)	(9,370,983)	7,557,104	19.36%
INCOME (LOSS) BEFORE OPERATING TRANSFERS	461,391	980,190	7,364,831	6,552,056	2,535,947	4,828,883	290.42%
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	461,391	980,190	7,033,736	6,292,727	-	7,033,735	
NET POSITION, BEGINNING	215,268,967	196,079,169	208,696,622	190,766,632	208,696,622	-	
NET POSITON, ENDING	\$ 215,730,358	\$ 197,059,359	\$ 215,730,358	\$ 197,059,359	\$ 208,696,622	\$ 7,033,735	

CITY OF MANSFIELD
UTILITY FUND
REVENUE BOND COVERAGE

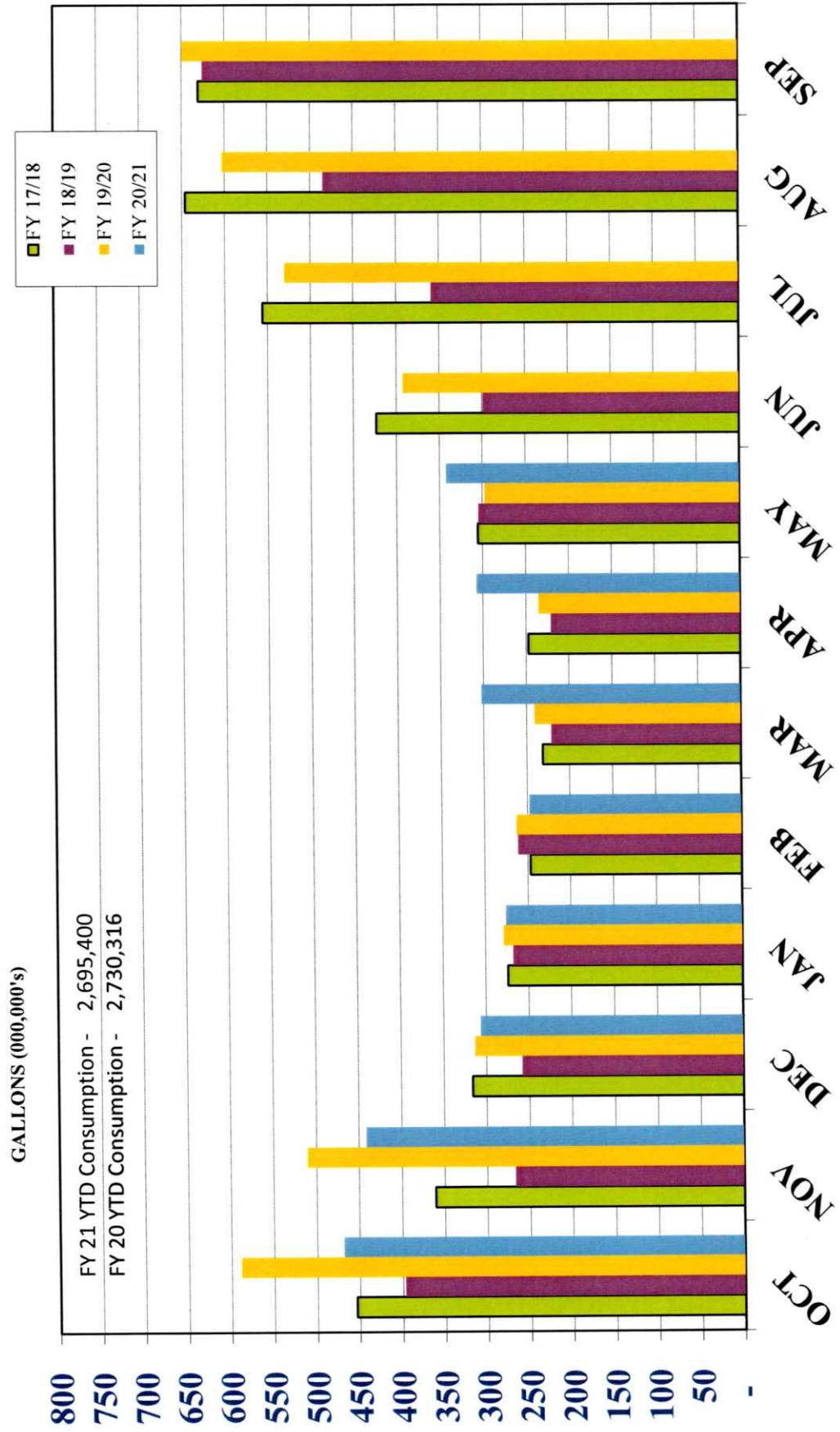
Definition of Bond Coverage:

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

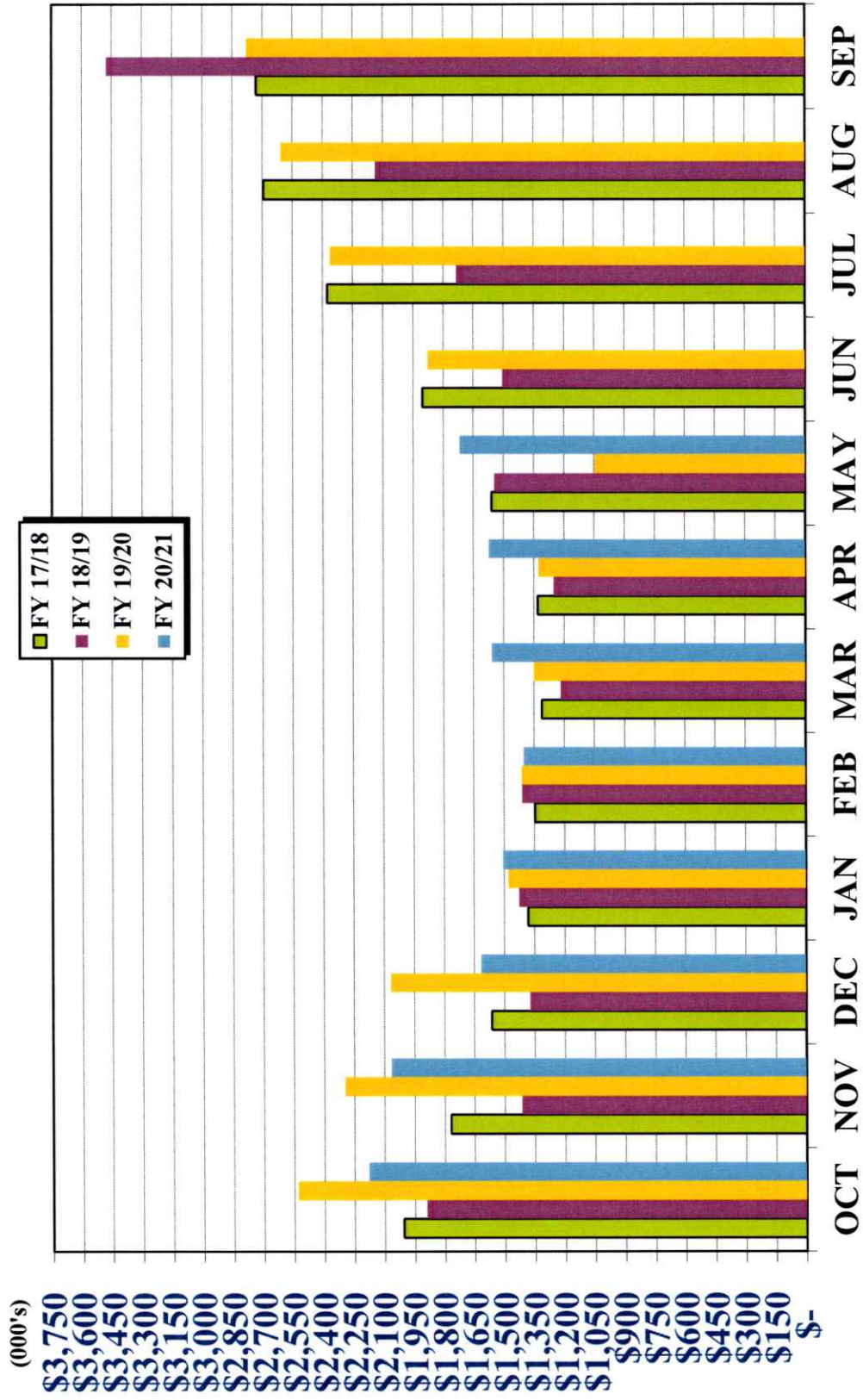
WATER CONSUMPTION

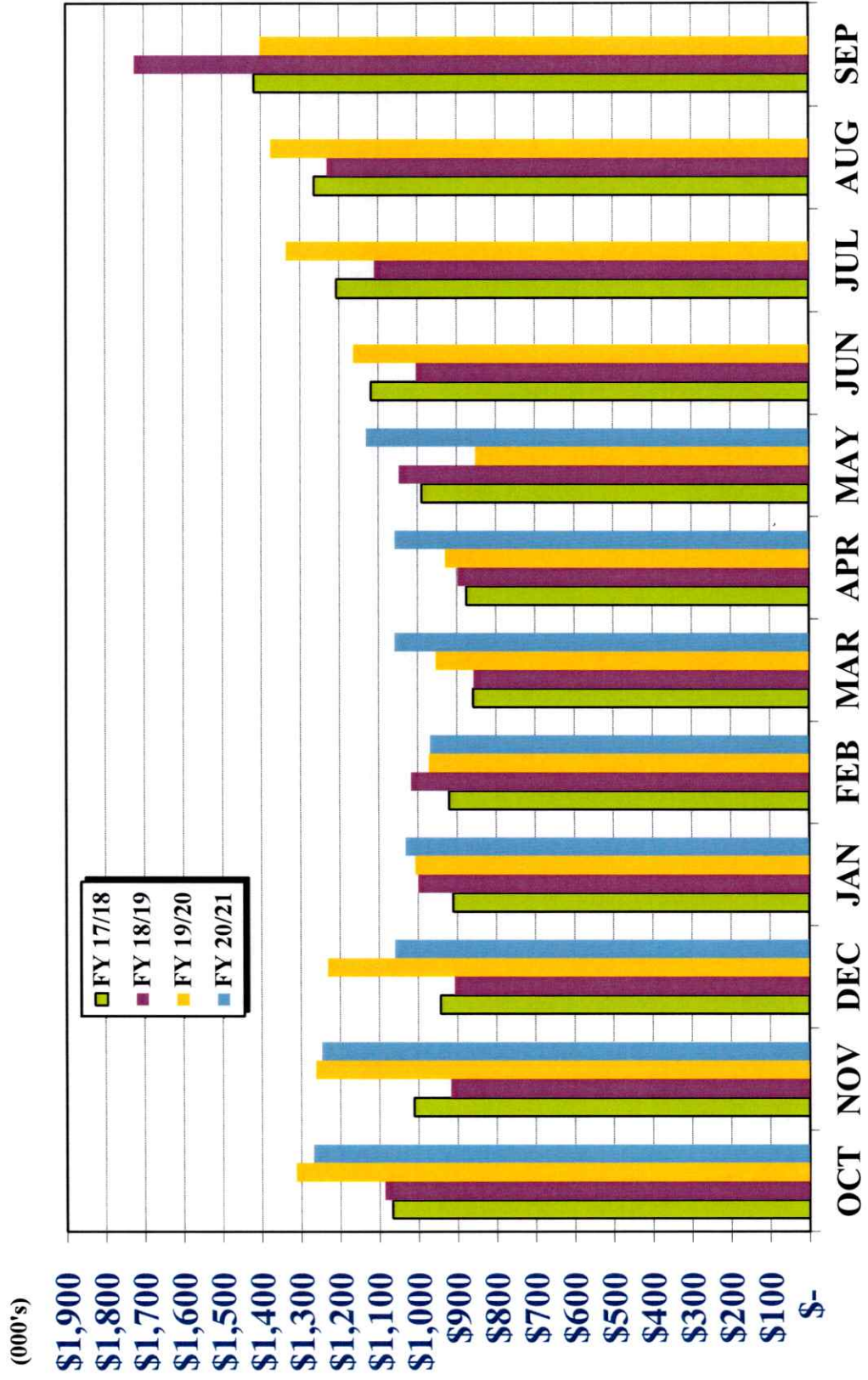




CITY OF MANSFIELD

UTILITY FUND - WATER SALES

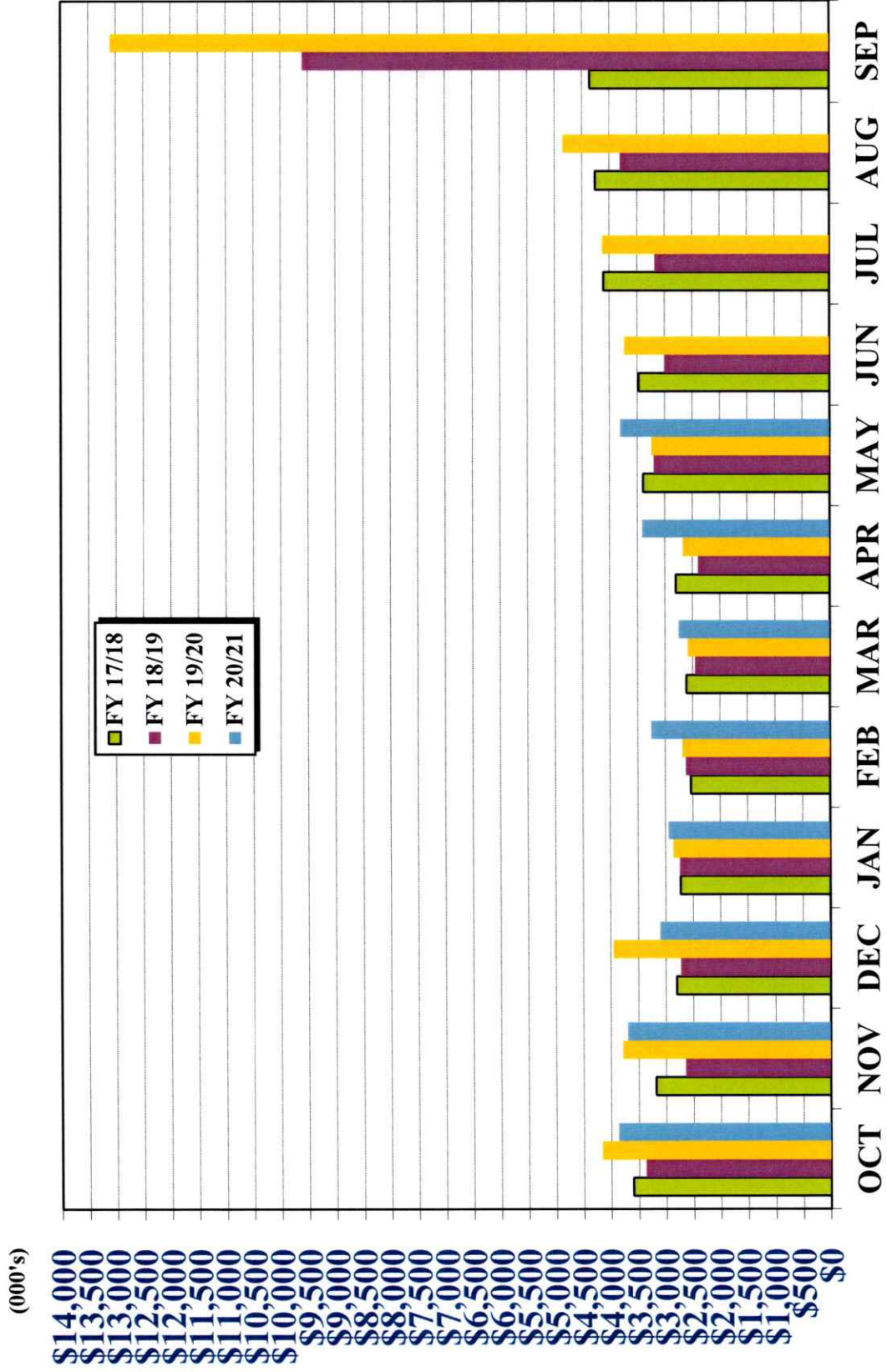




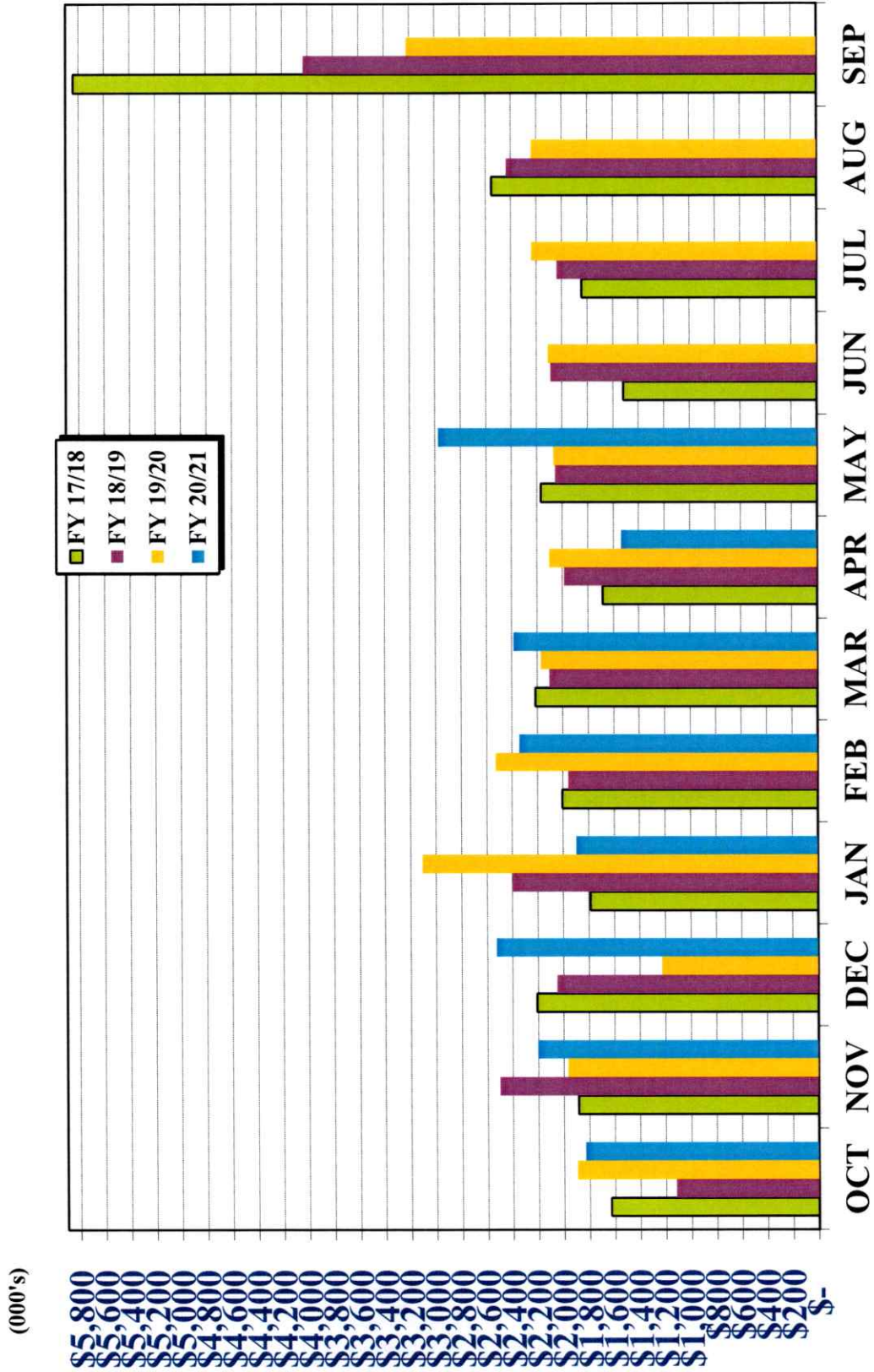


CITY OF MANSFIELD

UTILITY FUND - TOTAL REVENUES



UTILITY OPERATING EXPENDITURES



City of Mansfield, Texas

Statement of Net Position - Law Enforcement Complex
May 31, 2021 and 2020 (Unaudited)

	<u>2021</u>	<u>2020</u>
<u>ASSETS</u>		
Cash And Investments	\$ 0	\$ -
Receivables:		
Accounts	0	541,184
Inventory	0	29,409
Restricted Assets:		
Cash And Investments	132,629	133,673
Fixed Assets (net of accumulated depreciation)	<u>5,456,277</u>	<u>5,672,136</u>
Total Assets	<u>5,588,906</u>	<u>6,376,402</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Deferred pension contributions	416,591	465,082
Deferred OPEB contributions	167,729	5,091
Deferred investment losses	0	414,144
Deferred assumption changes	26,314	11,705
Deferred actuarial experience	<u>819,196</u>	<u>1,349,279</u>
Total Deferred Outflows of Resources	<u>1,429,830</u>	<u>2,245,301</u>
<u>TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</u>	<u>\$ 7,018,736</u>	<u>\$ 8,621,703</u>

City of Mansfield, Texas

Statement of Net Position - Law Enforcement Complex
May 31, 2021 and 2020 (Unaudited)

	2021	2020
<u>LIABILITIES</u>		
Accounts Payable	\$ 42,144	\$ 892,256
Payable From Restricted Assets:		
Inmate Trust	25,655	(1,843)
General Obligation Debt Payable:		
Bonds Payable-Current	392,720	442,409
Accrued Interest	4,196	4,637
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	5,627,176	11,206,794
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Deferred assumption changes	79,972	186,253
Deferred investment gains	404,575	-
Deferred loss on refunding	12,388	14,078
Total Deferred Inflows of Resources	496,935	200,331
<u>NET POSITION</u>		
Invested in Capital Assets (net of related debt)	5,129,599	5,299,684
Unreserved	(4,234,974)	(8,085,106)
Total Net Position	894,625	(2,785,422)
<u>TOTAL LIABILITIES, DEFERRED INFLOWS OF OF RESOURCES, AND NET POSITION</u>	\$ 7,018,736	\$ 8,621,703

City of Mansfield, Texas

Comparative Combined Statement of Activities - Law Enforcement Complex
For the Month and Eight Months Ended May 31, 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	\$ -	\$ 517,530	\$ -	\$ 4,475,819
Salary Reimbursement	-	1,244	-	80,591
Miscellaneous	-	-	-	26,291
Transportation	-	170	-	2,758
Commissary Sales	-	37,859	-	266,249
Telephone Commission	-	19,120	-	180,300
Total Operating Revenues	-	575,923	-	5,032,008
OPERATING EXPENSES:				
Administration	-	23,261	84	217,011
Operations	-	442,763	-	3,786,505
Support	-	45,065	854	402,647
Food Service	-	8,979	-	222,575
Medical Service	-	51,167	-	347,755
Commissary	-	45,633	-	256,696
Depreciation	-	20,137	136,935	158,504
Total Operating Expenses	-	637,005	137,873	5,391,693
OPERATING INCOME (LOSS)	-	(61,082)	(137,873)	(359,685)
NON OPERATING REVENUES (EXPENSES)				
Interest Revenue	-	-	-	-
Other Income	-	-	6,512	-
Other Expenses	-	(26,762)	(2,863)	(214,098)
Gain/(loss) on sale of assets	-	-	-	-
Amortization	-	-	-	-
Interest And Fiscal Charges	(1,128)	(1,224)	(9,025)	(9,791)
Net Nonoperating Revenues (Expenses)	(1,128)	(27,986)	(5,376)	(223,889)
INCOME (LOSS) BEFORE OPERATING TRANSFERS	(1,128)	(89,068)	(143,249)	(583,574)
OPERATING TRANSFERS:				
Transfer In (Out)	-	-	-	-
Net Operating Transfers	-	-	-	-
CHANGE IN NET POSITION	(1,128)	(89,068)	(143,249)	(583,574)
NET POSITION, BEGINNING	895,753	(2,696,354)	1,037,874	(2,201,848)
NET POSITION, ENDING	\$ 894,625	\$ (2,785,422)	\$ 894,625	\$ (2,785,422)

City of Mansfield, TexasStatement of Net Position - Drainage Utility Fund
May 31, 2021 and 2020 (Unaudited)

	2021	2020
<u>ASSETS</u>		
Cash And Investments	\$ 4,920,307	\$ 4,430,631
Accounts Receivable	311,913	394,231
Restricted Assets:		
Cash and Investments	377,085	335,794
Fixed Assets (Net of accumulated depreciation)	8,426,150	8,393,609
Total Assets	14,035,455	13,554,265
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Deferred pension contributions	47,806	36,001
Deferred OPEB contributions	23,151	399
Deferred investment losses	4,167	74,161
Deferred assumption changes	3,020	428
Deferred actuarial experience	113,466	92,602
Deferred loss on refunding	95,307	119,133
Total deferred outflows of resources	286,917	322,724
Total Assets and Deferred Outflows of Resources	\$ 14,322,372	\$ 13,876,989
<u>LIABILITIES</u>		
Accounts Payable	\$ 7,241	\$ 329
Accrued Liabilities	57,335	44,411
Retainage Payable	5,126	6,976
Bond Payable	2,315,000	2,709,167
Accrued Interest Payable	26,583	24,268
Unamortized Discounts on Bonds	(18,334)	(22,305)
Unamortized Premiums on Bonds	23,134	29,607
Total OPEB liability	12,500	11,673
Net OPEB liability	448,915	399,153
Net pension liability	208,350	231,629
Total Liabilities	3,085,850	3,434,908
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Deferred assumption changes	16,628	7,928
Deferred investment gains	49,875	-
Total deferred inflows of resources	66,503	7,928
<u>NET POSITION</u>		
Invested in Capital Assets (net of related debt)	5,834,990	5,017,939
Reserved for Debt Service	403,668	24,268
Unrestricted	4,931,361	5,391,946
Total Net Position	11,170,019	10,434,153
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$ 14,322,372	\$ 13,876,989

City of Mansfield, Texas

Comparative Combined Statement of Activities - Drainage Utility Fund
For the Month and Eight Months Ended May 31, 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	227,204	222,624	1,799,184	1,770,131
Total Operating Revenues	227,204	222,624	1,799,184	1,770,131
OPERATING EXPENSES:				
Administration	78,603	58,476	593,653	492,816
General Maintenance	275,470	31,187	502,276	154,984
Depreciation	-	15,263	103,966	120,135
Total Operating Expenses	354,073	104,926	1,199,895	767,935
OPERATING INCOME (LOSS)	(126,869)	117,698	599,289	1,002,196
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	-	207	334	8,106
Other Income	-	-	7,114	653
Amortization	-	-	-	-
Interest and fiscal charges	(10,146)	(8,089)	(58,358)	(69,905)
Net Nonoperating Revenue	(10,146)	(7,882)	(50,910)	(61,146)
INCOME (LOSS) BEFORE OPERATING TRANSFERS	(137,015)	109,816	548,379	941,050
OPERATING TRANSFERS				
Operating Transfers In	-	-	-	-
Operating Transfers Out	-	-	-	-
Net Operating Transfers	-	-	-	-
CHANGE IN NET POSITION	(137,015)	109,816	548,379	941,050
NET POSITION, BEGINNING	11,307,035	10,324,338	10,621,640	9,493,103
NET POSITION, ENDING	\$ 11,170,019	\$ 10,434,153	\$ 11,170,019	\$ 10,434,153

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	918,153.15	971,449.77	53,296.62	5.80%
Subtotal	6,770,954.32	7,395,762.98	624,808.66	9.23%
APRIL	1,168,429.55	1,635,008.34	466,578.79	39.93%
MAY	936,206.15	1,308,448.95	372,242.80	39.76%
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	8,875,590.02	10,339,220.27	1,463,630.25	16.49%
BUDGET		13,462,618.00	517,792.52	
OVER/(UNDER) BUDGET		(3,123,397.73)	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	459,076.58	485,724.89	26,648.31	5.80%
Subtotal	3,385,477.16	3,697,881.50	312,404.34	9.23%
APRIL	584,214.77	817,504.17	233,289.40	39.93%
MAY	468,103.07	654,224.47	186,121.40	39.76%
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	4,437,795.00	5,169,610.14	731,815.14	16.49%

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	459,076.57	485,724.89	26,648.32	5.80%
Subtotal	3,385,477.13	3,697,881.50	312,404.37	9.23%
APRIL	584,214.77	817,504.17	233,289.40	39.93%
MAY	468,103.08	654,224.48	186,121.40	39.76%
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	4,437,794.98	5,169,610.15	731,815.17	16.49%

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	1,836,306.30	1,942,899.54	106,593.24	5.80%
Subtotal	13,541,908.61	14,791,525.96	1,249,617.35	9.23%
APRIL	2,336,859.09	3,270,016.68	933,157.59	39.93%
MAY	1,872,412.30	2,616,897.90	744,485.60	39.76%
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	17,751,180.00	20,678,440.54	2,927,260.54	16.49%
BUDGET		26,925,236.00		
OVER/(UNDER) BUDGET		(6,246,795.46)		

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 May for Fiscal Year 2021.



Bryan Rebel
Investment Officer

City of Mansfield
 Portfolio Holdings
 Tracker Portfolio Set Up - by Portfolio (Fund)
 Report Format: By Transaction
 Group By: Portfolio Name
 Average By: Face Amount / Shares
 Portfolio / Report Group: All Portfolios
 As of 5/31/2021

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
01 - General Fund												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	4,168,722.96	4,168,722.96	4,168,722.96	4,168,722.96	N/A	1		5.69
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	8,500,574.55	8,500,574.55	8,500,574.55	8,500,574.55	N/A	1		11.59
Sub Total / Average 01 - General Fund				0.015	12,669,297.51	12,669,297.51	12,669,297.51	12,669,297.51		1	0.00	17.28
06 - Tree Mitigation												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	26,600.17	26,600.17	26,600.17	26,600.17	N/A	1		0.04
Sub Total / Average 06 - Tree Mitigation				0.025	26,600.17	26,600.17	26,600.17	26,600.17		1	0.00	0.04
08 - Hotel												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/30/2014	0.010	583,213.43	583,213.43	583,213.43	583,213.43	N/A	1		0.80
Sub Total / Average 08 - Hotel				0.010	583,213.43	583,213.43	583,213.43	583,213.43		1	0.00	0.80
10 - Debt Services												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	445,570.69	445,570.69	445,570.69	445,570.69	N/A	1		0.61
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	53,846.49	53,846.49	53,846.49	53,846.49	N/A	1		0.07
Sub Total / Average 10 - Debt Services				0.023	499,417.18	499,417.18	499,417.18	499,417.18		1	0.00	0.68
110 - ARPA												
CLASS LGIP	CLASS	Local Government Investment Pool	5/27/2021	0.078	3,257,759.53	3,257,759.53	3,257,759.53	3,257,759.53	N/A	1		4.44
Sub Total / Average 110 - ARPA				0.078	3,257,759.53	3,257,759.53	3,257,759.53	3,257,759.53		1	0.00	4.44
15 - Street Construction												
AIM Invesco MM	AIM	Money Market	9/30/1999	0.240	468,073.84	468,073.84	468,073.84	468,073.84	N/A	1		0.64
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	3,361,904.62	3,361,904.62	3,361,904.62	3,361,904.62	N/A	1		4.58
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	1,956,243.89	1,956,243.89	1,956,243.89	1,956,243.89	N/A	1		2.67
Sub Total / Average 15 - Street Construction				0.037	5,786,222.35	5,786,222.35	5,786,222.35	5,786,222.35		1	0.00	7.89
16 - Building Construction												

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	79,594.70	79,594.70	79,594.70	79,594.70	N/A	1		0.11
Sub Total / Average 16 - Building Construction				0.010	79,594.70	79,594.70	79,594.70	79,594.70		1	0.00	0.11
19 - Drainage Utility Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	997,016.69	997,016.69	997,016.69	997,016.69	N/A	1		1.36
Sub Total / Average 19 - Drainage Utility Fund				0.010	997,016.69	997,016.69	997,016.69	997,016.69		1	0.00	1.36
22 - Equipment Replacement												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	1/8/2014	0.010	4,837.45	4,837.45	4,837.45	4,837.45	N/A	1		0.01
Sub Total / Average 22 - Equipment Replacement				0.010	4,837.45	4,837.45	4,837.45	4,837.45		1	0.00	0.01
23 - Mansfield Parks 1/2 Sales Tax												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	2,292,255.45	2,292,255.45	2,292,255.45	2,292,255.45	N/A	1		3.13
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	2,441,983.24	2,441,983.24	2,441,983.24	2,441,983.24	N/A	1		3.33
Sub Total / Average 23 - Mansfield Parks 1/2 Sales Tax				0.017	4,734,238.69	4,734,238.69	4,734,238.69	4,734,238.69		1	0.00	6.46
24 - Mansfield Parks Land Dedication												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	606,793.42	606,793.42	606,793.42	606,793.42	N/A	1		0.83
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	1,063,463.82	1,063,463.82	1,063,463.82	1,063,463.82	N/A	1		1.45
Sub Total / Average 24 - Mansfield Parks Land Dedication				0.015	1,670,257.24	1,670,257.24	1,670,257.24	1,670,257.24		1	0.00	2.28
25 - Water & Sewer												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	4,873,706.27	4,873,706.27	4,873,706.27	4,873,706.27	N/A	1		6.65
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	11,277,648.26	11,277,648.26	11,277,648.26	11,277,648.26	N/A	1		15.38
Sub Total / Average 25 - Water & Sewer				0.015	16,151,354.53	16,151,354.53	16,151,354.53	16,151,354.53		1	0.00	22.03
27 - Revenue Bond Reserve												
Nations Funds MM	MF0008	Money Market	4/11/2012	0.025	3,009,212.38	3,009,212.38	3,009,212.38	3,009,212.38	N/A	1		4.10
Sub Total / Average 27 - Revenue Bond Reserve				0.025	3,009,212.38	3,009,212.38	3,009,212.38	3,009,212.38		1	0.00	4.10
28 - Utility Construction Fund 28												

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	1,457,459.75	1,457,459.75	1,457,459.75	1,457,459.75	N/A	1		1.99
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	7,300,722.10	7,300,722.10	7,300,722.10	7,300,722.10	N/A	1		9.96
Sub Total / Average 28 - Utility Construction Fund 28				0.012	8,758,181.85	8,758,181.85	8,758,181.85	8,758,181.85		1	0.00	11.94
309 - Library Expansion												
Nations Funds MM	MF0008	Money Market	8/1/2016	0.025	1,615,993.16	1,615,993.16	1,615,993.16	1,615,993.16	N/A	1		2.20
Sub Total / Average 309 - Library Expansion				0.025	1,615,993.16	1,615,993.16	1,615,993.16	1,615,993.16		1	0.00	2.20
38 - MEDC I&S Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	231,554.10	231,554.10	231,554.10	231,554.10	N/A	1		0.32
Sub Total / Average 38 - MEDC I&S Fund				0.010	231,554.10	231,554.10	231,554.10	231,554.10		1	0.00	0.32
39 - Economic Development												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	152,197.11	152,197.11	152,197.11	152,197.11	N/A	1		0.21
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	832,939.84	832,939.84	832,939.84	832,939.84	N/A	1		1.14
Sub Total / Average 39 - Economic Development				0.012	985,136.95	985,136.95	985,136.95	985,136.95		1	0.00	1.34
50 - TIF												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	1,484,088.64	1,484,088.64	1,484,088.64	1,484,088.64	N/A	1		2.02
Sub Total / Average 50 - TIF				0.010	1,484,088.64	1,484,088.64	1,484,088.64	1,484,088.64		1	0.00	2.02
81 - Street Construction 2012 Issue												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.010	1,516,153.32	1,516,153.32	1,516,153.32	1,516,153.32	N/A	1		2.07
Sub Total / Average 81 - Street Construction 2012 Issue				0.010	1,516,153.32	1,516,153.32	1,516,153.32	1,516,153.32		1	0.00	2.07
86 - 2016 Streets Construction												
Nations Funds MM	MF0008	Money Market	8/1/2016	0.025	1,542,299.68	1,542,299.68	1,542,299.68	1,542,299.68	N/A	1		2.10
TexStar LGIP	TEXSTAR	Local Government Investment Pool	8/31/2016	0.010	972,153.20	972,153.20	972,153.20	972,153.20	N/A	1		1.33
Sub Total / Average 86 - 2016 Streets Construction				0.019	2,514,452.88	2,514,452.88	2,514,452.88	2,514,452.88		1	0.00	3.43
87 - 2017 Streets Construction												
Nations Funds MM	MF0008	Money Market	12/1/2017	0.025	25,962.42	25,962.42	25,962.42	25,962.42	N/A	1		0.04

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
TexStar LGIP	TEXSTAR	Local Government Investment Pool	12/31/2017	0.010	3,436,062.06	3,436,062.06	3,436,062.06	3,436,062.06	N/A	1		4.69
Sub Total / Average 87 - 2017 Streets Construction				0.010	3,462,024.48	3,462,024.48	3,462,024.48	3,462,024.48		1	0.00	4.72
873 - MEDC Construction												
Nations Funds MM	MF0008	Money Market	7/2/2018	0.025	1,600,143.49	1,600,143.49	1,600,143.49	1,600,143.49	N/A	1		2.18
TexStar LGIP	TEXSTAR	Local Government Investment Pool	7/31/2018	0.010	1,688,340.12	1,688,340.12	1,688,340.12	1,688,340.12	N/A	1		2.30
Sub Total / Average 873 - MEDC Construction				0.017	3,288,483.61	3,288,483.61	3,288,483.61	3,288,483.61		1	0.00	4.48
Total / Average				0.020	73,325,090.84	73,325,090.84	73,325,090.84	73,325,090.84		1	0.00	100

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 5/31/2021

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	468,073.84	468,073.84	468,073.84	468,073.84	N/A	1		0.64	15 - Street Construction
Sub Total / Average AIM Invesco			0.240	468,073.84	468,073.84	468,073.84	468,073.84		1	0.00	0.64	
CLASS												
CLASS LGIP	CLASS	5/27/2021	0.078	3,257,759.53	3,257,759.53	3,257,759.53	3,257,759.53	N/A	1		4.44	110 - ARPA
Sub Total / Average CLASS			0.078	3,257,759.53	3,257,759.53	3,257,759.53	3,257,759.53		1	0.00	4.44	
Nations Funds												
Nations Funds MM	MF0008	10/25/1999	0.025	26,600.17	26,600.17	26,600.17	26,600.17	N/A	1		0.04	06 - Tree Mitigation
Nations Funds MM	MF0008	10/25/1999	0.025	152,197.11	152,197.11	152,197.11	152,197.11	N/A	1		0.21	39 - Economic Development
Nations Funds MM	MF0008	10/25/1999	0.025	445,570.69	445,570.69	445,570.69	445,570.69	N/A	1		0.61	10 - Debt Services
Nations Funds MM	MF0008	10/25/1999	0.025	606,793.42	606,793.42	606,793.42	606,793.42	N/A	1		0.83	24 - Mansfield Parks Land Dedication
Nations Funds MM	MF0008	10/25/1999	0.025	2,292,255.45	2,292,255.45	2,292,255.45	2,292,255.45	N/A	1		3.13	23 - Mansfield Parks 1/2 Sales Tax
Nations Funds MM	MF0008	10/25/1999	0.025	1,457,459.75	1,457,459.75	1,457,459.75	1,457,459.75	N/A	1		1.99	28 - Utility Construction Fund 28
Nations Funds MM	MF0008	10/25/1999	0.025	3,361,904.62	3,361,904.62	3,361,904.62	3,361,904.62	N/A	1		4.58	15 - Street Construction
Nations Funds MM	MF0008	10/25/1999	0.025	4,873,706.27	4,873,706.27	4,873,706.27	4,873,706.27	N/A	1		6.65	25 - Water & Sewer
Nations Funds MM	MF0008	10/25/1999	0.025	4,168,722.96	4,168,722.96	4,168,722.96	4,168,722.96	N/A	1		5.69	01 - General Fund
Nations Funds MM	MF0008	4/11/2012	0.025	3,009,212.38	3,009,212.38	3,009,212.38	3,009,212.38	N/A	1		4.10	27 - Revenue Bond Reserve
Nations Funds MM	MF0008	8/1/2016	0.025	1,542,299.68	1,542,299.68	1,542,299.68	1,542,299.68	N/A	1		2.10	86 - 2016 Streets Construction
Nations Funds MM	MF0008	8/1/2016	0.025	1,615,993.16	1,615,993.16	1,615,993.16	1,615,993.16	N/A	1		2.20	309 - Library Expansion
Nations Funds MM	MF0008	12/1/2017	0.025	25,962.42	25,962.42	25,962.42	25,962.42	N/A	1		0.04	87 - 2017 Streets Construction
Nations Funds MM	MF0008	7/2/2018	0.025	1,600,143.49	1,600,143.49	1,600,143.49	1,600,143.49	N/A	1		2.18	873 - MEDC Construction
Sub Total / Average Nations Funds			0.025	25,178,821.57	25,178,821.57	25,178,821.57	25,178,821.57		1	0.00	34.34	
TexStar												
TexStar LGIP	TEXSTAR	11/2/2012	0.010	53,846.49	53,846.49	53,846.49	53,846.49	N/A	1		0.07	10 - Debt Services

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
TexStar LGIP	TEXSTAR	11/2/2012	0.010	7,300,722.10	7,300,722.10	7,300,722.10	7,300,722.10	N/A	1		9.96	28 - Utility Construction Fund 28
TexStar LGIP	TEXSTAR	11/2/2012	0.010	1,063,463.82	1,063,463.82	1,063,463.82	1,063,463.82	N/A	1		1.45	24 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	0.010	997,016.69	997,016.69	997,016.69	997,016.69	N/A	1		1.36	19 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.010	2,441,983.24	2,441,983.24	2,441,983.24	2,441,983.24	N/A	1		3.33	23 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	0.010	1,516,153.32	1,516,153.32	1,516,153.32	1,516,153.32	N/A	1		2.07	81 - Street Construction 2012 Issue
TexStar LGIP	TEXSTAR	11/2/2012	0.010	1,484,088.64	1,484,088.64	1,484,088.64	1,484,088.64	N/A	1		2.02	50 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	0.010	832,939.84	832,939.84	832,939.84	832,939.84	N/A	1		1.14	39 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	0.010	8,500,574.55	8,500,574.55	8,500,574.55	8,500,574.55	N/A	1		11.59	01 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.010	1,956,243.89	1,956,243.89	1,956,243.89	1,956,243.89	N/A	1		2.67	15 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	0.010	79,594.70	79,594.70	79,594.70	79,594.70	N/A	1		0.11	16 - Building Construction
TexStar LGIP	TEXSTAR	11/2/2012	0.010	231,554.10	231,554.10	231,554.10	231,554.10	N/A	1		0.32	38 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.010	11,277,648.26	11,277,648.26	11,277,648.26	11,277,648.26	N/A	1		15.38	25 - Water & Sewer
TexStar LGIP	TEXSTAR	1/8/2014	0.010	4,837.45	4,837.45	4,837.45	4,837.45	N/A	1		0.01	22 - Equipment Replacement
TexStar LGIP	TEXSTAR	11/30/2014	0.010	583,213.43	583,213.43	583,213.43	583,213.43	N/A	1		0.80	08 - Hotel
TexStar LGIP	TEXSTAR	8/31/2016	0.010	972,153.20	972,153.20	972,153.20	972,153.20	N/A	1		1.33	86 - 2016 Streets Construction
TexStar LGIP	TEXSTAR	12/31/2017	0.010	3,436,062.06	3,436,062.06	3,436,062.06	3,436,062.06	N/A	1		4.69	87 - 2017 Streets Construction
TexStar LGIP	TEXSTAR	7/31/2018	0.010	1,688,340.12	1,688,340.12	1,688,340.12	1,688,340.12	N/A	1		2.30	873 - MEDC Construction
Sub Total / Average TexStar			0.010	44,420,435.90	44,420,435.90	44,420,435.90	44,420,435.90		1	0.00	60.58	
Total / Average			0.020	73,325,090.84	73,325,090.84	73,325,090.84	73,325,090.84		1	0.00	100	



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4144

Agenda Date: 6/28/2021

Version: 2

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution Approving an Amendment to the Contract for Design Services with Wier and Associates, Inc. for Day Miar Rd. (East Broad St. to Seeton Rd.) for an amount not to Exceed \$36,500.00 (Street Bond Fund)

Requested Action

Consider a resolution approving an amendment to the contract for design services with Wier and Associates, Inc. for Day Miar Rd. (East Broad St. to Seeton Rd.) for an amount not to exceed \$36,500.00.

Recommendation

The Engineering Staff recommends approval of the Resolution.

Description/History

The original design services contract with Wier and Associates, Inc. was approved on March 26, 2018 with Resolution 3459-18 to design the paving and drainage improvements for Day Miar Rd. in the amount of \$379,680.00, which included a 5% contingency of \$18,080.00 for possible design scope changes. This amendment is significant in scope and will exceed the current contingency.

With three MISD schools located within the limits of the project, a Pedestrian Safety Study was completed to recommend how to best serve the project's pedestrian needs. The results of the study recommend a Rectangular Rapid-Flashing Beacon (RRFB) pedestrian crossing system be added at two mid-block locations that serve the school sites (one at Meseta Drive and the other between Lake Ridge High School and Fluvia Drive). These require detailed design drawings and specifications.

It was also concluded that relocating the Lake Ridge High School main entrance drive south to function as a fourth leg of the intersection with Seeton Road would be beneficial to traffic operations for both the roadway and the school property. The MISD has agreed to the relocation and will be funding all design and construction on the MISD's property. This design amendment includes modification of the intersection and traffic signal that are the City's responsibility.

Justification

This additional design work is being included to address the pedestrian needs of the project

that were determined after the original design contract was initiated.

The Director of Public Works will be in attendance at the meeting to answer Council's questions regarding the proposed funding and contracts.

Funding Source

Street Bond Fund

Prepared By

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

RESOLUTION NO. _____**A RESOLUTION APPROVING AN AMENDMENT TO THE CONTRACT FOR DESIGN SERVICES WITH WIER AND ASSOCIATES, INC. FOR DAY MIAR RD. (EAST BROAD ST. TO SEETON RD.) FOR AN AMOUNT NOT TO EXCEED \$36,500.00**

WHEREAS, the City Council recognizes the need to proceed forward approving an amendment to the contract for design services with Wier and Associates, Inc. for the Day Miar Rd. (East Broad St. to Seeton Rd.) for the benefit of the citizens of the City of Mansfield; and,

WHEREAS, the City Staff has reviewed the proposed amendment to the contract for design services; and,

WHEREAS, the City Council has received the recommendation from Staff to authorize additional funding for the amendment to the contract with Wier and Associates, Inc. for additional design services; and,

WHEREAS, it is necessary to authorize and secure funds from the Street Bond 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 an amount not to exceed Thirty Six Thousand Five Hundred and 00/100 Dollars (\$36,500.00) and the City Manager is hereby authorized and directed to execute a contract amendment with Wier and Associates, Inc. for Day Miar Rd.

PASSED AND APPROVED THIS THE 28TH DAY OF JUNE, 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4146

Agenda Date: 6/28/2021

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

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

Requested Action

Approval of Resolution

Recommendation

Approval of Resolution

Description/History

In Texas, a vehicle is stolen every five minutes and a vehicle is burglarized every 2.5 minutes; unfortunately, the City of Mansfield is not excluded from these statistics. The Police Department has applied and received funding from this grant program for the last nine years. Most recently in FY 20-21, the grant award received was \$300,000 to continue to operate a multi-agency task force that targets automobile thefts and burglaries. The Police Department will continue to be the managing agency with participation from the cities of Burleson, Kennedale, Midlothian, Alvarado, and the Tarrant County Constable Precinct 7. Additionally, the Task Force will provide law enforcement assistance related to the grant activities to all law enforcement agencies within Ellis and Johnson Counties.

The grant will fund personnel, travel, and supplies and operating expenses for FY 21-22. The grant will require a 20% cash match that will be shared with each participating law enforcement agency receiving grant funds.

Justification

N/A

Funding Source

Reimbursement grant from the Motor Vehicle Crime Prevention Authority through the Texas Department of Motor Vehicles Grant Program of the State of Texas through the Governor's Office.

Prepared By

Jessica Graves, Grant Manager

RESOLUTION NO. _____**A RESOLUTION AUTHORIZING THE CHIEF OF POLICE AND THE POLICE DEPARTMENT TO MAKE APPLICATION, RECEIVE, AND EXPEND GRANT FUNDING FROM THE TEXAS DEPARTMENT OF MOTOR VEHICLES MOTOR VEHICLE CRIME PREVENTION AUTHORITY TO CONTINUE A MULTI-AGENCY TASK FORCE**

WHEREAS, under the provisions of the Texas Revised Civil Statutes Article 4413(37) and Texas Administrative Code Title 43; Part 3; Chapter 57, entities are eligible to receive grants from the Motor Vehicle Crime Prevention Authority (MVCPA) to provide financial support to law enforcement agencies for economic automobile theft enforcement teams and to combat motor vehicle burglary in the jurisdiction; and,

WHEREAS, the City of Mansfield finds it in the best interest of the citizens to receive grant funding from a program which is funded by a \$4.00 annual assessment per insured vehicle per year; and,

WHEREAS, if awarded grant funds, this will be the 10th year since the inception of the Tri-County Auto Theft and Burglary Prevention Task Force (task force). The City of Mansfield, the Police Department, and the task force agrees to comply with all program rules as set out in the grant program guidelines; and,

WHEREAS, the City of Mansfield agrees that in the event of loss or misuse of the grant program funds, the City of Mansfield assures that the funds will be returned to MVCPA in full; and,

WHEREAS, the City of Mansfield designates Tracy Aaron (Chief of Police) as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency; and,

WHEREAS, the City Council desires to ratify and authorize the Police Chief and the police department to make application, receive, and expend the above mentioned grant allocation, if awarded.

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

SECTION 1.

The Chief of Police or designee is authorized to execute all documents and make application for obtaining state funds from MVCPA for FY 22. The city agrees to a 20% cash match which will be shared with each participating law enforcement agency receiving grant funding.

SECTION 2.

The Chief of Police or designee is authorized to receive and expend the grant funding, if awarded, by the Motor Vehicle Crime Prevention Authority for this grant program.

SECTION 3.

That Jim Harrell, Lieutenant, is designated as the Program Director and Bryan Rebel, Assistant Financial Officer, is designated as the Financial Officer for this grant.

PASSED AND APPROVED THIS THE 28TH DAY OF JUNE, 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4143

Agenda Date: 6/28/2021

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the June 14, 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 June 14, 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, June 14, 2021

5:00 PM

Council Chambers

REGULAR MEETING AMENDED AGENDA

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

Mayor Evans called the meeting to order at 5:00 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.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 5:02 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 5:09 p.m. Mayor Evans adjourned the executive session at 7:02 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

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

Land Acquisition for Future Development

Personnel Matters Pursuant to Section 551.074

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

Economic Development Project #21-20

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

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

Mayor Evans reconvened into regular business session at 7:09 p.m.

INVOCATION

Living Church Associate Pastor Whitney Barth gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Mike Leyman led the Pledge of Allegiance.

TEXAS PLEDGE

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

Council Member Casey Lewis led the Texas Pledge.

PRESENTATION

Chisholm Trail 100 Club's Life Saver Award to Mansfield PD

The Chisholm Trail 100 Club presented the Life Saver Award to three City of Mansfield first responders for their roles in saving the lives of two Mansfield residents. Police Chief Tracy Aaron made brief comments.

CITIZEN COMMENTS

Joel Bogar, 1108 Maverick Dr. - Mr. Bogar spoke regarding residents' frustrations with the South Pointe HOA.

Tyler Killman, 3024 Newsom Ridge - Mr. Killman spoke regarding residents' frustrations with the South Pointe HOA.

Mayor Evans recognized the following non-speakers:

Bob Kowalski, 4 Rivercrest Court - Mr. Kowalski indicated support for agenda items #21-4125 and #21-4126.

John Pressley, 1306 Brittany Lane - Mr. Pressley indicated support for agenda items #21-4125 and #21-4126.

Cynthia Pressley, 1306 Brittany Lane - Ms. Pressley indicated support for agenda

items #21-4125 and #21-4126.

Fletcher Dahman, 3010 Reese Park Drive - South Pointe HOA

Laura Dahman, 3010 Reese Park Drive - South Pointe HOA

Mike and Monica Topa, 2814 Green Circle Drive - South Pointe HOA

Myra Miller Castles, 119 N Main Street - Downtown Events

COUNCIL ANNOUNCEMENTS

Council Member Leyman had no announcements.

Council Member Short had no announcements.

Council Member Lewis had no announcements.

Mayor Pro Tem Tonore had no announcements.

Council Member Bounds had no announcements.

Council Member Broseh had no announcements.

Mayor Evans thanked the Mansfield Masonic Lodge, who celebrated their 150th anniversary recently, for inviting him to attend the celebration. Mayor Evans also read a letter he received from Mansfield resident Susan Ferguson, which detailed the Mansfield Police Department's successful efforts in finding her missing granddaughter.

SUB-COMMITTEE REPORTS

[21-4106](#)

Minutes - Approval of the May 26, 2021 Hotel/Motel Occupancy Tax Funds Policy and Allocation Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee) (Short, Evans, and Lewis)

Council Member Short stated those who attended the pre-application mandatory training meeting to receive HOT funds need to submit their application by July 15, 2021.

A motion was made by Council Member Short to approve the minutes of the May 26, 2021 Hotel/Motel Occupancy Tax Funds Policy and Allocation Sub-Committee Meeting as presented. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

Aye: 3 - Julie Short; Casey Lewis and Michael Evans

Nay: 0

Abstain: 0

Non-Voting: 4 - Larry Broseh; Mike Leyman; Todd Tonore and Tamera Bounds

[21-4107](#)

Minutes - Approval of the May 26, 2021 Election Integrity Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee) (Evans, Short, and Broseh)

A motion was made by Council Member Broseh to approve the minutes of the May 26, 2021 Election Integrity Sub-Committee Meeting as presented. Seconded by Council Member Short. The motion CARRIED by the following vote:

Aye: 3 - Larry Broseh; Julie Short and Michael Evans

Nay: 0

Abstain: 0

Non-Voting: 4 - Mike Leyman; Casey Lewis; Todd Tonore and Tamera Bounds

21-4108

Minutes - Approval of the June 1, 2021 Election Integrity Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee) (Evans, Short, and Broseh)

Mayor Evans and Council Members Broseh and Short made brief comments.

A motion was made by Council Member Short to approve the minutes of the June 1, 2021 Election Integrity Sub-Committee Meeting as presented. Seconded by Council Member Broseh. The motion CARRIED by the following vote:

Aye: 3 - Larry Broseh; Julie Short and Michael Evans

Nay: 0

Abstain: 0

Non-Voting: 4 - Mike Leyman; Casey Lewis; Todd Tonore and Tamera Bounds

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Director of Community Services Matt Young provided a brief update regarding the veterans memorial and the feasibility study for a new recreation center and library.

Historic Downtown Coordinator and Downtown Mansfield, Inc. Update - Nicolette Allen

Historic Downtown Coordinator Nicolette Allen introduced Justin Gilmore, who spoke regarding the partnering of downtown organizations to work under the umbrella of Downtown Mansfield, Inc. in order to further their cause.

Juneteenth Event Update - Theresa Cohagen

Director of Community Engagement Theresa Cohagen gave an update on the Juneteenth Event, which will be held June 19, 2021 at the MISD Center for the Performing Arts. Della Sapp and Terrell Douglas made brief comments, invited everyone to attend, and thanked the City for helping with the event.

Preliminary Budget Update - Troy Lestina

Director of Finance Troy Lestina provided a brief preliminary budget update and answered Council questions.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

There was no action taken.

CONSENT AGENDA

[21-4102](#)

Resolution - A Resolution Authorizing a Contract with the PALL Corporation to Migrate the VT SCADA Platform to the Microfiltration System at the Bud Ervin Water Treatment Plant for the Amount of \$46,739.90

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING A CONTRACT WITH THE PALL CORPORATION TO MIGRATE THE VT SCADA PLATFORM TO THE MICROFILTRATION SYSTEM AT THE BUD ERVIN WATER TREATMENT PLANT

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3754-21

[21-4117](#)

Resolution - A Resolution Authorizing an Engineering Services Agreement with Plummer Associates, Inc. to Identify Possible Sites for a Future Water Treatment Plant

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING A CONTRACT WITH PLUMMER AND ASSOCIATES, INC. TO IDENTIFY SITES FOR A FUTURE WATER TREATMENT PLANT

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3755-21

[21-4122](#)

Resolution - A Resolution Authorizing the City Manager to Enter into an Agreement with The Texas Department of Transportation - Fort Worth District for a Partial Waiver of the Local Match Funds Requirement for the Off-System Bridge Program (Walnut Creek Drive Bridge Replacement)

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

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION – FORT WORTH DISTRICT FOR A PARTIAL WAIVER OF THE LOCAL MATCH FUNDS REQUIREMENT FOR THE OFF-SYSTEM BRIDGE PROGRAM (WALNUT CREEK DRIVE BRIDGE REPLACEMENT)

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3756-21

[21-4123](#)

Resolution - A Resolution Authorizing a Change Order and Providing Additional Funds for Mansfield International Business Park Drainage, Water, Sanitary Sewer and Road Improvements with Jackson Construction, Ltd.

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

A RESOLUTION AUTHORIZING A CHANGE ORDER AND PROVIDING ADDITIONAL FUNDS FOR MANSFIELD INTERNATIONAL BUSINESS PARK DRAINAGE, WATER, SANITARY SEWER AND ROAD IMPROVEMENTS WITH JACKSON CONSTRUCTION, LTD.

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3757-21

[21-4124](#)

Resolution - A Resolution Authorizing an Engineering Services Agreement with Freese and Nichols, Inc. for the Water and Wastewater Regional Planning Assistance for an Amount not to Exceed \$123,000.00

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

A RESOLUTION AUTHORIZING AN ENGINEERING SERVICE AGREEMENT WITH FREESE AND NICHOLS INC FOR WATER AND WASTEWATER STRATEGIC REGIONAL PLANNING ASSISTANCE FOR AN AMOUNT NOT TO EXCEED \$123,000.00

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3758-21

[21-4132](#)

Resolution - A Resolution Authorizing an Interlocal Agreement Between the City of Mansfield and the North Central Texas Council of Governments for the Purpose of Making State Solid Waste Grants Funds Available to the City for the Purchase of an Environmental Education Vehicle

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

A RESOLUTION AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF MANSFIELD AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS FOR THE PURPOSE OF MAKING STATE SOLID WASTE GRANTS FUNDS AVAILABLE TO THE CITY FOR THE PURCHASE OF AN ENVIRONMENTAL EDUCATION VEHICLE

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3759-21

[21-4137](#)

Resolution - A Resolution Authorizing the City Manager to Initiate the Process of Placing a Municipal Setting Designation on the Properties of 1101 W. Broad St. and 204 S 6th Ave.

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

A RESOLUTION AUTHORIZING THE CITY MANAGER TO INITIATE THE PROCESS OF PLACING A MUNICIPAL SETTING DESIGNATION ON 1101 W BROAD ST. AND 204 S 6TH AVE. IN MANSFIELD, TEXAS

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3760-21

[21-4126](#)

Request For Special Event Permit: Pickle Cornhole Tournament

A motion was made by Council Member Lewis to approve the request for a special event permit. Seconded by Council Member Leyman. 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

[21-4127](#)

Request For Special Event Permit: King of the Corn

A motion was made by Council Member Lewis to approve the request for a special event permit. Seconded by Council Member Leyman. 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

[21-4128](#)

Request For Special Event Permit: Mansfield Swaperdays

A motion was made by Council Member Lewis to approve the request for a special event permit. Seconded by Council Member Leyman. 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

[21-4129](#)

Request For Special Event Permit: The Downtown Foodie Trail

A motion was made by Council Member Lewis to approve the request for a special event permit. Seconded by Council Member Leyman. 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

[21-4130](#)

Request For Special Event Permit: Juneteenth Celebration

A motion was made by Council Member Lewis to approve the request for a special event permit. Seconded by Council Member Leyman. 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

[21-4131](#)

Request For Special Event Permit: The Benefit Event

A motion was made by Council Member Lewis to approve the request for a special event permit. Seconded by Council Member Leyman. 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

[21-4109](#)

Minutes - Approval of the May 24, 2021 Regular City Council Meeting Minutes

A motion was made by Council Member Lewis to approve the minutes of the May 24, 2021 Regular City Council Meeting as presented. Seconded by Council Member Leyman. 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

21-4125

Discussion and Possible Action Considering the Approval of a Community Activation Grant Application by the Pickled Mansfield Society

Assistant to the City Manager Nicolette Allen presented the item and answered Council questions.

A motion was made by Council Member Bounds to approve the Community Activation Grant application. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

ADJOURN

A motion was made by Council Member Lewis to adjourn the meeting at 8:25 p.m. Seconded by Council Member Leyman. 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: 21-4140

Agenda Date: 6/28/2021

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Ordinance - Public Hearing and First Reading on an Ordinance Approving on a Zoning Change from SF-7.5/16 and SF-12/22 Single-Family Residential Districts to PD Planned Development District for Single-Family Residential Uses on Approximately 47.72 Acres out of the Arthur Gibson Survey, Abstract No. 302; Johnson County, Texas, Generally Located Approximately 1,650 Feet East of FM 917 and Approximately 2,700 Feet North of Bedford Road by Ben Luedtke on Behalf of M3 Ranch Development, Inc., Developer and M3 Ranch Land Investment, Owner (ZC#21-005)

Requested Action

To consider the subject zoning change request.

Recommendation

The Planning and Zoning Commission held a public hearing on June 7, 2021, and voted 4 to 0 (Commissioners Axen, Goodwin and Groll absent) to recommend approval. During the discussion, Commissioners Mainer and Weydeck stated that they would like more Type 2 lots in this development.

Description/History

Existing Use: Agricultural

Existing Zoning: SF-7.5/12 and SF-12/22

Surrounding Land Use & Zoning:

North: Vacant land and single-family residential, PD for M3 Ranch

South: Single-family residential, PR and PD for Birdsong

East: Vacant land and single-family residential, PD for M3 Ranch

West: Vacant land and single-family residential, PD for M3 Ranch

Thoroughfare Plan Specification:

Future street - minor collector (three-lane undivided)

Comments and Considerations

The applicant is requesting a PD for single-family residential uses to accommodate a 47.72 acre addition to the M3 Ranch community. The property is located on the south side of M3 Ranch and north of the Birdsong development. The tract was previously owned by the Watson family for agricultural uses and created a cutout in southern boundary of M3 Ranch.

The proposed PD follows the current M3 Ranch development standards and will share the same homeowners association. M3 Ranch South will contain 157 single-family residential lots as shown on Exhibit C-1. There will be no townhouse or commercial uses in M3 Ranch South.

The phasing of M3 Ranch South will be included with the rest of M3 Ranch. The north part of the extension will be developed with Phase 2 and the south part with Phase 3 as shown on Exhibit G. Minor changes will be made to the existing M3 Ranch in this area to provide connectivity to M3 Ranch South.

The development of M3 Ranch South will provide right-of-way for the continuation of a minor collector street along the southern boundary that serves both M3 Ranch and the Birdsong Addition shown on Exhibit C-2. Secondary trails and sidewalks from M3 Ranch will also connect to M3 Ranch South as shown on Exhibit D-1. A decorative entry into the neighborhood will be provided from the future minor collector street as shown on Exhibits F-1 and F-2.

Lot Types

The Lot Types selected for M3 Ranch South include Types 2, 3 and 4 (70s, 60s and 50s) following the same regulations as M3 Ranch. The bulk area standards for these single-family residential products are as follows:

	Type 2	Type 3	Type 4
Min. Floor Area (sq. ft.)	2,200	2,000	1,800
Min. Lot Area (sq. ft.)	8,400	7,200	6,000
Min. Lot Width	70'	60'	50'
Min. Lot Depth	120'	120'	120'
Min. Front Setback	25'	25'	25'
Min. Rear Setback	15'	15'	15'
Min. Interior Side Yard	5'	5'	5'
Min. Exterior Side Yard (adjacent to street)	15'	15'	15'
Max. Lot Coverage	55%	55%	55%
Max. Height	35'	35'	35'
Min. Masonry Percentage	80%	80%	80%

As in M3 Ranch, M3 Ranch South will comply with the residential architectural standards in Section 4600 of the Zoning Ordinance except where noted in the proposed development standards (Exhibit B, Section 8.2.B on page 6).

M3 Ranch South does not contain Type 1 (80' wide) or Type 5 (40' wide) lots. The Type 1 lots are primarily reserved to face M3 Ranch Road, the main spine road, and a collector street in Phase 5. Type 5 lots must be served by alleys and would not be suitable in the limit space. The lot types in M3 Ranch immediately adjacent to the subject property are Type 4 (50' wide) to the west and Type 2 (70' wide) to the north. To the east are open space lots and a pipeline easement.

In proportion, the mid-sized lots (Types 3 and 4) are about 66% of the total number of lots

(1,571 lots) in M3 Ranch. In M3 Ranch South, the mid-sized lots (Type 3) are 66% of the total (157 lots). By individual Lot Type, the percentages are as follows:

Lot Type M3 Ranch (1,571 lots) M3 Ranch South (157 lots)

Type 1	7%	0%
Type 2	17%	6%
Type 3	30%	66%
Type 4	36%	27%
Type 5	10%	0%

Drill Site

There is one drill site with two gas wells on the property and several easements to accommodate pipelines. As shown on Exhibit C-1, the residential lots around these facilities are situated outside the drill site boundaries and no part of the pipeline easements will be located on the residential lots. As in M3 Ranch, M3 Ranch South also mandates a minimum 250-foot setback for houses from a wellhead. The minimum setback for a house in the International Fire Code is 100 feet from a wellhead.

The drill site and pipelines are contained in open space lots maintained by the homeowners' association. The consent of the gas well operator will be required for any change to the surface area of the drill sites, access roads, and screening, and of the pipeline operators regarding street crossings. Drill site screening will match the screening of the other drill sites in M3 Ranch.

Summary

The M3 Ranch South PD regulations are compatible with the existing M3 Ranch and will allow the extension to share the same homeowners association. Additionally, inclusion of this property creates a more cohesive development pattern and better connectivity along the southern boundary of M3 Ranch.

Justification

See information above.

Funding Source

Not applicable.

Prepared by

Art Wright
Planner II
817-276-4226

Attachments

Maps and supporting information
Ordinance
Exhibits A through G

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 155 OF THE CODE OF ORDINANCES, "ZONING," OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY RESIDENTIAL USES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

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 Chapter 155 of Code of Ordinances, "Zoning," 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 Chapter 155 of the Code of Ordinances, "Zoning," and Zoning Map should be amended.

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

SECTION 1.

That Chapter 155 of the Code of Ordinances, "Zoning" 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 Exhibit "B" attached hereto and made a part hereof for all purposes.

SECTION 3.

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

SECTION 4.

That the above described properties shall be used only in the manner and for the purposes provided for in the Chapter 155 of the Code of Ordinances, "Zoning," 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 Chapter 155 of the Code of Ordinances, "Zoning," as a whole.

SECTION 6.

Any person, firm or corporation violating any of the provisions of this ordinance or Chapter 155 of the Code of Ordinances, "Zoning," as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7.

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

FIRST READING APPROVED ON THE 28TH DAY OF JUNE, 2021.

DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 12TH DAY OF JULY, 2021.

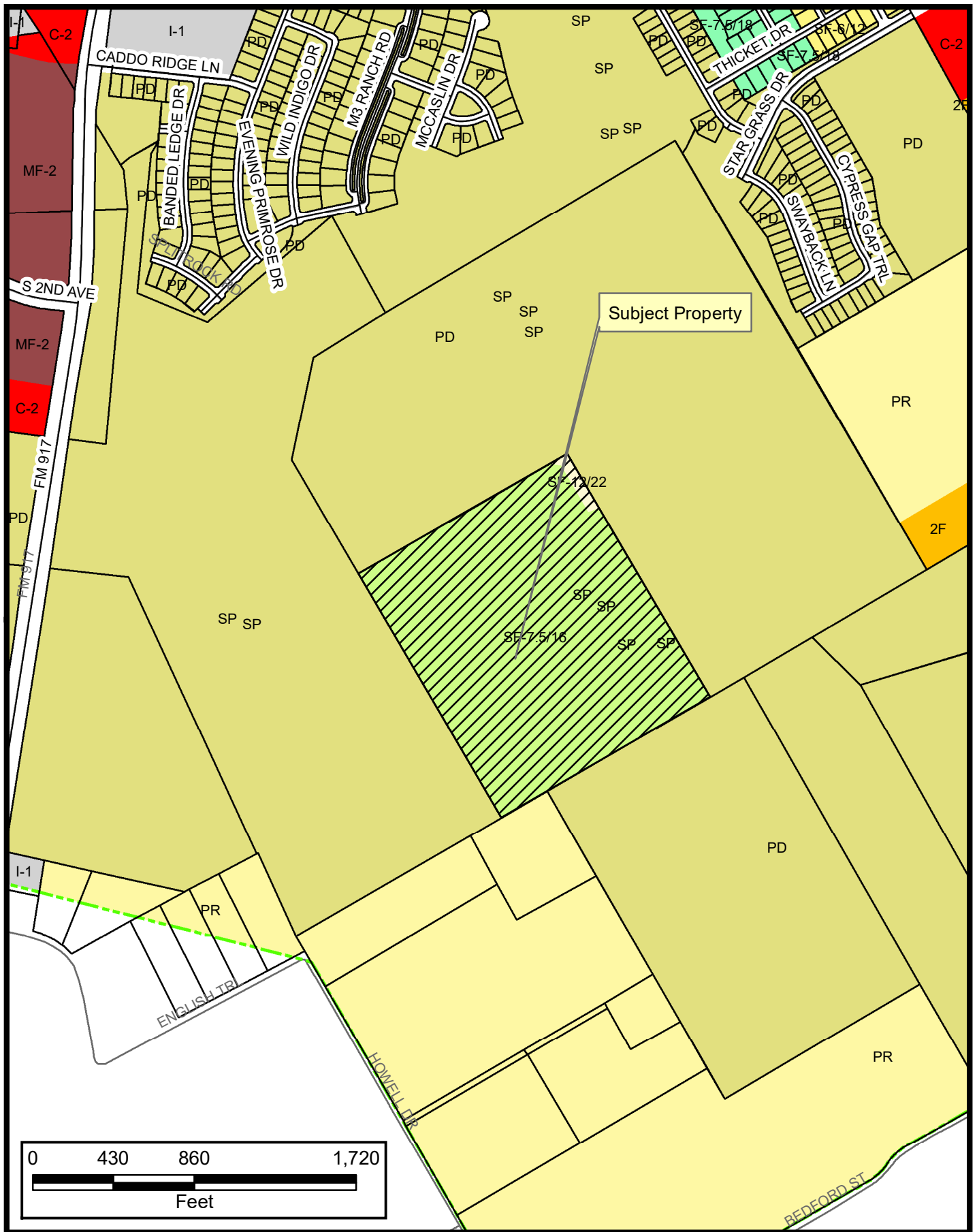
Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

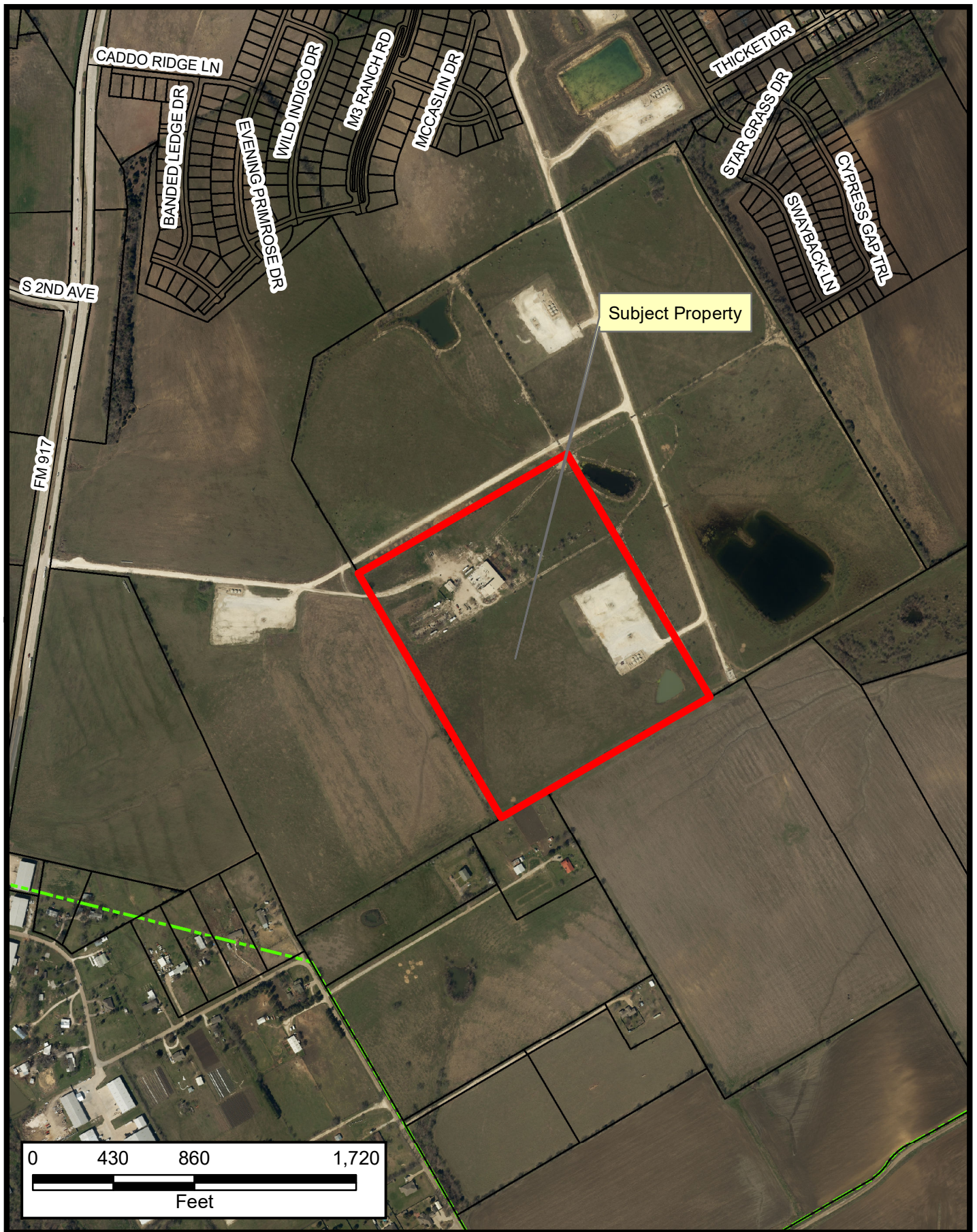
Allen Taylor, City Attorney



ZC#21-005

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.

5/13/2021



ZC#21-005

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.

5/13/2021

Property Owner Notification for ZC#21-005

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
A BEDFORD	TR 1A	EDWARDS BRUCE K ETUX CYNTHIA	2505 HOWELL	VENUS, TX	76084
A BEDFORD	TR 1A	EDWARDS BRUCE K ETUX CYNTHIA	2505 HOWELL	VENUS, TX	76084
A BEDFORD	TR 1B	BERRY PAUL A ETUX JENNIFER F	2507 HOWELL DR	VENUS, TX	76084-3274
A BENFORD	TR 5	FIRST TEXAS HOMES INC	500 CRESCENT CT STE 350	DALLAS, TX	75201
A GIBSON	TR 2	M3 RANCH LAND INVESTMENT LTD	3001 KNOX ST STE 207	DALLAS, TX	75205
A GIBSON	TR 2A	SET BACK PARTNERS	100 N MITCHELL RD	MANSFIELD, TX	76063
J C GUEST	TR 5 (5) 1 (1)	SETBACK PARTNERS	100 N MITCHELL RD	MANSFIELD, TX	76063

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Exhibit A

EXHIBIT "A" ZONING DESCRIPTION 47.715 ACRES

BEING A 47.715 ACRE TRACT OF LAND SITUATED IN THE ARTHUR GIBSON SURVEY, ABSTRACT NO. 302, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND BEING THAT TRACT OF LAND DESCRIBED TO M3 RANCH LAND INVESTMENT, LTD, BY DEED RECORDED IN COUNTY CLERK FILE No. 2019-30829, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS. SAID 47.715 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID M3 RANCH TRACT AND BEING THE SOUTHERN-MOST SOUTHWESTERLY CORNER OF A TRACT OF LAND DESCRIBED TO SET BACK PARTNERS, LTD. BY DEED RECORDED IN BOOK 2207, PAGE 816, OF SAID OFFICIAL PUBLIC RECORDS, AND BEING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED TO FIRST TEXAS HOMES, INC., BY DEED RECORDED IN COUNTY CLERK FILE No. 2019-571, OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE COMMON CORNER OF SAID SET BACK TRACT AND A TRACT OF LAND DESCRIBED TO MANSFIELD INDEPENDENT SCHOOL DISTRICT, BY DEED RECORDED IN BOOK 857, PAGE 272, OF SAID OFFICIAL PUBLIC RECORDS, BEARS NORTH 59°50'23" EAST, DISTANCE OF 1,263.81 FEET;

THENCE, SOUTH 60°02'45" WEST, WITH THE SOUTHEAST LINE OF SAID M3 RANCH TRACT, A DISTANCE OF 1,384.43 FEET TO A 4-INCH METAL POST FOUND FOR THE SOUTHWEST CORNER OF SAID M3 RANCH TRACT;

THENCE NORTH 30°14'12" WEST, WITH THE WESTERLY LINE OF SAID M3 RANCH TRACT, A DISTANCE OF 1,499.16 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

THENCE NORTH 59°52'23" EAST, WITH THE NORTHERLY LINE OF SAID M3 RANCH TRACT, A DISTANCE OF 1,384.58 FEET TO A MAG NAIL WITH SHINER STAMPED "JACOBS" FOUND FOR CORNER;

THENCE SOUTH 30°13'48" EAST, WITH THE EASTERLY LINE OF SAID M3 RANCH TRACT, A DISTANCE OF 1,503.34 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 2,078,475 SQUARE FEET OR 47.715 ACRES OF LAND.


Aaron C. Brown, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6702
LJA Surveying, Inc.
3017 West 7th Street, Suite 300
Fort Worth, Texas 76107
682-747-0800
TBPELS Firm No. 10194540

April 2, 2021



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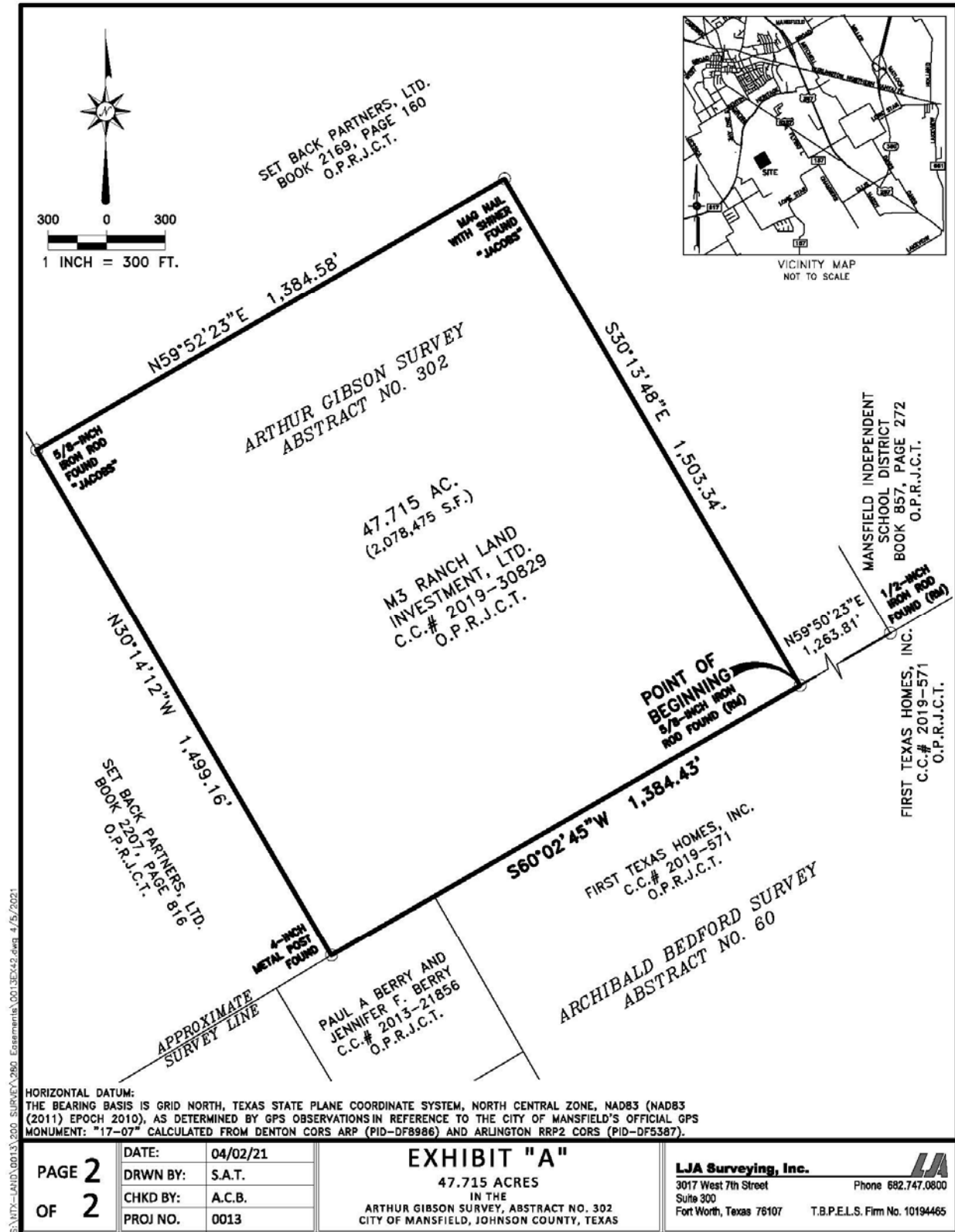


Exhibit B

M3 Ranch South Planned Development District Standards

SECTION 1. PURPOSE AND INTENT

M3 Ranch South is a 47.7-acre tract that is surrounded on 3 sides by M3 Ranch South which is an existing master-planned mixed-use community. The M3 Ranch South tract is intended to serve as an extension of the M3 Ranch development with the inclusion of a mixture of single-family residential housing options as well as open spaces.

The housing types and building design standards for any particular area shall be controlled by the regulations applicable to the pertinent districts delineated on the M3 Ranch South Development Plan.

The purpose and intent of this Planned Development District is also illustrated through the exhibits. In the event of a conflict between the written text and the illustrations, the written text contained herein shall control.

SECTION 2. DEFINITIONS

For the purposes of these regulations, the definitions and rules of construction found in Article 2 of the City of Mansfield's Zoning Ordinance, and any future amendments thereof, apply to development in M3 Ranch South. The terms defined below are specific to M3 Ranch South.

1. **Architectural Review Committee:** means the Architectural Review Committee created in the M3 Ranch South Covenants, Conditions and Restrictions (CC&Rs).
2. **M3 Ranch South Development Plan:** means Exhibit C-1 of these PD regulations that establish and delineate the boundaries of M3 Ranch South as well as land use sub-districts.
3. **Masonry:** means the following finishes: brick, stone, or man-made stone.
4. **Residential Product:** means the different varieties of residential lots that can be constructed in M3 Ranch South.

SECTION 3. APPLICABILITY AND RULES OF CONSTRUCTION

1. All development on land located within the boundaries of M3 Ranch South must adhere to the rules and regulations set forth in these M3 Ranch South Planned Development District Standards. All development plans recorded hereunder shall limit and control all building permits.
2. Except as provided by these M3 Ranch South Planned Development District Standards, development within M3 Ranch South is governed by the applicable City regulations. In the event of any conflict or inconsistency between these M3 Ranch South Planned Development District Standards and the applicable City regulations, the terms and provisions, of these M3 Ranch South Planned Development District Standards shall control.
3. The proposed development will be in complete accordance with the provisions of the approved Planned Development District and that all approved Development Plans shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

SECTION 4. CREATION OF DISTRICTS

1. Residential District (R)

Any of the following products are allowable within the Residential District in accordance with the M3 Ranch South Planned Development District Standards. The Residential Districts are shown on Exhibit C-1.

A. Residential Product 2

Residential Product 2 is established for areas of low-density residential use and associated uses. The minimum lot size for the Residential Product 2 is 8,400 square feet.

B. Residential Product 3

Residential Product 3 is established for single-family residential purposes and associated uses on lots with a minimum area of 7,200 square feet.

C. Residential Product 4

Residential Product 4 is established for single-family residential purposes and associated uses on lots with a minimum area of 6,000 square feet.

SECTION 5. PERMITTED USES

1. **Residential District.** The permitted uses in the Residential District shall be single-family detached dwelling units as described in Section 4.1 of the M3 Ranch South Planned Development District Standards.

SECTION 6. BULK STANDARDS

1) Residential District

Development within the Residential District must comply with the following development standards table.

Detached Residential Products

Products	Min. Lot Area (sq. ft.)	Min. Floor Area (sq. ft.)	Max. Lot Coverage	Min. Lot Width (feet)	Min. Lot Depth (feet)	Min. Front Yard (feet)	Min. Interior Side Yard (feet)	Min. Exterior Side Yard (feet)	Min. Rear Yard (feet)	Max. Height (feet)
2	8,400	2,200	55%	70	120	25	5	15	15	35
3	7,200	2,000	55%	60	120	25	5	15	15	35
4	6,000	1,800	55%	50	120	25	5	15	15	35

No additional side yard is required for units with more than one story.

Corner lots must be at least 10-feet wider than the minimum lot width for the product type.

SECTION 7. RELATIONSHIP TO SUBDIVISION STANDARDS

1. Unless specifically addressed in these regulations, the Subdivision Regulations for the City of Mansfield will govern the subdivision of land and construction of public improvements in M3 Ranch South.
2. Non-standard street sections must be approved by the City Engineer.
3. Any approved preliminary or final plat must substantially conform to the applicable approved Development Plan.
4. Maximum block lengths will be 1,200 ft.

SECTION 8. GENERAL DESIGN STANDARDS

1. M3 Ranch South Covenants, Conditions and Restrictions

A. In General.

The General Design Standards in this section must be read in conjunction with the M3 Ranch Covenants, Conditions and Restrictions (M3 Ranch CC&R's) which will be expanded to include the M3 Ranch South area. The City of Mansfield is not responsible for the enforcement of the M3 Ranch CC&R's.

B. Mandatory Owners Association.

A mandatory owners association will be responsible for the maintenance of the private amenities and common areas including but not limited to screening walls and fences, including the parkway between a screening wall or fence and the street; landscaping; roundabouts, medians, amenity centers, enhanced entryway features including monuments, signage and any non-standard pavement, and alleys. The owners' association and associated documents shall be filed in accordance with the City of Mansfield policies. These documents must be reviewed by the City Attorney prior to filing the final plat. The documents shall be filed with the final plat at Tarrant County when deemed necessary by the attorney. The documents shall be submitted in a timely manner to allow for a minimum 60 days review. Failure to submit the documents or incomplete documents may result in a delay of construction, acceptance of the subdivision or delay in approval of a building permit. The City does not accept the responsibility for any delays in construction, approval or acceptance of the subdivision caused by the failure to submit the association documents or the inaccuracy of the documents.

2. General Residential Planning Standards

A. Except as provided, single family structures in the Residential District must comply with exterior construction materials in Section 4600(C) and Architectural Attributes in Section 4600(D).

B. Notwithstanding any provision of Section 4600(D) to the contrary,

(i) For lots with a lot width equal to 70 feet or greater,

- (a) A minimum of 20 percent of such lots shall contain a J-Swing or side entry orientation of the garage door.
 - Type 1 lots fronting onto street type C-1 will not constitute as houses necessary to meet the 20% J-swing requirement. J-swing products will be distributed throughout the development.

(b) All other such lots may have front entry garage door orientation.

(ii) All lots with lot width less than 70 feet may have front entry garage door orientation.

3. **Public Utilities**

All public utilities in the M3 Ranch South PD District must be installed in accordance with the City of Mansfield Zoning and Subdivision Ordinances, and any future amendments thereof.

4. **Transportation Network**

A. Street Connectivity and Open Space

1. All streets shall provide accessible sidewalks or trails as shown on Exhibit C-3.
2. Trails and open space must comply with the general location and amount of trail and open space shown in the Open Space and Trail Plan Exhibits.
3. Neighborhood access to open space must be accommodated in the design of the transportation network.
4. All sidewalks shall have a minimum width of five (5) feet or wider as depicted on Exhibit D-1.
5. Streets must be constructed in compliance with the Exhibit C-3.

B. Intersections

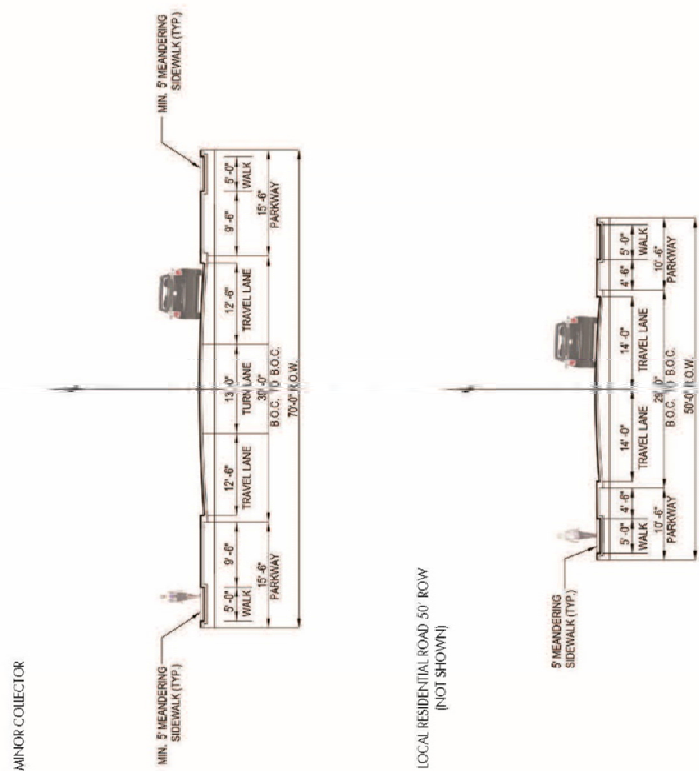
1. Design elements, which may be incorporated where feasible in the specific intersection design, include wide crosswalk striping, special paving treatments, and median “refuge islands,” and sidewalk bulb-outs and must be approved by the City Engineer.
6. **Parking.** Parking must comply with the City of Mansfield zoning ordinance, as amended.
 7. **Setback from Gas Wellhead.** All houses will be setback at least 250 feet from a natural gas wellhead.
 8. **Landscaping.** Except as provided herein, landscaping and screening must comply with the City of Mansfield zoning ordinance, as amended.
 - A. Screening must be provided in the character of materials and style as shown on the Neighborhood Entry and Lot Screening Exhibits.
 - B. Lots 50-feet in width or wider must provide two trees with a minimum diameter of 3.5 inches. At least one tree must be planted in the front yard. These trees are to be specified by developer but installed by builder and are to be consistent with other landscape trees along the thoroughfare.
 - C. Trees and shrubs must be selected from the Recommended Plat List in Section 7300 of the City of Mansfield Zoning Ordinance.

9. **Signage.** Except as provided herein, signage must comply with the City of Mansfield zoning ordinance, as amended.
 - A. Entry signage for the main entry points into the M3 Ranch South Development and entry signage at the entry points on residential street must be generally provided in the character illustrated in the Entry Features and Signage Exhibits.
 - B. Subdivision Entrance Signs may be lighted.
10. **Accessory structures.** Accessory structures on residential lots must comply with City of Mansfield Zoning Ordinance, as amended, except that accessory structures on lots of less than 6,000 square feet in area shall be limited to a maximum of 120 area square feet.
11. **Recreation Amenities in the Residential Neighborhoods.** M3 Ranch South will have access and utilize the Recreation Amenities being provided in M3 Ranch.
12. **Gas Pad Screening.** All paved areas within gas pad sites will be screened with the following:
 - A. An ornamental metal fence at least eight (8) feet in height
 - B. A metal gate at least eight feet in height at any access road leading into the gas pad site.
 - C. A double row of dense evergreen plantings, each row staggered, to form a solid screen that is at least eight (8) feet tall at the time of planting. The evergreen plantings may be located inside the fence (within 5 ft) if there is no room to plant the evergreen plantings outside of the fence.
 - D. If a berm is provided (at a minimum of (2) two feet in height) in the location of the evergreen shrubs, the height of the evergreen shrubs may be reduced to a minimum of six (6) feet in height at the time of planting.
 - E. The evergreen shrubs must be from the city's approved plant list.
 - F. The landscaping must be installed on a permanent irrigation system.

Exhibit C-1: M3 Ranch South Master Plan

Exhibit C-2: Thoroughfare Plan

Exhibit C-3: Thoroughfare Street Section



THIS PLAN AND THE DESIGNS DIRECTED ARE CONCEPTUAL IN NATURE AND ARE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE.


HANOVER PROPERTY COMPANY
 3001 KNOX STREET, SUITE 207
 DALLAS, TX 75308
 P: 214-445-2200 | F: 214-445-2261

THOROUGHFARE STREET SECTION : EXHIBIT C-3
 M3 RANCH SOUTH | MANSFIELD, TEXAS

AP 201 091 0005 - 2001 NORTH LAMAR STREET | SUITE 1000
 DALLAS, TX 75308
 P: 817-491-3844
 MESA

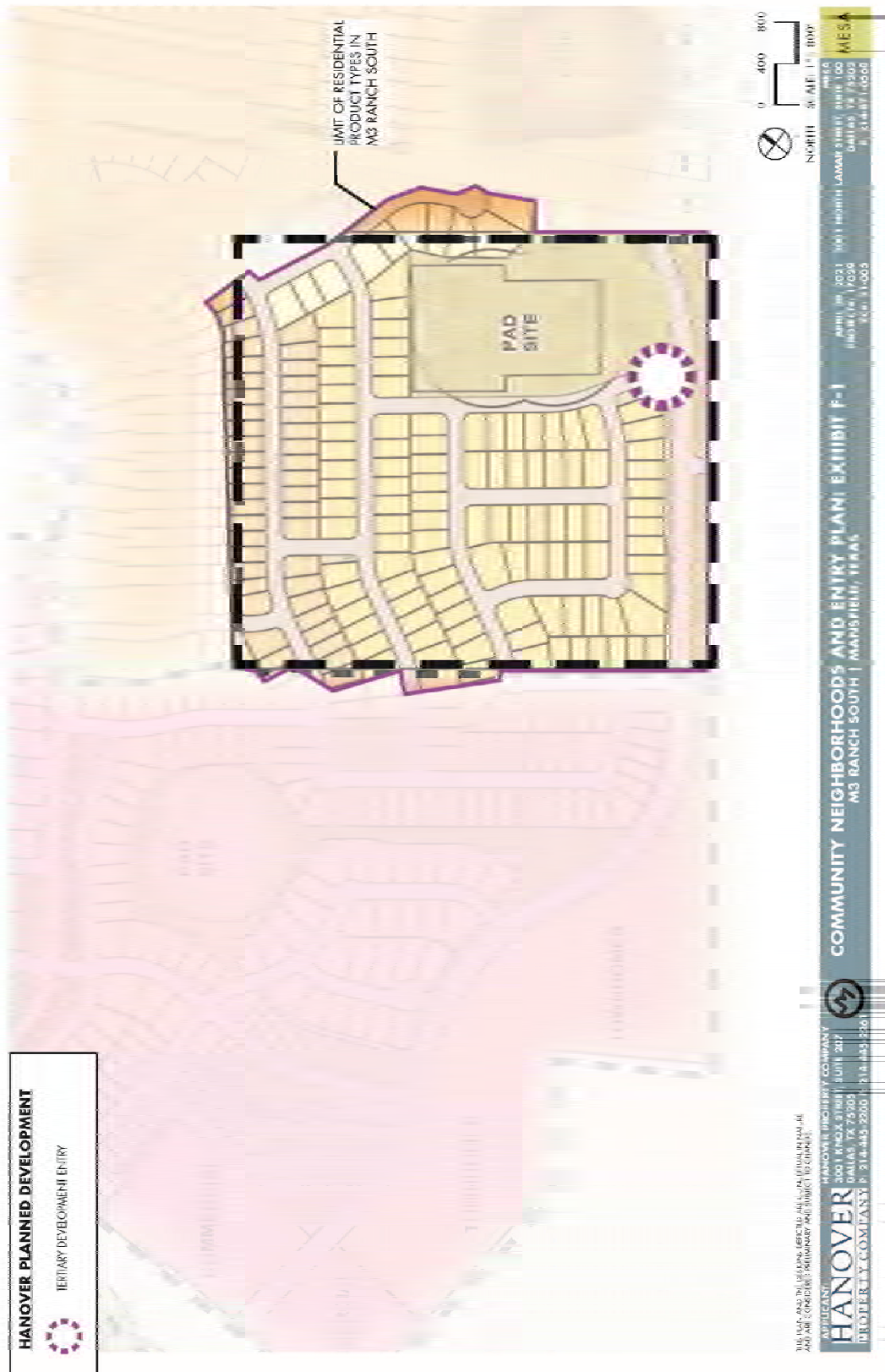
C-4 Context Map



D-1 Trails and Open Space Plan



F-1 Community Neighborhoods and Entry Plan

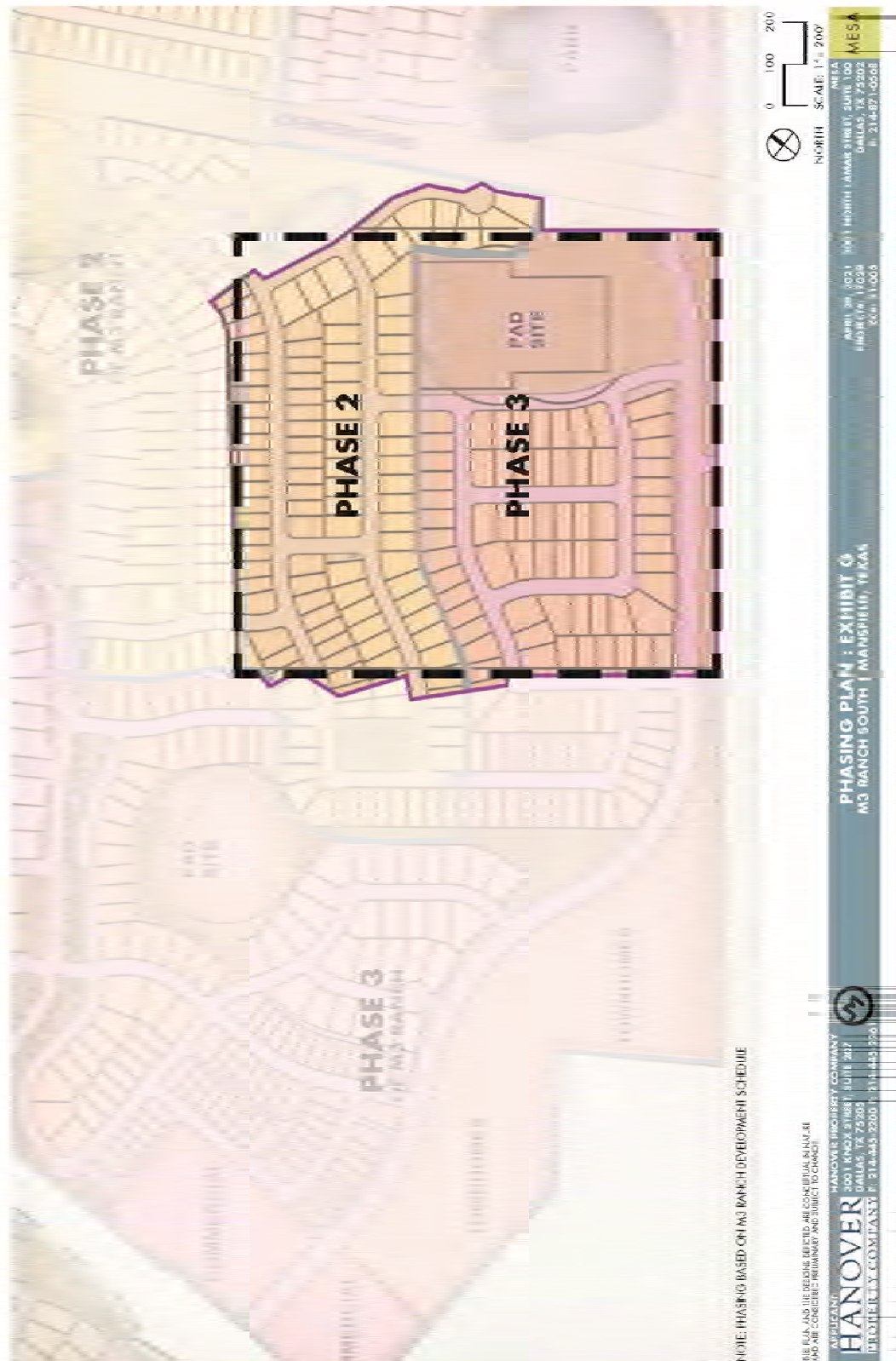


F-2 Development Entry



F-3 Screening Options



Exhibit G: Phasing Plan



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4142

Agenda Date: 6/28/2021

Version: 2

Status: New Business

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Ordinance - Consideration of an Ordinance Requesting the Abandonment of a Portion of House Road Right-of-Way Relating to the Watson Branch Phase One Addition to R.C.M. Watson Branch Partners, LP and Mouser Electronics, Inc., and Reserving a Public Utility Easement

Requested Action

To consider the subject right-of-way abandonment.

Recommendation

The Engineering Staff recommends the approval of the request to abandon the right-of-way relating to the Watson Branch Phase One Addition to R.C.M. Watson Branch Partners, LP and Mouser Electronics, Inc., with the reservation of a Public Utility Easement

Description/History

The Watson Branch residential subdivision is being proposed on property north of Mouser Way and east of House Rd. This development has adequate access and does not require access to the north-south section of House Rd. The eastern portion of the right-of-way will be abandoned to R.C.M. Watson Branch Partners and will be utilized for residential lots within the Watson Branch subdivision. The existing asphalt roadway will be removed with the subdivision's construction. The existing public water line on the east side of the road will be abandoned as well with the subdivision's construction. The existing overhead electric line will be relocated to the west side of House Rd. as described below. A public utility easement is being reserved to accommodate the existing overhead electric line until it is relocated. This development will also construct a turnaround on the east end of the remaining east-west section of House Rd. until connection is made into Watson Branch with the construction of Phase Two.

The property on the west side of House Rd. is owned by Mouser Electronics and also no longer needs access to the north-south section of House Rd. The western portion of right-of-way will be abandoned to Mouser Electronics, Inc., with the reservation of a public utility easement to accommodate the relocation of the overhead electric line currently located on the east side of House Road.

Justification

The abutting property owners and the City of Mansfield no longer need the subject portion of House Road to function as a public street. The City's public infrastructure within the right-of-way will be abandoned and the City does not anticipate needing this right-of-way in the future. This abandonment will allow these properties to make use of the right-of-way maximizing its value. This will also eliminate any future roadway maintenance needs.

Funding Source

No Funding Necessary

Prepared By

Mohammed Howlader, Project Manager, Engineering Department, 817-276-4295

ORDINANCE NO. _____

AN ORDINANCE VACATING AND ABANDONING A PORTION OF RIGHT-OF-WAY ALONG HOUSE ROAD, AND RESERVING A PUBLIC UTILITY EASEMENT, DECLARING THAT SUCH PROPERTY IS UNNECESSARY FOR USE BY THE PUBLIC; AUTHORIZING THE MAYOR OF THE CITY OF MANSFIELD, TEXAS, TO EXECUTE QUITCLAIM DEEDS RELEASING PUBLIC OWNERSHIP INTEREST OR CONTROL OF SAID RIGHT-OF-WAY; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the City Council of the City of Mansfield, Texas, after careful study and consideration, has determined that a certain portion of right-of-way along House Road in the City of Mansfield, Tarrant County, Texas, hereinafter more specifically described, is not being used by, nor useful or convenient to the public in general; therefore, it constitutes a public charge without a corresponding public benefit, and the public would be better served and benefited by its vacation and abandonment. Said right-of-way is described in Exhibits "A" and "B" attached hereto and made a part hereof for all purposes; and,

WHEREAS, in order to remove any question as to the continued interest or ownership of the public in said right-of-way, the City desires to execute Quit Claim Deeds releasing all title, ownership and control in said right-of-way to the owner or owners of the abutting properties.

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

SECTION 1.

The portion of the right-of-way, as described hereinabove, is not being used by, nor useful or convenient to the public in general. It constitutes a public charge without a corresponding benefit, and the public would be better served and benefited by its vacation and abandonment. Accordingly, the above described portion of the right-of-way in the City of Mansfield, Tarrant County, Texas, is hereby vacated and abandoned subject to reservation of the public utility easement as public property and such area so abandoned shall revert in fee simple to the owner of the abutting property.

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

DULY PASSED ON THE FIRST AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS THE 28TH DAY OF JUNE, 2021.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY

Allen Taylor, City Attorney



EXHIBIT "A"
Utility Easement
Right-of-Way Abandonment and Reservation of Public Utility Easement
0.177 Acres or 7,704 Square Feet

Being all that certain lot, tract or parcel of land situated in the S. S. Callender Survey, Abstract Number 359, City of Mansfield, Tarrant County, Texas, being part of House Road and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found on the northeast right-of-way line of House Road (variable width R.O.W.), being at an angle point in the southwest line of that certain called 4.767 acre tract of land described in deed to RCM Watson Branch Partners, LP recorded in Instrument D220192820 of the Real Property Records of Tarrant County, Texas;

THENCE S 30°03'32" E, along the southwest line of said 4.767 acre tract and the east right-of-way line of House Road, passing the northeast corner of a right-of-way tract described in deed to the City of Mansfield recorded in Instrument D216072308 of the Real Property Records of Tarrant County, Texas, a total distance of 476.00 feet, to a 1/2" capped iron rod (Brittain & Crawford) found;

THENCE N 59°57'20" E, 13.08 feet, continuing along said property and right-of-way line, to a 1/2" iron rod found;

THENCE S 29°47'50" E, 87.01 feet, continuing along said line, to a 1/2" iron rod found;

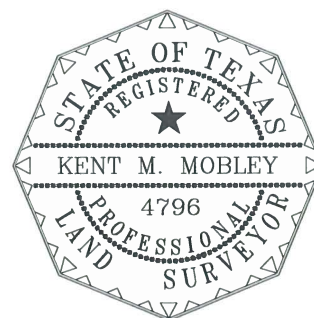
THENCE S 75°44'20" E, 21.32 feet, continuing along said line, to a 1/2" capped iron rod (G&A) set on the northwest right-of-way line of Mouser Way (variable width R.O.W.);

THENCE S 59°43'32" W, 38.43 feet, along said Mouser Way right-of-way line, to a 1/2" capped iron rod (G&A) set;

THENCE N 30°03'32" W, along the centerline of House Road, passing the northwest corner of said right-of-way and continuing a total distance of 618.06 feet to a 1/2" capped iron rod (G&A) set on the southwest line of said 4.767 acre tract;

THENCE S 44°45'48" E, 41.37 feet, along said line and along the existing right-of-way line of House Road, to the POINT OF BEGINNING and containing approximately 0.177 acres or 7,704 square feet of land.

Kent M. Mobley 6-22-2021
Kent M. Mobley, RPLS
Texas Registration No. 4796



Bearings herein are referred to the Texas Coordinate System, North Central Zone, No. 4202, NAD '83.

RCM WATSON BRANCH
PARTNERS L.P.
D220192823
D.R.T.C.T.

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 30°03'32" E	476.00'
L2	N 59°57'20" E	13.08'
L3	S 29°47'50" E	87.01'
L4	S 75°44'20" E	21.32'
L5	S 59°43'32" W	38.43'
L6	N 30°03'32" W	618.06'
L7	S 44°45'48" E	41.37'

R.C.M. WATSON BRANCH PARTNERS LP
D220192820
D.R.T.C.T.

R.O.W. ABANDONMENT
AND RESERVATION OF
PUBLIC UTILITY EASEMENT
0.177 ACRES
7,704 SQ. FT.

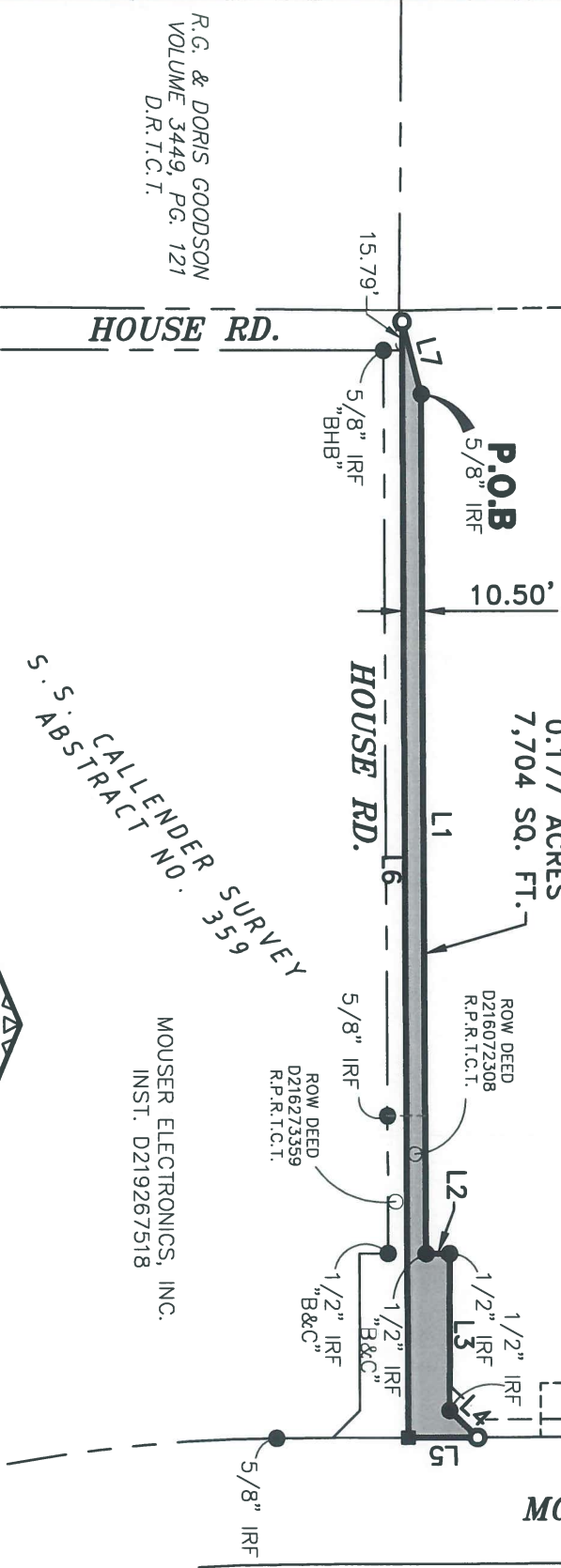
MOUSER WAY

LOT 1R1, BLOCK 1
ELECTRONICS ADDITION
PLAT D214164756
CAB. A, SLIDE 11198
D.R.T.C.T.

R.G. & DORIS GOODSON
VOLUME 3449, PG. 121
D.R.T.C.T.

S.S. CALLENDER SURVEY
359
ABSTRACT NO.

MOUSER ELECTRONICS, INC.
INST. D219267518



LEGEND:

- = R.O.W. ABANDONMENT AND RESERVATION OF PUBLIC UTILITY EASEMENT
- = POINT OF BEGINNING
- = POINT OF COMMENCEMENT
- = DEED RECORDS TARRANT COUNTY TEXAS
- = MONUMENT FOUND
- = 'X' SET

NOTE:
THE BEARINGS & COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NO. 4202 NAD '83.



KENT M. MOBLEY
R.P.L.S. NO. 4796

1378ROWABND1	6-22-2021
<p>Grantham & Associates, Inc. Civil Engineering & Surveying</p> <p>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)</p>	
<p>HOUSE ROAD ROW ABANDONMENT AND RESERVATION OF PUBLIC UTILITY EASEMENT R.C.M. WATSON BRANCH PARTNERS LP</p> <p>EXHIBIT "A" PAGE 2 OF 2</p>	
<p>TARRANT COUNTY, TEXAS</p>	

EXHIBIT "B"
 Right-of-Way Abandonment and Reservation of Public Utility Easement
 Part of House Road
 0.187 Acres or 8,126 Square Feet

Being all that certain lot, tract or parcel of land situated in the S. S. Callender Survey, Abstract Number 359, City of Mansfield, Tarrant County, Texas, being part of House Road and being more particularly described as follows:

BEGINNING at a 5/8" capped iron rod (BHB) found at the northeast corner of the certain called 7.043 acre tract of land described in deed to Mouser Electronics, Inc. recorded in Instrument D219267518 of the Real Property Records of Tarrant County, Texas, said point being on the westerly right-of-way line of House Road at an angle point therein;

THENCE N 60°05'37" E, 10.53 feet, to the centerline of House Road;

THENCE S 30°03'32" E, along the centerline of House Road, passing at 500.11 feet the northeast corner of a right-of-way dedication recorded in Instrument D216273359 of said Real Property Records and continuing a total distance of 602.27 feet, to an "X" set in concrete on the northwest right-of-way line of Mouser Way (variable width R.O.W.);

THENCE S 59°53'00" W, 41.97 feet, continuing along said dedication, to a 1/2" capped iron rod (G&A) set;

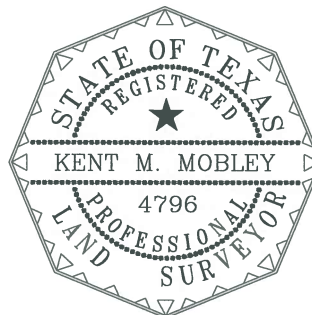
THENCE N 14°51'25" E, 21.50 feet, continuing along said dedication, to a 1/2" capped iron rod (G&A) set;

THENCE N 29°53'21" W, 87.04 feet, continuing along said dedication, to a 1/2" capped iron rod (G&A) set;

THENCE N 60°06'39" E, 15.93 feet, continuing along said dedication, to a 1/2" capped iron (Brittain & Crawford) found;

THENCE N 30°02'59" W, continuing along said dedication, at 76.29 feet, passing a 5/8" iron rod found at the northeast corner thereof and continuing a total distance of 500.12 feet, to the POINT OF BEGINNING and containing approximately 0.187 acres or 8,126 square feet of land.

Kent M. Mobley 6-22-2021
 Kent M. Mobley, RPLS
 Texas Registration No. 4796



Bearings herein are referred to the Texas Coordinate System, North Central Zone, No. 4202, NAD '83.

RCM WATSON BRANCH
PARTNERS L.P.
D220192823
D.R.T.C.T.

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 60°05'37" E	10.53'
L2	S 30°03'32" E	602.27'
L3	S 59°53'00" W	41.97'
L4	N 14°51'25" E	21.50'
L5	N 29°53'21" W	87.04'
L6	N 60°06'39" E	15.93'
L7	N 30°02'59" W	500.12'

S.S. CALLENDER SURVEY
NO. 359

R.C.M. WATSON BRANCH PARTNERS LP
D220192820
D.R.T.C.T.

30"x30" DRAINAGE
EASEMENT
CC #D216072310
O.P.R.T.C.T.

MOUSER WAY

LOT 1R1, BLOCK 1
ELECTRONICS ADDITION
PLAT D214164756
CAB. A, SLIDE 11198
D.R.T.C.T.



HOUSE RD.

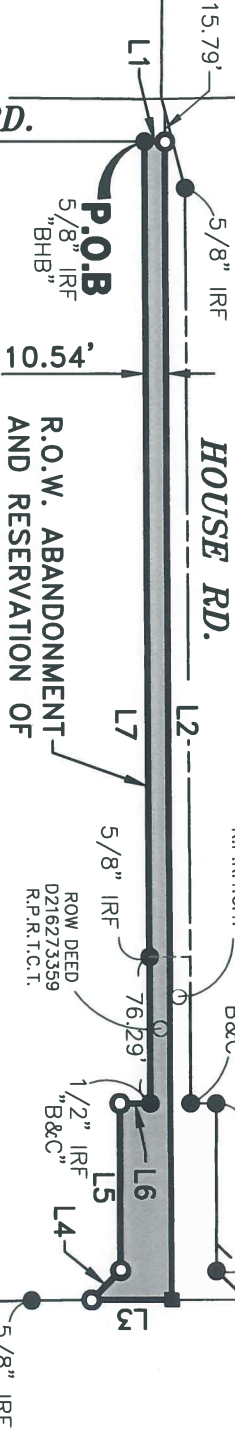
HOUSE RD.

R.O.W. ABANDONMENT
AND RESERVATION OF
PUBLIC UTILITY EASEMENT
0.187 ACRES
8,126 SQ. FT.

CHARLES MILLER
375 COUNTY RD. 4225

MOUSER ELECTRONICS, INC.
INST. D219267518

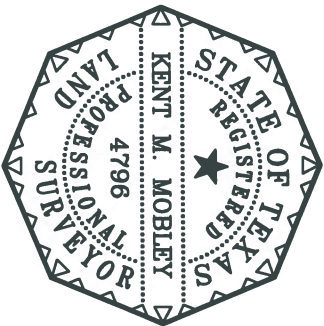
R.G. & DORIS GOODSON
VOLUME 3449, PG. 121
D.R.T.C.T.



LEGEND:

- = R.O.W. ABANDONMENT AND RESERVATION OF PUBLIC UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- D.R.T.C.T. = DEED RECORDS TARRANT COUNTY TEXAS
- = MONUMENT FOUND
- = MONUMENT SET
- = 'X' SET

NOTE:
THE BEARINGS & COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NO. 4202 NAD '83.



Kent M. Mobley
KENT M. MOBLEY
R.P.L.S. NO. 4796

1378ROWABND2	6-22-2021
<p>Grantham & Associates, Inc. Civil Engineering & Surveying</p> <p>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)</p> <p>HOUSE ROAD ROW ABANDONMENT AND RESERVATION OF PUBLIC UTILITY EASEMENT MOUSER ELECTRONICS, INC.</p> <p>EXHIBIT "B" PAGE 2 OF 2</p> <p>TARRANT COUNTY, TEXAS</p>	



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4147

Agenda Date: 6/28/2021

Version: 1

Status: New Business

In Control: City Council

File Type: Consideration Item

Agenda Number:

Title

Discussion and Possible Action Regarding Supplemental Information in the Council Candidate Application Packet

Requested Action

Defer to Council.

Recommendation

Defer to Council.

Description/History

The Election Integrity Subcommittee met to discuss the options of adding a supplemental information sheet and candidate qualification questions to the Council Candidate Application Packet provided to all candidates wishing to run for City Council. Subcommittee Members, the City Attorney and staff drafted an Information on Candidacy for Elective Office sheet and an Election Candidate Qualifications questionnaire to include in candidate packets.

Funding Source

N/A

Prepared By

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

INFORMATION ON CANDIDACY FOR ELECTIVE OFFICE WITHIN THE CITY OF MANSFIELD

The City of Mansfield is a Home Rule Municipal Government created pursuant to the laws of the State of Texas. It has a council manager form of government which is structured to include a City Council consisting of a Mayor and six City Council members. The Mayor and City Council serve as the “Board of Directors” of the City government exercising legislative power to establish laws and regulations governing the City. The day-to-day administration of the City is managed by a professional City Manager appointed by and answerable to the elected Mayor and City Council.

The City of Mansfield supports and encourages the concept that a broad field of candidates for elective office is the best method of ensuring a representative government for the people of Mansfield. The City Council encourages all citizens to consider the possibility of becoming involved in Boards, Commissions, and Committees of the City and to consider the possibility of running for elective office if you as a citizen believe you can make a contribution in that role.

The laws of the State of Texas, and the Charter of the City of Mansfield, provide certain regulations and requirements relating to eligibility to seek elective public office. The regulations are created by the Texas Election Code and by Chapter 3.02 of the Home Rule Municipal Charter of the City of Mansfield. In order to be a candidate eligible to hold the office of Mayor or City Council member, an individual must meet the following qualifications:

1. The candidate must be a resident citizen of the City of Mansfield for a period of not less than twelve months immediately preceding his or her election to office.
2. A candidate must be a qualified voter of the State of Texas, and more specifically, shall have been a registered qualified voter within the territory in which they are seeking to hold office. Candidates should be prepared to present evidence that they have been a registered voter within the area for which they are seeking election for the twelve month period preceding the date of the election.

ELECTION CANDIDATE QUALIFICATIONS

1. Please list every residential address for property that you have claimed as a residence in the eighteen months prior to filing candidacy documents.

2. Please list every location in which you have registered to vote within the eighteen months prior to the filing of candidacy documents. Please provide the dates when you registered at these locations. (These dates can be found on the registration card or cards).

3. Please list any names including assumed names or name changes created by marriage or divorce that you have used or that have been associated with you during the eighteen months prior to the filing of candidacy documents.

The City staff will independently confirm and verify the information provided above.

(Signature of Candidate)

(Date)

I, _____, have chosen not to provide the information requested above.



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4149

Agenda Date: 6/28/2021

Version: 1

Status: New Business

In Control: City Council

File Type: Consideration Item

Agenda Number:

Title

Discussion and Possible Action Regarding Sustainability Goals for the City of Mansfield, Texas

Requested Action

Defer to Council.

Recommendation

Defer to Council.

Description/History

Council Member Lewis requested this item be placed on the agenda for discussion. Support was received from Mayor Evans and Council Member Bounds.

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

STAFF REPORT

File Number: 21-4150

Agenda Date: 6/28/2021

Version: 1

Status: New Business

In Control: City Council

File Type: Consideration Item

Agenda Number:

Title

Discussion and Possible Action Regarding the Creation of a Cost Recovery Policy for Various City Services

Requested Action

Defer to Council.

Recommendation

Defer to Council.

Description/History

Council Member Lewis requested this item be placed on the agenda for discussion. Support was received from Mayor Evans and Council Member Bounds.

Funding Source

N/A

Prepared By

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