CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, August 23, 2021 | **4:30 PM** | **Council Chambers**

REGULAR MEETING
AMENDED AGENDA

1. 4:30 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 the American Rescue Plan

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

Land Acquisition for Future Development

C. Personnel Matters Pursuant to Section 551.074

Board Appointments

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 #21-26

Economic Development Project #21-28

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. RECOGNITION

Recognition of 2021 Parks and Recreation Brand Reps

9. CITIZEN COMMENTS

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

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

10. COUNCIL ANNOUNCEMENTS

11. STAFF COMMENTS

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

A. City Manager Report or Authorized Representative

Current/Future Agenda Items

COVID-19 Update

B. Business Services Department Report

21-4237 Presentation of the Monthly Financial Report for the Period Ending July 31, 2021

Presenters: Troy Lestina and Bryan Rebel

Attachments: Monthly Financials

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

13. 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

21-4236 Resolution - A Resolution Authorizing an Agreement with NanoStone Water, Inc., for Vendor Services and Appropriating Funds Related to the Membrane Pilot Study

Presenters: Jeff Price

Attachments: Resolution

Agreement

21-4239 Resolution - A Resolution of the City Council of the City of Mansfield, Texas Calling Certain Outstanding Obligations for Redemption and Defeasance; Authorizing the Deposit of Funds with the Paying Agent/Registrar; and Resolving Other Matters Related Thereto

Presenters: Troy Lestina

Attachments: Resolution

21-4234 Minutes - Approval of the August 9, 2021 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: 8-9-21 DRAFT Meeting Minutes

END OF CONSENT AGENDA

14. PUBLIC HEARING

21-4231 Public Hearing - Public Hearing and Consideration of a Request for a Specific Use Permit for a Center for Substance Abuse Patients on Approximately 3.69 Acres Known as Lot 4R3-2, Block 1 of Mansfield Hospital, Located at 1776 N US 287; Pat Norris of Norris Development, Inc. (Project Manager) and Doug Weiss of Gallus Medical

(Developer/Business Operator) on Behalf of Robert Milligan and Shontea Price of Healthcare Trust of America, Inc. (owner) (SUP#21-003)

Presenters: Jason Alexander and Andrew Bogda

Attachments: Maps and Supporting Information

Exhibit A - Property Description

Exhibit B - Site Plan & Floor Plan

Exhibit C - Building Photos

Exhibit D - Landscape Plan

Exhibit E - Additional Notes on Business Operations - Revised

21-4238 Public Hearing - Public Hearing on the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022, in Accordance with the Charter of the City of Mansfield, and the Appropriation of Various Amounts Thereof

Presenters: Troy Lestina

21-4241 Public Hearing - Public Hearing on the Tax Rate, Levying the Ad Valorem Taxes for the Fiscal Year 2022 at a Rate of $0.6900 per One Hundred Dollars ($100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2021, to Provide Revenues for the Payment of Current Expenditures and to Provide an Interest and Sinking Fund on all Outstanding Debts of the City, and Providing for Due and Delinquent Dates Together With Penalties and Interest

Presenters: Troy Lestina

15. PUBLIC HEARING AND FIRST READING

21-4230 Ordinance - Public Hearing and First Reading of an Ordinance to Consider a Proposed Amendment of Sections 155.012, 155.054(B), Table F, Line 17 and 24, and 155.099 (B) (39) of the Mansfield Code of Ordinances Regarding Non-Traditional Smoking Related Businesses and Tobacco Products Store

Presenters: Jason Alexander and Arty Wheaton-Rodriguez

Attachments: Ordinance

Exhibit A Tobacco Products Store Table F

Exhibit B Staff and P&Z Recommended Amendment to Draft Ordinance

16. NEW BUSINESS

21-4240 Discussion and Possible Action Considering the Approval of a Community Activation Grant Application made by Dirty Job Brewing (Addendum to Agenda)

Presenters: Nicolette Allen

Attachments: Application

Supplemental Information

17. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the August 23, 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, August 19, 2021 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code. This amended agenda was posted on Friday, August 20, 2021 prior to 6:00 p.m.

_____
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: 21-4237

Agenda Date: 8/23/2021 **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 July 31, 2021

Requested Action
Attached is the Monthly Financial Report for the period ending June 30, 2021 for Council's review.

Recommendation
Review the Financial Statement for the period ending July 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 ten months ending July 31, 2021 of the fiscal year ending September 30, 2021.

Significant Financial Activity through the Period

- Capital Improvements –
  - Equipment replaced, $2,103,392
  - Streets, $738,417
  - Fire Station #5 (including land), $5,656,106, current year - $2,979,368
  - Man House renovation, $1,295,688, current year - $636,337
  - Police Station, $441,550 , current year - $437,729

- 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

- Authorized Combination Tax/Revenue Bonds, Series 2021, $9,100,000

- Moody's Bond Ratings Upgrade:
  - General Fund: from Aa2 to Aa1
  - MEDC: from Aa2 to Aa1
  - MPFDC: from Aa3 to Aa2

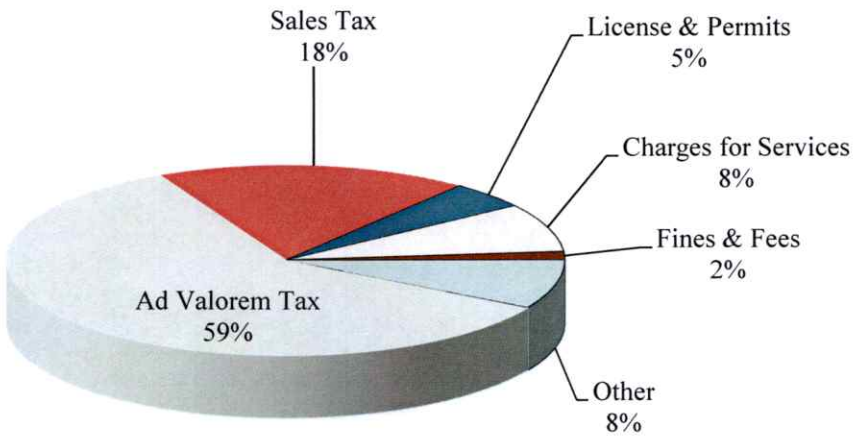
General Fund Financial Activity

General fund assets are $486,670,414, deferred outflows of resources are 18,179,360; liabilities are $264,739,774; deferred inflows of resources are $6,359,849; and general fund

net position is $233,750,151. Unassigned reserves and general fund balance was $30,572,179 as of July 31, 2021.

Overall general fund revenue collected as of July 31, 2021 is 94.42% of anticipated collections. Expenditures as of July 31, 2021 are in line with budgeted expectations or 78.45% of the expected expenditures have been spent as of July 31, 2021. As of July 31, 2021 the City's current net assets are at estimated results.

General Fund Revenues
Allocation of Receipts as of July 31, 2021

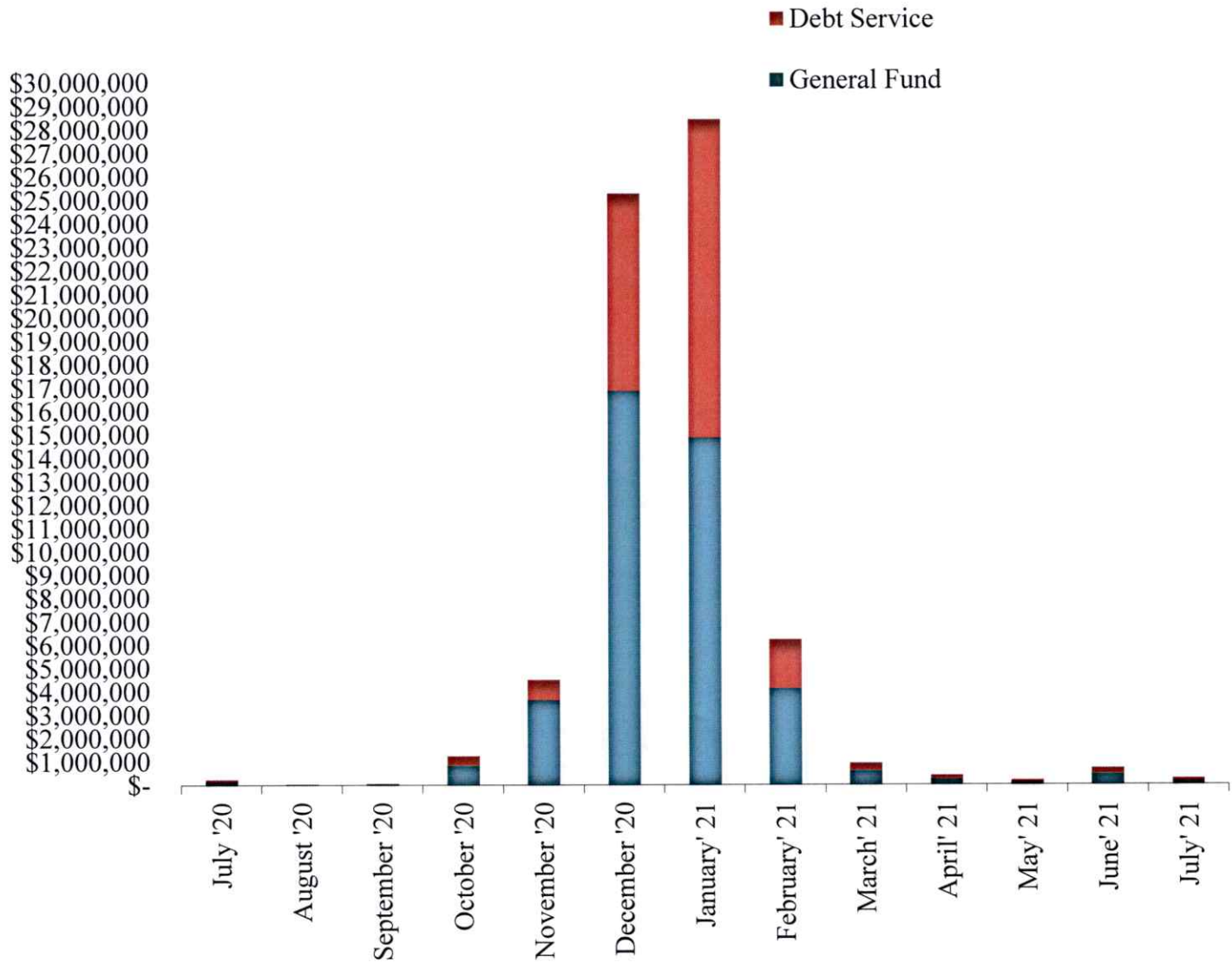


Property Tax Collections

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 July 31, 2021 are $38,074,186. Last year's collections were $37,992,214 for the same period a 0.22% increase over prior year.

As of July 31, 2021, actual debt service property tax collections were $17,862,155. For the same period last year, property tax collections were $17,939,370 a decrease of 0.43%.

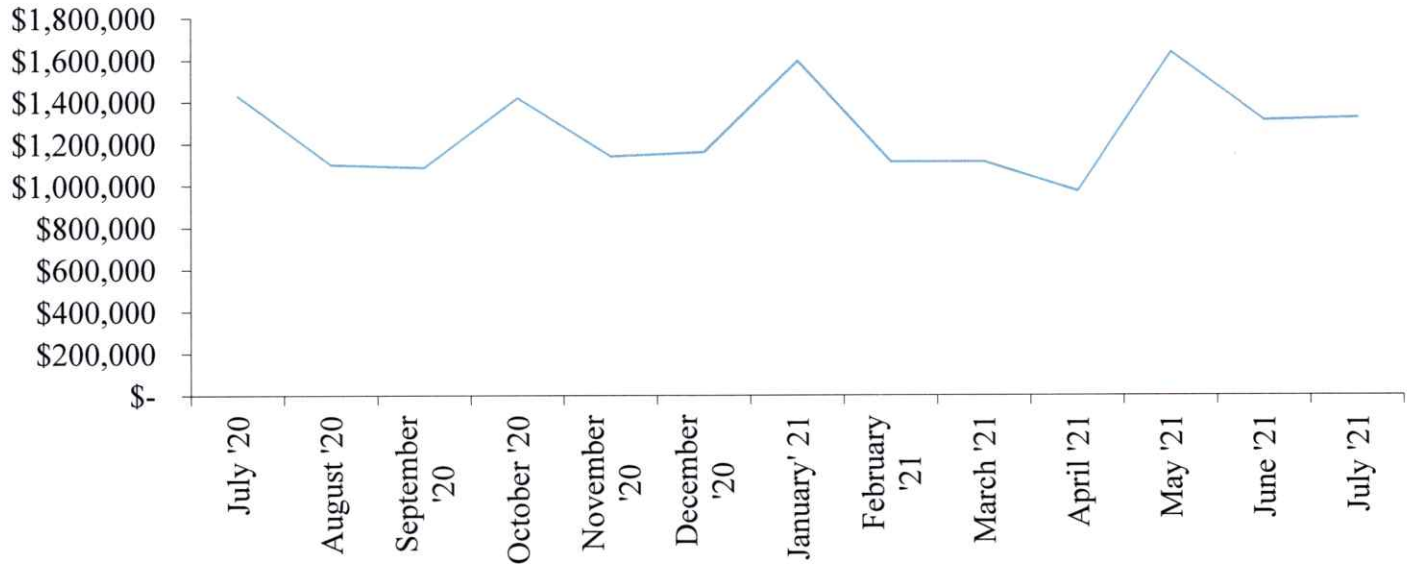
Ad Valorem Tax Collections by Month



Sales Tax

The City's budgeted sales tax revenue is 19.70% of the total budgeted revenue for the City. Collections for the first ten months amount to 17.07% of total budgeted collections for fiscal 2021. Sales tax per capita is $178 as budgeted. Sales Tax collections for the period July 1, 2021 through July 31, 2021, total $1,612,933 as compared to $1,426,837 for the same period last year. This is an increase of 13.04% over the same period as last year.

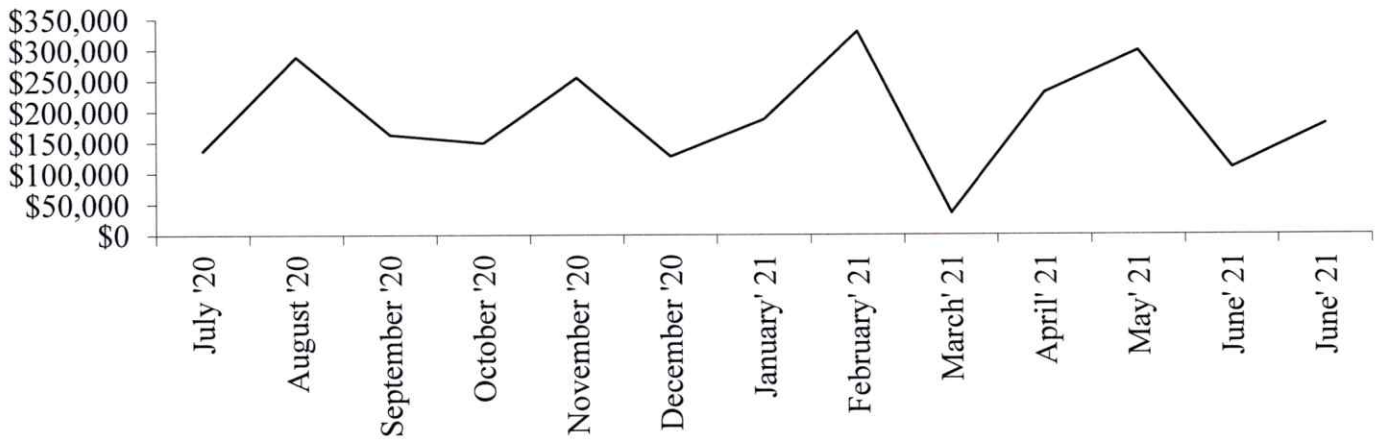
Sales Tax Collections



Building Permits

Building activity has increased in year over year comparisons. Building permits increased in July 2021 compared to July 2020. Permit revenues for this period compared to the same period last year are $179,367 and $136,390 respectively, representing an increase of $42,977 or 31.51% more than the same period last year. Building activity for the year is above budgeted estimates.

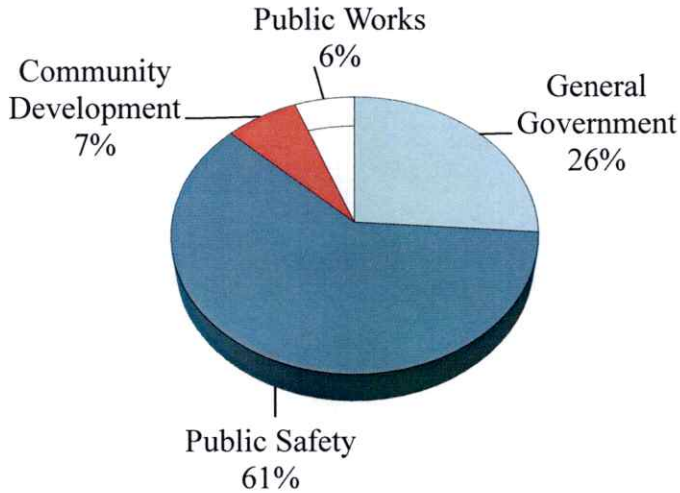
Building Permits Collections by Month



Expenditure/Uses

The City has spent $53,062,028 of its expected expenditures of $67,640,387 or 78.45% 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 July 31, 2021.

Actual Expenses

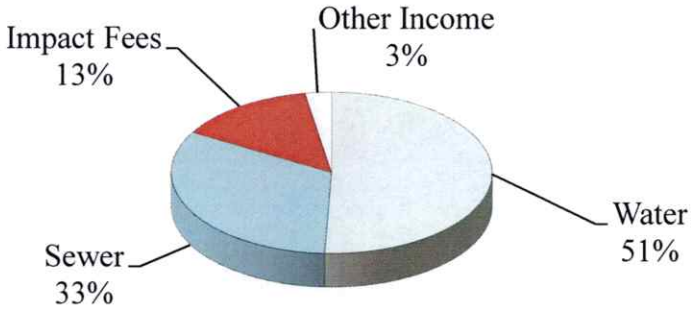


Water & Sewer Financial Activity

Water & Sewer assets are $256,508,735, deferred outflows of resources are $4,292,376 fund liabilities are $41,295,410; deferred inflows of resources are $581,712 and fund net position is $218,923,989. Unassigned reserves are $25,107,539 as of July 31, 2021.

Operating Revenue is on pace with the budget for this fiscal year. The sale of Water & Sewer alone represents 83.32% of the total revenue collected to date; 13.99% of the Fund's revenue has been collected from impact fees. Currently the Fund has collected 95.11% of its Budgeted Revenue to date or $34,239,050 of $36,000,198 in Budgeted Revenue.

Revenues



Consumption Class	Water Accounts		Consumption ('000)		Avg Consmpt Per Acct	
	July '21	July '20	July '21	July '20	July '21	July '20
Residential	20,521	19,892	212,776	277,389	10,369	13,945
Commercial	773	753	51,762	41,567	66,962	55,201
Institutional	158	159	3,852	3,702	24,379	23,281
Residential Irrigation	906	908	8,159	14,496	9,005	15,965
Com & Ind Irrigation	865	811	53,537	71,365	61,892	87,997
Industrial	132	132	7,654	8,527	57,982	64,601
Builders	635	421	6,236	6,360	9,821	15,106
Fire Hydrants	52	64	1,024	4,121	19,700	64,386
Residential Key Branch	6	6	35	53	5,870	8,848
Bulk Untreated Water	4	4	10,185	14,429	2,546,250	3,607,250
Bulk Treated Water	6	6	105,205	88,139	17,534,137	14,689,867
	24,058	23,156	460,424	530,148		

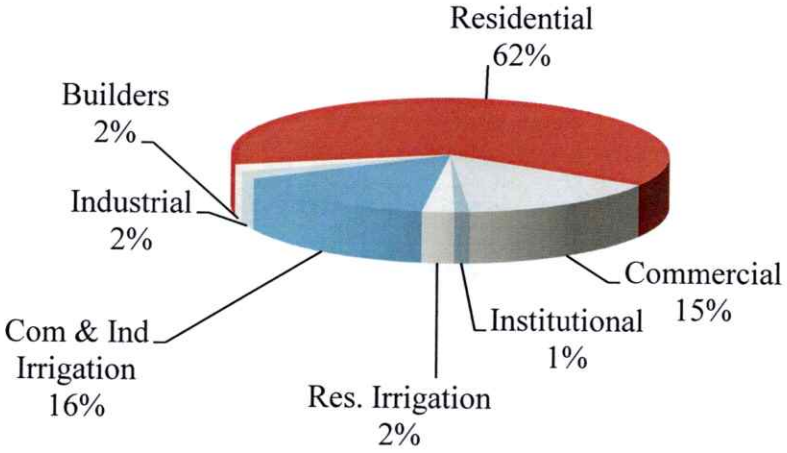
Consumption to date is up over prior year's consumption due to increasing connections. In a year over year comparison, customer accounts have increased by 902 new connections.

City of Mansfield

Comparative Combined Statement of Activities -
Utility Fund - For the Month and Ten Months Ended July 31, 2021 and 2020 (Unaudited)

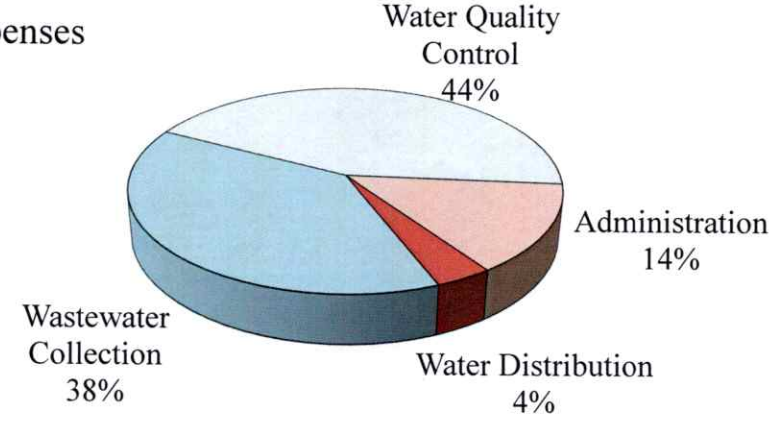
	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ADOPTED BUDGET	FY21 OVER (UNDER) BUDGET	PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Water Service	$ 2,126,463	$ 2,363,405	$ 17,347,905	$ 17,756,244	$ 20,864,579	$ (3,516,674)	83.15%
Sewer Service	1,304,603	1,335,741	11,179,708	11,027,580	12,571,745	(1,392,037)	88.93%
Water Penalties	-	-	-	282,333	510,000	(510,000)	0.00%
Water Taps	-	-	-	6,440	18,811	(18,811)	0.00%
Meter Set Fee	25,640	30,720	260,340	214,220	98,940	161,400	263.13%
Utility Miscellaneous	8,070	20,783	72,471	163,918	60,000	12,471	120.79%
Restore Service Fee	405	475	6,472	61,609	125,000	(118,528)	5.18%
Sewer Tap	-	-	-	1,270	2,000	(2,000)	0.00%
Water Impact Fees	256,200	236,320	3,340,940	2,246,290	900,000	2,440,940	371.22%
Sewer Impact Fees	125,550	146,363	1,448,138	1,351,689	600,000	848,138	241.36%
Pretreatment Fees	-	-	368,061	102,499	60,000	308,061	613.44%
Other Income	14,659	5,965	215,015	667,809	189,123	25,892	113.69%
Contribution	-	-	-	-	-	-	0.00%
Total Revenues	$ 3,861,590	$ 4,139,772	$ 34,239,050	$ 33,881,901	$ 36,000,198	$ (1,761,148)	95.11%

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 76.16% of the funds have been expended to date. The costs of raw water and sewer treatment are within budgeted estimates.

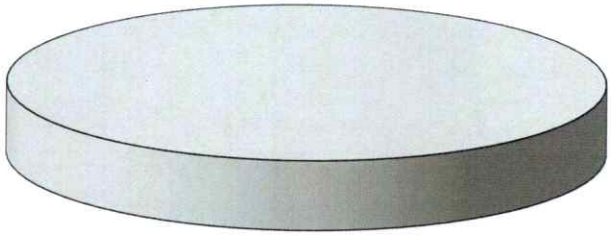
Water & Sewer Expenses



INVESTMENT SCHEDULE:

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

Investment Summary



Money Markets
100%

TABLE OF CONTENTS

TABLE OF CONTENTS 1

GENERAL FUND
- Definition 3
- Comparative Statement of Net Position 4
- Summary Revenues & Expenditures 5
- Comparative Statement of Activities 6
- Graphic Analysis – Revenues 9
- Graphic Analysis – Expenditures 10
- Graphic Analysis – Fund Balance 11

SPECIAL REVENUE FUNDS
- Definition 12

TIRZ (Tax Incremental Reinvestment Zone) Number One Fund
- Comparative Statement of Net Position 13
- Comparative Statement of Activities 14

TIRZ (Tax Incremental Reinvestment Zone) Number Two Fund
- Comparative Statement of Net Position 15
- Comparative Statement of Activities 16

TIRZ (Tax Incremental Reinvestment Zone) Commitments 17

Tree Mitigation Fund
- Comparative Statement of Net Position 18
- Comparative Statement of Activities 19

Hotel/Motel Occupancy Tax Fund
- Comparative Statement of Net Position 20
- Comparative Statement of Activities 21
- Comparative Budget and Cash Analysis 22

Mansfield Parks Facilities Development Corporation
- Comparative Statement of Net Position 23
- Comparative Statement of Activities 24

Mansfield Economic Development Corporation
- Comparative Statement of Net Position 25
- Comparative Statement of Activities 26

Southpointe PID
- Comparative Statement of Net Position 27
- Comparative Statement of Activities 28

DEBT SERVICE FUNDS
- Definition 29

General Obligation Debt Service Fund
- Comparative Statement of Net Position 30
- Comparative Statement of Activities 31

Mansfield Parks Facilities Development Corporation Debt Service Fund
- Comparative Statement of Net Position 32
- Comparative Statement of Activities 33

CAPITAL PROJECTS FUNDS
Definition 34

Street Construction Fund
Comparative Statement of Net Position 35
Comparative Statement of Activities 36

Building Construction Fund
Comparative Statement of Net Position 37
Comparative Statement of Activities 38

Equipment Replacement Fund
Comparative Statement of Net Position 39
Comparative Statement of Activities 40

Park Construction Fund
Comparative Statement of Net Position 41
Comparative Statement of Activities 42

ENTERPRISE FUNDS
Definition 43
Utility Fund
Comparative Statement of Net Position 44
Comparative Statement of Activities 46
Revenue Bond Coverage 48
Graphic Analysis – Water Consumption 49
Graphic Analysis – Water Sales 50
Graphic Analysis – Sewer Service 51
Graphic Analysis – Total Revenues 52
Graphic Analysis – Total Expenditures 53

Law Enforcement Complex Fund
Comparative Statement of Net Position 54
Comparative Statement of Activities 56

Drainage Utility Fund
Comparative Statement of Net Position 57
Comparative Statement of Activities 58

SALES TAX COMPARISON 59
General Fund
October 2019 to September 2020 60

Mansfield Parks Facilities Development Corporation
October 2019 to September 2020 61

Mansfield Economic Development Corporation
October 2019 to September 2020 62

Combined Sales Tax Comparison
(General Fund, Mansfield Parks Facilities Development Corporation
And Mansfield Economic Development Corporation)
October 2019 to September 2020 63

SCHEDULE OF INVESTMENTS 64

GENERAL FUND

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

City of Mansfield, Texas

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

ASSETS	Fiscal 2021	Fiscal 2020
Cash and Investments	$ 30,595,306	$ 27,711,070
Receivables:		
Current Year Taxes	396,426	482,194
Delinquent Taxes (Net of Allowance of $644,749)	-	-
Accounts (Net of Allowance of $240,056)	923,145	2,403,001
Ambulance	1,673,822	1,731,672
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	$ 486,670,414	$ 467,728,942
DEFERRED OUTFLOW OF RESOURCES		
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	504,849,774	487,960,208
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES		
LIABILITIES:		
Accounts Payable	$ 477,574	$ 457,183
Accrued Liabilities	468,698	693,754
Deferred Revenue	2,098,370	2,253,204
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	264,739,774	230,685,321
DEFERRED INFLOWS OF RESOURCES		
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
FUND BALANCES:		
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	30,572,179	29,521,144
Total Fund Balances	233,750,151	254,969,063
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 504,849,774	$ 487,960,208

* 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 Ten Months Ended July 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	$ 1,665,859	$ 1,720,347	$ 54,135,922	$ 53,796,497	$ 58,725,515	$ (4,589,593)	92.18%
License And Permits	258,332	193,262	2,978,937	2,117,126	1,780,379	1,198,558	167.32%
Grant Revenue	71,221	-	260,968	194,601	200,905	60,063	129.90%
Charges For Services	535,555	491,839	5,279,598	5,635,740	5,625,213	(345,615)	93.86%
Fines And Fees	107,437	66,236	929,456	845,297	1,247,639	(318,183)	74.50%
Interest Earnings	248	2,717	7,601	245,297	50,000	(42,399)	15.20%
Contributions	-	-	-	-	-	-	0.00%
Miscellaneous	167,943	138,687	1,081,340	613,283	864,854	216,486	125.03%
Total Revenues	2,806,595	2,613,088	64,673,822	63,447,841	68,494,505	(3,820,683)	94.42%
EXPENDITURES:							
General Government	1,517,332	1,363,427	13,893,771	12,554,850	17,392,784	3,499,013	79.88%
Public Safety	3,945,374	3,558,924	32,347,910	30,453,854	40,413,201	8,065,291	80.04%
Public Works	626,845	287,773	3,078,741	3,640,005	4,865,186	1,786,445	63.28%
Community Development	488,920	387,450	3,741,606	3,211,908	4,969,216	1,227,610	75.30%
Total Expenditures	6,578,471	5,597,574	53,062,028	49,860,617	67,640,387	14,578,359	78.45%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	(3,771,876)	(2,984,486)	11,611,794	13,587,224	854,118		
OTHER FINANCING SOURCES (USES)							
Reserve/Contingency	(126)	(109,175)	(422,246)	(240,189)	(29,833)	(141,861)	1415.37%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
Financing, net	-	-	-	-	-	-	0.00%
Sources	-	-	-	-	2,537,347	(2,537,347)	0.00%
(Uses)	(11,160)	-	(2,804,668)	(1,235,197)	(3,361,632)	2,550,234	83.43%
Total Other Financing Sources (Uses)	(11,286)	(109,175)	(3,226,913)	(1,475,386)	(854,118)	(128,974)	377.81%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(3,783,162)	(3,093,661)	8,384,880	12,111,838	0		
FUND BALANCE							
BEGINNING	34,355,341	32,614,805	22,187,299	17,409,306	21,934,063		
ENDING	$ 30,572,179	$ 29,521,144	$ 30,572,179	$ 29,521,144	$ 21,934,063		

City of Mansfield, Texas

Statement of Activites - Budget and Actual - General Fund
For the Month and Ten Months Ended July 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	$ 166,279	$ 149,580	$ 37,951,735	$ 37,828,729	$ 40,720,947	$ (2,769,212)	93.20%
Taxes-Prior	4,678	2,684	122,451	163,485	174,144	(51,693)	70.32%
Gas Royalty Income	568	365	429,389	432,146	479,458	(50,069)	89.56%
Franchise Taxes	133,238	100,462	3,497,548	3,541,819	3,435,645	61,903	101.80%
Sales Taxes	1,323,825	1,429,671	11,689,631	11,428,627	13,494,430	(1,804,799)	86.63%
Mix Drink Taxes	25,460	25,506	188,945	135,900	238,831	(49,886)	79.11%
Delinquent P& I	11,811	12,079	256,223	265,791	182,060	74,163	140.74%
Total Taxes	1,665,859	1,720,347	54,135,922	53,796,497	58,725,515	(4,589,593)	92.18%
LICENSE & PERMITS							
Building Permits	179,367	136,390	2,126,269	1,553,774	1,321,583	804,686	160.89%
Other Lic/Permits	78,965	56,872	852,668	563,352	458,796	393,872	185.85%
Total License & Permits	258,332	193,262	2,978,937	2,117,126	1,780,379	1,198,558	167.32%
GRANT REVENUE	71,221	-	260,968	194,601	200,905	60,063	129.90%
CHARGES FOR SERVICES							
Sanitation	351,963	323,859	3,365,074	3,123,077	3,685,500	(320,426)	91.31%
Ambulance Services	168,807	156,497	1,409,396	1,322,404	1,555,713	(146,317)	90.59%
Fines & Fees-Engineering	14,785	11,483	505,128	1,190,259	384,000	121,128	131.54%
Total Charges For Services	535,555	491,839	5,279,598	5,635,740	5,625,213	(345,615)	34.54%
FINES & FEES							
Fines & Fees-Court	77,765	42,137	643,739	533,869	876,499	(232,760)	73.44%
Fines & Fees-Other	29,672	24,099	285,717	311,428	371,140	(85,423)	76.98%
Total Fines & Fees	107,437	66,236	929,456	845,297	1,247,639	(318,183)	74.50%
INTEREST EARNINGS	248	2,717	7,601	245,297	50,000	(42,399)	15.20%
MISCELLANEOUS							
Jail Contract Housing	73,536	0	294,143	0	287,937	6,206	102.16%
Certificate Of Occupancy	720	1,140	13,140	9,960	15,480	(2,340)	84.88%
Mowing	0	305	3,363	6,487	-	3,363	0.00%
Sale Of Property	74	0	22,565	9,084	-	22,565	0.00%
Zoning Fees	16,635	7,600	106,235	62,047	78,000	28,235	136.20%
Plat Fees	0	0	0	0	57,541	(57,541)	0.00%
Miscellaneous	76,978	129,642	641,894	525,705	425,896	215,998	150.72%
Total Miscellaneous	167,943	138,687	1,081,340	613,283	864,854	216,486	125.03%
Total Revenues	$ 2,806,595	$ 2,613,088	$ 64,673,822	$ 63,447,841	$ 68,494,505	$ (3,820,683)	94.42%

City of Mansfield, Texas

Statement of Activites - Budget and Actual - General Fund
For the Month and Ten Months Ended July 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	$ 209,463	$ 108,740	$ 1,929,250	$ 1,142,512	$ 3,524,863	$ 1,595,613	54.73%
City Council	10,595	3,764	131,625	81,865	139,811	8,186	94.15%
Intern Program	7,352	-	20,361	-	40,674	20,313	50.06%
Administration	147,924	61,816	1,494,377	1,472,975	1,271,060	(223,317)	117.57%
Legal	-	81,883	560,882	548,806	332,500	(228,382)	168.69%
City Records	-	-	20,678	-	161,892	141,214	12.77%
Human Resources	110,933	74,442	808,243	578,235	786,415	(21,828)	102.78%
Finance	39,672	62,733	237,166	485,868	222,749	(14,417)	106.47%
Accounting	40,044	37,519	342,740	343,589	517,706	174,966	66.20%
Purchasing	35,810	9,630	287,610	78,561	362,973	75,363	79.24%
Tax Collection	-	-	338,723	347,826	350,008	11,285	96.78%
Information Technology	91,210	66,794	707,620	597,604	1,029,888	322,268	68.71%
Sanitation	286,428	261,891	2,496,597	2,301,615	3,063,499	566,902	81.49%
Public Records	27,169	-	74,246	-	-	(74,246)	0.00%
Budget	-	9,630	42	75,128	-	(42)	0.00%
City Secretary	35,365	44,355	413,781	402,233	488,326	74,545	84.73%
Planning Administration	145,475	165,117	1,018,510	989,576	1,206,684	188,174	84.41%
Construction Codes Boards	-	-	639	50,528	42,674	42,035	1.50%
Planning/Zoning Comm	2,054	2,386	5,915	10,255	13,187	7,272	44.85%
Engineering	57,678	46,860	440,981	375,456	406,962	(34,019)	108.36%
Historic Landmark	13	-	489	631	2,105	1,616	23.24%
Development Services	21,803	31,225	293,108	305,836	333,371	40,263	87.92%
Building Inspection	112,370	124,344	947,878	947,656	1,254,255	306,377	75.57%
Board of Adjustments	-	100	156	1,018	2,818	2,662	5.54%
Code Compliance	66,894	64,675	498,942	502,048	657,365	158,423	75.90%
Building Maintenance	69,080	105,523	823,212	915,029	1,180,999	357,787	69.70%
Total	1,517,332	1,363,427	13,893,771	12,554,850	17,392,784	3,499,013	79.88%
PUBLIC SAFETY							
Police Administration	158,991	143,421	1,583,857	1,498,793	1,770,723	186,866	89.45%
Communications	258,886	252,179	2,479,629	2,354,807	3,129,212	649,583	79.24%
Patrol	951,948	942,303	7,633,222	7,739,373	10,299,262	2,666,040	74.11%
CID And Narcotics	324,314	320,615	2,699,273	2,594,413	3,226,900	527,627	83.65%
Jail Operations	135,961	-	1,030,188	-	1,214,874	184,686	84.80%
Animal Control	83,446	66,828	651,711	559,939	773,204	121,493	84.29%
CVE Traffic Enforcement	32,147	28,957	241,480	238,233	332,552	91,072	72.61%
Traffic Enforcement	44,770	66,362	606,413	478,743	665,082	58,669	91.18%
K-9 Patrol	15,793	12,619	107,150	147,810	140,548	33,398	76.24%
COPS	93,130	54,262	617,666	384,740	772,580	154,914	79.95%
Municipal Court	52,695	57,826	470,622	593,644	603,599	132,977	77.97%
Training	81,052	34,557	537,548	335,396	651,167	113,619	82.55%
Police Grant Expenditures	43,653	43,195	483,108	416,599	392,460	(90,648)	123.10%
Fire Administration	189,956	88,939	1,241,104	1,064,692	1,818,629	577,525	68.24%
Fire Prevention	88,568	89,864	635,483	972,090	833,619	198,136	76.23%
Emergency Management	82,203	56,697	703,266	568,575	848,756	145,490	82.86%
Fire Operations	1,307,861	1,300,300	10,626,190	10,506,007	12,940,034	2,313,844	82.12%
Total	3,945,374	3,558,924	32,347,910	30,453,854	40,413,201	8,065,291	80.04%

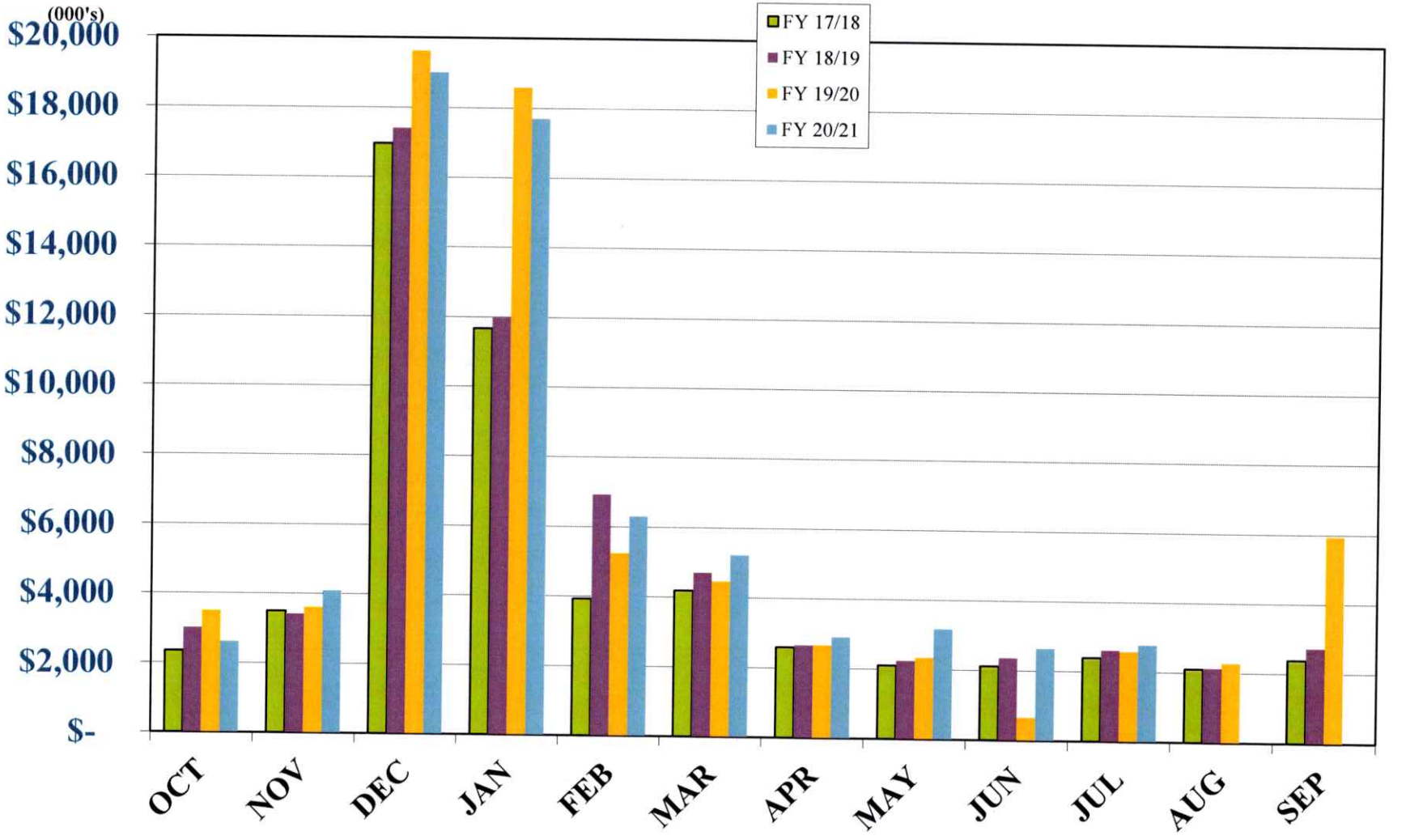
City of Mansfield, Texas

Statement of Activites - Budget and Actual - General Fund
For the Month and Ten Months Ended July 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	626,845	287,773	3,078,741	3,640,005	4,865,186	1,786,445	63.28%
Traffic Control	-	-	-	-	-	-	0.00%
Total	626,845	287,773	3,078,741	3,640,005	4,865,186	1,786,445	63.28%
COMMUNITY SERVICES							
Parks & Recreation Operations	228,176	200,902	1,522,455	1,507,568	2,287,401	764,946	66.56%
Communications & Marketing	20,405	29,074	433,248	231,581	362,181	(71,067)	119.62%
Downtown Parking	328	451	3,882	4,632	-	(3,882)	0.00%
Senior Citizens	25,304	27,946	198,977	241,257	308,929	109,952	64.41%
Cultural Services	72,120	31,288	427,258	315,047	518,244	90,986	82.44%
Library	142,587	97,789	1,155,786	911,823	1,492,461	336,675	77.44%
Total	488,920	387,450	3,741,606	3,211,908	4,969,216	1,227,610	75.30%
TOTAL EXPENDITURES	$ 6,578,471	$ 5,597,574	$ 53,062,028	$ 49,860,617	$ 67,640,387	$ 14,578,359	78.45%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	(3,771,876)	(2,984,486)	11,611,794	13,587,224	854,118		
OTHER FINANCING SOURCES (USES)							
SOURCES:							
Utility Fund-Transfer	-	-	-	-	2,295,947	(2,295,947)	0.00%
MEDC - Transfer	-	-	-	-	241,400	(241,400)	0.00%
TIF #1 - Transfer	-	-	-	-	-	-	0.00%
Bond Proceeds	-	-	-	-	-	-	0.00%
Premuims on Bond Issuance	-	-	-	-	-	-	0.00%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
Total Other Financing Sources	-	-	-	-	2,537,347	(2,537,347)	0.00%
(USES):							
Land	-	-	-	-	-	-	0.00%
MPFDC	-	-	-	-	(499,592)	499,592	0.00%
Transfers	-	-	-	-	(1,535,772)	1,535,772	0.00%
PFA Insurance	(11,160)	-	(891,127)	(677,373)	(719,068)	(71,837)	109.99%
Economic Incentives	-	-	(1,913,541)	(557,824)	(607,200)	586,707	3.38%
Discount on Bond Issuance	-	-	-	-	-	-	0.00%
Bond Issuance Costs	-	-	-	-	-	-	0.00%
Reserve/Contingency	(126)	(109,175)	(422,246)	(240,189)	(29,833)	(141,861)	575.52%
Total Other Financing Uses	(11,286)	(109,175)	(3,226,914)	(1,475,386)	(3,391,465)	2,408,373	28.99%
Total Other Financing Sources (Uses)	(11,286)	(109,175)	(3,226,914)	(1,475,386)	(854,118)	(128,974)	
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(3,783,162)	(3,093,661)	8,384,880	12,111,838	0		
UNRESERVED FUND BALANCE							
BEGINNING	34,355,341	32,614,805	22,187,299	17,409,306	21,934,063		
ENDING	$ 30,572,179	$ 29,521,144	$ 30,572,179	$ 29,521,144	$ 21,934,063		

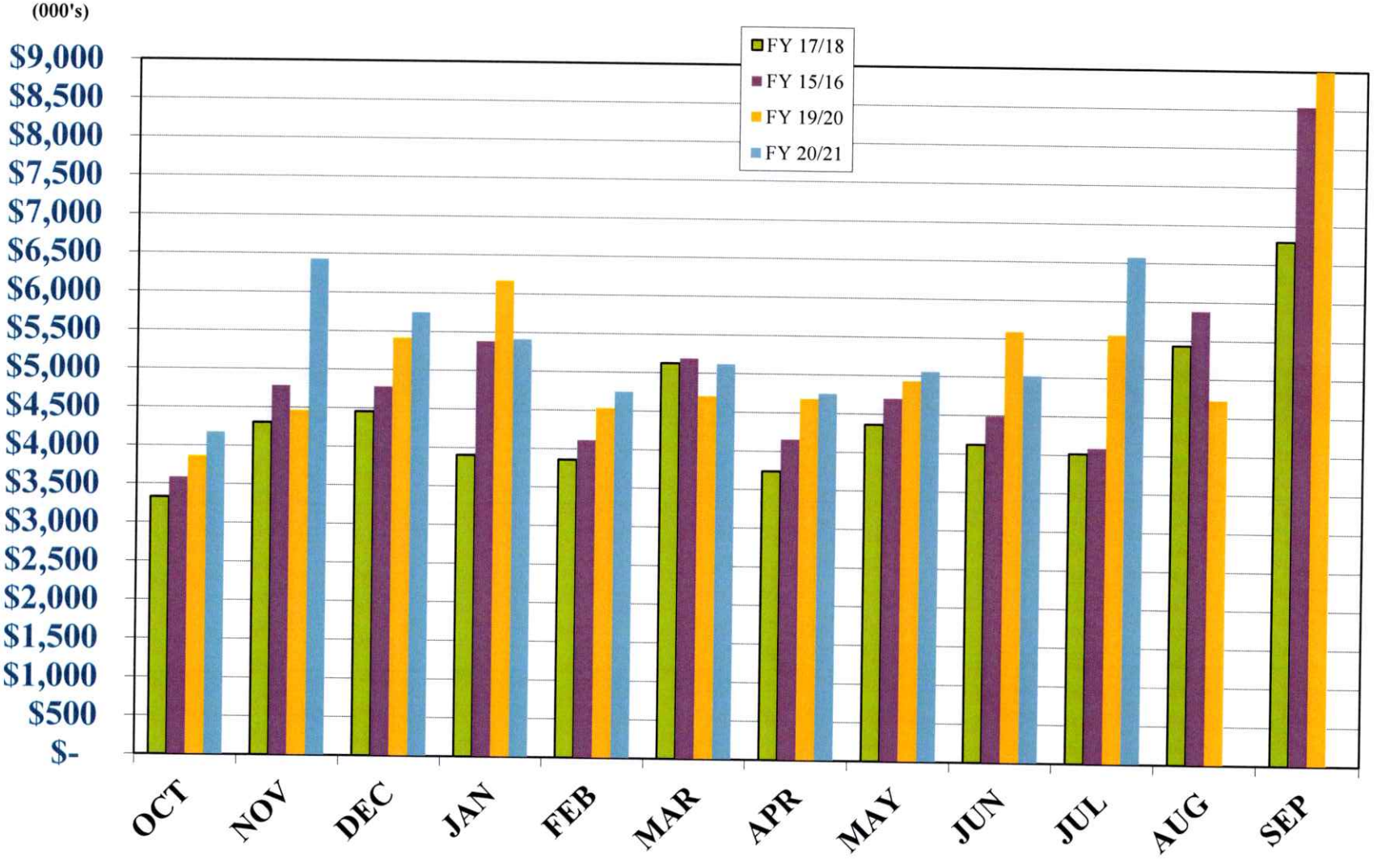
CITY OF MANSFIELD

General Fund - Total Revenues



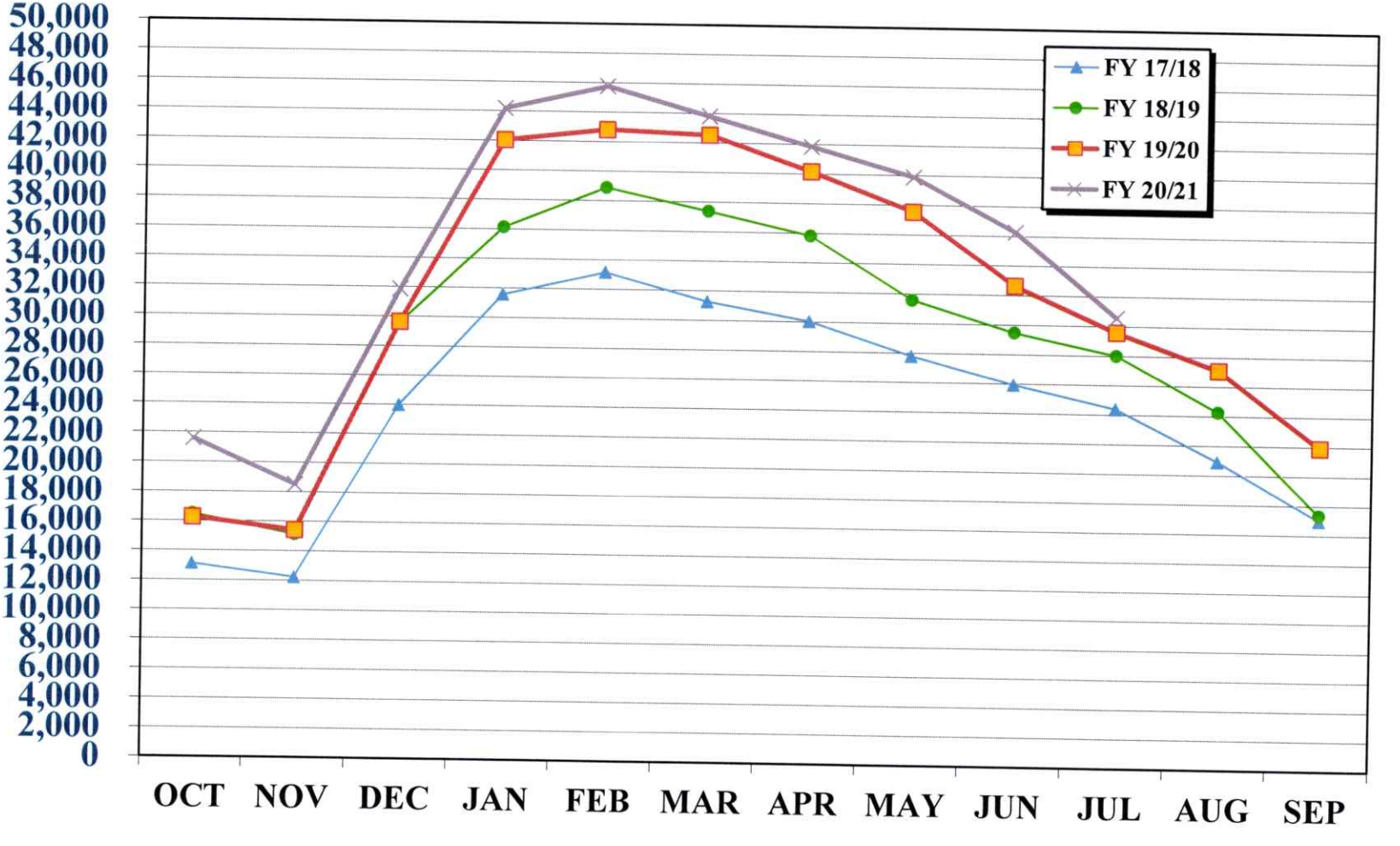
CITY OF MANSFIELD

General Fund - Total Expenditures



CITY OF MANSFIELD

General Fund - Fund Balance



SPECIAL REVENUE FUNDS

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

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

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

The 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
July 31, 2021 and 2020 (Unaudited)

ASSETS	2021	2020
Cash And Investments	$ 6,679,102	$ 5,583,636
Due From Other Funds	24,581	24,581
Total Assets	$ 6,703,683	$ 5,608,217
LIABILITIES & FUND BALANCES		
LIABILITIES:		
Accounts Payable	$ 604,987	$ 685,575
Retainage Payable	-	-
Total Liabilities	604,987	685,575
FUND BALANCES:		
Fund Balance	4,178,778	2,963,075
Excess Revenues Over Expenditures	1,919,918	1,959,567
Total Fund Balances	6,098,696	4,922,642
Total Liabilities And Fund Balances	$ 6,703,683	$ 5,608,217

City of Mansfield, Texas

Comparative Combined Statement of Activities - TIRZ Number One Fund
For the Month and Ten Months Ended July 31, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
REVENUES:				
Taxes, Penalties, And Interest	$ -	$ -	1,919,396	1,947,009
Interest Income	-	252	522	12,558
Total Revenues	-	252	1,919,918	1,959,567
EXPENDITURES:				
General Government	-	-	-	-
Debt Service -	-	-		
Principal Retirement	-	-	-	-
Interest	-	-	-	-
Lease Payments	-	-	-	-
Bond Issuance Cost	-	-	-	-
Fiscal Charges	-	-	-	-
Total Expenditures	-	-	-	-
Excess Of Revenues Over (Under) Expenditures	-	252	1,919,918	1,959,567
OTHER FINANCING SOURCES (USES)				
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	-	252	1,919,918	1,959,567
FUND BALANCE, BEGINNING	6,098,696	4,922,390	4,178,778	2,963,075
FUND BALANCE, ENDING	$ 6,098,696	$ 4,922,642	$ 6,098,696	$ 4,922,642

City of Mansfield, Texas

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

	2021	2020
ASSETS		
Cash And Investments	$ 976,999	$ 947,507
Total Assets	$ 976,999	$ 947,507
LIABILITIES & FUND BALANCES		
LIABILITIES:		
Accounts Payable	$ -	$ -
Due To Other Funds	-	558,010
Retainage Payable	-	-
Total Liabilities	-	558,010
FUND BALANCES:		
Fund Balance	389,497	(256,128)
Excess Revenues Over Expenditures	587,502	645,625
Total Fund Balances	976,999	389,497
Total Liabilities And Fund Balances	$ 976,999	$ 947,507

City of Mansfield, Texas

Comparative Combined Statement of Activities - TIRZ Number Two Fund
For the Month and Ten Months Ended July 31, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
REVENUES:				
Taxes, Penalties, And Interest	$ -	$ 517,709	$ 587,502	$ 645,625
Interest Income	-	-	-	-
Total Revenues	-	517,709	587,502	645,625
EXPENDITURES:				
General Government	-	-	-	-
Debt Service -	-	-		
Principal Retirement	-	-	-	-
Interest	-	-	-	-
Lease Payments	-	-	-	-
Bond Issuance Cost	-	-	-	-
Fiscal Charges	-	-	-	-
Total Expenditures	-	-	-	-
Excess Of Revenues Over (Under) Expenditures	-	517,709	587,502	645,625
OTHER FINANCING SOURCES (USES)				
Transfers In / (Out)	-	-	-	-
Premium on Bonds Issued	-	-	-	-
Discounts on Bonds Issued	-	-	-	-
Payment to Refunded Bond Escrow Agent	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balances	-	517,709	587,502	645,625
FUND BALANCE, BEGINNING	976,999	(128,212)	389,497	(256,128)
FUND BALANCE, ENDING	$ 976,999	$ 389,497	$ 976,999	$ 389,497

City of Mansfield, Texas

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

July 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
July 31, 2021 and 2020 (Unaudited)

	2021	2020
ASSETS		
Cash And Investments	$ 27,717	$ 27,707
Inventory	-	-
Total Assets	$ 27,717	$ 27,707
LIABILITIES & FUND BALANCES		
LIABILITIES:		
Accounts Payable	$ -	$ -
Accrued Liabilities	-	-
Total Liabilities	-	-
FUND BALANCES:		
Fund Balance	27,711	27,461
Excess Revenues Over Expenditures	6	246
Total Fund Balances	27,717	27,707
Total Liabilities And Fund Balances	$ 27,717	$ 27,707

City of Mansfield, Texas

Comparative Combined Statement of Activities -
Tree Mitigation Fund - For the Month and Ten Months Ended July 31, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
REVENUES:				
Tree Mitigation Fee	$ -	$ -	$ -	$ -
Interest Income	-	2	6	246
Total Revenues	-	2	6	246
EXPENDITURES:				
Administrative Services	-	-	-	-
Contractual Services	-	-	-	-
Other Equipment	-	-	-	-
Total Expenditures	-	-	-	-
Excess Of Revenues Over (Under) Expenditures	-	2	6	246
OTHER FINANCING SOURCES (USES)				
Refunding Bonds Issued	-	-	-	-
Premium on Bonds Issued	-	-	-	-
Discounts on Bonds Issued	-	-	-	-
Payment to Refunded Bond Escrow Agent	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balances	-	2	6	246
FUND BALANCE, BEGINNING	27,717	27,705	27,711	27,461
FUND BALANCE, ENDING	$ 27,717	$ 27,707	$ 27,717	$ 27,707

City of Mansfield, Texas

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

	2021	2020
ASSETS		
Cash And Investments	$ 1,238,992	$ 1,007,407
Accounts Receivable	2,577	2,577
Total Assets	$ 1,241,569	$ 1,009,984
LIABILITIES & FUND BALANCES		
LIABILITIES:		
Accrued Liabilities	$ 19,294	$ 12,006
Total Liabilities	19,294	12,006
FUND BALANCES:		
Fund Balance	1,034,174	992,477
Excess Revenues Over Expenditures	188,101	5,501
Total Fund Balances	1,222,275	997,978
Total Liabilities And Fund Balances	$ 1,241,569	$ 1,009,984

City of Mansfield, Texas

Comparative Combined Statement of Activities - Hotel/Motel Occupancy Tax Fund
For the Ten Months Ended July 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 T BUDGET
REVENUES:							
Hotel Occupancy Tax	$ 37,284	$ 59,332	$ 498,757	$ 387,270	$ 593,563	$ (94,806)	84.03%
Miscellaneous Income	1,300	420	13,602	26,687	-	13,602	0.00%
Total Revenues	38,584	59,752	512,359	413,957	593,563	(81,204)	86.32%
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	124	137	1,612	498	-	1,612	0.00%
Discover Historic Mansfield	-	-	-	-	-	-	0.00%
Mansfield Tourism	37,651	29,175	282,726	261,214	410,000	(127,274)	68.96%
Pickled Mansfield Society	7,891	-	15,782	34,502	30,000	(14,218)	52.61%
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	-	223	1,803	7,194	36,000	(34,197)	5.01%
Historic Landmark Commission	-	-	-	4,395	-	-	0.00%
Man House Museum	-	6,006	-	13,987	-	-	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	2,500	830	15,835	7,480	-	15,835	0.00%
Reserve	-	-	6,500	-	26,563	(20,063)	24.47%
Total Expenditures	48,166	36,371	324,258	408,456	593,563	(269,305)	54.63%
Excess Of Revenues Over (Under) Expenditures	(9,582)	23,381	188,101	5,501			
FUND BALANCE, BEGINNING	1,231,857	974,597	1,034,174	992,477			
FUND BALANCE, ENDING	$ 1,222,275	$ 997,978	$ 1,222,275	$ 997,978			

City of Mansfield, Texas

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

	Budgeted Request	FY21 Amount To Date	Available Budget	FY21 PERCENT COLLECTED TO BUDGET
REVENUES:				
Hotel Occupancy Tax	$ 593,563	$ 498,757	$ 94,806	84.03%
Rental of Facilities	-	13,397	(13,397)	0.00%
Interest Income	-	205	(205)	-
Total Revenues	593,563	512,359	81,204	86.32%
EXPENDITURES:				
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	-	1,611	(1,611)	0.00%
Mansfield Tourism	410,000	282,727	127,273	68.96%
Pickled Mansfield Society	30,000	15,782	14,218	52.61%
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	-	15,835	(15,835)	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	324,258	269,305	54.63%
Revenues / (Expenditures)	-	188,101	(188,101)	

SUPPLEMENTAL INFORMATION: CASH ANALYSIS

Beginning Cash Balance for Fiscal Year 2021	1,050,891
Plus: FY2021 Cash Collections	512,359
Less: FY2021 Cash Expenditures	(324,258)
Cash Balance as of July 31, 2021	1,238,992
Remaining Hotel/Motel Occupancy Funds to Collect	94,806
Remaining Hotel/Motel Occupancy Funds to Expend	(269,305)
Projected Cash Balance at September 30, 2021	1,064,493

City of Mansfield, Texas

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

ASSETS:	2021	2020
Cash And Investments	$ 5,617,884	$ 3,644,919
Restricted Cash and Investments	5,301,392	4,315,216
Receivables:		
Accounts	301,120	962,385
Total Assets	$ 11,220,396	$ 8,922,520
LIABILITIES & FUND BALANCES:		
LIABILITIES:		
Accounts Payable	$ 186,247	$ 179,159
Other Liabilities	1,000,000	1,000,000
Deferred Revenue	1,673,655	1,716,457
Total Liabilities	2,859,902	2,895,616
FUND BALANCES:		
Fund Balance	5,758,216	4,943,996
Excess Revenues Over (Under) Expenditures	2,602,278	1,082,908
Total Fund Balances	8,360,494	6,026,904
Total Liabilities And Fund Balances	$ 11,220,396	$ 8,922,520

City of Mansfield, Texas

Comparative Combined Statement of Activities - Mansfield Parks Facilities Development Corporation
- For the Month and Ten Months Ended July 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	$ 395,699	$ 450,613	$ 3,204,167	$ 3,072,954	$ 3,593,857	$ (389,690)	89.16%
Contributions	1,143	510	24,768	42,544	58,026	(33,258)	42.68%
Interest Earnings	-	835	1,560	56,509	24,000	(22,440)	6.50%
Other Income	-	-	29,268	16,191	-	29,268	0.00%
MAC Revenue	143,252	275,871	1,598,869	1,116,594	1,922,667	(323,798)	83.16%
Lease Royalties	9,953	16,205	91,616	71,944	120,000	(28,384)	76.35%
Park Land Dedication Revenue	87,000	45,250	1,563,250	1,112,000	725,000	838,250	215.62%
Total Revenues	637,047	789,284	6,513,498	5,488,736	6,443,550	69,948	101.09%
EXPENDITURES:							
Administration	189,544	123,324	1,484,549	2,191,456	2,555,916	(1,071,367)	58.08%
Field Operations	75,386	60,897	549,879	501,126	740,335	(190,456)	74.27%
Community Park Operations	120,671	99,512	820,988	750,125	1,150,765	(329,777)	71.34%
Nature Education Operations	11,985	13,189	102,845	107,875	175,587	(72,742)	58.57%
Recreational Center	121,873	67,899	637,969	624,333	990,796	(352,827)	64.39%
Neighborhood Park Operations	22,704	11,864	115,623	115,436	247,315	(131,692)	46.75%
Non-Departmental	77,363	11,024	199,367	115,477	1,082,428	(883,061)	18.42%
Total Expenditures	619,526	387,709	3,911,220	4,405,828	6,943,142	(3,031,922)	56.33%
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	17,521	401,575	2,602,278	1,082,908	(499,592)	3,101,870	-520.88%
OTHER FINANCING SOURCES (USES):							
Operating Transfers In	-	-	-	-	499,592	(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	(499,592)	0.00%
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	17,521	401,575	2,602,278	1,082,908			
FUND BALANCE, BEGINNING	8,342,973	5,625,329	5,758,216	4,943,996			
FUND BALANCE, ENDING	$ 8,360,494	$ 6,026,904	$ 8,360,494	$ 6,026,904			

City of Mansfield, Texas

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

	2021	2020
ASSETS		
Cash And Investments	$ 7,781,300	$ 3,915,829
Accounts Receivable	1,764	715,182
Restricted Assets:		
Cash and Investments, Projects	1,163,074	5,832,729
Fixed Assets (net of accumulated depreciation)	14,826,261	10,360,615
Total Assets	$ 23,772,399	$ 20,824,355
LIABILITIES AND NET ASSETS		
LIABILITIES:		
Accounts Payable	$ 6,051	$ 1,189
Accrued Liabilities	3,240	77,313
Retainage Payable	20,133	29,272
Bonds Payable	21,625,000	23,430,000
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	47,036,638	35,246,990
NET ASSETS:		
Restricted	1,163,074	5,832,729
Unassigned	(24,427,313)	(20,255,364)
Total Net Assets	(23,264,239)	(14,422,635)
Total Liabilities & Net Assets	$ 23,772,399	$ 20,824,355

*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 Ten Months Ended July 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	$ 661,912	$ 714,835	$ 5,844,815	$ 5,714,315
Gas Royalties	-	-	-	-
Miscellaneous	-	-	-	-
Rental Of Facilities	-	-	-	-
Total Operating Revenues	661,912	714,835	5,844,815	5,714,315
OPERATING EXPENDITURES:				
Administration	49,367	49,876	528,154	469,949
Promotions	1,656	2,126	23,167	32,417
Retention	-	26	107	9,199
Development Plan	-	-	8	-
Projects	176,480	154,353	1,832,821	2,440,992
Non-Departmental	386	1,521	2,815,476	128,132
Depreciation	259	259	2,542	2,549
Total Operating Expenditures	228,148	208,161	5,202,275	3,083,238
OPERATING INCOME	433,764	506,674	642,540	2,631,077
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	-	612	1,096	39,522
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	(434,242)	(455,563)	(871,158)	(913,800)
Total Nonoperating Revenue	(434,242)	(454,951)	5,311,267	(874,278)
INCOME BEFORE OPERATING TRANSFERS	(478)	51,723	5,953,807	1,756,799
OPERATING TRANSFERS:				
Operating Transfers In (Out)	-	-	-	(25,223)
CHANGE IN NET ASSETS	(478)	51,723	5,953,807	1,731,576
NET ASSETS, BEGINNING	(23,263,761)	(14,474,358)	(9,788,636)	(5,256,548)
NET ASSETS, PROJECTS	- **	-	(19,429,410) **	(10,897,663)
NET ASSETS, ENDING	$ (23,264,239)	$ (14,422,635)	$ (23,264,239)	$ (14,422,635)

**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
July 31, 2021 and 2020 (Unaudited)

	2021	2020
ASSETS		
Cash And Investments	$ 90,246	$ 30,019
Receivables:		
Current Year PID Assessment	-	2,112
Total Assets	$ 90,246	$ 32,131
LIABILITIES & FUND BALANCES		
LIABILITIES:		
Accounts Payable	$ 24,582	$ -
Deferred Revenue	1,000	2,112
Total Liabilities	25,582	2,112
FUND BALANCES:		
Fund Balance	(12,287)	2,036
Excess Revenues Over Expenditures	76,951	27,983
Total Fund Balances	64,664	30,019
Total Liabilities And Fund Balances	$ 90,246	$ 32,131

City of Mansfield, Texas

Comparative Combined Statement of Activities - Southpointe PID
For the Month and Ten Months Ended July 31, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
REVENUES:				
PID Assessment	$ 2,000	$ -	$ 319,143	$ 271,306
Penalties & Interest	458	348	4,492	916
Total Revenues	2,458	348	323,635	272,222
EXPENDITURES:				
General government	73,242	44,018	246,684	244,239
Public safety	-	-	-	-
Public works	-	-	-	-
Culture and recreation	-	-	-	-
Total Expenditures	73,242	44,018	246,684	244,239
Excess Of Revenues Over (Under) Expenditures	(70,784)	(43,670)	76,951	27,983
Net Change in Fund Balances	(70,784)	(43,670)	76,951	27,983
FUND BALANCE, BEGINNING	135,448	73,689	(12,287)	2,036
FUND BALANCE, ENDING	$ 64,664	$ 30,019	$ 64,664	$ 30,019

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
July 31, 2021 and 2020 (Unaudited)

ASSETS	2021	2020
Cash And Investments	$ 8,096,654	$ 6,880,908
Receivables:		
Current Year Taxes	196,594	209,864
Delinquent Taxes (Net of Allowance of $375,936)	-	-
Total Assets	$ 8,293,248	$ 7,090,772
LIABILITIES & FUND BALANCES		
LIABILITIES:		
Accounts Payable	$ -	$ -
Deferred Revenue	196,594	209,864
Total Liabilities	196,594	209,864
FUND BALANCES:		
Fund Balance	3,888,921	1,697,691
Excess Revenues Over Expenditures	4,207,733	5,183,217
Total Fund Balances	8,096,654	6,880,908
Total Liabilities And Fund Balances	$ 8,293,248	$ 7,090,772

City of Mansfield, Texas

Comparative Combined Statement of Activities - General Obligation Debt Service
- For the Month and Ten Months Ended July 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:							
Taxes, Penalties, And Interest	$ 90,437	$ 79,598	$ 17,862,155	$ 17,939,370	$ 16,482,315	$ 1,379,840	108.37%
Miscellaneous	-	$ -	248	$ -	-	248	0.00%
Interest Income	-	46	126	4,582	-	126	0.00%
Total Revenues	90,437	79,644	17,862,528	17,943,952	16,482,315	1,380,213	108.37%
EXPENDITURES:							
Debt Service -							
Principal Retirement	-	-	10,660,000	9,925,000	10,710,000	(50,000)	99.53%
Interest	-	-	2,972,874	2,808,651	5,772,315	(2,799,441)	51.50%
Lease Payments	-	-	-	-	-	-	0.00%
Bond Issuance Cost		-	-	97,047	-	-	0.00%
Fiscal Charges	9,100	-	21,921	4,627,914	-	21,921	0.00%
Total Expenditures	9,100	-	13,654,795	17,458,612	16,482,315	(2,827,520)	82.85%
Excess Of Revenues Over (Under) Expenditures	81,337	79,644	4,207,733	485,340			
OTHER FINANCING SOURCES (USES)							
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	81,337	79,644	4,207,733	5,183,217			
FUND BALANCE, BEGINNING	8,015,317	6,801,264	3,888,921	1,697,691			
FUND BALANCE, ENDING	$ 8,096,654	$ 6,880,908	$ 8,096,654	$ 6,880,908			

City of Mansfield, Texas

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

	2021	2020
ASSETS		
Cash And Investments	$ -	$ 2,476,251
Total Assets	$ -	$ 2,476,251
LIABILITIES AND FUND BALANCES		
LIABILITIES:		
Accrued Interest Payable	$ 4,651	$ 4,650
Total Liabilities	4,651	4,650
FUND BALANCES:		
Fund Balance	510,814	517,136
Excess Revenues Over (Under) Expenditures	(515,465)	1,954,465
Total Fund Balances	(4,651)	2,471,601
Total Liabilities And Fund Balances	$ -	$ 2,476,251

City of Mansfield, Texas

Comparative Combined Statement of Activities - Mansfield Parks Facilities Development Corporation Debt Service
- For the Month and Ten Months Ended July 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:							
Taxes, Penalties, And Interest	$ 279,116	$ 263,322	$ 2,644,134	$ 2,633,217	$ 3,153,358	$ (509,224)	83.85%
Other Income	-	-	-	-	-	-	0.00%
Total Revenues	279,116	263,322	2,644,134	2,633,217	3,153,358	(509,224)	83.85%
EXPENDITURES:							
Debt Service							
Principal Retirement	1,855,000	-	1,855,000	673,552	1,855,000	-	100.00%
Interest And Fiscal Charges	649,179	-	1,304,599	1,700	1,298,358	6,241	100.48%
Non-departmental	-	-	-	3,500	-	-	0.00%
Total Expenditures	2,504,179	-	3,159,599	678,752	3,153,358	6,241	100.20%
Excess Of Revenues Over (Under) Expenditures	(2,225,063)	263,322	(515,465)	1,954,465			
OTHER FINANCING SOURCES (USES):							
Bond Proceeds	-	-	-	-			
Total Other Financing Sources (Uses)	-	-	-	-			
FUND BALANCE, BEGINNING	2,220,412	2,208,279	510,814	517,136			
FUND BALANCE, ENDING	$ (4,651)	$ 2,471,601	$ (4,651)	$ 2,471,601			

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
July 31, 2021 and 2020 (Unaudited)

	2021	2020
ASSETS		
Cash And Investments	$ 24,591,036	$ 23,249,315
Receivables	-	-
Projects In Process		
Current Year	738,417	5,361,334
Prior Year	487,311	11,499,070
Total Assets	$ 25,816,764	$ 40,109,719
LIABILITIES AND FUND BALANCES		
LIABILITIES:		
Accounts Payable	$ 91,363	$ 146,781
Deposits	406,233	122,712
Retainage Payable	15,063	231,298
Other Liabilities	-	
Total Liabilities	512,659	500,791
FUND BALANCES:		
Fund Balance	22,520,904	33,469,150
Excess Revenues Over (Under) Expenditures	2,783,201	6,139,778
Total Fund Balance	25,304,105	39,608,928
Total Liabilities And Fund Balance	$ 25,816,764	$ 40,109,719

City of Mansfield, Texas

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

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
REVENUES:				
Recoveries	$ -	$ -	$ -	$ 6,532
Contributions	-	-	-	-
Intergovernmental	-	-	-	-
Roadway Impact Fees	210,252	198,613	3,231,745	2,186,746
Interest Income	-	1,750	3,995	115,513
Total Revenues	210,252	200,363	3,235,740	2,308,791
EXPENDITURES:				
Administrative	57,262	59,858	452,539	488,268
Street Improvements	-	-	-	-
Total Expenditures	57,262	59,858	452,539	488,268
EXCESS OF REVENUES OVER(UNDER) EXPENDITURES	152,990	140,505	2,783,201	1,820,523
OTHER FINANCING SOURCES (USES):				
Transfers	-	-	-	-
Bond Proceeds	-	(6,457,112)	-	4,122,848
Bond Issuance Costs	-	57,807	-	(36,909)
Premiums on Bond Issuance	-	(365,415)	-	233,316
Discounts on Bond Issuance	-	-	-	-
Total Other Financing Sources (Uses)	-	(6,764,720)	-	4,319,255
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	152,990	(6,624,215)	2,783,201	6,139,778
FUND BALANCE, BEGINNING	25,151,115	46,233,143	22,520,904	33,469,150
FUND BALANCE, ENDING	$ 25,304,105	$ 39,608,928	$ 25,304,105	$ 39,608,928

City of Mansfield, Texas

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

	2021	2020
ASSETS		
Cash And Investments	$ 9,671,860	$ 15,273,132
Construction in Progress	-	-
Total Assets	$ 9,671,860	$ 15,273,132
LIABILITIES AND FUND BALANCE		
LIABILITIES:		
Accounts Payable	$ 1,357	$ -
Due to Other Funds	-	-
Retainage Payable	308,874	71,584
Total Liabilities	310,231	71,584
FUND BALANCE:	13,760,605	3,667,344
Excess Revenues Over (Under) Expenditures	(4,398,976)	11,534,204
Total Fund Balance	9,361,629	15,201,548
Total Liabilities And Fund Balance	$ 9,671,860	$ 15,273,132

City of Mansfield, Texas

Comparative Combined Statement of Activities -
Building Construction Fund - For the Month and Ten Months Ended July 31, 2021 and 2020 (Unaudited)

	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE
REVENUES:				
Interest Income	$ -	$ 147	$ 417	$ 15,636
Rental Of Facilities	-	-	-	-
Contributions	-	-	-	-
Miscellaneous Income	-	-	32,717	-
Grant Revenue	-	-	-	-
Total Revenues	-	147	33,134	15,636
EXPENDITURES:				
Administration	75	-	75	-
Library	23,911	-	125,005	-
Fire Station #5	197,231	296,637	2,979,368	1,391,808
Man House	11,256	116,868	636,337	357,100
Wayfinding	-	-	147,025	-
Police Station	16,951	-	437,729	-
Tactical Training Facility	24,807	-	106,571	-
Total Expenditures	274,231	413,505	4,432,110	1,748,908
Excess Revenues Over (Under) Expenditures	(274,231)	(413,358)	(4,398,976)	(1,733,272)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	2,863,583	-	12,664,171
Bond Issuance Costs	-	(25,636)	-	(113,374)
Premiums on Bond Issuance	-	162,053	-	716,679
Discounts on Bond Issuance	-	-	-	-
Operating Transfer In (Out)	-	-	-	-
Total Other Financing Sources (Uses)	-	3,000,000	-	13,267,476
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(274,231)	2,586,642	(4,398,976)	11,534,204
FUND BALANCE, BEGINNING	9,635,860	12,614,906	13,760,605	3,667,344
FUND BALANCE, ENDING	$ 9,361,629	$ 15,201,548	$ 9,361,629	$ 15,201,548

City of Mansfield, Texas

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

	2021	2020
ASSETS		
Cash And Investments	$ 2,346,194	$ 4,336,318
Total Assets	$ 2,346,194	$ 4,336,318
LIABIITIES AND FUND BALANCES		
LIABILITIES:		
Accounts Payable	$ 11,178	$ -
Retainage Payable	-	-
Total Liabilities	$ 11,178	$ -
FUND BALANCE:	4,247,249	1,451,406
Excess Revenues Over Expenditures	(1,912,233)	2,884,912
Total Fund Balance	2,335,016	4,336,318
Total Liabilities And Fund Balance	$ 2,346,194	$ 4,336,318

City of Mansfield, Texas

Comparative Combined Statement of Activities -
Equipment Replacement Fund - For the Month and Ten Months Ended July 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	-	1,958	56,341	187,594
Interest Income	-	1	2	41
Total Revenues	-	1,959	56,343	187,635
EXPENDITURES:				
Administration	-	-	-	-
Information Services	-	-	40,655	43,131
Code Enforcement	-	-	-	46,789
Planning	51,947	-	212,552	233,791
Streets	-	32,494	66,345	199,333
Animal Control	-	-	-	-
City Hall	-	-	-	-
Parks Department	36,986	60,258	215,513	60,258
Library	-	-	28,328	-
Fire	688,970	94,665	966,339	107,407
Police Department	295,738	13,403	573,660	666,208
Total Expenditures	1,073,641	200,820	2,103,392	1,356,917
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(1,073,641)	(198,861)	(2,047,049)	(1,169,282)
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	(1,073,641)	(198,861)	(1,912,233)	2,884,912
FUND BALANCE, BEGINNING	3,408,657	4,535,179	4,247,249	1,451,406
FUND BALANCE, ENDING	$ 2,335,016	$ 4,336,318	$ 2,335,016	$ 4,336,318

City of Mansfield, Texas

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

	2021	2020
ASSETS		
Cash And Investments	$ 48,699	$ -
Total Assets	$ 48,699	$ -
LIABILITIES AND FUND BALANCE		
LIABILITIES:		
Accounts Payable	$ -	$ 907,604
Retainage Payable	-	-
Total Liabilities	-	907,604
FUND BALANCE:	66,306	(81,574)
Excess Revenues Over Expenditures	(17,607)	(826,030)
Total Fund Balance	48,699	(907,604)
Total Liabilities And Fund Balance	$ 48,699	$ -

City of Mansfield, Texas

Comparative Combined Statement of Activities - Park Construction Fund
- For the Month and Ten Months Ended July 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	57	4,536	607	826,030
FieldHouse	-	-	-	-
Matlock Community Park	-	-	-	-
Gertie Barrett Park	-		17,000	
Pond Branch	-	-	-	-
Total Expenditures	57	4,536	17,607	826,030
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(57)	(4,536)	(17,607)	(826,030)
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	(57)	(4,536)	(17,607)	(826,030)
FUND BALANCE, BEGINNING	48,756	(903,068)	66,306	(81,574)
FUND BALANCE, ENDING	$ 48,699	$ (907,604)	$ 48,699	$ (907,604)

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
July 31, 2021 and 2020 (Unaudited)

	2021	2020
ASSETS		
Cash And Investments	$ 24,776,506	$ 25,480,430
Receivables:		
Accounts (net of allowance of $1,305,852)	5,141,260	6,044,024
Inventory	700,578	1,064,102
Restricted Assets:		
Cash and Investments	13,280,905	13,086,048
Fixed Assets (net of accumulated depreciation)	212,609,486	196,404,859
Total Assets	256,508,735	242,079,463
DEFERRED OUTFLOWS OF RESOURCES		
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	$ 260,801,111	$ 246,793,816

City of Mansfield, Texas

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

	2021	2020
LIABILITIES		
Accounts Payable	$ 25,921	$ 14,888
Accrued Liabilities	181,621	325,677
Payable From Restricted Assets:		
Deposits	1,681,607	1,622,249
Accrued Interest	108,774	525,952
Retainage Payable	673,728	522,951
From Unrestricted Assets:		
Current	3,461,961	3,461,961
Long-Term, Net	27,771,123	31,328,084
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	41,295,410	45,569,074
DEFERRED INFLOWS OF RESOURCES		
Deferred assumption changes	108,403	111,429
Deferred investment gains	473,309	-
Total deferred inflows of resources	581,712	111,429
NET POSTION		
Invested In Capital Assets (net of related debt)	180,535,545	161,073,142
Reserved for Debt Service	3,173,022	3,653,238
Reserved for Capital Projects	10,107,883	9,432,810
Unreserved	25,107,539	26,954,123
Total Net Positon	218,923,989	201,113,313
Total Liabilities, Deferred Inflows of Resources, and Net Position	$ 260,801,111	$ 246,793,816

City of Mansfield

Comparative Combined Statement of Activities -
Utility Fund - For the Month and Ten Months Ended July 31, 2021 and 2020 (Unaudited)

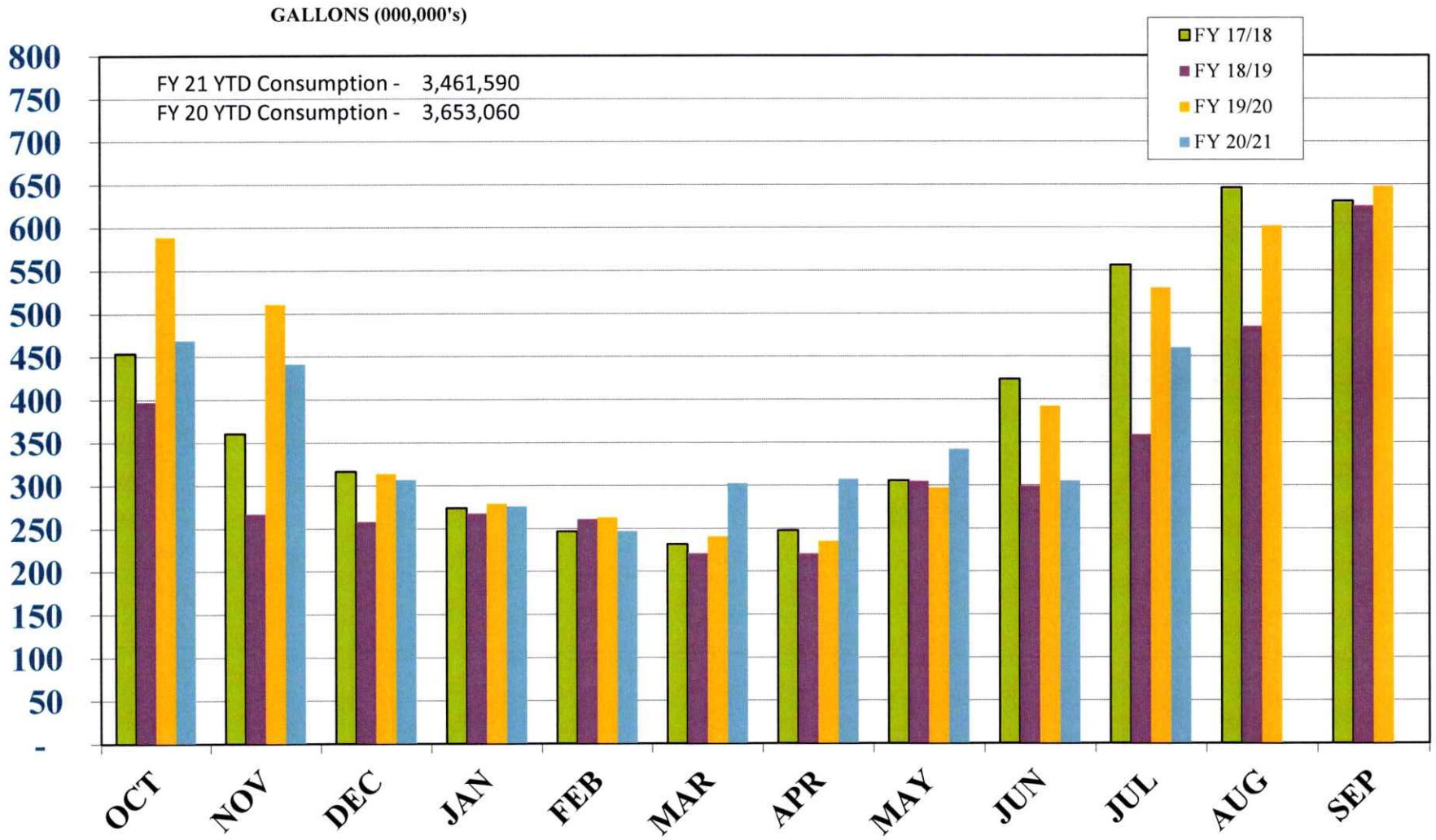
	FY21 MONTH TO DATE	FY20 MONTH TO DATE	FY21 YEAR TO DATE	FY20 YEAR TO DATE	FY21 ADOPTED BUDGET	FY21 OVER (UNDER) BUDGET	PERCENT COLLECTED TO BUDGET
OPERATING EXPENSES:							
Administration	121,159	157,748	1,044,936	1,304,815	1,590,717	(545,781)	65.69%
Billing And Collection	79,286	85,221	733,665	763,046	969,006	(235,341)	75.71%
Meter Reading/Repairs	88,714	105,711	803,453	806,115	1,126,045	(322,592)	71.35%
Water Distribution	96,352	79,152	684,495	583,226	917,633	(233,138)	74.59%
Wastewater Collection	777,206	692,500	7,053,257	6,943,104	8,683,160	(1,629,903)	81.23%
Water Treatment	804,748	728,304	7,464,187	7,320,058	10,085,210	(2,621,023)	74.01%
Water Quality	55,935	57,122	453,962	439,658	563,705	(109,743)	80.53%
Water Demand Management	16,252	12,956	112,418	116,165	157,792	(45,374)	71.24%
Depreciation	313,051	321,891	3,124,049	3,157,709	-	3,124,049	0.00%
Total Operating Expenses	2,352,703	2,240,605	21,474,422	21,433,896	24,093,268	(2,618,846)	89.13%
OPERATING INCOME (LOSS)	1,508,887	1,899,167	12,764,628	12,448,005	11,906,930	857,698	
NONOPERATING REVENUES (EXPENSES):							
Non-Departmental	(86,800)	(88,135)	(899,757)	(790,022)	(6,046,983)	5,147,226	14.88%
Interest Revenue	-	3,929	7,855	243,720	24,000	(16,145)	32.73%
Debt Service	(119,656)	(129,569)	(1,196,560)	(1,295,693)	(3,300,000)	2,103,440	36.26%
Bad Debt Expense	-	-	-	-	(48,000)	48,000	0.00%
Net Nonoperating Revenues (Expenses)	(206,456)	(213,775)	(2,088,462)	(1,841,995)	(9,370,983)	7,282,521	22.29%
INCOME (LOSS) BEFORE OPERATING TRANSFERS	1,302,431	1,685,392	10,676,166	10,606,010	2,535,947	8,140,219	420.99%
OPERATING TRANSFERS:							
Transfers In (Out)	(3,054)	-	(448,799)	(259,329)	(2,535,947)	2,087,148	17.70%
Net Operating Transfers	(3,054)	-	(448,799)	(259,329)	(2,535,947)	2,087,148	17.70%
CHANGE IN NET POSITION	1,299,377	1,685,392	10,227,367	10,346,681	-	10,227,367	
NET POSITION, BEGINNING	217,624,612	199,427,921	208,696,622	190,766,632	208,696,622	-	
NET POSITON, ENDING	$ 218,923,989	$ 201,113,313	$ 218,923,989	$ 201,113,313	$ 208,696,622	$ 10,227,367	

CITY OF MANSFIELD
UTILITY FUND
REVENUE BOND COVERAGE

Definition of Bond Coverage:

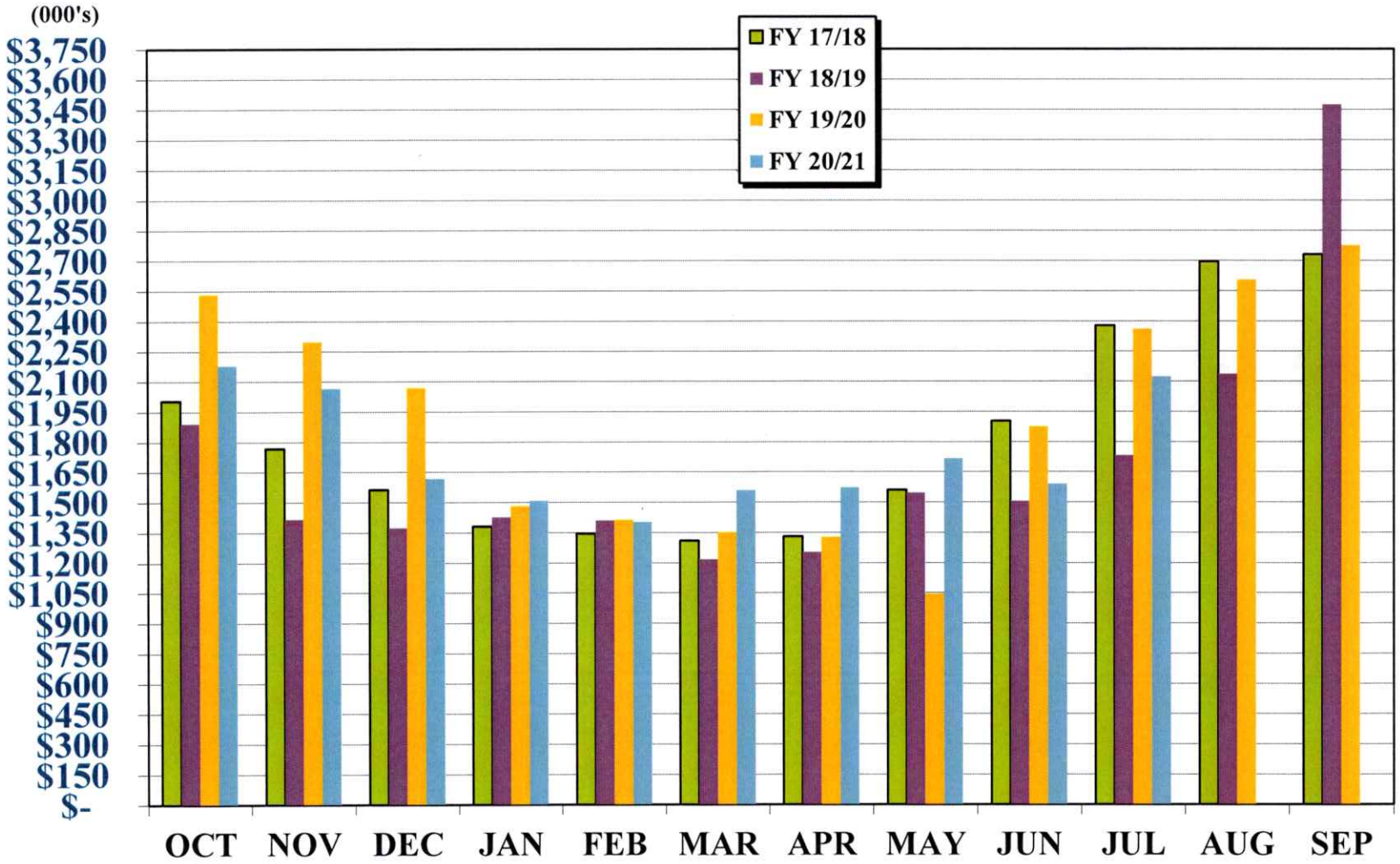
The ordinance authorizing the issuance of Water and Sewer System revenue bonds requires that the City establish a sinking fund (Revenue Bond Sinking and Reserve Fund) in an amount not less than the average annual requirement for the payment of principal and interest on all the revenue bonds. At September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

CITY OF MANSFIELD
WATER CONSUMPTION



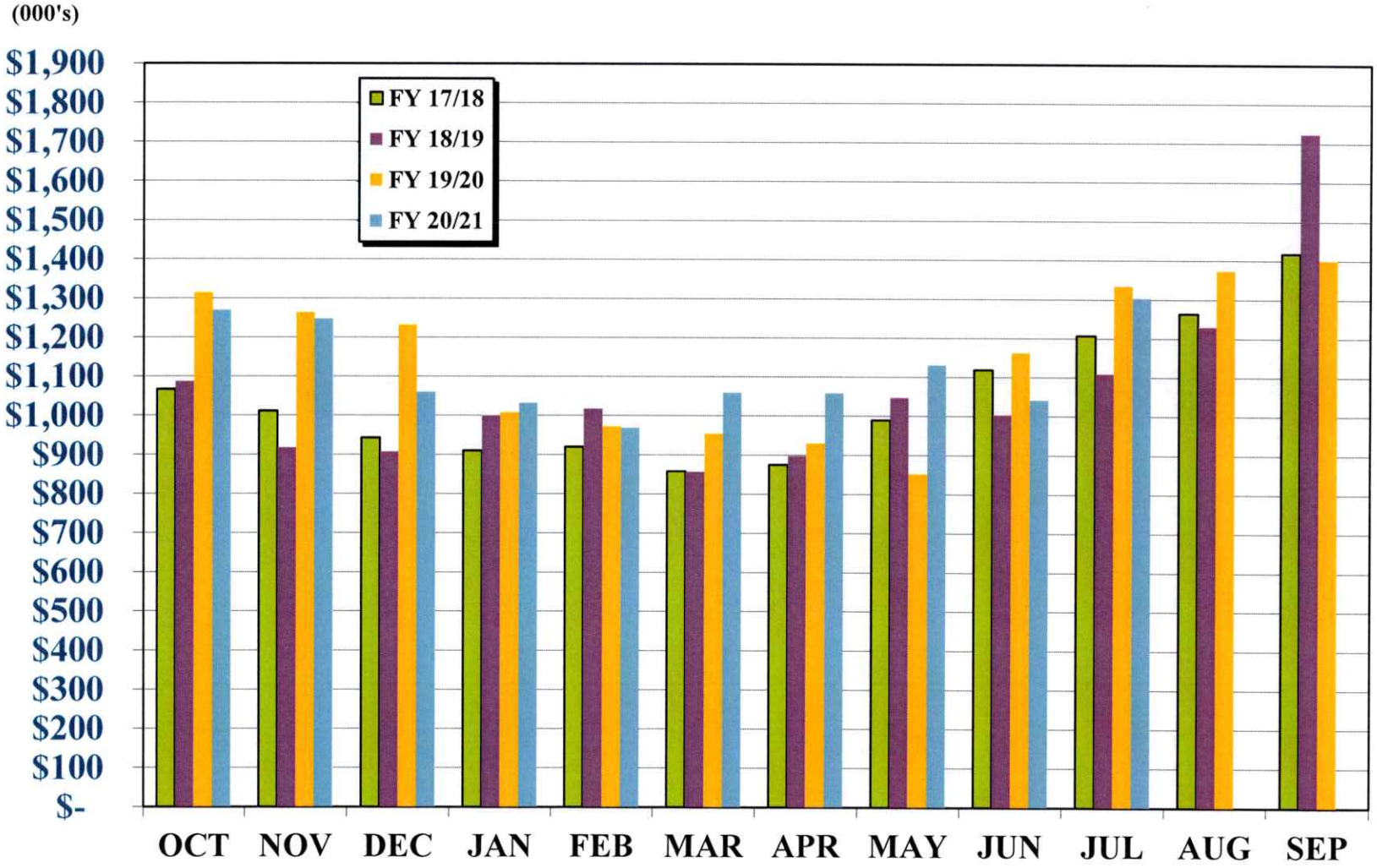
CITY OF MANSFIELD

UTILITY FUND - WATER SALES



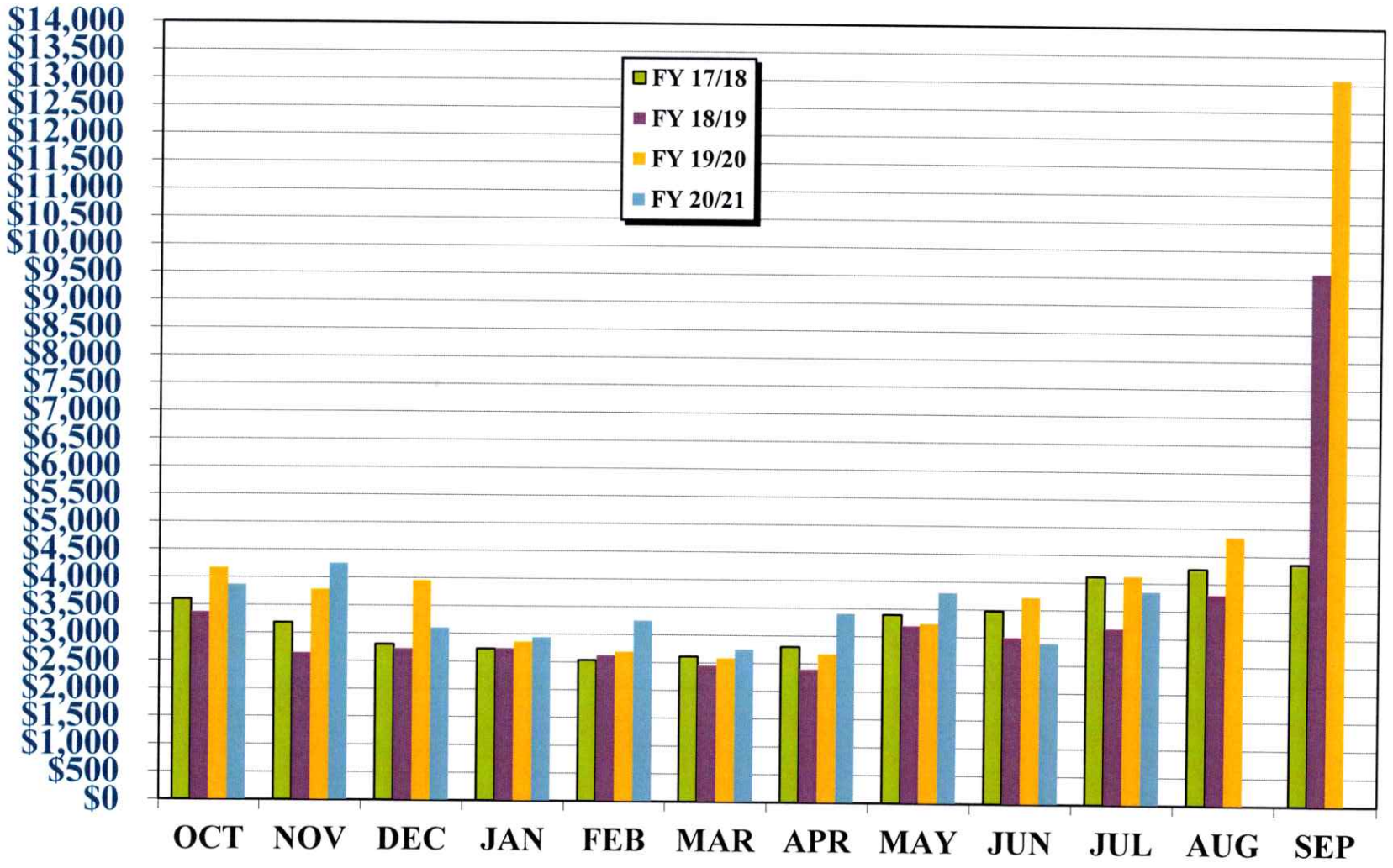
CITY OF MANSFIELD

UTILITY FUND - SEWER SERVICE

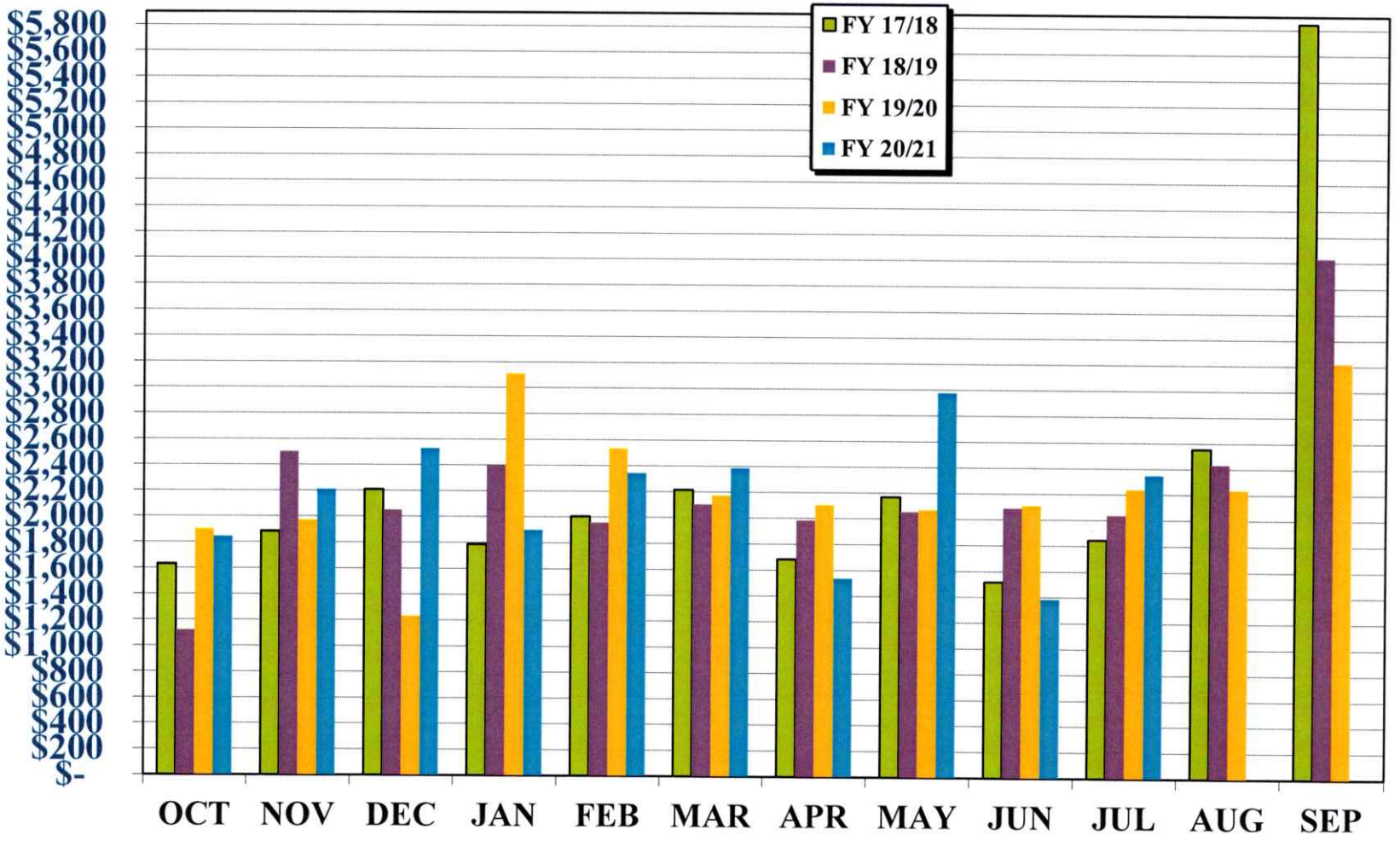


CITY OF MANSFIELD

UTILITY FUND - TOTAL REVENUES



CITY OF MANSFIELD
UTILITY OPERATING EXPENDITURES



City of Mansfield, Texas

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

	2021	2020
ASSETS		
Cash And Investments	$ (0)	$ -
Receivables:		
Accounts	0	274,752
Inventory	0	13,646
Restricted Assets:		
Cash And Investments	132,737	93,338
Fixed Assets (net of accumulated depreciation)	5,396,852	5,632,614
Total Assets	5,529,589	6,014,350
DEFERRED OUTFLOWS OF RESOURCES		
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	819,196	1,349,279
Total Deferred Outflows of Resources	1,429,830	2,245,301
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	$ 6,959,419	$ 8,259,651

City of Mansfield, Texas

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

	2021	2020
LIABILITIES		
Accounts Payable	$ 51,879	$ 2,163,076
Payable From Restricted Assets:		
Inmate Trust	25,655	-
General Obligation Debt Payable:		
Bonds Payable-Current	392,720	442,409
Accrued Interest	6,453	7,085
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	5,639,168	12,481,905
DEFERRED INFLOWS OF RESOURCES		
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
NET POSITION		
Invested in Capital Assets (net of related debt)	5,068,025	5,217,379
Unreserved	(4,244,709)	(9,639,964)
Total Net Position	823,316	(4,422,585)
TOTAL LIABILITIES, DEFERRED INFLOWS OF OF RESOURCES, AND NET POSITION	$ 6,959,419	$ 8,259,651

City of Mansfield, Texas

Comparative Combined Statement of Activities - Law Enforcement Complex
For the Month and Ten Months Ended July 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	$ -	$ 329,665	$ -	$ 5,309,920
Salary Reimbursement	-	2,414	-	87,600
Miscellaneous	-	-	-	26,291
Transportation	-	-	-	3,128
Commissary Sales	-	-	-	300,552
Telephone Commission	-	9,762	-	207,499
Total Operating Revenues	-	341,841	-	5,934,989
OPERATING EXPENSES:				
Administration	-	32,145	84	272,103
Operations	-	1,456,156	-	5,717,118
Support	-	112,523	0	570,563
Food Service	-	71,180	-	334,284
Medical Service	-	77,150	-	465,852
Commissary	-	25,114	-	318,539
Depreciation	20,024	20,035	196,360	198,027
Total Operating Expenses	20,024	1,794,303	196,444	7,876,486
OPERATING INCOME (LOSS)	(20,024)	(1,452,462)	(196,444)	(1,941,497)
NON OPERATING REVENUES (EXPENSES)				
Interest Revenue	-	2	-	2
Other Income	-	619	3,805	619
Other Expenses	-	(26,762)	(10,638)	(267,622)
Gain/(loss) on sale of assets	-	-	-	-
Amortization	-	-	-	-
Interest And Fiscal Charges	(1,128)	(1,224)	(11,281)	(12,239)
Net Nonoperating Revenues (Expenses)	(1,128)	(27,365)	(18,114)	(279,240)
INCOME (LOSS) BEFORE OPERATING TRANSFERS	(21,152)	(1,479,827)	(214,558)	(2,220,737)
OPERATING TRANSFERS:				
Transfer In (Out)	-	-	-	-
Net Operating Transfers	-	-	-	-
CHANGE IN NET POSITION	(21,152)	(1,479,827)	(214,558)	(2,220,737)
NET POSITION, BEGINNING	844,468	(2,942,758)	1,037,874	(2,201,848)
NET POSITION, ENDING	$ 823,316	$ (4,422,585)	$ 823,316	$ (4,422,585)

City of Mansfield, Texas

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

	2021	2020
ASSETS		
Cash And Investments	$ 5,014,942	$ 4,669,041
Accounts Receivable	334,090	360,167
Restricted Assets:		
Cash and Investments	420,397	423,639
Fixed Assets (Net of accumulated depreciation)	8,646,739	8,363,575
Total Assets	14,416,168	13,816,422
DEFERRED OUTFLOWS OF RESOURCES		
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	$ 14,703,085	$ 14,139,146
LIABILITIES		
Accounts Payable	$ 3,366	$ 2,298
Accrued Liabilities	57,335	44,411
Retainage Payable	5,126	7,707
Bond Payable	2,278,333	2,709,167
Accrued Interest Payable	33,229	40,446
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	3,051,954	3,453,786
DEFERRED INFLOWS OF RESOURCES		
Deferred assumption changes	16,628	7,928
Deferred investment gains	49,875	-
Total deferred inflows of resources	66,503	7,928
NET POSITION		
Invested in Capital Assets (net of related debt)	6,018,912	5,766,239
Reserved for Debt Service	453,627	40,446
Unrestricted	5,112,089	4,870,747
Total Net Position	11,584,628	10,677,432
Total Liabilities, Deferred Inflows of Resources, and Net Position	$ 14,703,085	$ 14,139,146

City of Mansfield, Texas

Comparative Combined Statement of Activities - Drainage Utility Fund
For the Month and Ten Months Ended July 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	228,594	223,787	2,256,017	2,216,736
Total Operating Revenues	228,594	223,787	2,256,017	2,216,736
OPERATING EXPENSES:				
Administration	102,785	76,365	762,048	621,437
General Maintenance	39,513	12,923	308,825	185,110
Depreciation	17,705	15,263	158,706	150,169
Total Operating Expenses	160,003	104,551	1,229,579	956,716
OPERATING INCOME (LOSS)	68,591	119,236	1,026,438	1,260,020
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	-	169	351	8,437
Other Income	-	-	7,849	1,955
Amortization	-	-	-	-
Interest and fiscal charges	(6,646)	(8,089)	(71,650)	(86,083)
Net Nonoperating Revenue	(6,646)	(7,920)	(63,450)	(75,691)
INCOME (LOSS) BEFORE OPERATING TRANSFERS	61,945	111,316	962,988	1,184,329
OPERATING TRANSFERS				
Operating Transfers In	-	-	-	-
Operating Transfers Out	-	-	-	-
Net Operating Transfers	-	-	-	-
CHANGE IN NET POSITION	61,945	111,316	962,988	1,184,329
NET POSITION, BEGINNING	11,522,683	10,566,116	10,621,640	9,493,103
NET POSITION, ENDING	$ 11,584,628	$ 10,677,432	$ 11,584,628	$ 10,677,432

CITY OF MANSFIELD, TEXAS
SALES TAX COMPARISON
INFORMATION

GENERAL FUND
YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2020 T0 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	1,098,393.80	1,321,550.60	223,156.80	20.32%
JULY	1,426,836.55	1,612,932.81	186,096.26	13.04%
AUGUST	1,098,628.81			
SEPTEMBER	1,088,496.91			
YTD TOTAL	13,587,946.09	13,273,703.68	(314,242.41)	-2.31%
BUDGET		13,462,618.00	517,792.52	
OVER/(UNDER) BUDGET		(188,914.32)	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	549,196.90	660,775.30	111,578.40	20.32%
JULY	713,418.28	806,466.40	93,048.12	13.04%
AUGUST				
SEPTEMBER				
YTD TOTAL	5,700,410.18	6,636,851.84	936,441.66	16.43%

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	549,196.90	660,775.30	111,578.40	20.32%
JULY	713,418.27	806,466.41	93,048.14	13.04%
AUGUST				
SEPTEMBER				
YTD TOTAL	5,700,410.15	6,636,851.86	936,441.71	16.43%

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	2,196,787.60	2,643,101.19	446,313.59	20.32%
JULY	2,853,673.10	3,225,865.62	372,192.52	13.04%
AUGUST				
SEPTEMBER				
YTD TOTAL	22,801,640.70	26,547,407.35	3,745,766.65	16.43%

BUDGET	26,925,236.00
OVER/(UNDER) BUDGET	(377,828.65)

SCHEDULE OF INVESTMENTS

MANSFIELD
TEXAS

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 July for Fiscal Year 2021.

Bryan Rebel
Investment Officer

City of Mansfield
Portfolio Holdings
Tracker Portfolio Set Up - by Issuer
Report Format: By Transaction
Group By: Issuer
Average By: Face Amount / Shares
Portfolio / Report Group: All Portfolios
As of 7/31/2021

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	?	468,077.74	468,077.74	468,077.74	?	N/A	1		0.64	15 - Street Construction
Sub Total / Average AIM Invesco			**?**	**468,077.74**	**468,077.74**	**468,077.74**	**?**		**1**	**0.00**	**0.64**	
CLASS												
CLASS LGIP	CLASS	5/27/2021	?	3,257,923.13	3,257,923.13	3,257,923.13	?	N/A	1		4.44	110 - ARPA
Sub Total / Average CLASS			**?**	**3,257,923.13**	**3,257,923.13**	**3,257,923.13**	**?**		**1**	**0.00**	**4.44**	
Nations Funds												
Nations Funds MM	MF0008	10/25/1999	?	4,873,810.17	4,873,810.17	4,873,810.17	?	N/A	1		6.65	25 - Water & Sewer
Nations Funds MM	MF0008	10/25/1999	?	3,361,976.30	3,361,976.30	3,361,976.30	?	N/A	1		4.58	15 - Street Construction
Nations Funds MM	MF0008	10/25/1999	?	4,168,811.85	4,168,811.85	4,168,811.85	?	N/A	1		5.69	01 - General Fund
Nations Funds MM	MF0008	10/25/1999	?	152,200.36	152,200.36	152,200.36	?	N/A	1		0.21	39 - Economic Development
Nations Funds MM	MF0008	10/25/1999	?	1,457,490.83	1,457,490.83	1,457,490.83	?	N/A	1		1.99	28 - Utility Construction Fund 28
Nations Funds MM	MF0008	10/25/1999	?	26,600.74	26,600.74	26,600.74	?	N/A	1		0.04	06 - Tree Mitigation
Nations Funds MM	MF0008	10/25/1999	?	445,580.19	445,580.19	445,580.19	?	N/A	1		0.61	10 - Debt Services
Nations Funds MM	MF0008	10/25/1999	?	606,806.36	606,806.36	606,806.36	?	N/A	1		0.83	24 - Mansfield Parks Land Dedication
Nations Funds MM	MF0008	10/25/1999	?	2,292,304.33	2,292,304.33	2,292,304.33	?	N/A	1		3.13	23 - Mansfield Parks 1/2 Sales Tax
Nations Funds MM	MF0008	4/11/2012	?	3,009,276.54	3,009,276.54	3,009,276.54	?	N/A	1		4.10	27 - Revenue Bond Reserve
Nations Funds MM	MF0008	8/1/2016	?	1,616,027.62	1,616,027.62	1,616,027.62	?	N/A	1		2.20	309 - Library Expansion
Nations Funds MM	MF0008	8/1/2016	?	1,542,332.56	1,542,332.56	1,542,332.56	?	N/A	1		2.10	86 - 2016 Streets Construction
Nations Funds MM	MF0008	12/1/2017	?	25,962.97	25,962.97	25,962.97	?	N/A	1		0.04	87 - 2017 Streets Construction
Nations Funds MM	MF0008	7/2/2018	?	1,600,177.61	1,600,177.61	1,600,177.61	?	N/A	1		2.18	873 - MEDC Construction
Sub Total / Average Nations Funds			**?**	**25,179,358.43**	**25,179,358.43**	**25,179,358.43**	**?**		**1**	**0.00**	**34.34**	
TexStar												

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	?	231,556.00	231,556.00	231,556.00	?	N/A	1		0.32	38 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	?	11,277,740.96	11,277,740.96	11,277,740.96	?	N/A	1		15.38	25 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	?	79,595.35	79,595.35	79,595.35	?	N/A	1		0.11	16 - Building Construction
TexStar LGIP	TEXSTAR	11/2/2012	?	1,956,259.97	1,956,259.97	1,956,259.97	?	N/A	1		2.67	15 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	?	8,500,644.42	8,500,644.42	8,500,644.42	?	N/A	1		11.59	01 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	?	832,946.69	832,946.69	832,946.69	?	N/A	1		1.14	39 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	?	7,300,782.11	7,300,782.11	7,300,782.11	?	N/A	1		9.96	28 - Utility Construction Fund 28
TexStar LGIP	TEXSTAR	11/2/2012	?	1,484,100.84	1,484,100.84	1,484,100.84	?	N/A	1		2.02	50 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	?	53,846.93	53,846.93	53,846.93	?	N/A	1		0.07	10 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	?	1,063,472.56	1,063,472.56	1,063,472.56	?	N/A	1		1.45	24 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	?	997,024.88	997,024.88	997,024.88	?	N/A	1		1.36	19 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	?	2,442,003.31	2,442,003.31	2,442,003.31	?	N/A	1		3.33	23 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	?	1,516,165.78	1,516,165.78	1,516,165.78	?	N/A	1		2.07	81 - Street Construction 2012 Issue
TexStar LGIP	TEXSTAR	1/8/2014	?	4,837.49	4,837.49	4,837.49	?	N/A	1		0.01	22 - Equipment Replacement
TexStar LGIP	TEXSTAR	11/30/2014	?	583,218.22	583,218.22	583,218.22	?	N/A	1		0.80	08 - Hotel
TexStar LGIP	TEXSTAR	8/31/2016	?	972,161.19	972,161.19	972,161.19	?	N/A	1		1.33	86 - 2016 Streets Construction
TexStar LGIP	TEXSTAR	12/31/2017	?	3,436,090.30	3,436,090.30	3,436,090.30	?	N/A	1		4.69	87 - 2017 Streets Construction
TexStar LGIP	TEXSTAR	7/31/2018	?	1,688,354.00	1,688,354.00	1,688,354.00	?	N/A	1		2.30	873 - MEDC Construction
Sub Total / Average TexStar			**?**	**44,420,801.00**	**44,420,801.00**	**44,420,801.00**	**?**		**1**	**0.00**	**60.58**	
Total / Average			**?**	**73,326,160.30**	**73,326,160.30**	**73,326,160.30**	**?**		**1**	**0.00**	**100**	

City of Mansfield
Portfolio Holdings
Tracker Portfolio Set Up - by Portfolio (Fund)
Report Format: By Transaction
Group By: Portfolio Name
Average By: Face Amount / Shares
Portfolio / Report Group: All Portfolios
As of 7/31/2021

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	?	4,168,811.85	4,168,811.85	4,168,811.85	?	N/A	1		5.69
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	8,500,644.42	8,500,644.42	8,500,644.42	?	N/A	1		11.59
Sub Total / Average 01 - General Fund				**?**	**12,669,456.27**	**12,669,456.27**	**12,669,456.27**	**?**		**1**	**0.00**	**17.28**
06 - Tree Mitigation												
Nations Funds MM	MF0008	Money Market	10/25/1999	?	26,600.74	26,600.74	26,600.74	?	N/A	1		0.04
Sub Total / Average 06 - Tree Mitigation				**?**	**26,600.74**	**26,600.74**	**26,600.74**	**?**		**1**	**0.00**	**0.04**
08 - Hotel												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/30/2014	?	583,218.22	583,218.22	583,218.22	?	N/A	1		0.80
Sub Total / Average 08 - Hotel				**?**	**583,218.22**	**583,218.22**	**583,218.22**	**?**		**1**	**0.00**	**0.80**
10 - Debt Services												
Nations Funds MM	MF0008	Money Market	10/25/1999	?	445,580.19	445,580.19	445,580.19	?	N/A	1		0.61
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	53,846.93	53,846.93	53,846.93	?	N/A	1		0.07
Sub Total / Average 10 - Debt Services				**?**	**499,427.12**	**499,427.12**	**499,427.12**	**?**		**1**	**0.00**	**0.68**
110 - ARPA												
CLASS LGIP	CLASS	Local Government Investment Pool	5/27/2021	?	3,257,923.13	3,257,923.13	3,257,923.13	?	N/A	1		4.44
Sub Total / Average 110 - ARPA				**?**	**3,257,923.13**	**3,257,923.13**	**3,257,923.13**	**?**		**1**	**0.00**	**4.44**
15 - Street Construction												
AIM Invesco MM	AIM	Money Market	9/30/1999	?	468,077.74	468,077.74	468,077.74	?	N/A	1		0.64
Nations Funds MM	MF0008	Money Market	10/25/1999	?	3,361,976.30	3,361,976.30	3,361,976.30	?	N/A	1		4.58
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	1,956,259.97	1,956,259.97	1,956,259.97	?	N/A	1		2.67

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
Sub Total / Average 15 - Street Construction				**?**	**5,786,314.01**	**5,786,314.01**	**5,786,314.01**	**?**		**1**	**0.00**	**7.89**
16 - Building Construction												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	79,595.35	79,595.35	79,595.35	?	N/A	1		0.11
Sub Total / Average 16 - Building Construction				**?**	**79,595.35**	**79,595.35**	**79,595.35**	**?**		**1**	**0.00**	**0.11**
19 - Drainage Utility Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	997,024.88	997,024.88	997,024.88	?	N/A	1		1.36
Sub Total / Average 19 - Drainage Utility Fund				**?**	**997,024.88**	**997,024.88**	**997,024.88**	**?**		**1**	**0.00**	**1.36**
22 - Equipment Replacement												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	1/8/2014	?	4,837.49	4,837.49	4,837.49	?	N/A	1		0.01
Sub Total / Average 22 - Equipment Replacement				**?**	**4,837.49**	**4,837.49**	**4,837.49**	**?**		**1**	**0.00**	**0.01**
23 - Mansfield Parks 1/2 Sales Tax												
Nations Funds MM	MF0008	Money Market	10/25/1999	?	2,292,304.33	2,292,304.33	2,292,304.33	?	N/A	1		3.13
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	2,442,003.31	2,442,003.31	2,442,003.31	?	N/A	1		3.33
Sub Total / Average 23 - Mansfield Parks 1/2 Sales Tax				**?**	**4,734,307.64**	**4,734,307.64**	**4,734,307.64**	**?**		**1**	**0.00**	**6.46**
24 - Mansfield Parks Land Dedication												
Nations Funds MM	MF0008	Money Market	10/25/1999	?	606,806.36	606,806.36	606,806.36	?	N/A	1		0.83
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	1,063,472.56	1,063,472.56	1,063,472.56	?	N/A	1		1.45
Sub Total / Average 24 - Mansfield Parks Land Dedication				**?**	**1,670,278.92**	**1,670,278.92**	**1,670,278.92**	**?**		**1**	**0.00**	**2.28**
25 - Water & Sewer												
Nations Funds MM	MF0008	Money Market	10/25/1999	?	4,873,810.17	4,873,810.17	4,873,810.17	?	N/A	1		6.65
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	11,277,740.96	11,277,740.96	11,277,740.96	?	N/A	1		15.38
Sub Total / Average 25 - Water & Sewer				**?**	**16,151,551.13**	**16,151,551.13**	**16,151,551.13**	**?**		**1**	**0.00**	**22.03**
27 - Revenue Bond Reserve												

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	4/11/2012	?	3,009,276.54	3,009,276.54	3,009,276.54	?	N/A	1		4.10
Sub Total / Average 27 - Revenue Bond Reserve				**?**	**3,009,276.54**	**3,009,276.54**	**3,009,276.54**	**?**		**1**	**0.00**	**4.10**
28 - Utility Construction Fund 28												
Nations Funds MM	MF0008	Money Market	10/25/1999	?	1,457,490.83	1,457,490.83	1,457,490.83	?	N/A	1		1.99
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	7,300,782.11	7,300,782.11	7,300,782.11	?	N/A	1		9.96
Sub Total / Average 28 - Utility Construction Fund 28				**?**	**8,758,272.94**	**8,758,272.94**	**8,758,272.94**	**?**		**1**	**0.00**	**11.94**
309 - Library Expansion												
Nations Funds MM	MF0008	Money Market	8/1/2016	?	1,616,027.62	1,616,027.62	1,616,027.62	?	N/A	1		2.20
Sub Total / Average 309 - Library Expansion				**?**	**1,616,027.62**	**1,616,027.62**	**1,616,027.62**	**?**		**1**	**0.00**	**2.20**
38 - MEDC I&S Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	231,556.00	231,556.00	231,556.00	?	N/A	1		0.32
Sub Total / Average 38 - MEDC I&S Fund				**?**	**231,556.00**	**231,556.00**	**231,556.00**	**?**		**1**	**0.00**	**0.32**
39 - Economic Development												
Nations Funds MM	MF0008	Money Market	10/25/1999	?	152,200.36	152,200.36	152,200.36	?	N/A	1		0.21
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	832,946.69	832,946.69	832,946.69	?	N/A	1		1.14
Sub Total / Average 39 - Economic Development				**?**	**985,147.05**	**985,147.05**	**985,147.05**	**?**		**1**	**0.00**	**1.34**
50 - TIF												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	1,484,100.84	1,484,100.84	1,484,100.84	?	N/A	1		2.02
Sub Total / Average 50 - TIF				**?**	**1,484,100.84**	**1,484,100.84**	**1,484,100.84**	**?**		**1**	**0.00**	**2.02**
81 - Street Construction 2012 Issue												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	?	1,516,165.78	1,516,165.78	1,516,165.78	?	N/A	1		2.07
Sub Total / Average 81 - Street Construction 2012 Issue				**?**	**1,516,165.78**	**1,516,165.78**	**1,516,165.78**	**?**		**1**	**0.00**	**2.07**
86 - 2016 Streets 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
Nations Funds MM	MF0008	Money Market	8/1/2016	?	1,542,332.56	1,542,332.56	1,542,332.56	?	N/A	1		2.10
TexStar LGIP	TEXSTAR	Local Government Investment Pool	8/31/2016	?	972,161.19	972,161.19	972,161.19	?	N/A	1		1.33
Sub Total / Average 86 - 2016 Streets Construction				**?**	**2,514,493.75**	**2,514,493.75**	**2,514,493.75**	**?**		**1**	**0.00**	**3.43**
87 - 2017 Streets Construction												
Nations Funds MM	MF0008	Money Market	12/1/2017	?	25,962.97	25,962.97	25,962.97	?	N/A	1		0.04
TexStar LGIP	TEXSTAR	Local Government Investment Pool	12/31/2017	?	3,436,090.30	3,436,090.30	3,436,090.30	?	N/A	1		4.69
Sub Total / Average 87 - 2017 Streets Construction				**?**	**3,462,053.27**	**3,462,053.27**	**3,462,053.27**	**?**		**1**	**0.00**	**4.72**
873 - MEDC Construction												
Nations Funds MM	MF0008	Money Market	7/2/2018	?	1,600,177.61	1,600,177.61	1,600,177.61	?	N/A	1		2.18
TexStar LGIP	TEXSTAR	Local Government Investment Pool	7/31/2018	?	1,688,354.00	1,688,354.00	1,688,354.00	?	N/A	1		2.30
Sub Total / Average 873 - MEDC Construction				**?**	**3,288,531.61**	**3,288,531.61**	**3,288,531.61**	**?**		**1**	**0.00**	**4.48**
Total / Average				**?**	**73,326,160.30**	**73,326,160.30**	**73,326,160.30**	**?**		**1**	**0.00**	**100**

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4236

Agenda Date: 8/23/2021 **Version:** 1 **Status:** Consent

In Control: City Council **File Type:** Resolution

Agenda Number:

Title

Resolution - A Resolution Authorizing an Agreement with NanoStone Water, Inc., for Vendor Services and Appropriating Funds Related to the Membrane Pilot Study

Requested Action

Consider the Resolution authorizing an agreement with NanoStone Water and appropriating funds not to exceed $115,300.00.

Recommendation

Utility Staff recommends approval of the Resolution.

Description/History

In 2006 the City conducted a filter pilot study that looked at membrane filtration technology for the Phase IV Expansion at the Bud Ervin Water Treatment Plant (BEWTP). Upon the conclusion of this pilot study, Pall Membranes were selected and then later constructed into the expansion. These filters went online in early 2011 with an anticipated ten-year life expectancy. Now that we are approaching the end of the Pall Filters life, we need to identify a replacement strategy.

In the Utility Strategic Plan, we have identified and planned for the remaining 15 MGD of capacity to construct in 2024 and include replacing the current Pall filters.

Over the last ten months, we have worked with Plummer Associates to evaluate other membrane technologies and manufacturers on the market. NanoStone Water was selected to complete the pilot portion of the study to prove their performance and meet water quality requirements.

Justification

Before any low-pressure membrane technology can be utilized in water treatment, the Texas Commission of Environmental Quality (TCEQ) requires a full-scale pilot study to be conducted and approved. This Resolution will authorize NanoStone Water to deliver and run a 15-month pilot test of their equipment at the Bud Ervin Water Treatment Plant. The water from the test will be sent back to the recycle and treated through the current approved treatment processes.

The budget for this project includes the costs to rent, ship, install and remove pilot equipment. We have included costs necessary to hire additional trades and pay for outside sampling and testing. We are evaluating opportunities to share the cost with two other water utilities, Weatherford and Fort Worth. We are awaiting a decision from TCEQ to qualify the raw water

quality of each entity as similar enough to participate in the pilot.

Funding Source
Utility Fund

Prepared By
Jeff Price, Director of Utilities
817-728-3602

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING AN AGREEMENT WITH NANOSTONE WATER, INC, FOR VENDOR SERVICES AND APPROPRIATING FUNDS RELATED TO THE MEMBRANE FILTER PILOT STUDY

WHEREAS, the City Council of the City of Mansfield, Texas, has determined that it would be in the best interest of the citizens of the City of Mansfield to contract with NanoStone Water Inc, for vendor services; and,

WHEREAS, the Membrane Filter Pilot Study will evaluate NanoStone's ability to meet all of the Texas Commission of Environmental Quality requirements for low pressure membrane filtration; and,

WHEREAS, the expenditure of the funds stated herein has been incorporated into the Utility Fund; and,

WHEREAS, after review and consideration of the services being offered it is the determination of City Council that a vendor services agreement be executed; and,

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

SECTION 1.

The City Manager or his Designee is hereby authorized and directed to execute contractual documents with NanoStone Water, Inc., for vendor services necessary to complete a water system MEMBRANE FILTER PILOT STUDY for the City of Mansfield, Texas.

SECTION 2.

The City Manager or his Designee is hereby authorized to executed agreements with other trades as needed for miscellaneous work to complete the installation and removal upon completion of the pilot equipment.

SECTION 3.

Funding is hereby authorized in an amount not to exceed One Hundred Fifteen Thousand Three Hundred and 00/100 Dollars ($115,300.00) to complete this pilot project.

PASSED AND APPROVED THIS THE 23RD DAY OF AUGUST, 2021.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

AGREEMENT FOR VENDOR SERVICES

Project No. 0383-030-01

THIS AGREEMENT is made and entered into as of the **____ day of _____, 2021** by and between **THE CITY OF MANSFIELD,** with its office at 1200 East Broad Street, Mansfield, Tarrant County, Texas 76063 (hereinafter called "Owner") and the firm of **NANOSTONE WATER, INC.,** with its office mailing address of 1432 Main Street, Suite 240, Waltham, MA 02451 (hereinafter called "Vendor"), concerning Project No. 0383-030-01, as more particularly described herein (the "Project")**.**

VENDOR INFORMATION

Name:	Nanostone Water, Inc.	Contact:	Abigail Antolovich, PE
Billing Address:	1432 Main Street, Suite 240	Title:	Sales Director
	Waltham, MA 02451	Telephone:	303-598-7743

NOW, THEREFORE, in consideration of the premises and mutual covenants contained herein, Owner and Vendor agree as follows:

SCOPE OF SERVICE:

Vendor shall furnish equipment and services as described in the enclosed Vendor proposal for use during a pilot study for the City of Mansfield. The rental period for the pressure UF pilot unit is up to fifteen (15) months with equipment delivery occurring in the month of August 2021 or as mutually agreed in writing. The Owner will specify the equipment delivery date to correspond with the completion of pilot study related construction activities at the test site (City of Mansfield Bud Ervin Water Treatment Plant; 707 Pleasant Ridge Court, Mansfield, Texas 76063) and will notify the Vendor to ship equipment at least two weeks prior to the selected equipment delivery date. The equipment delivery date is subject to change, and the Owner will notify the Vendor in writing of any changes to the delivery date. Vendor shall coordinate with Owner prior to shipping to confirm shipping dates. The pilot study includes up to two (2) phases of testing (backwash treatment and primary testing). The Vendor and Owner may agree in writing to extend the rental period on a monthly basis at the rental rate defined in this agreement. The present agreement may be amended, if mutually agreed to by both parties, for adding additional pilot testing services for testing at an alternative site.
The following pilot study responsibilities are assigned to the Vendor:

1. Furnish equipment and complete activities in accordance with the enclosed sections of the Pilot Study Protocol (Exhibit A) (hereinafter referred to as "Protocol");Furnish and deliver a complete, automated pilot system inclusive of feed pumps to the Project site located in Mansfield, Texas. Repair or replacement of defective equipment shall be performed by the Vendor in a timely manner and at the Vendor's own cost;

2. Procure/provide two (2) unused, full-sized CM-151 modules (all such modules of Vendor, the "Modules"), one for each phase of the pilot study. Owner will prepare them for shipping to Vendor at Vendor's expense at the conclusion of each phase.
3. Assist the Owner and Plummer Associates, Inc. (Engineer) with the preparation of a "Quick Reference Guide" that provides guidance on routine operation and maintenance procedures;
4. Provide photos of the module serial number, top end, and bottom end prior to initial installation at the pilot study site and after completion of testing prior to autopsy;
5. Provide site visits as required for troubleshooting of the pilot system;
6. Provide up to five (5) additional site visits for installation supervision, equipment startup services, chemical clean-in-place (CIP) events, and operator training on the operation and routine maintenance of the pilot system;
7. Perform CIPs, complete CIP logs, and select operating parameters and cleaning regimes in accordance with the test phases and test schedule (defined in the Protocol) to achieve optimal performance;
8. Provide timely consultation, equipment repair and replacement services during the pilot study;
9. Perform initial calibration and provide calibration records of pilot system flow and pressure instrumentation per the Protocol requirements and instrument manufacturer instructions;
10. Provide raw pilot study data to the Owner and Engineer on a weekly basis in Microsoft Excel (.xlsx) file format;
11. Compile, analyze, and summarize pilot data on a weekly basis and provide to the Owner and Engineer in Microsoft Excel (.xlsx) file format;
12. Participate in a conference call every two weeks or as needed to discuss the pilot study. Additional calls may be scheduled upon agreement between the Owner, Engineer, and Vendor. Emergency calls will be required in the event of any equipment malfunction that stops testing;
13. Prepare draft pilot test reports (one report for the backwash treatment phase and one report for the primary phase) in accordance with the requirements defined within the Protocol and provide the draft reports to the Owner and Engineer for review and comment. Incorporate comments into the pilot testing reports and resubmit for additional review. Once the Owner and Engineer have accepted the pilot study reports, the Engineer may incorporate the pilot study reports into a submission to the Texas Commission on Environmental Quality (TCEQ). If requested by the Engineer, Vendor will participate in one conference with the TCEQ and respond to TCEQ comments;
14. Remove the pilot systems from Owner property following completion of pilot testing;

The following services are provided by Owner:

1. Procure third party contractor services for installation of pilot study equipment, pipes, valves, tanks and building;
2. Coordinate with the contractor for installation and tear down activities;
3. Unload and load pilot equipment at the test site using a fork lift and crane (as needed);
4. Monitor pilot equipment and complete field logs during each shift;
5. Assist Vendor with pilot unit troubleshooting activities per Vendor direction;
6. Furnish, handle, and distribute ANSI/NSF Standard 60 certified chemicals for the pilot systems (caustic, chlorine, acid, ammonia, coagulant, lime, etc.);
7. Perform routine testing for water quality parameters such as pH, temperature, turbidity, conductivity, total hardness, and alkalinity;
8. Arrange for third party laboratory services;
9. Collect and ship water quality samples to third party laboratories;
10. Provide pilot equipment operations assistance (change chemicals, manual sludge blowdowns, assist with cleanings, update equipment set points, etc.);
11. Perform routine calibration of pilot system instrumentation;

12. Provide electrical service connection and power for pilot equipment;
13. Participate in conference calls with Vendor every two weeks or as needed. Additional calls may be scheduled upon agreement between the Owner, Engineer, and Vendor. Emergency calls will be required in the event of any equipment malfunction that stops testing;
14. Review weekly progress updates and data trends provided by Vendor;
15. Review and provide comments to Vendor pilot study reports; and
16. Make all pilot operating data available to Vendor throughout the Project.

COMPENSATION:

Compensation for BASIC SERVICES shall be paid by the Owner to the Vendor for Services as identified in **Scope of Service** for a lump sum amount not to exceed that described below unless authorized in writing by the Owner:

Quantity	Item	Unit Cost	Not to Exceed Cost
15	Cost for rental and support for the pressure UF pilot unit during both Pilot Study phases.	$4,166.66 per month	$62,500

Compensation for the following BASIC SERVICES shall be paid by the Owner to the Vendor for Services as identified in **Scope of Service** on a time and materials basis in an amount not to exceed that described below unless authorized in writing by the Owner:

Quantity	Item	Not to Exceed Cost
1	Cost for shipment of pilot units*, and five (5) days of service for installation, start-up, and training by Vendor personnel**.	$12,800

* Estimated shipping cost of $8,000 per unit round trip
** Field service technician labor rate: $120 per hour

ADDITIONAL SERVICES:

ADDITIONAL SERVICES must be requested by the Owner in writing. Compensation for ADDITIONAL SERVICES requested by the Owner shall be paid by the Owner to the Vendor for Services as identified in **Scope of Service** on a time and materials basis in an amount not to exceed that described below unless authorized in writing by the Owner:

Quantity	Item	Not to Exceed Cost Per Additional Site Visit*
As Requested	Cost per day including travel, lodging meals and time at the site.*	$1,650

* Field service technician labor rate: $120 per hour

USE OF EQUIPMENT

Vendor shall at all times maintain ownership of the Vendor provided equipment and Vendor permits Owner to use the equipment during the term of and in accordance with the terms of this Agreement. Vendor shall transport the equipment to the designated location. The delivery terms shall be F.O.B. destination with transportation arranged and paid for by Owner. Delivery of and Owner's responsibility for the equipment shall occur when the equipment has been delivered into the possession of Owner or its designated receiver or carrier at the designated location. Owner shall use the equipment only at the designated location and will not use the equipment for any other purposes or at any other location. Owner shall reimburse Vendor for any loss or damage to, or theft of, the equipment while same is in the possession of the Owner. Owner agrees to use the equipment only in operations consistent with the operating conditions and manual. Owner shall protect the equipment from the elements in a building or tent. Owner shall be liable for all taxes imposed by any authority on use of the equipment.

OWNERSHIP OF DATA

Owner acknowledges and agrees that the Modules and all intellectual property associated therewith are and shall be solely and exclusively owned by Vendor, and Owner has no right, title or interest in or to the Modules except for the limited right to use the Modules as expressly permitted herein. All data and information resulting from the Project (the "Project Data") shall be owned by the Owner. Owner may use the Project Data for the purposes of completing its full-scale installation of Modules. The Project is being used as a demonstration project for neighboring water providers. Owner may disclose the Project Data to neighboring water providers who are evaluating the Vendor's technology, provided that Vendor and Owner jointly agree on which elements of the Project Data may be disclosed to such water providers. These agreements shall be recorded at regular project meetings outlined in the pilot protocol and Owner shall provide updates to Vendor regarding interested neighboring water providers during these meetings. Other than disclosures to (a) neighboring water providers on the conditions provided above, (b) those who have a need to know for completing Owner's full-scale installation of Modules, and (c) governmental entities who require such disclosures pursuant to governmental orders, Owner shall not divulge the Project Data to any third parties without prior agreement from Vendor. Vendor will mark any of its confidential information included in the Project Data as such or follow up with Owner in writing. Owner hereby grants Vendor a limited, non-exclusive, royalty-free license to use the Project Data to fulfill its obligations and exercise its rights under this Agreement, for product improvement, and for marketing purposes.

OTHER TERMS:

Services covered by this Agreement will be performed in accordance with the Provisions attached to this form and any other attachments or schedules. This Agreement supersedes all prior Agreements and understandings and may only be changed by written amendment executed by both parties.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as of the day and year first written above.

Owner:	**Vendor:**
City of Mansfield	**Nanostone Water, Inc.**
By _____	By _____
Title _____	Title _____
Date _____	Date _____

GENERAL TERMS AND CONDITIONS

1. Authorization to Proceed

Execution of this Agreement by the Owner will be authorization for Vendor to proceed with the work, unless otherwise provided for in this Agreement.

2. Salary Costs

Vendor's Salary Costs, when the basis of compensation, are the amount of wages or salaries paid Vendor's employees for work directly performed on Project plus a percentage applied to all such wages or salaries to cover all payroll-related taxes, payments, premiums, and benefits.

3. Per Diem Rates

Vendor's Per Diem Rates, when the basis of compensation, are those hourly or daily rates charged for work performed on Project by Vendor's employees of the indicated classifications. These rates are subject to annual calendar year adjustments and include all allowances for salary, overheads, and fee, but do not include allowances for Direct Expenses.

4. Direct Expenses

Vendor's Direct Expenses, when part of the basis of compensation, are those costs incurred on or directly for the Project, including, but not limited to, necessary transportation costs, including Vendor's current rates for Vendor's vehicles; meals and lodging; laboratory tests and analyses; computer services; word processing services, telephone, printing, binding, and reproduction charges; all costs associated with outside Vendors, subconsultants, subcontractors, and other outside services and facilities; and other similar costs. Reimbursement for Direct Expenses will be on the basis of actual charges plus a ten percent (10%) service charge when furnished by commercial sources and on the basis of current rates when furnished by Vendor.

5. Cost Opinions

Not used.

6. Termination

This Agreement may be terminated for convenience upon 30 days' written notice by either party with or without cause. On termination, Vendor will be paid for all work performed up to the date of notification. If no notice of termination is given and termination is not for cause, relationships and obligations created by this Agreement, except Articles 8 through 15, will be terminated upon completion of all applicable requirements of this Agreement.

7. Payment to Vendor

Monthly invoices will be issued by Vendor for all work performed under this Agreement. If the Owner objects to any invoice submitted, the Owner shall so advise the Vendor in writing giving reasons therefor within twenty-one (21) days of receipt of such statement. If no such objection is made, the statement will be considered acceptable by Owner. All undisputed invoices are due net 30 days.

In the event of a disputed or contested billing, only that portion so contested will be withheld from payment, and the undisputed portion will be paid. The Owner will exercise reasonableness in contesting any bill or portion thereof. No interest will accrue on any contested portion of the billing until mutually resolved.

8. Insurance

Vendor, as a minimum, shall maintain insurance of a form and in amounts as required by state law and as set forth in Exhibit B "Insurance". Vendor shall provide proof of said insurance requirements by attaching a Certificate of Insurance with the executed Agreement.

9. Independent Consultant

Vendor agrees to perform all services as an independent consultant and not as an agent or employee of the Owner.

10. Vendor's Personnel at the Project Site

The presence or duties of the Vendor's personnel at the Project Site, whether as on-site representatives or otherwise, do not make the Vendor or its personnel in any way responsible for those duties that belong to Engineer or Owner and/or to other contractors, subcontractors, or other entities, and do not relieve the other contractors, subcontractors, or other entities of their obligations, duties, and responsibilities, including, but not limited to, all methods, means, techniques, sequences, and procedures necessary for coordinating and completing all portions of the work of those parties in accordance with their contract requirements and any health or safety precautions required by such work. The Vendor and its personnel have no authority to exercise any control over any contractor, subcontractor, or other entity or their employees in connection with their work or any health or safety precautions and have no duty for inspecting, noting, observing, correcting, or reporting on health or safety deficiencies of any contractor, subcontractor, or other entity or any other persons at the Project site except Vendor's own personnel.

Vendor neither guarantees the performance of any contractors, subcontractors or other entities nor assumes responsibility for their failure to perform their work in accordance with their contractual responsibilities.

11. Litigation Assistance

Unless specifically set forth in the Scope of Services, the Scope of Services does not include costs of the Vendor for required or requested assistance to support, prepare, document, bring, defend, or assist in litigation or

administrative proceedings taken or defended by the Owner.

All such services required or requested of the Vendor by the Owner, except for suits or claims between the parties to this Agreement, will be reimbursed as may be mutually agreed, and payment for such services shall be in accordance with Section 7, unless and until there is a finding by a court or arbitrator that Vendor's sole negligence caused Owner's damage.

12. Venue

In the event that any legal proceeding is brought to enforce this Agreement or any provision hereof, the same shall be brought in **Tarrant County, Texas,** and shall be governed by the laws of the **State of Texas.**

13. Severability and Survival

If any of the provisions contained in this Agreement are held illegal, invalid or unenforceable, the enforceability of the remaining provisions shall not be impaired thereby. Limitations of liability and indemnities shall survive termination of this Agreement for any cause.

14. Interpretation

The limitations of liability and indemnities will apply whether Vendor's liability arises under breach of contract or warranty; tort, including negligence; strict liability; statutory liability; or any other cause of action, except for willful misconduct or gross negligence for limitations of liability and sole negligence for indemnification, and shall apply to Vendor's officers, affiliated corporation, employees and subcontractors. The law of the **State of Texas** shall govern the validity of this Agreement, its interpretation and performance, and any other claims related to it.

15. No Third Party Beneficiaries

This Agreement gives no rights or benefits to anyone other than the Owner and Vendor and has no third party beneficiaries. The Owner will include a provision in each agreement which Owner enters into with any other entity or person that such entity or person shall have no third-party beneficiary rights under this Agreement. Vendor's services are defined solely by this Agreement, and not by any other contract or Agreement that may be associated with the Project.

16. Indemnity and Liability

To the fullest extent permitted by law, Vendor shall indemnify and hold harmless Engineer and Owner and their officers, directors, members, partners, agents, consultants, and employees from reasonable claims, costs, losses, and damages arising out of Vendor's negligent act or omission of Vendor, its consultants, or their officers, directors, members, partners, agents, or employees on services performed under this Agreement provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom. It is specifically understood and agreed that in no case shall the Vendor be required to pay an amount disproportional to Vendor's culpability, or any share of any amount levied to recognize more than actual economic damages.

To the fullest extent permitted by law, Owner shall indemnify and hold harmless Vendor from and against any and all claims, costs, losses, and damages caused by, arising out of, relating to, or resulting from Owner's negligent act or omission of Owner, its consultants, or their officers, directors, members, partners, agents, or employees on services performed under this Agreement provided that (1) any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, and (2) nothing in this paragraph shall obligate Owner to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence or willful misconduct

In the event of joint or concurrent negligence of Vendor and Owner each shall bear that portion of the loss or expense that its share of the joint or concurrent negligence bears to the total negligence (including that of third parties) which caused the personal injury or property damage. However, nothing in this agreement shall be deemed to be a waiver of any immunity or defense.

The Owner shall not be liable to the Vendor and the Vendor shall not be liable to the Owner for any special, incidental or consequential damages, including, but not limited to, loss of use and loss of profit, incurred by either party due to the fault of the other, regardless of the nature of this fault, or whether it was committed by the Owner, or the Vendor or their employees, agents or subcontractors.

Vendor will strive to perform services under this Agreement in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing similar work in the same locality under similar conditions during the same time. Vendor makes no warranties, express or implied, under this Agreement or otherwise, in connection with any services performed or furnished by Vendor. Vendor's services shall be governed by the negligence standard for professional services, measured as of the time those services are performed.

The Owner's review, approval, or acceptance of, or payment for, any of these services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performances of this Agreement, and the Vendor shall be and remain liable in accordance with applicable law for all damages to the Engineer or Owner caused by Vendor's omissions or negligent performance of any of the services furnished under this Agreement.

To the maximum extent permitted by law, Vendor's liability for Owner damages for any cause or combination of causes will, in the aggregate, not exceed the limits of the Vendor's insurance coverage.

As used herein, Vendor includes the corporation, its Affiliates, their subcontractors, and any of its or their officers, stockholders, or employees. "Affiliate" means an entity that directly or indirectly controls or is controlled by, or is under common control with, the specified party.

As between Owner and Vendor, any contract claim must be brought within two years from the day following the act or omission giving rise to the breach of contract claim.

17. Documents and Notices

Contract documents, reports, plans, specifications, memorandums, or other delivered documents (furthermore known as Documents), in printed paper format (also known as hard copies) and/or portable document format (PDF) prepared or furnished by Vendor, pursuant to this Agreement are instruments of service but shall become the property of the Owner subject to Vendor's receipt of full payment for all services relating to preparation of the Documents. Owner agrees that Vendor's general Instructions for Use and product specifications for the Modules are the property of Vendor. Owner and Vendor shall have the right to retain copies of Documents for information and reference. Signed and sealed printed form documents and plans shall be deemed superior and shall govern over same electronic format documents.

Contracted notices required by this Agreement shall be made in writing and shall be delivered by:

a. person;
b. overnight courier with written verification of receipt;
c. electronic communication; or
d. certified mail, return receipt requested.

18. Award of Agreement

Vendor represents and warrants to Owner and Engineer that it has not employed or retained any person or company employed by Owner or Engineer to solicit or secure this Agreement and that it has not offered to pay, paid, or agreed to pay any person any fee, percentage, brokerage fee, or gift of any kind contingent upon or in connection with the award of this Agreement.

19. Assignment

Neither Party will assign all or any part of this Agreement without prior written consent to the other party.

Exhibit B

Insurance

Vendor shall maintain the following minimum insurance for the duration of the Project:

I. Workers Compensation and Employer's Liability:

Workers Compensation:	Statutory Limits
Employer's Liability:	
Bodily Injury by Accident	$ 1,000,000 Each Accident
Bodily Injury by Disease	$ 1,000,000 Each Employee
Bodily Injury by Disease	$ 1,000,000 Policy Limit

Required Endorsements:

Notice of Cancellation – as required by Section 6 below.
Waiver of Subrogation – as required by Section 7 below.

II. General Liability; Products - Completed Operations Coverage and Contractual Liability:

General Each Occurrence:	$ 1,000,000
General Aggregate:	$ 2,000,000
Personal and Advertising Injury:	$ 1,000,000
Products – Comp/Op Aggregate:	$ 1,000,000
Fire Damage (any one fire)	$ 100,000

Required Endorsements:

Additional Insured: Additional insured status shall be provided in favor of the Engineer and Owner on ISO forms CG 20 10, CG 2026 or an equivalent approved by the Owner.

Primary and Non-Contributing Liability: It is the intent of the parties to this Contract that all insurance coverage required herein shall be primary to and shall seek no contribution from all insurance available to Engineer and Owner, with Engineer's and Owner's insurances being excess, secondary and non-contributing. This coverage shall be endorsed to provide such primary and non-contributing liability coverage.

Notice of Cancellation – as required by Section 6 below.
Waiver of Subrogation – as required by Section 7 below.

III. Umbrella Liability:

Umbrella Each Occurrence:	$ 5,000,000
Umbrella Aggregate:	$ 5,000,000

Required Endorsements:

Notice of Cancellation – as required by Section 6 below.
Waiver of Subrogation – as required by Section 7 below.

IV. Automobile Liability: Owned, Hired, and Non-Owned Vehicles:

Combined Single Limit: $ 1,000,000 Each Accident

Required Endorsements:

Notice of Cancellation – as required by Section 6 below.
Waiver of Subrogation – as required by Section 7 below.

V. Pilot System Equipment

Vendor is responsible for maintaining insurance coverage for the Vendor's equipment while the equipment is located on Owner property as well as during transportation to and from the testing site.

VI. Notice of Cancellation or Reduction by Endorsement in Coverage:

In the event of cancellation or reduction by endorsement in coverage or a non-renewal affecting the Owner or Engineer, thirty (30) days prior written notice shall be given to the certificate holder.

VII. Waiver of Subrogation:

Vendor hereby agrees to waive its rights of recovery from Engineer or Owner with regard to all causes of property and/or liability loss and shall cause a waiver of subrogation endorsement to be provided in favor of the Engineer and Owner on all insurance coverage carried by the Engineer, whether required or not.

VIII. Evidence of Insurance:

Certificates of Insurance shall be attached hereto.

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4239

Agenda Date: 8/23/2021 **Version:** 1 **Status:** Consent

In Control: City Council **File Type:** Resolution

Agenda Number:

Title

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Calling Certain Outstanding Obligations for Redemption and Defeasance; Authorizing the Deposit of Funds with the Paying Agent/Registrar; and Resolving Other Matters Related Thereto

Requested Action

Approve the Redemption of the Outstanding Bonds for the purpose of debt service savings.

Recommendation

Staff recommends that the City Council of the City of Mansfield, Texas approve the Redemption of the Outstanding Bonds for the purpose of debt service savings.

Description/History

The city has determined that it is economically feasible to redeem some of its current outstanding obligations for debt service savings. The savings will amount to approximately $732,069.50.

The outstanding bonds have a par amount of $2,500,000, Series 2012 and Series 2012A. The existing term of the current debt is not being extended. The average interest of the existing bonds being redeemed is 4.37%. The average maturity of the existing bonds being redeemed is 6.702 years.

Note - amounts are expected and subject to change based on actual results of the sale.

Justification

The City of Mansfield, Texas is creating opportunities for savings by redeeming debt priority to its maturity date.

Funding Source

The City of Mansfield, Texas as defined by statute or Ordinance - General Fund - I&S portion of the ad valorem tax rate as adopted by the City Council.

Prepared By

Troy Lestina, Chief Financial Officer
817-276-4258

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS CALLING CERTAIN OUTSTANDING OBLIGATIONS FOR REDEMPTION AND DEFEASANCE; AUTHORIZING THE DEPOSIT OF FUNDS WITH THE PAYING AGENT/REGISTRAR; AND RESOLVING OTHER MATTERS RELATED THERETO

WHEREAS, the City of Mansfield, Texas (the "City"), has previously issued and there are currently outstanding certain obligations more particularly described as follows: (i) "City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation, Series 2012" (the "2012 Certificates") and (ii) "City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation, Taxable Series 2012A" (the "2012A Certificates"); and,

WHEREAS, the 2012A Certificates and the Series 2012A Certificates were each authorized, issued, sold and delivered subject to the right of the City to redeem and defease the respective 2012 Certificates and 2012A Certificates prior to maturity, as provided in the respective ordinances authorizing the issuance of such 2012 Certificates and 2012A Certificates; and,

WHEREAS, City Council of the City (the "City Council") hereby finds and determines that a portion of the outstanding 2012 Certificates and a portion of the outstanding 2012A Certificates (as specifically identified on **Schedule I** hereto, such obligations to be hereinafter referred to as the "Defeased Obligations") should be redeemed and defeased prior to their maturities on February 15, 2022 (the "Redemption Date") and in the manner hereinafter provided and in accordance with the requirements prescribed therefore; and,

WHEREAS, Regions Bank (the "Paying Agent") currently serves as the paying agent/registrar for each series of the Defeased Obligations; and,

WHEREAS, the City is authorized accomplish the redemption and defeasance of the Defeased Obligations by depositing with the Paying Agent available funds of the City in amounts sufficient to provide for the defeasance of the Defeased Obligations and their redemption on the Redemption Date; and,

WHEREAS, the City Council, in accordance with this Resolution, will deposit funds in an amount sufficient to fully pay all principal and interest due and owing on the Defeased Obligations on or before the Redemption Date; and,

WHEREAS, the City Council hereby finds and determines that it is in the best interests of the City to call for redemption and defease the Defeased Obligations and that the Defeased Obligations shall be redeemed on the Redemption Date; and,

WHEREAS, the meeting at which this Resolution is considered is open to the public as required by law, and the public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code, as amended.

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

Section 1. RECITALS. The City Council hereby incorporates the recitals set forth in the preamble hereto as if set forth in full at this place and further finds and determines that said recitals are true and correct.

Section 2. AUTHORIZED OFFICER. The Chief Financial Officer is hereby designated as an "Authorized Officer" of the City, and is hereby authorized, appointed and designated as the officer or employee of the City authorized to act on behalf of the City in carrying out the procedures specified in this Resolution.

Section 3. DEFEASANCE AND REDEMPTION OF THE DEFEASED OBLIGATIONS, DEPOSIT WITH THE PAYING AGENT, NOTICE OF REDEMPTION AND DEFEASANCE.

(a) The City Council has found and determined that sufficient funds are available for the purpose of defeasing the Defeased Obligations in an amount sufficient to pay all of the principal of and interest on the Defeased Obligations on the Redemption Date. The City Council finds and determines that it is in the best interest of the City to use such additional funds to defease the Defeased Obligations, as set forth on Schedule I attached hereto, and the City Council hereby directs the Defeased Obligations to be defeased and called for early redemption on their Redemption Date, at the redemption price set forth in Schedule I.

(b) The Paying Agent for the Defeased Obligations is hereby directed to mail the appropriate notice of redemption as required by the ordinances authorizing the issuance of the Defeased Obligations and to file the appropriate notice of defeasance on of the Defeased Obligations on the Electronic Municipal Market Access ("EMMA") web filing system promulgated by the Municipal Securities Rulemaking Board within ten (10) days of the deposit of funds pursuant to (c) below and to file the notice of redemption of the Defeased Obligations on EMMA when such notice of redemption is transmitted to the bondholders prior to their Redemption Date.

(c) The Authorized Officer is directed to arrange for the transfer of the funds to the Paying Agent in the amount sufficient to pay the principal amount of and interest thereon that is necessary to accomplish the defeasance of the Defeased Obligations on the Redemption Date. Such transfer shall be made on or before the Redemption Date.

(d) To satisfy in a timely manner all of the City's obligations under this Resolution, the Chief Financial Officer and all other appropriate officers and agents of the City (each, an "Authorized Officer") are hereby authorized and directed to take all actions that are reasonably necessary to provide for the defeasance and redemption of the Defeased Obligations, including, without limitation, paying any fees or expenses required in connection with the defeasance and/or redemption and executing and delivering on behalf of the City all certificates, consents, receipts, requests, and other documents as may be necessary to direct the application of funds of the City consistent with the provisions of this Resolution.

Section 4. NO PERSONAL LIABILITY. No recourse shall be had for payment of principal of or interest on any Defeased Obligations or for any claim based thereon against any member of the City Council or employee of the City.

Section 5. SEVERABILITY. If any provision, section, subsection, sentence, clause or phrase of this Resolution, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, neither the remaining portions of this Resolution nor their application to other persons or sets of circumstances shall be affected thereby, it being the intent of the City Council in adopting this Resolution that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, invalidity or unenforceability of any other portion hereof, and all provisions of this Resolution are declared to be severable for that purpose.

Section 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon its approval.

Section 7. NOTIVE TO PAYING AGENT. The Defeased Obligations are hereby called for redemption, on their Redemption Date and upon the deposit made pursuant to Section 3(c) above, shall be defeased. The Paying Agent for the Defeased Obligations is hereby directed to make appropriate arrangements so that the Defeased Obligations may be redeemed on their Redemption Date.

PASSED AND APPROVED THIS THE 23RD DAY OF AUGUST, 2021.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary,

SCHEDULE I

Combination Tax and Revenue Certificates of Obligation, Series 2012

Maturity	Maturity Amount Outstanding	Maturity Amount to be Redeemed	Interest Rate	Redemption Date	Redemption Price
2/15/2030	$215,000	$185,000	3.750%	2/15/2022	100%
2/15/2031	225,000	225,000	3.750%	2/15/2022	100%
2/15/2032	$235,000	$235,000	4.000%	2/15/2022	100%
		$645,000			

Combination Tax and Revenue Certificates of Obligation, Taxable Series 2012A

Maturity	Maturity Amount Outstanding	Maturity Amount to be Redeemed	Interest Rate	Redemption Date	Redemption Price
8/15/2032	$2,000,000	$1,855,000(1)	4.648%	2/15/2022	100%

(1) Represents the February 15, 2023-2032 mandatory sinking fund amounts for the Term Certificates maturing on February 15, 2032.

CITY OF MANSFIELD

1200 E. Broad St.
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mansfieldtexas.gov

STAFF REPORT

File Number: 21-4234

Agenda Date: 8/23/2021 **Version:** 1 **Status:** Approval of Minutes

In Control: City Council **File Type:** Meeting Minutes

Agenda Number:

Title
Minutes - Approval of the August 9, 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 August 9, 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, August 9, 2021 | **3:00 PM** | **Council Chambers**

REGULAR MEETING

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

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

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

WORKSESSION

Joint Discussion with the Mansfield Commission for the Arts Board Regarding the Mansfield Cultural Arts Master Plan

Director of Community Engagement Theresa Cohagen made opening remarks regarding the Cultural Arts Master Plan. Cultural Arts Supervisor Rosalie Gilbert spoke further on the Cultural Arts Master Plan by discussing the purpose, deliverables, visioning, the cultural district, public art, facility planning, and history. She compared cultural arts plans from various cities throughout the metroplex, and touched on next steps. The Council and the Board discussed their next steps.

Discussion Regarding the Proposed Downtown District

Director of Planning Jason Alexander introduced the item and discussed form-based codes, the D, Downtown District, takeaways and next steps, and answered Council questions.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 5:29 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 5:37 p.m. Mayor Evans adjourned the executive session at 6:49 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 #16-05

Economic Development Project #21-09

Economic Development Project #21-24

Economic Development Project #21-26

Economic Development Project #21-27

6:30 P.M. – SUMMER 2021 INTERN CLASS RECEPTION WITH CITY COUNCIL

City Council and City staff recognized the Summer 2021 Intern Class students for completing the program.

7:00 PM - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Evans reconvened the meeting into regular business session at 7:03 p.m.

INVOCATION

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

PLEDGE OF ALLEGIANCE

Council Member Short led the Pledge of Allegiance.

TEXAS PLEDGE

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

Council Member Bounds led the Texas Pledge.

PROCLAMATION

21-4214 Litter Challenge 2021

Mayor Evans read and presented the 2021 Litter Challenge proclamation to Rebecca Sales, Public Education Specialist, and Leon Williams, Board Chair of Keep Mansfield Beautiful. Rebecca invited the public to participate in the challenge.

RECOGNITION

Recognition of Summer 2021 Intern Class

Internship Coordinator Nicolette Allen recognized Summer 2021 interns Francisco Rios, Carly Daste, and Marissa Bell. Intern Francisco Rios thanked Council and staff for creating the Internship Program and allowing him to participate in it.

CITIZEN COMMENTS

There were no citizen comments.

COUNCIL ANNOUNCEMENTS

Council Member Leyman recognized Marvin Kahlden, former Mansfield City Council Member, and Wayne Wilshire, former Mansfield Mayor and Planning and Zoning Chair, who were in attendance at the Council meeting.

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 had no announcements.

SUB-COMMITTEE REPORTS

21-4206 Minutes - Approval of the July 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 (Chair), Evans, and Lewis)

A motion was made by Council Member Short to approve the minutes of the July 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

21-4207 Minutes - Approval of the July 27, 2021 Public Memorials Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Leyman (Chair), Evans, and Broseh)

A motion was made by Mayor Pro Tem Leyman to approve the minutes of the July 27, 2021 Public Memorials Sub-Committee Meeting as presented. Seconded by Council Member Broseh. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

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

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Fire Chief Mike Ross and Police Chief Tracy Aaron expressed their appreciation to Council for their support of the Fire and Police Departments.

Julian Feild Park - Veterans Memorial Update - Matt Young

Director of Community Services Matt Young gave an update regarding Julian Feild Park and the Veterans Memorial. He gave a recap of two Public Memorials Sub-Committee meetings in which the Sub-Committee members, along with the Mansfield Veterans Memorial Tribute Foundation gave direction to staff on the aspects and features they'd like incorporated into the Veterans Memorial. Council gave their support for the concepts shown.

Park Land Dedication Ordinance Update - Matt Young

Matt Young gave an update on the progress regarding the Park Land Dedication ordinance and answered questions. City Attorney Allen Taylor answered questions. Council directed staff to move forward with a 25% fee increase for multi-family dwelling units over single-family units.

Neighborhood Leadership Roundtable Update - Bernadette McCranie

Director of Communications and Outreach Bernadette McCranie gave an update regarding the Neighborhood Leadership Roundtable and was available for questions.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

No action was taken.

CONSENT AGENDA

21-4203 Ordinance - An Ordinance Approving the Lease of the Industrial Water Tower to Belwave Communications; Authorizing the City Manager to Execute the Same and all Other Documents Necessary to Complete the Transaction; and Providing an Effective Date

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

AN ORDINANCE APPROVING A LEASE OF THE INDUSTRIAL WATER TOWER TO BELWAVE COMMUNICATIONS, INC.; AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME AND ALL OTHER DOCUMENTS NECESSARY TO COMPLETE THE TRANSACTION; AND PROVIDING AN EFFECTIVE DATE

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

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

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

Nay: 0

Abstain: 0

Enactment No: OR-2214-21

21-4164 Resolution - A Resolution Authorizing a Design Services Contract Not to Exceed $1,860,000 With Brown, Reynolds, Watford Architects for the Design of a Police Headquarters Building

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING THE SELECTION OF BROWN, REYNOLDS, WATFORD ARCHITECTS, OF DALLAS, TEXAS, TO PROVIDE ARCHITECTURAL SERVICES FOR THE EXPANSION AND REMODEL OF THE POLICE HEADQUARTERS, AND; AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT ON BEHALF OF THE CITY IN THE AMOUNT OF $1,860,000.00, SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3768-21

21-4201 Resolution - A Resolution Authorizing the City to Participate in the Public Works Emergency Response Team (PWERT) through the North Central Texas Council of Governments (NCTCOG)

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING PARTICIPATION IN THE NORTH CENTRAL TEXAS PUBLIC WORKS MUTUAL AID AGREEMENT

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3769-21

21-4205 Resolution - A Resolution Awarding Contracts for the Construction of 2019 Aerial Sewer Repairs to Klutz Construction, LLC for Construction, to Brittain & Crawford, LLC for Surveying, and Authorizing Funding for an Amount Not to Exceed $2,924,609.81 (Utility Fund)

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

A RESOLUTION AWARDING CONTRACTS FOR THE CONSTRUCTION OF 2019 AERIAL SEWER REPAIRS TO KLUTZ CONSTRUCTION, LLC FOR CONSTRUCTION, TO BRITTAIN & CRAWFORD, LLC FOR SURVEYING; AND APPROPRIATING FUNDS; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3770-21

21-4217 Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Amending the Designated Authorized Representatives to Act on the City's Behalf in the TexSTAR Short Term Asset Reserve Fund ("TexSTAR")

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE DESIGNATED AUTHORIZED REPRESENTATIVES TO ACT ON THE CITY'S BEHALF IN THE TEXSTAR SHORT TERM ASSET RESERVE FUND

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3771-21

21-4219 Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Adopting and Authorizing the use of the Construction Manager at Risk Delivery Method for the Expansion and Remodel of the Police Headquarters; Delegating Authority to the City Manager, and Providing an Effective Date

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, ADOPTING AND AUTHORIZING THE USE OF THE CONSTRUCTION MANAGER AT RISK DELIVERY METHOD FOR THE MANSFIELD POLICE HEADQUARTERS EXPANSION AND REMODEL PROJECT; DELEGATING AUTHORITY TO THE CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3772-21

21-4208 Minutes - Approval of the July 26, 2021 Regular City Council Meeting Minutes

A motion was made by Council Member Lewis to approve the minutes of the July 26, 2021 Regular City Council Meeting as presented. Seconded by Council Member Short. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

21-4209 Minutes - Approval of the August 2, 2021 Special City Council Meeting Minutes

A motion was made by Council Member Lewis to approve the minutes of the August 2, 2021 Special City Council Meeting as presented. Seconded by Council Member Short. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

21-4218 Minutes - Approval of the August 3-5, 2021 Educational Community Tour Site Visit Minutes

A motion was made by Council Member Lewis to approve the minutes of the August 3-5, 2021 Educational Community Tour Site Visit as presented. Seconded by Council Member Short. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

END OF CONSENT AGENDA

PUBLIC HEARING

21-4202 Public Hearing and Consideration of a Request for a Specific Use Permit for a Fix It Shop and Used Merchandise Store on Approximately 0.837 Acres Being Lot 3R-1A, Block 1, Wal-Mart Neighborhood Market Addition Located at 2891 Matlock Road; Cyndi Bembenek on Behalf of Cheney & Mathes Properties, Owner, and Ubreakifix, Proposed Tenant (SUP#21-004)

Jason Alexander presented the request and answered questions. Cyndi Bembenek, on behalf of the owner, answered questions.

Mayor Evans opened the public hearing at 8:14 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:15 p.m.

A main motion was made by Council Member Leyman to approve the request for a Specific Use Permit. Seconded by Council Member Bounds.

A motion was made by Council Member Lewis to amend the main motion to include staff's recommendations. Seconded by Council Member Broseh. The motion to amend the main motion passed unanimously.

The amended main motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

PUBLIC HEARING AND FIRST READING

21-4204 Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from PR, Pre-Development District and SF-12/22, Single-Family Residential District to PD, Planned Development District for Single-Family Residential Uses on Approximately 277.961 Acres out of the Margaret Rockerfellow Survey, Abstract No. 1267, Tarrant County, TX, Located on the South Side of Newt Patterson Rd and the Union Pacific Railroad at 1669, 1671, 1791, 1821, and 1901 Newt Patterson Rd.; Bryce Eckeberger of Kimley-Horn (Engineer/Planner) and Matt Johnson of WPC Acquisitions, Inc. (Developer) on Behalf of Minh Tran; Jacob Back, Jr.; Harvey Back; and Gregory Rawdon (Owners) (ZC#21-004)

Jason Alexander presented the item and answered Council questions. Director of Public Works and Transportation Bart VanAmburgh, Matt Young, and Tracy Aaron answered Council questions. Applicants Mark Harris and Matt Johnson gave a presentation and answered Council questions.

Mayor Evans opened the public hearing at 9:39 p.m.

William Harrison, 2017 Newt Patterson Road - Mr. Harrison spoke in opposition.

Nathaniel Wilson, 6616 Robindale Road - Mr. Wilson spoke in opposition.

Sally Sutterfield, 1830 Newt Patterson Road - Ms. Sutterfield spoke in opposition.

Joan Cain, 1942 Newt Patterson Road - Ms. Cain spoke in opposition.

Otto Schroeder, 2109 Newt Patterson Road - Mr. Schroeder spoke in opposition.

Marvin Kahlden, 531 Newt Patterson Road - Mr. Kahlden spoke in opposition.

Kevin Connor, 1439 Newt Patterson Road - Mr. Connor spoke in opposition.

Mayor Evans recognized the following non-speakers:

Karen Marcucci, 829 Pecos Court - Opposed
Derrell Shastid, 1668 Newt Patterson Road - Opposed

Mayor Evans continued the public hearing through second reading at 10:07 p.m.

A motion was made by Council Member Lewis to table the item until the developer presents with staff and asks to be put back on the agenda. Seconded by Council Member Broseh. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

21-4182 Ordinance - Public Hearing Continuation and Second and Final Reading of an Ordinance Approving a Change of Zoning From PR Pre-Development District to PD Planned Development for Professional Office Uses on Approximately 0.708 Acres out of the William Bratton Survey, Abstract No. 161, Tarrant County, TX, Located at 1045 Matlock Rd.; Eric Grossman of Grossman Design Build (Developer) on Behalf of Sai Duvvuri of LMS Development LLC (Owner) (ZC#21-006)

Jason Alexander presented the item.

Mayor Evans continued the public hearing at 10:15 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 10:16 p.m.

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

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 OFFICE 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

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

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

Enactment No: OR-2215-21

NEW BUSINESS

21-4210 Discussion Regarding the Proposed FY 2021-2022 Budget

Director of Finance Troy Lestina presented a high-level overview of the proposed Fiscal Year 2021-2022 budget and answered Council questions.

ADJOURN

A motion was made by Council Member Broseh to adjourn the meeting at 10:37 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

_____ Michael Evans, Mayor

ATTEST:

_____ Susana Marin, City Secretary

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4231

Agenda Date: 8/23/2021 **Version:** 1 **Status:** Public Hearing

In Control: City Council **File Type:** Consideration Item

Agenda Number:

Title

Public Hearing - Public Hearing and Consideration of a Request for a Specific Use Permit for a Center for Substance Abuse Patients on Approximately 3.69 Acres Known as Lot 4R3-2, Block 1 of Mansfield Hospital, Located at 1776 N US 287; Pat Norris of Norris Development, Inc. (Project Manager) and Doug Weiss of Gallus Medical (Developer/Business Operator) on Behalf of Robert Milligan and Shontea Price of Healthcare Trust of America, Inc. (owner) (SUP#21-003)

Requested Action

To consider the subject specific use permit request.

Recommendation

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission held a public hearing on August 16, 2021, and voted 6-0-1 (Gilmore absent) to recommend approval with the condition that 1.) The use be limited to 4,804 sq. ft. on the second floor of the building as shown in the Site Plan and Floor Plan; and 2.) All operations of the business, with the exception of parking, be conducted indoors. There was also discussion regarding why the particular location was selected, expected percentage of patients from the local area, whether patients were allowed to drive themselves to the facility, whether patients could voluntarily leave, similarity of this location to other locations, composition of uses in the building, condition of the suite, whether a need to expand in the future was anticipated, frequency of repeat patients, and opportunities for partnership and referral to other treatment centers if needed. The applicant has not made any changes to the plans but is agreeable to the recommended conditions of approval.

Staff Recommendation

Staff recommends approval with the following conditions:

1. The use be limited to 4,804 sq. ft. on the second floor of the building as shown in the Site Plan and Floor Plan.
2. All operations of the business, with the exception of parking, be conducted indoors.

Description/History

Existing Use: Medical offices and hospital

Existing Zoning: C-2 Community Business District

Surrounding Land Use & Zoning:

North - Medical offices, C-2
South - Restaurant, PD
East - Single-family residential, SF-7.5/18
West - US 287

Thoroughfare Plan Specification:
N. US 287 - freeway

Comments and Considerations
The subject property consists of 3.69 acres improved with a 37,759 sq. ft. two-story medical building and 99-space parking lot, located at 1776 N. US 287. The building currently includes an 18,411 sq. ft. acute care hospital on the first floor and a 5,075 sq. ft. medical clinic and vacant space on the second floor. The applicant is requesting a Specific Use Permit to operate a 4,804 sq. ft. center for substance abuse patients on the second floor of the building.

Site Plan and Floor Plan
The existing two-story building and parking lot will remain as-is, aside from some minor interior improvements to accommodate the new business. The proposed use will require five parking spaces. Four spaces will be provided for staff in the rear parking lot and one space will be provided for patient admission/discharge in the front parking lot near the main entrance. A parking calculation table has been provided indicating that there is adequate parking to accommodate all of the different uses, with 12 spaces more than what is required. Patients for the substance abuse center will utilize the main (front) entrance of the medical office building, while staff will use a dedicated entrance at the rear of the building. Direct access is provided to the property from US 287 and additional cross-access is provided to the commercial properties to the north and south. The trash enclosure and generator enclosure will remain in their current configuration behind the building. The applicant notes that all equipment will be screened in accordance with the Code of Ordinances and that there will be no outside storage of materials on the property.

A floor plan has been provided for the substance abuse center, showing seven patient rooms, three offices, medicine room, multi-purpose room, storage room, indoor patio for smoking, common area and break station, restrooms, and closets. The substance abuse center will be located in the rear portion of the second floor of the building. The applicant has indicated that all operations of the proposed use, with the exception of parking, will be indoors.

Building Photos
The applicant has provided photos of the building that show a predominantly brick and stone façade, with stone generally extending along the first floor of the building and brick predominantly extending over the second floor of the building. Porticos are provided on the north and south sides of the building for emergency use by the hospital. Metal awnings and panels accentuate the top portions of the building, as well as entrances and porticos. The building is further articulated by wall height variations, wall plane recesses and projections, tower features, a water table, and abundant windows and doors. The trash enclosure includes stone materials to match the building. With this proposed use,

no changes are planned to the exterior of the building.

Landscaping and Screening

A landscape plan has been provided, showing the landscaping to remain as-is. The landscaping includes canopy trees in the front landscape setback, rear buffer yard, and parking lot islands. In addition, a thick tree line has been preserved along the rear property line. Ornamental trees and shrubs accentuate the perimeter of the building and the parking lot is screened from US 287 by a row of evergreen shrubs. Shrubs also provide screening for the trash and generator enclosures.

When the property was developed, an exception was allowed to construct a wood fence along the rear property line instead of a masonry wall, as the wood fence would be less of a disturbance to the existing tree line. The wood fence varies in height from 6' to 8'. A stone retaining wall with decorative metal fence is provided along the north side of the property adjacent to a drainage channel. Photos of the fence and retaining wall are provided with the building photos. With this proposed use, no changes are planned to the landscaping and screening.

Signage

The plans specify that all signage will comply with the regulations applicable to C-2 zoning. The existing wall signage will remain as-is and the monument sign will remain in its current configuration and location at the main entrance to the site off US 287. The existing wall signage and monument sign can be seen in the building photos. No new exterior signage is planned for the proposed use at this time.

Business Operations

The applicant has provided a supplemental exhibit providing additional information on the operations of the business, including the history of the business, services provided, types of patients treated, typical patient demographics and average length of stay, number of patients treated in a typical month, staff information, and security and surveillance measures. The inpatient facility is staffed 24 hours a day.

Summary

The subject property is located in the C-2 Community Business District, which allows for a center for substance abuse patients with a Specific Use Permit. The subject property and properties to the north include mostly medical office and hospital uses. The requested use will complement the existing medical uses and provide for a specialty center to treat substance abuse patients. No changes are planned to the exterior of the property, which is largely in good condition. The only changes to accommodate the business will be interior improvements to the tenant suite. With all operations of the business except for parking occurring inside of the building and patient admission and discharge occurring at the front of the property at the main entrance, no adverse impacts to surrounding properties are expected. Additionally, it has been demonstrated that there is adequate parking to accommodate all of the different uses in the building.

Prepared by

Andrew Bogda

Planner

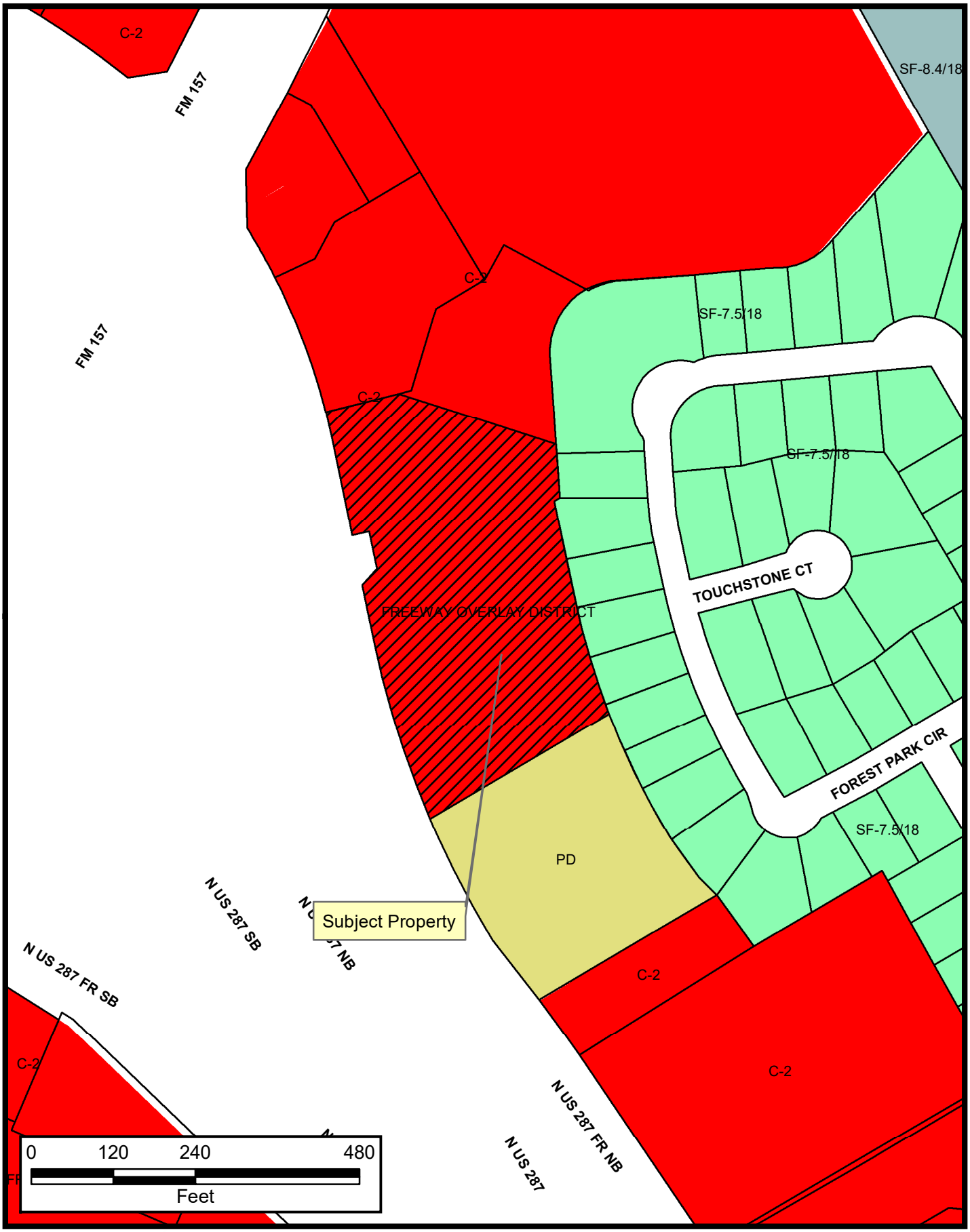
817-276-4287

MANSFIELD TEXAS

SUP#21-003

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.

8/3/2021



MANSFIELD TEXAS

SUP#21-003

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8/3/2021

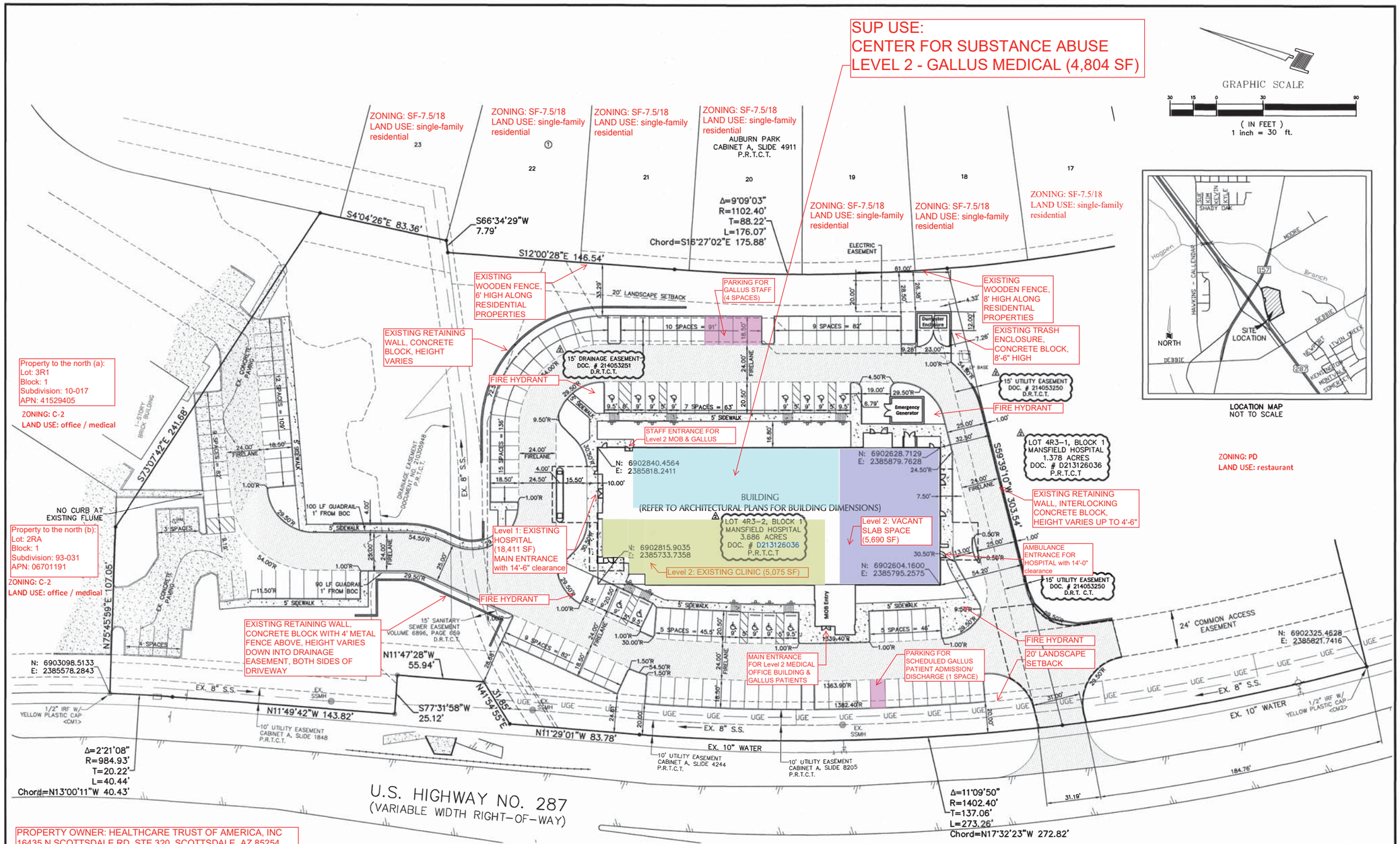
Property Owner Notification for SUP#21-003

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
AUBURN PARK ADDITION	BLK 1	AUBURN PARK HOMEOWNERS ASSOC	1900 COUNTRY CLUB DR STE 120	MANSFIELD, TX	76063
AUBURN PARK ADDITION	BLK 1	ALLEN, DOUGLAS G & GWEN P	2320 FOREST PARK CIR	MANSFIELD, TX	76063
AUBURN PARK ADDITION	BLK 1	BRIGGS, FRANK & BERNADETTE	2400 FOREST PARK CIR	MANSFIELD, TX	76063
AUBURN PARK ADDITION	BLK 1	GOOLSBY, TIMOTHY & PAULA J	2402 FOREST PARK CIR	MANSFIELD, TX	76063-7639
AUBURN PARK ADDITION	BLK 1	AZEVEDO, RICHARD & AMANDA	2404 FOREST PARK CIR	MANSFIELD, TX	76063
AUBURN PARK ADDITION	BLK 1	FANNIN, JOHN T & CHRISTAL J	2406 FOREST PARK CIR	MANSFIELD, TX	76063
AUBURN PARK ADDITION	BLK 1	GALASO, GERMAN & SARA	2408 FOREST PARK CIR	MANSFIELD, TX	76063-7639
AUBURN PARK ADDITION	BLK 1	LAYNE, FELICIA	2410 FOREST PARK CIR	MANSFIELD, TX	76063
AUBURN PARK ADDITION	BLK 1	MCKEEL, SAMUEL	2412 FOREST PARK CIR	MANSFIELD, TX	76063
AUBURN PARK ADDITION	BLK 3	MERRITT, SUSAN & CLAYTON EARL	2313 FOREST PARK CIR	MANSFIELD, TX	76063
AUBURN PARK ADDITION	BLK 3	RAINEY, ALLAN W & KAREN	8 TOUCHSTONE CT	MANSFIELD, TX	76063
AUBURN PARK ADDITION	BLK 3	TAYLOR, JEFFERY & TRICIANNA	1 TOUCHSTONE CT	MANSFIELD, TX	76063
AUBURN PARK ADDITION	BLK 3	HUSSAIN, ROMANA S & HAROON	2419 FOREST PARK CIR	MANSFIELD, TX	76063
MANSFIELD HOSPITAL	BLK 1	KND REAL ESTATE 49 LLC ATTN: LEGAL DEPT	680 S FOURTH AVE	LOUISVILLE, KY	40202-2413
MANSFIELD HOSPITAL	BLK 1	ST GEORGE MEDICAL OFFICE LLC	14648 WATERVIEW CIR	ADDISON, TX	75001-7922
MANSFIELD HOSPITAL	BLK 1	RIDGELINE MANSFIELD LLC	8111 PRESTON RD SUITE 430	DALLAS, TX	75225
MANSFIELD HOSPITAL	BLK 1	HTA-MANSFIELD HOSPITAL LLC	16435 N SCOTTSDALE RD STE 320	SCOTTSDALE, AZ	85254
MANSFIELD HOSPITAL	BLK 1	KLINGENSMITH ASSOCIATES LLC	2137 DURHAM RD	NEW HOPE, PA	18938

Legal Description of Land

BEING a tract of land lying in the S. S. Callender Survey, Abstract Number 359, Tarrant County, Texas, and being all of Lot 4R3-2, Block 1, Re-Plat of Mansfield Hospital, an addition to the city of Mansfield, Tarrant County, Texas according to the plat filed of record under Document Number D213126036, Plat Records of Tarrant County, Texas.

Total acreage of the property is 3.686 acres.



PROPERTY OWNER: HEALTHCARE TRUST OF AMERICA, INC
16435 N SCOTTSDALE RD, STE 320, SCOTTSDALE, AZ 85254
CONTACT: SHONTEA PRICE, CPM
EMAIL: shonteaprice@htareit.com
PHONE: 480-998-3478

BUSINESS OWNER: GALLUS MEDICAL
300 S. JACKSON ST, STE 220, DENVER, CO 80209
CONTACT: DOUG WEISS, PRESIDENT & CEO
EMAIL:dougw@gallusdetox.com
PHONE: 201-280-4418

BENCHMARKS:

CITY OF MANSFIELD BENCHMARK NO. TNP-MANSFIELD NO. 1
BERNTSEN TOP SECURITY MONUMNET WITH ACCESS COVER SET APPROXIMATELY 43' WEST OF THE NORTH BOUND FRONTAGE ROAD OF U.S. HIGHWAY NO. 287 AND APPROXIMATELY 303' NORTH OF FARM TO MARKET ROAD NO. 157.
ELEVATION = 650.31' (PLAN) *HOLD

CITY OF MANSFIELD BENCHMARK NO. TNP-MANSFIELD "C":
BERNTSEN TOP SECURITY MONUMENT WITH ACCESS COVER SET 2' NORTH OF THE NORTH CURBLINE OF FARM TO MARKET ROAD NO. 1187 AND 3' EAST OF A STORM DRAIN INLET. MONUMENT ALSO LIES EAST OF THE INTERSECTION OF FARM TO MARKET ROAD NO. 1187 AND MAIN STREET (BUSINESS 287).
ELEVATION = 679.56' (PLAN) 679.53' (FIELD)

NOTES:

1. THE BUILDING WILL ADHERE TO CHAPTER 155.056 OF THE CODE OF ORDINANCES AS IT RELATES TO ARCHITECTURE AND COMMUNITY DESIGN.

2. ALL SIGNAGE WILL COMPLY WITH THE REGULATIONS FOR C-2 ZONED PROPERTY AS SPECIFIED IN CHAPTER 155.090 OF THE CODE OF ORDINANCES.

3. THE TRASH ENCLOSURE AND ALL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH REGULATIONS SPECIFIED IN CHAPTER 155.093 OF THE CODE OF ORDINANCES.

4. ALL ROOFTOP EQUIPMENT WILL BE SCREENED BY BUILDING PARAPETS AT LEAST ONE FOOT TALLER THAN THE TALLEST PIECE OF EQUIPMENT.

5. THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS ON PROPERTY.

THIS RECORD DRAWING IS A COMPILATION OF SEALED ENGINEERING DRAWINGS FOR THIS PROJECT MODIFIED BY INFORMATION FURNISHED BY THE CONTRACTOR, BASED ON THE CONTRACTORS' INFORMATION, GENERAL INSPECTION PROVIDED BY THE CITY, AND MY PERSONAL FIELD VISITS OF THE PROJECT, THEY ARE IN GENERAL CONFORMANCE OF THE DESIGN PLANS PREPARED UNDER MY DIRECTION AND SEAL. REVISIONS AS DIRECTED BY THE OWNER/DEVELOPER OR FIELD CONDITIONS HAVE BEEN REFLECTED THROUGH INFORMATION FURNISHED UNDER MY DIRECTION AND BY THE CONTRACTOR AND IDENTIFIED SPECIFICALLY AS CHANGES MADE ON THESE RECORD DRAWINGS.
SIGNED, ENGINEER OF RECORD

Brian Jaffe DATE DECEMBER 29, 2014
BRIAN A. JAFFE P.E.

LEGEND

= PROP. FIRELANE AND EMERGENCY ACCESS

NOTES:

1. ALL DIMENSIONS SHOWN ARE BACK OF CURB TO BACK OF CURB UNLESS NOTED OTHERWISE.
2. RADIUS DIMENSIONS ARE BACK OF CURB.

Texas811 Know what's below. Call 811 Before You Dig

Philo Wilke Partnership
11275 S. Sam Houston Parkway W.
Suite 200
Houston, Texas 77031
(832) 554-1130
www.pwarch.com

STATE OF TEXAS BRIAN A. JAFFE 102139 LICENSED PROFESSIONAL ENGINEER
Brian A Jaffe 12/29/2014

Consultants

MEP Engineer
Telios Corportation
12946 Dairy Ashford, Suite 130 Sugar Land, Texas 77478

Structural Engineer
ASA Dally Structural Engineers
9800 Richmond Ave., Suite 460 Houston, Texas 77042

Landscape Architect
Studio 13 Design Group
519 Bennett Lane, Suite 203 Lewisville, Texas 75057

Civil Engineering
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093
Phone 972-931-0694 Fax 972-931-9538
STATE REGISTRATION NUMBER: F-399

Issues / Revisions

No.	Date	Description
1	7/15/2013	ADDENDUM #3
2	12/29/2014	RECORD DRAWINGS

Project
Baylor-Emerus EMC Mansfield

Duke REALTY RELIABLE. ANSWERS.

Duke Realty BEMC Mansfield Development, LLC
1776 US HIGHWAY 287
Mansfield, TX 76063

Drawing Name
Dimensional Control Plan
SITE PLAN FOR SUP

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DAA JOB NO. 12045

FSW Submission Number	Sheet Number
212-135R	C.4

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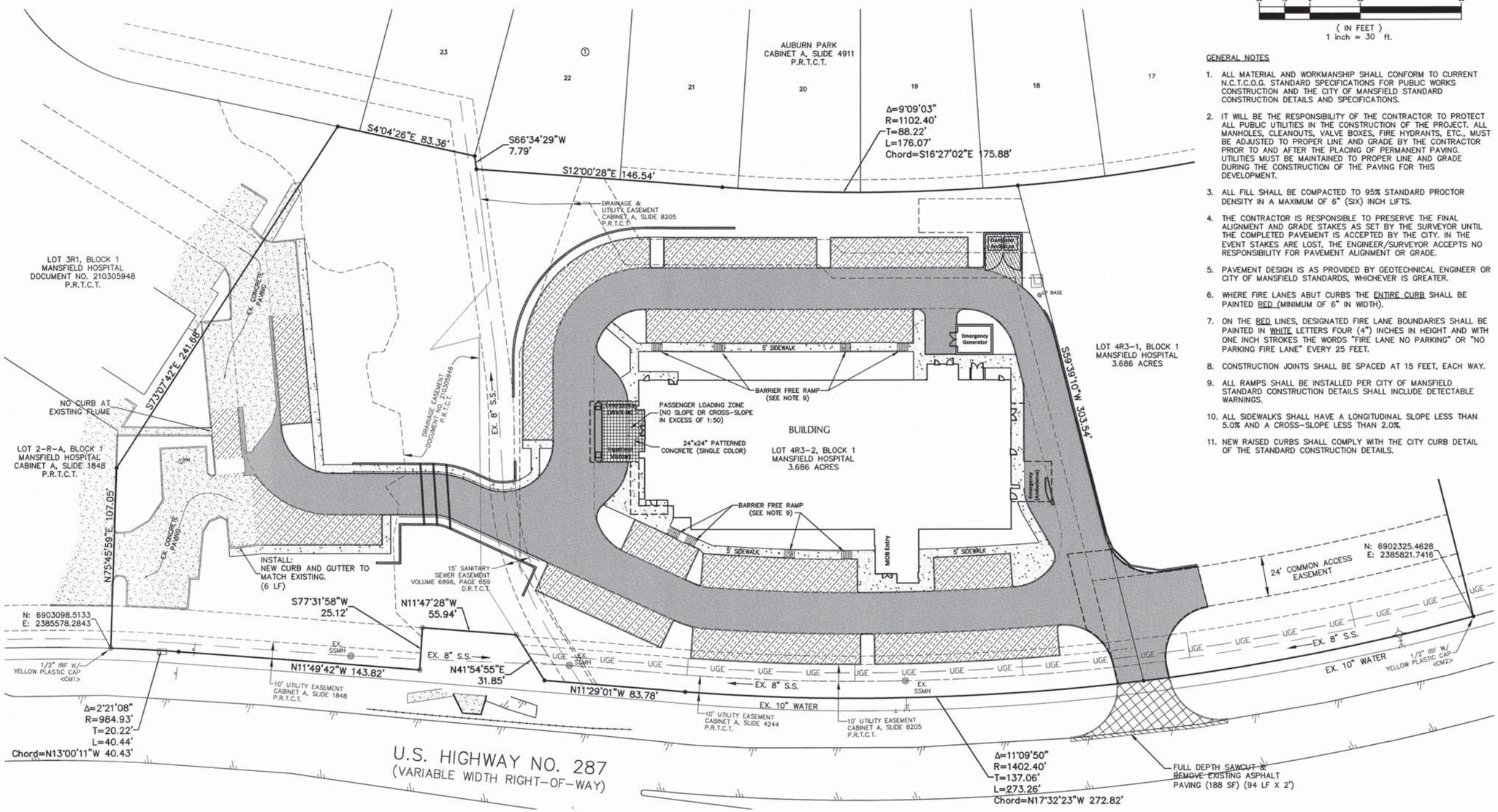

ALL PAVING AND PARKING IS CONCRETE

GENERAL NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO CURRENT N.C.T.C.O.G. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE CITY OF MANSFIELD STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THE PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.
3. ALL FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN A MAXIMUM OF 6" (SIX) INCH LIFTS.
4. THE CONTRACTOR IS RESPONSIBLE TO PRESERVE THE FINAL ALIGNMENT AND GRADE STAKES AS SET BY THE SURVEYOR UNTIL THE COMPLETED PAVEMENT IS ACCEPTED BY THE CITY. IN THE EVENT STAKES ARE LOST, THE ENGINEER/SURVEYOR ACCEPTS NO RESPONSIBILITY FOR PAVEMENT ALIGNMENT OR GRADE.
5. PAVEMENT DESIGN IS AS PROVIDED BY GEOTECHNICAL ENGINEER OR CITY OF MANSFIELD STANDARDS, WHICHEVER IS GREATER.
6. WHERE FIRE LANES ABUT CURBS THE ENTIRE CURB SHALL BE PAINTED RED (MINIMUM OF 6" IN WIDTH).
7. ON THE RED LINES, DESIGNATED FIRE LANE BOUNDARIES SHALL BE PAINTED IN WHITE LETTERS FOUR (4") INCHES IN HEIGHT AND WITH ONE INCH STROKES THE WORDS "FIRE LANE NO PARKING" OR "NO PARKING FIRE LANE" EVERY 25 FEET.
8. CONSTRUCTION JOINTS SHALL BE SPACED AT 15 FEET, EACH WAY.
9. ALL RAMPS SHALL BE INSTALLED PER CITY OF MANSFIELD STANDARD CONSTRUCTION DETAILS SHALL INCLUDE DETECTABLE WARNINGS.
10. ALL SIDEWALKS SHALL HAVE A LONGITUDINAL SLOPE LESS THAN 5.0% AND A CROSS-SLOPE LESS THAN 2.0%
11. NEW RAISED CURBS SHALL COMPLY WITH THE CITY CURB DETAIL OF THE STANDARD CONSTRUCTION DETAILS.

BENCHMARKS:

CITY OF MANSFIELD BENCHMARK NO. TNP-MANSFIELD NO. 1
BERNTSEN TOP SECURITY MONUMNET WITH ACCESS COVER SET APPROXIMATELY 43' WEST OF THE NORTH BOUND FRONTAGE ROAD OF U.S. HIGHWAY NO. 287 AND APPROXIMATELY 303' NORTH OF FARM TO MARKET ROAD NO. 157.
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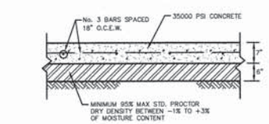
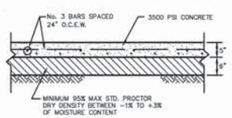
SIGNED, ENGINEER OF RECORD

Brian A Jaffe
BRIAN A. JAFFE, P.E.
DATE DECEMBER 29, 2014



DUMPSTER PAVEMENT SECTION 598 S.F.
N.T.S.



LIGHT DUTY PAVEMENT SECTION 21,281 S.F.
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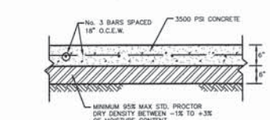

MEDIUM DUTY PAVEMENT SECTION 33,870 S.F.
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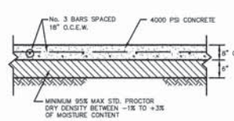

APPROACH PAVEMENT SECTION 1,355 S.F.
N.T.S.

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11275 S. Sam Houston Parkway W.
Suite 200
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STATE OF TEXAS BRIAN A. JAFFE 102139 LICENSED PROFESSIONAL ENGINEER
Brian A Jaffe 12/29/2014

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Landscape Architect
Studio 13 Design Group
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5225 Village Creek Drive, Suite 200 Plano, Texas 75093
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STATE REGISTRATION NUMBER: F-399

Issues / Revisions

No.	Date	Description
1	7/15/2013	ADDENDUM #3
2	12/29/2014	RECORD DRAWINGS

Project
Baylor-Emerus EMC
Mansfield

DukeREALTY
RELIABLE. ANSWERS.

Duke Realty BEMC Mansfield Development, LLC
1776 US HIGHWAY 287
Mansfield, TX 76063

Drawing Name
Paving Plan

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DAA JOB NO. 12045

PBW Continuous Number	Sheet Number
212-135R	C.5

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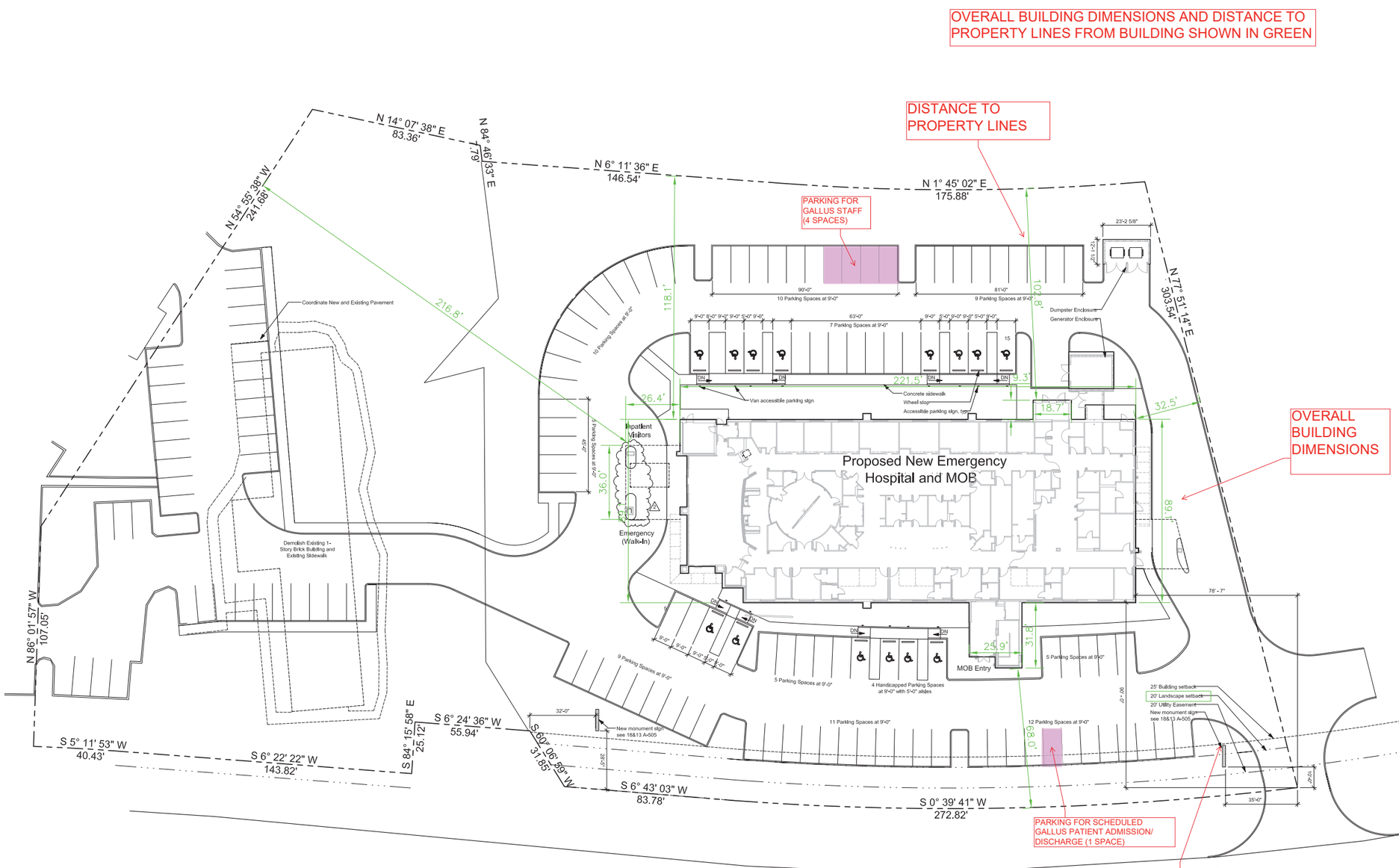


PARKING CALCULATION

Level	Use	SF	Beds	Ratio	Required	Provided	Notes
1	Hospital - acute care	18,411	8	1 space/1.5 beds	5.33	11	1
2	Business - medical clinic	10,765		1 space/150 SF	71.77	72	
2	Hospital - narcotic patients	4,804	7	1 space/1.5 beds	5	4	2
	Excess					**12**	4
	TOTAL				**81.77**	**99**	**5**

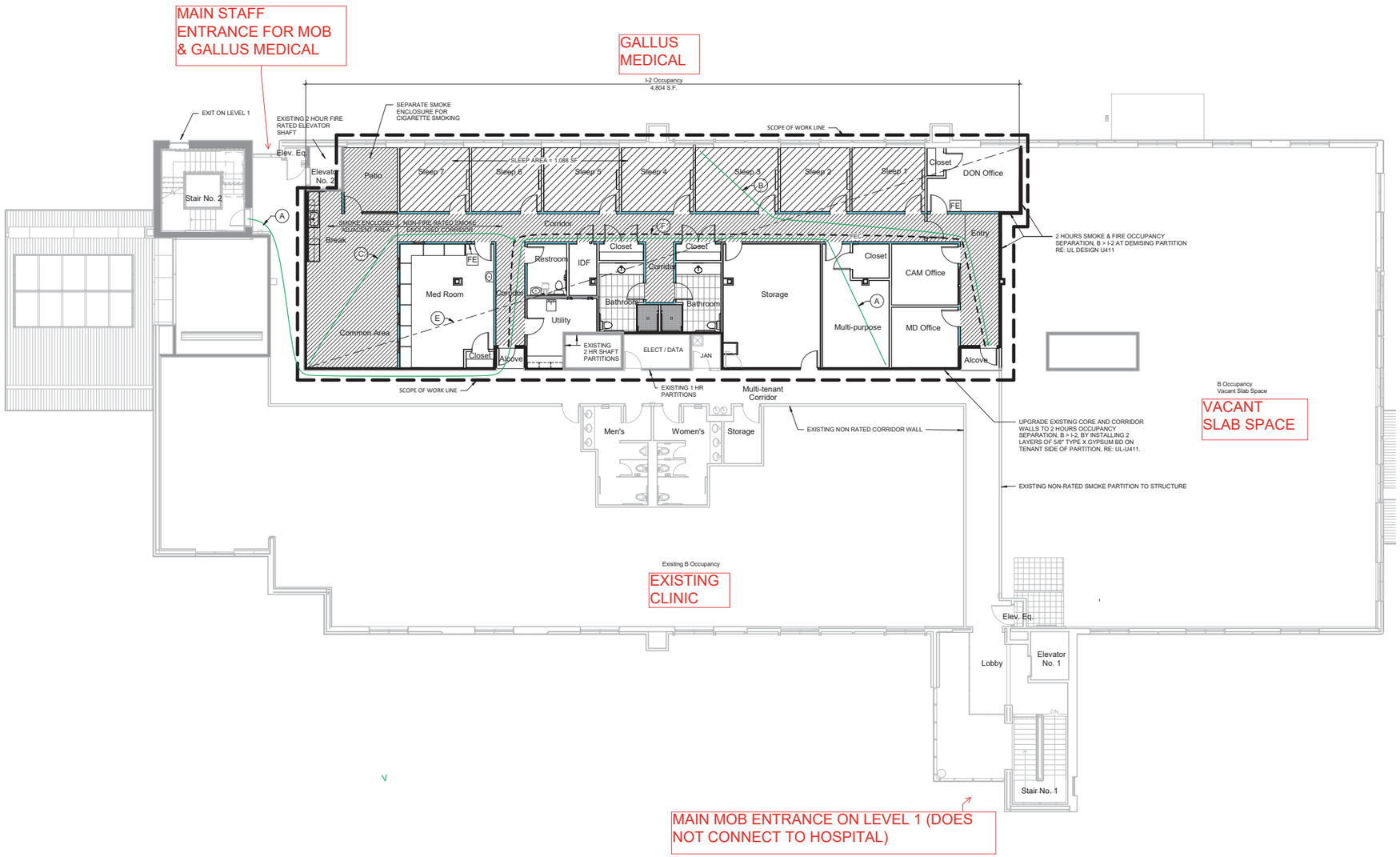
Notes

1. 8 inpatient beds + 8 emergency exam rooms
2. Gallus will have up to 7 staff
3. Gallus will have up to 7 patients
4. Additional spaces provided
5. Includes 14 accessible spaces

EXHIBIT B Page 3 of 6 SUP#21-003

Site Plan | 1" = 20'-0" | 1

C:\Users\ryanson\Documents\21-1326 Exterior - Mandell (Central)_ryanson.rvt



KEYED NOTES:

A.	LONGEST TRAVEL DISTANCE TO AN EXIT =	170 FEET
B.	MAXIMUM DISTANCE TO A CARE SUITE EXIT =	72 FEET
C.	LONGEST TRAVEL DISTANCE TO PATH OF COMMON TRAVEL =	50 FEET
D.	THREE LAYERS GYPSUM BOARD (INCLUDING EXISTING) ON INSIDE SUITE PERIMETER WALLS FOR 2 HOUR FIRE RATING PER UL U411, TYPICAL.	
E.	MAXIMUM DIAGONAL DIMENSION SUITE 134 / 2 =	67 FEET
F.	COMMON PATH OF TRAVEL WITHIN CARE SUITE AND DISTANCE BETWEEN EXITS =	119 FEET > 67 FEET

LEGEND - FIRE SAFETY

- EXISTING PARTITION
- NON-RATED PARTITION
- NON-FIRE-RATED SMOKE PARTITION TO STRUCTURE
- 1-HOUR FIRE + SMOKE PARTITION TO STRUCTURE WITH 20 MINUTE DOORS.
- 2-HOUR FIRE + SMOKE PARTITION TO STRUCTURE WITH 90 MINUTE DOORS.
- FE — FIRE EXTINGUISHER LOCATION ON WALL BRACKET
- LONGEST PATH OF TRAVEL
- SMOKE PROTECTED CORRIDOR AND AREAS OPEN TO SMOKE CORRIDOR

1 Fire Safety Plan
1/8" = 1'-0"

0' 2' 4' 8' 16'

Plan North
True North

EXHIBIT B Page 4 of 6 SUP#21-003

7/29/2021 3:55:30 AM

Gallus — MEDICAL — DETOX CENTERS

Norris Development, Inc.
11127 Hunters Landing
Montgomery, TX 77356
phone: 713.817.2319

TELIOS
TELIOS BUILDING SYSTEMS CONSULTING
101 Parklane Blvd #101
Sugar Land, TX 77478
phone 281.265.1636

NOT FOR CONSTRUCTION

Issues / Revisions

No.	Description	Date
1	Check Print	07/26/2021

Project

Gallus Medical

Mansfield

1776 US-287, Suite 250
Mansfield, TX 76063

Project Number	20.203
Date	07.26.2021
Drawn By	Author
Scale	As indicated

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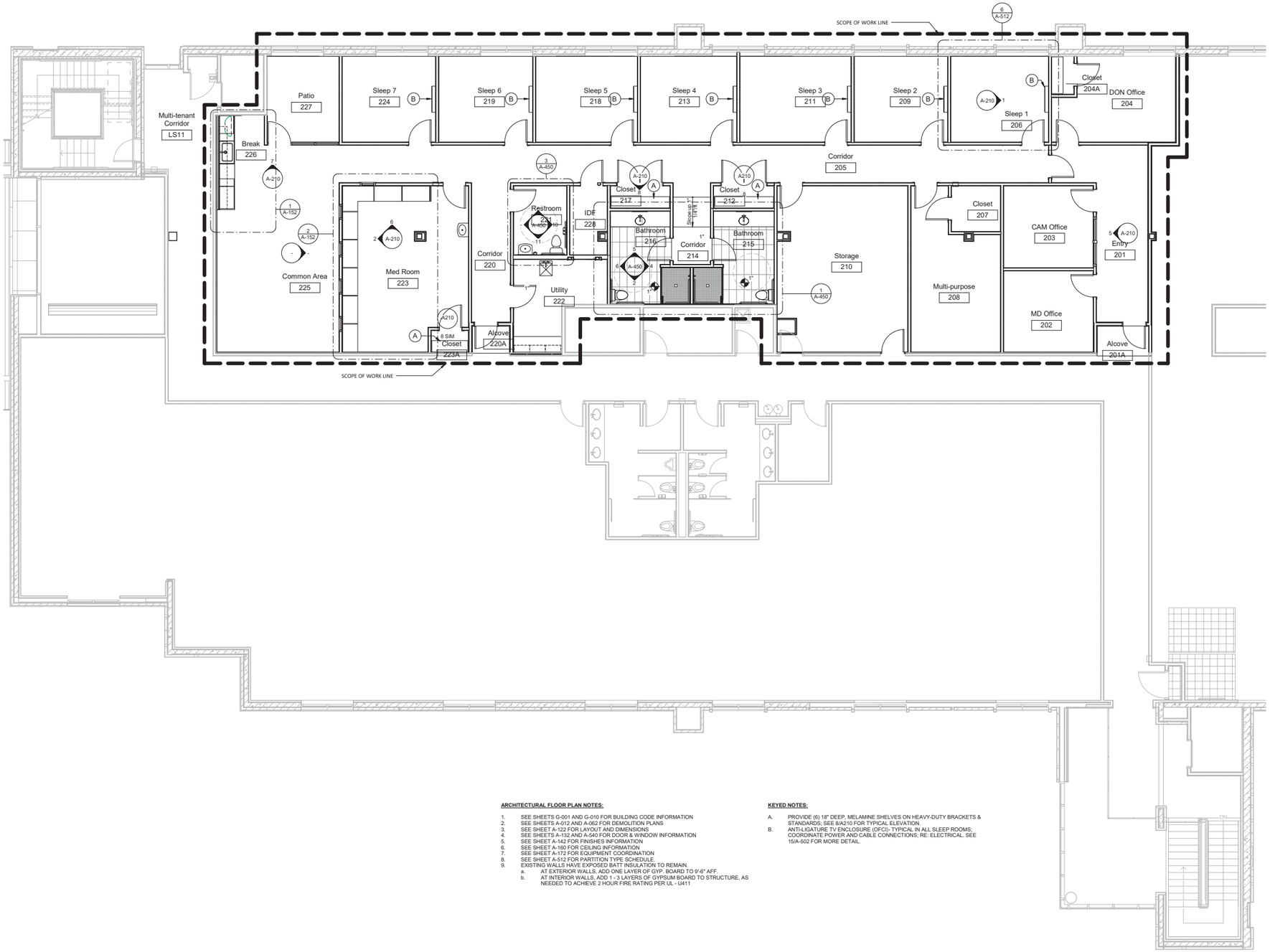
Sheet Name

FIRE SAFETY PLAN

LEVEL 2

Sheet Number

G-010



ARCHITECTURAL FLOOR PLAN NOTES:

1. SEE SHEETS G-001 AND G-010 FOR BUILDING CODE INFORMATION
2. SEE SHEETS A-012 AND A-062 FOR DEMOLITION PLANS
3. SEE SHEET A-122 FOR LAYOUT AND DIMENSIONS
4. SEE SHEETS A-132 AND A-540 FOR DOOR & WINDOW INFORMATION
5. SEE SHEET A-142 FOR FINISHES INFORMATION
6. SEE SHEET A-160 FOR CEILING INFORMATION
7. SEE SHEET A-172 FOR EQUIPMENT COORDINATION
8. SEE SHEET A-512 FOR PARTITION TYPE SCHEDULE.
9. EXISTING WALLS HAVE EXPOSED BATT INSULATION TO REMAIN.
   a. AT EXTERIOR WALLS, ADD ONE LAYER OF GYP. BOARD TO 9'-6" AFF.
   b. AT INTERIOR WALLS, ADD 1 - 3 LAYERS OF GYPSUM BOARD TO STRUCTURE, AS NEEDED TO ACHIEVE 2 HOUR FIRE RATING PER UL - U411

KEYED NOTES:

A. PROVIDE (6) 18" DEEP, MELAMINE SHELVES ON HEAVY-DUTY BRACKETS & STANDARDS; SEE 8/A210 FOR TYPICAL ELEVATION.
B. ANTI-LIGATURE TV ENCLOSURE (OFCI);- TYPICAL IN ALL SLEEP ROOMS; COORDINATE POWER AND CABLE CONNECTIONS; RE: ELECTRICAL. SEE 15/A-502 FOR MORE DETAIL.

Legend - Floor Plan

Existing to remain

New Partitions

1 Architectural Floor Plan
3/16" = 1'-0"

0' 2' 4' 8' 16'

Plan North
True North

EXHIBIT B Page 5 of 6 SUP#21-003

7/29/2021 4:00:26 AM

Gallus
MEDICAL
DETOX CENTERS

Norris Development, Inc.
11127 Hunters Landing
Montgomery, TX 77356
phone: 713.817.2319

TELIOS
TELIOS BUILDING SYSTEMS CONSULTING
101 Parklane Blvd #101
Sugar Land, TX 77478
phone 281.265.1636

NOT FOR CONSTRUCTION

Issues / Revisions

No.	Description	Date
1	Check Print	07/26/2021

Project

Gallus Medical

Mansfield

1776 US-287, Suite 250
Mansfield, TX 76063

Project Number	20.203
Date	07.26.2021
Drawn By	Author
Scale	3/16" = 1'-0"

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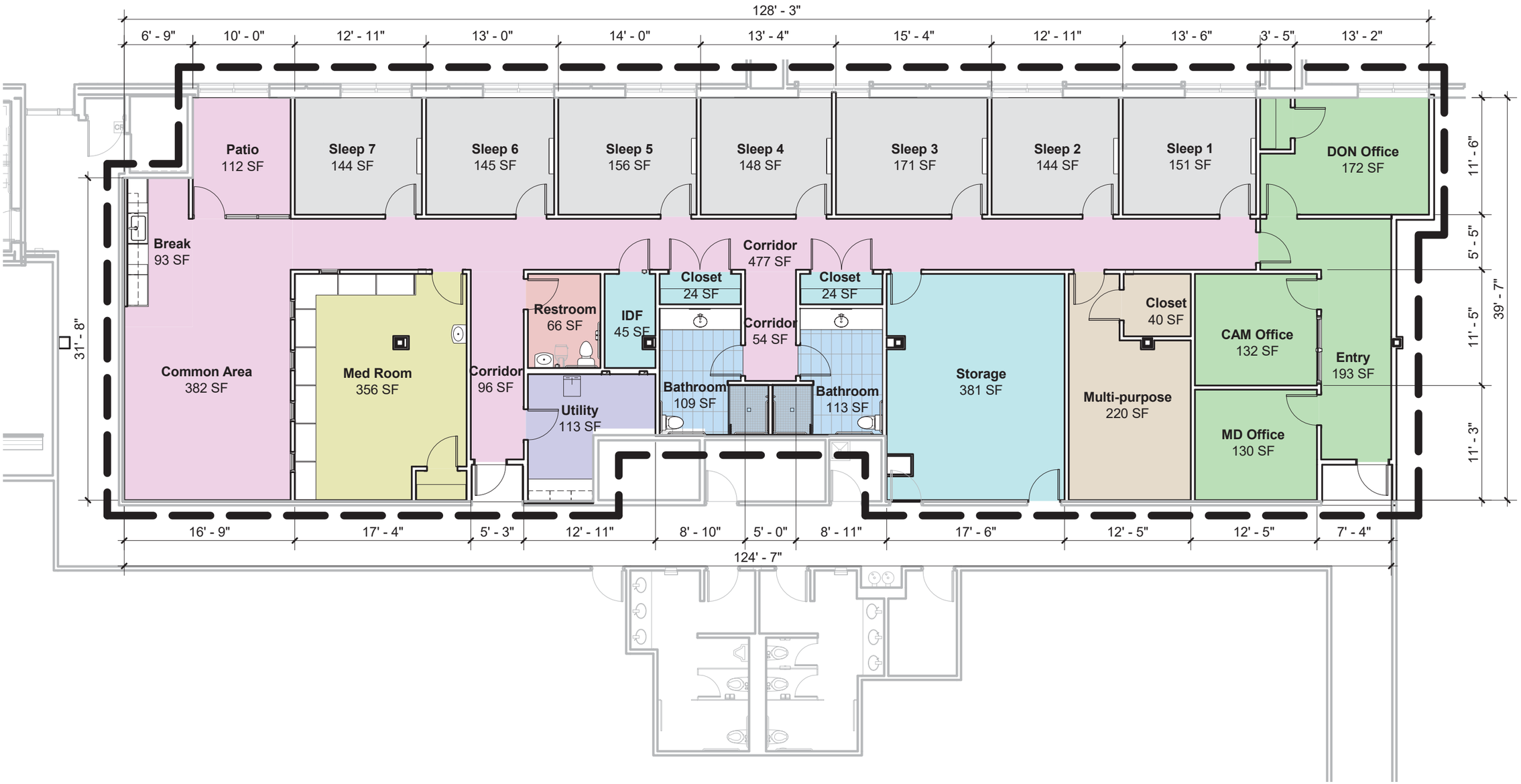
Sheet Name

LEVEL 2 - FLOOR PLAN

Sheet Number

A-112

SUITE 250
GALLUS MEDICAL
4,804 NUA
5,140 NRA



SUITE DIMENSIONS

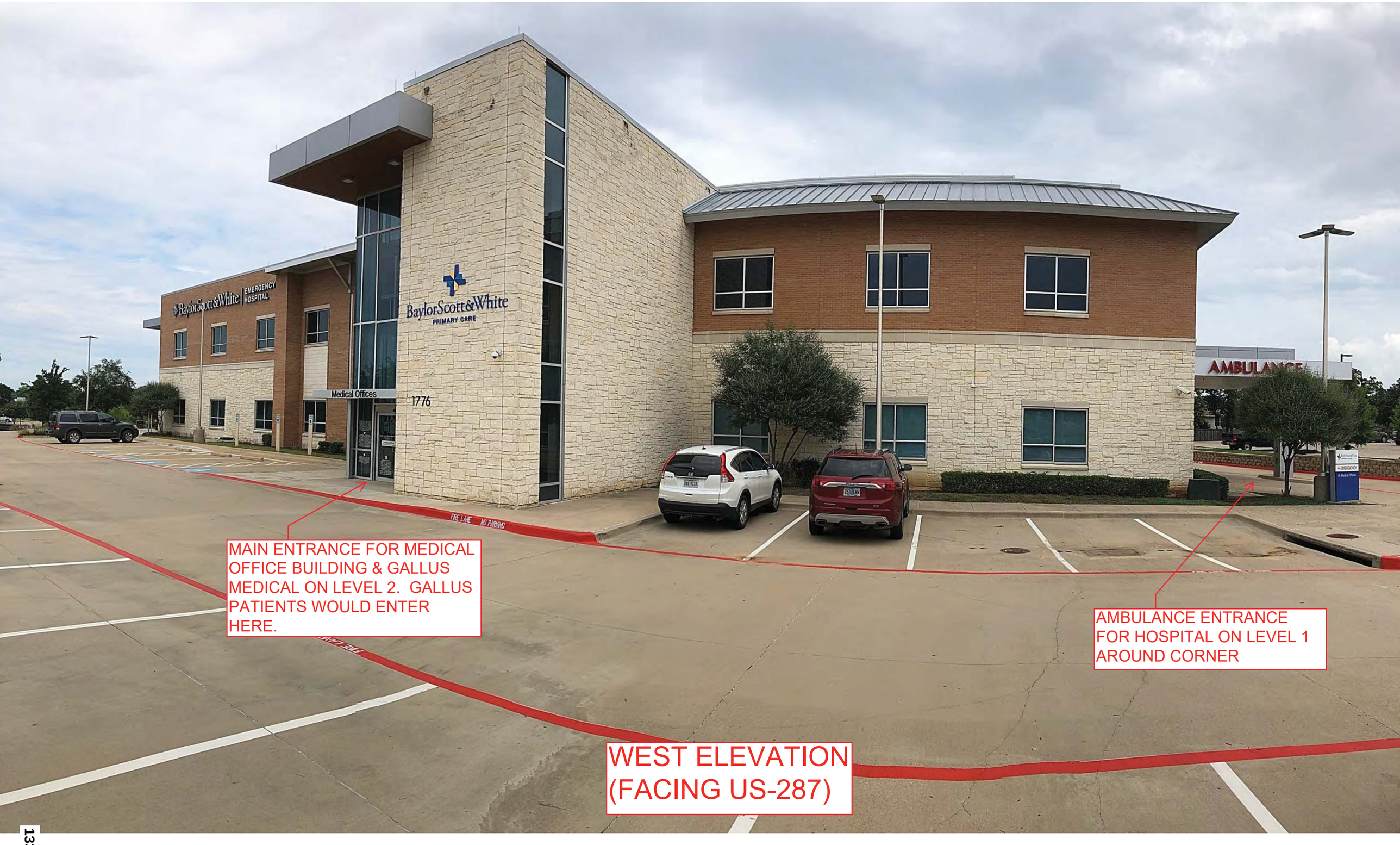
Norris Development, Inc.
11127 Hunters Landing
Montgomery, TX 77356
Phone: 713.817.2319

Mansfield

Gallus Medical

AREA CALCULATION		
Project number	20.203	AC
Date	07.26.2021	
Drawn by	FPN	
Checked by	FPN	Scale 1" = 10'-0"

WEST ELEVATION
(FACING US-287)


BaylorScott&White EMERGENCY HOSPITAL
BaylorScott&White PRIMARY CARE
Medical Offices
1776
AMBULANCE
FIRE LANE NO PARKING
MAIN ENTRANCE FOR MEDICAL OFFICE BUILDING & GALLUS MEDICAL ON LEVEL 2. GALLUS PATIENTS WOULD ENTER HERE.
AMBULANCE ENTRANCE FOR HOSPITAL ON LEVEL 1 AROUND CORNER
WEST ELEVATION (FACING US-287)

AMBULANCE
EMERGENCY
Medical Offices
HOSPITAL
FIRE EXIT
AMBULANCE
ENTRANCE
FOR HOSPITAL
ON LEVEL 1
SOUTH ELEVATION
(FACING RESTAURANT)

AMBULANCE ENTRANCE
GENERATOR ENCLOSURE FOR HOSPITAL ON LEVEL 1
STAFF ENTRANCE FOR MOB/ GALLUS MEDICAL ON LEVEL 2
EAST ELEVATION (FACING NEIGHBORHOOD)

ADJACENT
RESTAURANT
STAFF ENTRANCE
FOR MOB/ GALLUS
MEDICAL ON LEVEL 2
EAST ELEVATION
(FACING NEIGHBORHOOD)

MAIN ENTRANCE FOR HOSPITAL ON LEVEL 1
MOB ENTRANCE AROUND CORNER
NORTH ELEVATION (FACING DRAINAGE EASEMENT)

EMERGENCY
MAIN ENTRANCE TO HOSPITAL ON LEVEL 1
ENTRANCE FOR MOB/ GALLUS MEDICAL ON LEVEL 2
NORTH ELEVATION (FACING DRAINAGE EASEMENT)

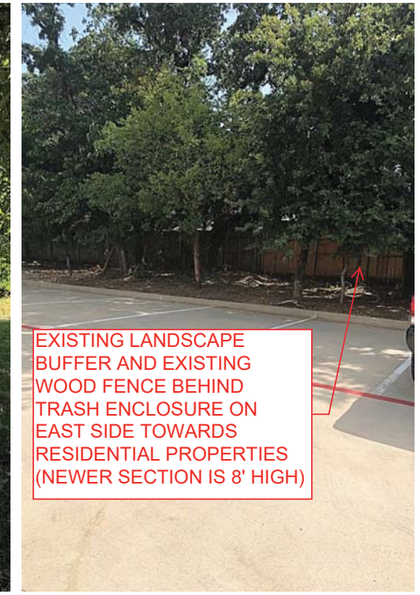
TRASH ENCLOSURE
NORTH ELEVATION

TRASH ENCLOSURE
EAST ELEVATION

TRASH ENCLOSURE
WEST ELEVATION

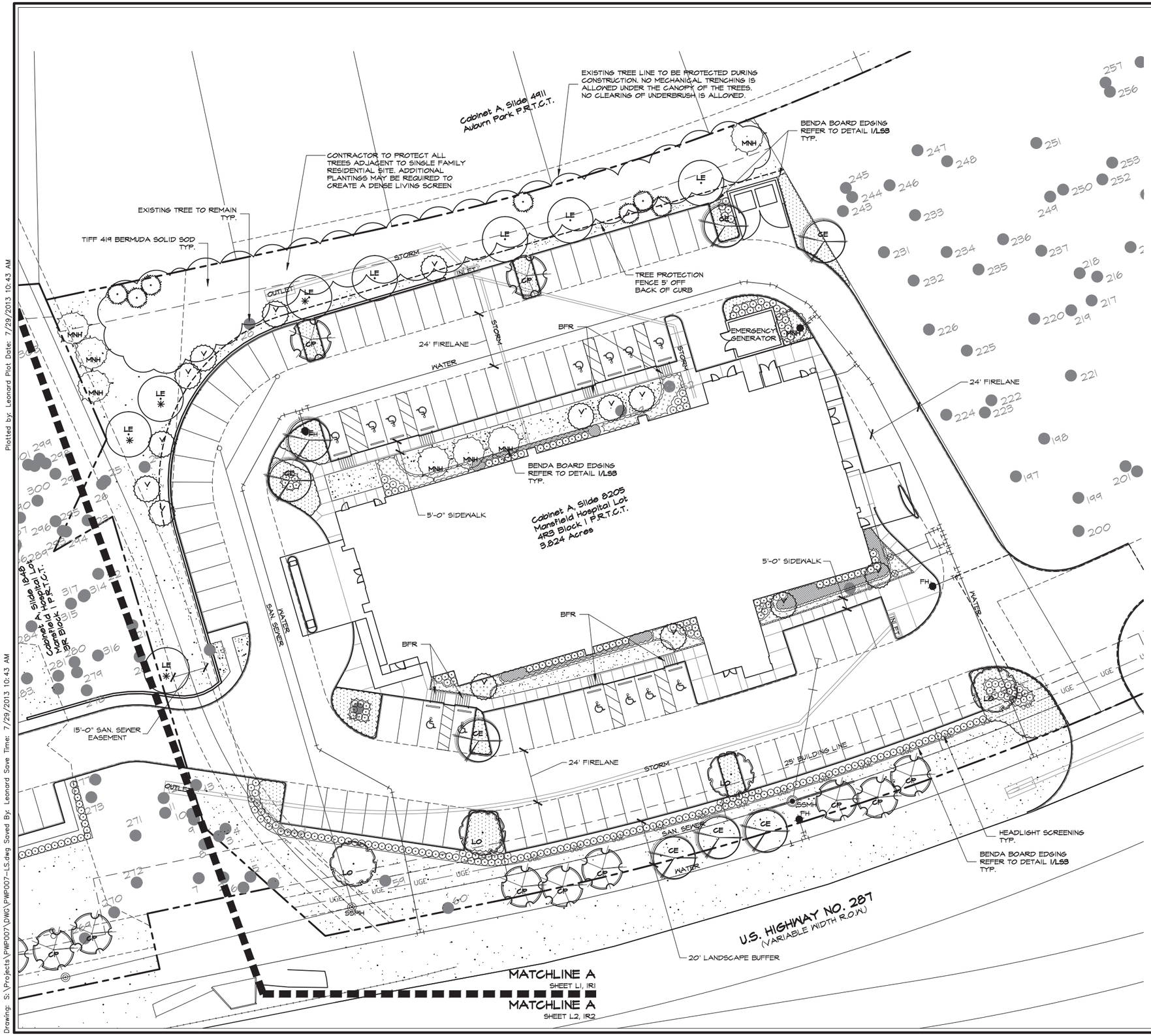
TRASH ENCLOSURE
SOUTH ELEVATION

EXISTING RETAINING WALL AT DRAINAGE EASEMENT ON NORTH SIDE


EXISTING LANDSCAPE BUFFER AND EXISTING WOOD FENCE BEHIND TRASH ENCLOSURE ON EAST SIDE TOWARDS RESIDENTIAL PROPERTIES (NEWER SECTION IS 8' HIGH)

EXISTING 20' LANDSCAPE BUFFER AND EXISTING WOOD FENCE (TYPICAL IS 6' HIGH) ON EAST SIDE TOWARDS RESIDENTIAL PROPERTIES

EMERGENCY
1776
EXISTING MONUMENT SIGN ALONG US-287 ON THE WEST SIDE



LANDSCAPE LEGEND

- LO — LIVE OAK / QUERCUS VIRGINIANA (4" CALIPER)
- LE — LACEBARK ELM / ULMUS PARVIFOLIA (4" CALIPER)
- CE — CEDAR ELM / ULMUS CRASSIFOLIA (4" CALIPER)
- CP — CHINESE PISTACHIO / PISTACHIA CHINENSIS (4" CALIPER)
- MNH — MULTI-TRUNK NELLIE R. STEVENS HOLLY TREE FORM / MULTI-TRUNK ILEX 'NELLIE R. STEVENS' TREE FORM (3" CALIPER)
- V — MULTI-TRUNK VITEX / MULTI-TRUNK VITEX AGNUS CASTUS (3" CALIPER)
- DWARF BURFORD HOLLY / ILEX CORNUTA 'DWARF BURFORD' (7 GALLON)
- KNOCKOUT ROSE / ROSA SPP. (3 GALLON)
- LIRIOPE / LIRIOPE MUSCARI (1 GALLON, SPACED 12" O.C)
- BAR HARBOR JUNIPER / JUNIPERUS HORIZONTALIS ' BAR HARBOR' (3 GALLON, SPACED 36" O.C)
- WEEPING LOVE GRASS (1 GALLON, SPACED 12" O.C.)
- TIFF 419 BERMUDA SOLID SOD (MINIMUM 100% COVERAGE)
- 204 — EXISTING TREE TO REMAIN TYP.
- * — INDICATES BUFFER TREE RELOCATED ON SITE

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
519 Bennett Lane, Suite 203
Lewisville, Texas 75057
469-635-1900

REGISTERED LANDSCAPE ARCHITECT LEONARD W. REVES 1977 STATE OF TEXAS

July 15, 2013

NORTH

20 10 0 20

1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plan

Emerus Emergency Hospital

City of Mansfield, Tarrant County, Texas

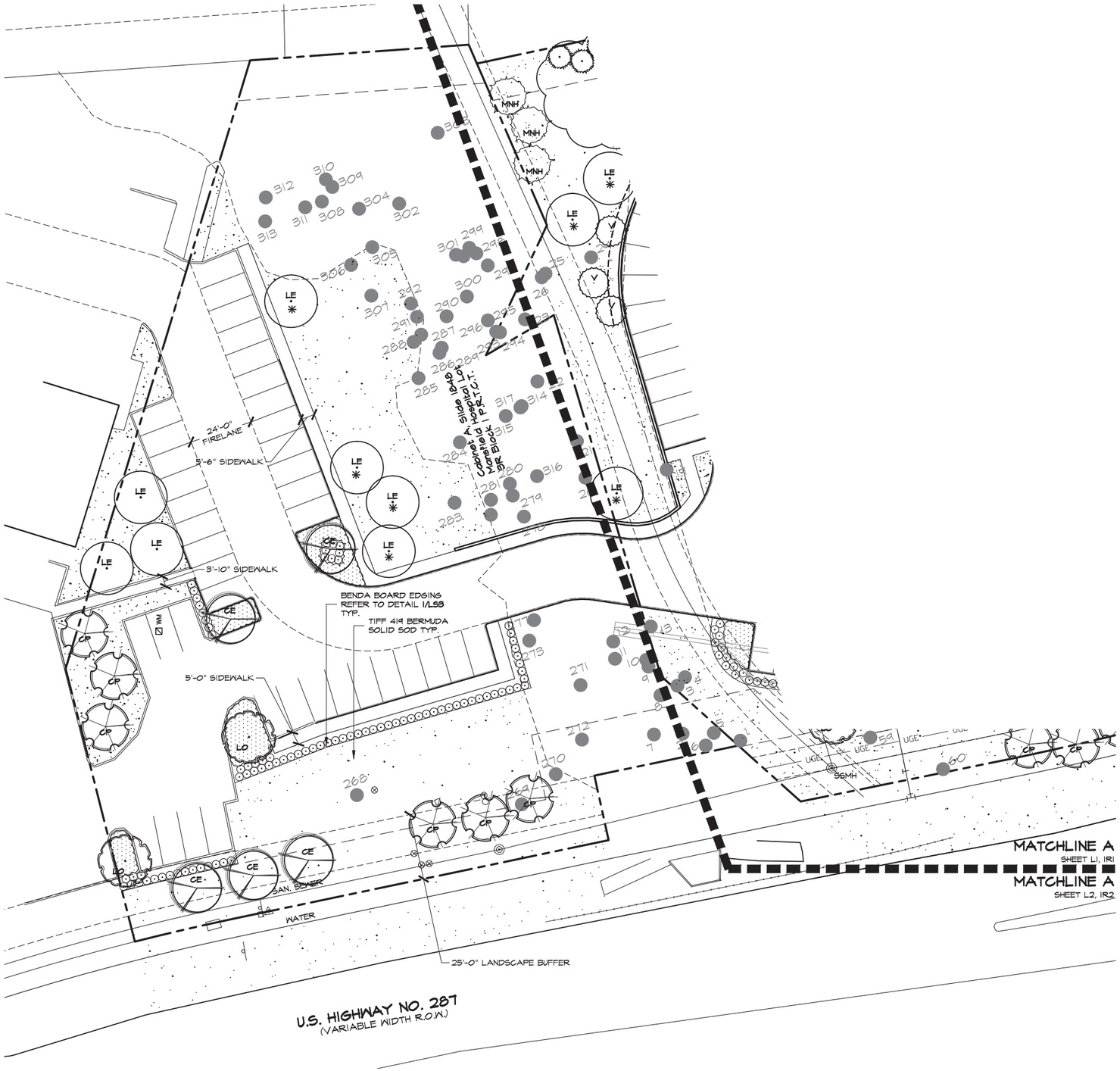
#	PLAN REVIEW REVISIONS	BY	DATE
1	Addendum #3 - City Comments	AEW	07-15-2013
	ASI-002		07/15/13

PROJECT
PWP007

SHEET
L1 of 3

Plotted by: Leonard Plot Date: 7/29/2013 10:43 AM

Drawing: S:\Projects\PWP007\DWG\PWP007-LS.dwg Saved By: Leonard Save Time: 7/29/2013 10:43 AM



LANDSCAPE LEGEND

- LO — LIVE OAK / QUERCUS VIRGINIANA (4" CALIPER)
- LE — LACEBARK ELM / ULMUS PARVIFOLIA (4" CALIPER)
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STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
519 Bennett Lane, Suite 203
Lewisville, Texas 75057
469-635-1900

REGISTERED LANDSCAPE ARCHITECT
LEONARD W. REVES
1977
STATE OF TEXAS

July 15, 2013

NORTH

20 10 0 20
1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plan

Emerus Emergency Hospital

City of Mansfield, Tarrant County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Addendum #3 - City Comments	AEW	07-15-2013
	ASI-002		07/15/13

PROJECT
PWP007

SHEET
L2 of 3

Plotted by: Leonard Plot Date: 7/29/2013 10:43 AM

Drawing: S:\Projects\PWP007\DWG\PWP007-LS.dwg Saved By: Leonard Save Time: 7/29/2013 10:43 AM

LANDSCAPE NOTES:

1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE **CITY OF MANSFIELD.**
5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE **CITY OF MANSFIELD** HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITH IN A 24-HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE DRAINAGE PRACTICES, AND CONTACT THE CITY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
8. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
9. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
10. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
11. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
12. A 3"-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1-2" FROM THE TRUNK OF THE TREE.
13. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
14. TOPSOIL SHALL BE A MINIMUM OF 8 INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
15. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 2 INCHES OF PINE STRAW MULCH.
16. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
17. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9 FEET.
18. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
19. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
20. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
21. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE **CITY OF MANSFIELD.**
22. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
23. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
24. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
25. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
26. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
27. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
28. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE **CITY OF MANSFIELD'S** STANDARDS.
29. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

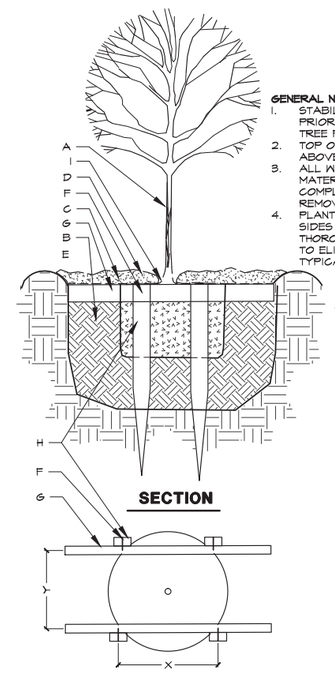
PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LE	LACEBARK ELM / ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	17	6' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
CE	CEDAR ELM / ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	13	6' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
LO	LIVE OAK / QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	6	6' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
CP	CHINESE PISTACHIO / PISTACHIA CHINENSIS	4" CALIPER	AS SHOWN	14	6' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
MNH	MULTI-TRUNK NELLIE R. STEVENS HOLLY TREE FORM / MULTI-TRUNK ILEX 'NELLIE R. STEVENS' TREE FORM	3" CALIPER	AS SHOWN	8	5' MINIMUM SPREAD; MINIMUM 6' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
V	MULTI-TRUNK VITEX / MULTI-TRUNK VITEX AGNUS CASTUS	3" CALIPER	AS SHOWN	10	5' MINIMUM SPREAD; MINIMUM 6' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
	DWARF BURFORD HOLLY / ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	AS SHOWN	209	FULL PLANTS
	KNOCKOUT ROSE / ROSA SPP.	3 GALLON	AS SHOWN	143	FULL PLANTS
	LIRIOPE / LIRIOPE MUSCARI	1 GALLON	12" O.C.	678	FULL PLANTS
	WEEPING LOVE GRASS / ERAGROSTIS CURVULA	1 GALLON	12" O.C.	4,502	FULL PLANTS
	BAR HARBOR JUNIPER / JUNIPERUS HORIZONTALIS ' BAR HARBOR'	3 GALLON	24" O.C.	107	FULL PLANTS
	TIFF 419 BERMUDA SOLID SOD	SOLID SOD	SQUARE YARDS	56,130	MINIMUM 100% COVERAGE

LANDSCAPE REQUIREMENTS

REQUIRED:
- 1 TREE PLANTED EVERY FOURTY FEET ALONG SOUTH BOUNDARY W/ SHARED DRIVE AISLE
- 1 TREE PER FORTY FEET WITHIN LANDSCAPE BUFFER
  - 600LF / 40 LF = 15 TREES
- 225 L.F. ALONG DRIVE AISLE
  - 225 L.F./40 L.F. = 5.6 = 6 TREES REQUIRED
- 1 TREE AND ISLAND / 10 PARKING SPACES
  - 99 PARKING SPOTS / 10 = 10 TREES AND 10 ISLANDS
- ALL CANOPY TREES SHALL BE MINIMUM OF 3.5 CALIPER INCHES
- ALL ORNAMENTAL TREES SHALL BE MULTI-TRUNK AND HAVE MINIMUM OF 3 CALIPER INCHES

PROVIDED:
- 6 TREES ALONG SOUTH DRIVE AISLE
- 10 TREES AND 10 ISLANDS
- 15 TREES WITHIN LANDSCAPE BUFFER
- ALL CANOPY TREES ARE 4 CAL. INCHES
- ALL ORNAMENTAL TREES ARE MULTI-TRUNK AND 3 CAL. INCHES

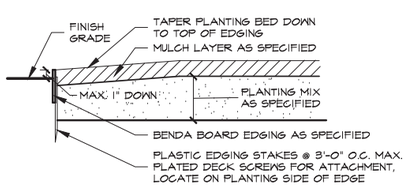


GENERAL NOTES:
1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL SHALL 1" TO 2" ABOVE FINISHED GRADE.
3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP
4. PLANTING PITS SHALL BE SQUARE, SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN TYPICAL DETAIL

CONSTRUCTION NOTES:
- A. TREE
- B. LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
- C. WATER RETENTION BASIN
- D. 3" DEPTH MULCH AS SPECIFIED
- E. FINISH GRADE
- F. 2 1/2 DRYWALL SCREW (UNFINISHED)
- G. 2" X 2" X 4" CROSS MEMBER (UNTREATED LUMBER). **NOTE:** CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4' MIN).
- H. 2" X 2" X 4' STAKE WITH 18" MIN. TAPER (UNTREATED LUMBER)
- I. REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION (TO PREVENT "WICKING" OF MOISTURE) X. DIMENSION EQUAL TO "Y" Y. DIMENSION EQUAL TO "X"

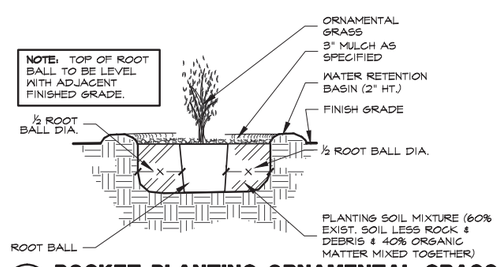
5 / L3 TREE PLANTING

NOT TO SCALE



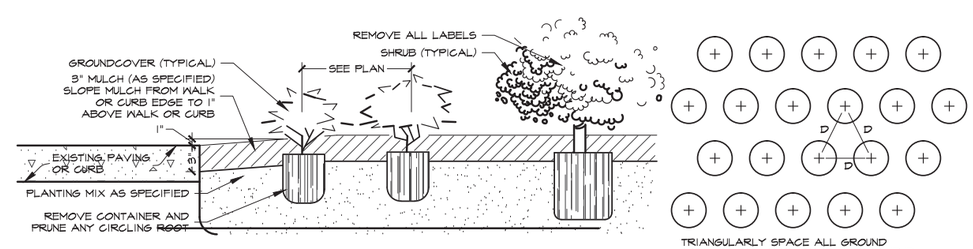
1 / L3 TYPICAL BED EDGING DETAIL

NOT TO SCALE



2 / L3 POCKET PLANTING ORNAMENTAL GRASS DETAIL

NOT TO SCALE



3 / L3 SHRUB AND GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
519 Bennett Lane, Suite 203
Lewisville, Texas 75057
469-635-1900

REGISTERED LANDSCAPE ARCHITECT LEONARD W. REVES 1977 STATE OF TEXAS

July 15, 2013

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Details

Emerus Emergency Hospital

City of Mansfield, Tarrant County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Addendum #3 - City Comments	AEW	07-15-2013
	ASI-002		07/15/13

PROJECT PWP007

SHEET L3 of 3

Plotted by: Leonard Plot Date: 7/29/2013 10:43 AM

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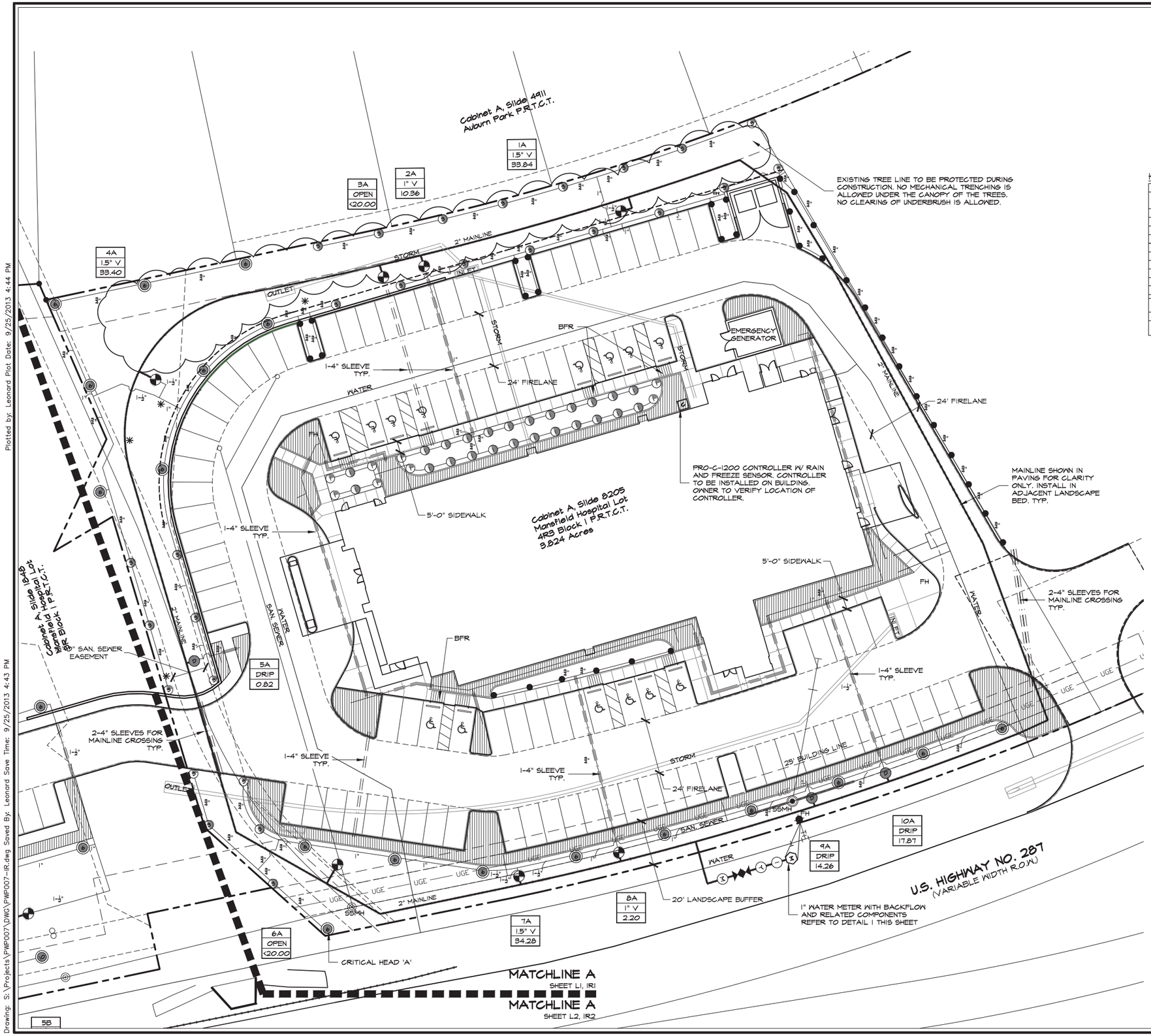

HYDRAULIC CALCULATION NOTES:

TEN DAYS PRIOR TO COMMENCING WORK, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN THE ASSUMED STATIC PRESSURE DO NOT START WORK UNTIL NOTIFIED IN WRITING TO PROCEED BY OWNER. IF CONTRACTOR PROCEEDS WITH WORK WITHOUT AUTHORIZATION FROM OWNER, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE TO CORRECT, MODIFY OR REPAIR ANY ITEMS OR MATERIALS THAT MAY BE REQUIRED TO PROVIDE A FULLY FUNCTIONING AND OPERATIONAL IRRIGATION SYSTEM IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. HYDRAULIC CALCULATIONS FOR THIS SYSTEM ARE BASED ON THE STATIC PRESSURE AS STATED ABOVE. THE STATIC PRESSURE SHOWN IS AN ASSUMED PRESSURE, A PRESSURE MEASURED AT THE SITE, OR AN ESTIMATED PRESSURE PROVIDED BY THE COUNTY OR CITY. THE OWNER UNDERSTANDS THIS PROJECT MAY NOT PROVIDE 100% COVERAGE AT ALL TIMES.

HYDRAULIC CALCULATIONS FROM METER A ZONE# 7A

ITEM	SIZE	PSI	NOTES
MAXIMUM GPM ESTIMATED - 120 GPM			FITTING LOSS ACCOUNTED BY ADDING 10% TO FLOW SHOWN IN MANUF. NOZZLE CHART.
SERVICE	1.5"	0.54	TYPE "K" COPPER 20 LN. FT. (34.28 GPM)
WATER METER	1"	7.80	(34.28 GPM)
BALL VALVE	1.5"	1.00	(34.28 GPM)
WYE FILTER	1.5"	0.30	(34.28 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(34.28 GPM)
MASTER VALVE	1.5"	1.70	(34.28 GPM)
MAIN LINE	2"	1.62	561 LN. FT. (17.14 GPM)
STATION VALVE	1.5"	1.70	(34.28 GPM)
ZONE #7A	1.5"	2.37	(34.28 GPM)
CRITICAL HEAD 'A'		40.00	
TOTAL LOSS		61.08	
ASSUMED STATIC PRESSURE		75.00	
PRESSURE DIFFERENTIAL		-15.97	

ZONE VALVES LABELED AS 'OPEN' ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

- M — 1" WATER METER BY OTHER TRADES
- I — 1.5" ISOLATION VALVE
- Y — 1.5" WYE STRAINER
- 1.5" DOUBLE CHECK ASSEMBLY
- M — 1.5" MASTER VALVE
- 2" MAINLINE

BACKFLOW AND RELATED COMPONENTS
NOT TO SCALE

Philo Wilke Partnership

11275 S. Sam Houston Parkway W.
Suite 200
Houston, Texas 77031
(832) 554-1130
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EMERUS
ADVANCED EMERGENCY CARE

STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
519 Bennett Lane, Suite 203
Lewisville, Texas 75057
469-635-1900

STATE OF TEXAS
CODY L. JOHNSON
17132
LICENSED IRRIGATOR

September 25, 2013

NORTH

20 10 0 20
1" = 20' - 0"
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

LANDSCAPE AND SCREENING

Irrigation Plan

Emerus Emergency Hospital

City of Mansfield, Tarrant County, Texas

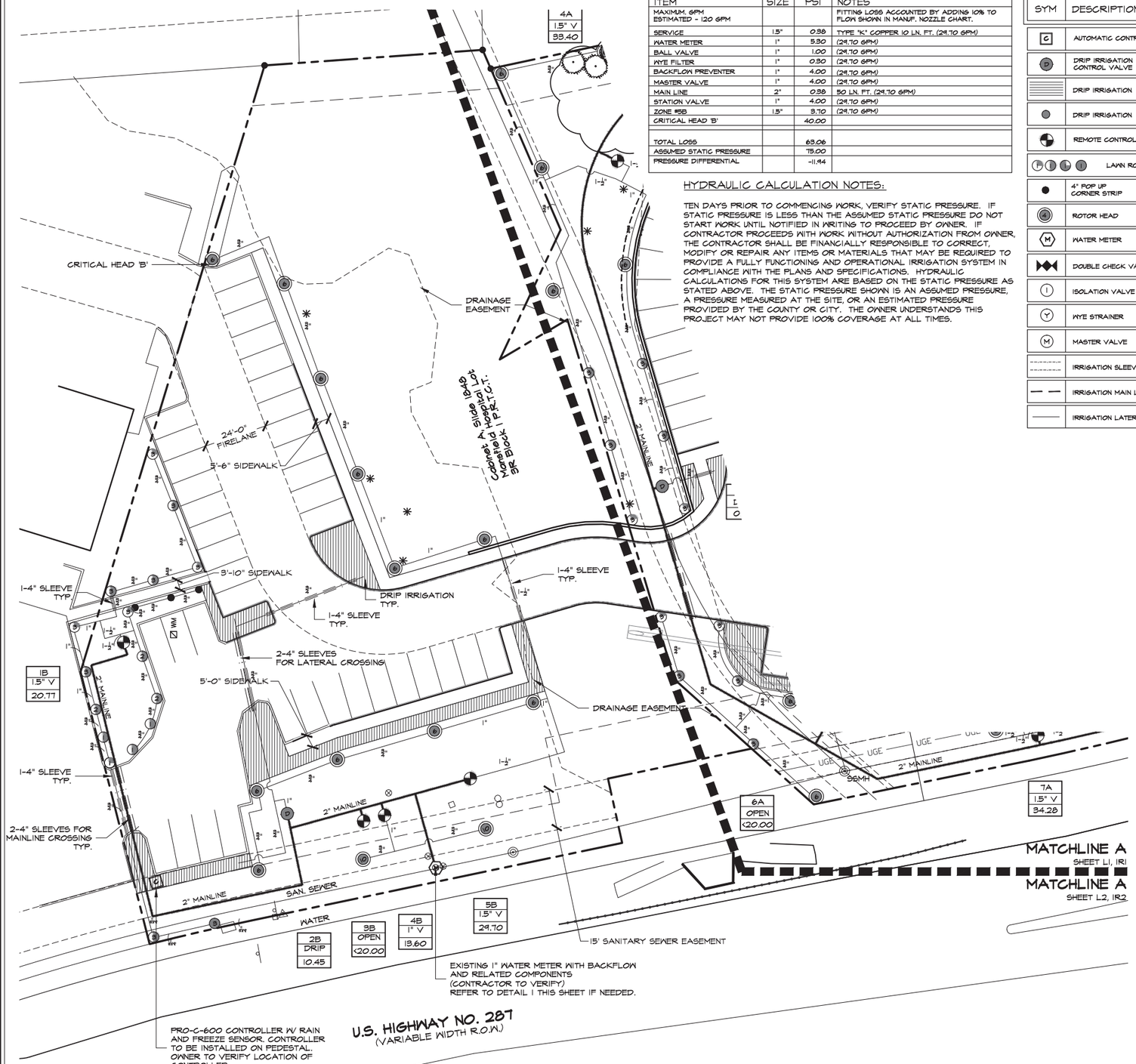
#	PLAN REVIEW REVISIONS	BY	DATE
1	Issued for Construction	LWR	09-25-2013

PROJECT
PWP007

SHEET
IR1 of 3

Plotted by: Leonard Plot Date: 9/25/2013 4:44 PM

Drawing: S:\Projects\PWP007\DWG\PWP007-IR.dwg Saved By: Leonard Save Time: 9/25/2013 4:43 PM



HYDRAULIC CALCULATIONS FROM METER B ZONE # 5

ITEM	SIZE	PSI	NOTES
MAXIMUM GPM ESTIMATED - 120 GPM			FITTING LOSS ACCOUNTED BY ADDING 10% TO FLOW SHOWN IN MANUF. NOZZLE CHART.
SERVICE	1.5"	0.38	TYPE "K" COPPER 10 LN. FT. (29.70 GPM)
WATER METER	1"	5.30	(29.70 GPM)
BALL VALVE	1"	1.00	(29.70 GPM)
WYE FILTER	1"	0.30	(29.70 GPM)
BACKFLOW PREVENTER	1"	4.00	(29.70 GPM)
MASTER VALVE	1"	4.00	(29.70 GPM)
MAIN LINE	2"	0.38	50 LN. FT. (29.70 GPM)
STATION VALVE	1"	4.00	(29.70 GPM)
ZONE #5B	1.5"	3.70	(29.70 GPM)
CRITICAL HEAD 'B'		40.00	
TOTAL LOSS		63.06	
ASSUMED STATIC PRESSURE		75.00	
PRESSURE DIFFERENTIAL		-11.94	

HYDRAULIC CALCULATION NOTES:

TEN DAYS PRIOR TO COMMENCING WORK, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN THE ASSUMED STATIC PRESSURE DO NOT START WORK UNTIL NOTIFIED IN WRITING TO PROCEED BY OWNER. IF CONTRACTOR PROCEEDS WITH WORK WITHOUT AUTHORIZATION FROM OWNER, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE TO CORRECT, MODIFY OR REPAIR ANY ITEMS OR MATERIALS THAT MAY BE REQUIRED TO PROVIDE A FULLY FUNCTIONING AND OPERATIONAL IRRIGATION SYSTEM IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. HYDRAULIC CALCULATIONS FOR THIS SYSTEM ARE BASED ON THE STATIC PRESSURE AS STATED ABOVE. THE STATIC PRESSURE SHOWN IS AN ASSUMED PRESSURE, A PRESSURE MEASURED AT THE SITE, OR AN ESTIMATED PRESSURE PROVIDED BY THE COUNTY OR CITY. THE OWNER UNDERSTANDS THIS PROJECT MAY NOT PROVIDE 100% COVERAGE AT ALL TIMES.

IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
C	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A	INSTALL PER MANUFACTURER'S STANDARDS. IN ADDITION, INSTALL SOLAR-SYNC SYSTEM BY HUNTER.
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"	INSTALL PER DETAIL IN 10" ROUND BOX w/ BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	DRIP IRRIGATION	HUNTER	PLD-06-18	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER	1/2"	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL ON ALL PROPOSED TREES, SEE LANDSCAPE PLANS.
	REMOTE CONTROL VALVE	HUNTER	ICV-1016 ICV-1516	Refer to Plan for Size	INSTALL PER DETAIL IN 10" ROUND PENTEK VALVE BOX WITH BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
P F L F	LAWN ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL LASCO P-1207 SWING JOINTS ON ALL SPRAY BODIES. INSTALL NOZZLES ON 4" PRS40 OR 12" PROS-12 SPRAY BODIES.
	4" POP UP CORNER STRIP	HUNTER	STRIP SERIES	MPLCS515 IVORY MPRCS515 COPPER MPSS580 BROWN	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL NOZZLES ON 4" PRS40 SPRAY BODIES.
4	ROTOR HEAD	HUNTER	PGP SERIES	#6 NOZZLE #8 NOZZLE #10 NOZZLE	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL LASCO P-1207 SWING JOINTS ON ALL ROTORS.
M	WATER METER	----	PER CITY	Refer to Plan for Size	INSTALLED BY GENERAL CONTRACTOR
	DOUBLE CHECK VALVE	Febco	850-BV Series	Refer to Plan for Size	FURNISH AND INSTALL PER LOCAL CODE BY LICENSED IRRIGATION CONTRACTOR.
I	ISOLATION VALVE	Nibco	*T-113	Line Size	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
Y	WYE STRAINER	Febco	*850	Refer to Plan for Size	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
M	MASTER VALVE	Hunter	ICV-1016 ICV-1516	Refer to Plan for Size	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	IRRIGATION SLEEVE	----	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	Refer to Plan for Size	DRIVEWAY SLEEVES INSTALLED BY GENERAL CONTRACTOR. SIDEWALK SLEEVES INSTALLED BY IRRIGATION CONTRACTOR.
	IRRIGATION MAIN LINE	----	SCH. 40	Refer to Plan for Size	18" INSTALLATION DEPTH.
	IRRIGATION LATERAL LINE	----	CLASS 200	Refer to Plan for Size	12" INSTALLATION DEPTH STANDARD. 18" INSTALLATION DEPTH UNDER PAVING.

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
VALVE SIZE IN INCHES
GALLONS PER MINUTE, PER VALVE

ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

EXISTING 1" WATER METER BY OTHER TRADES
1" ISOLATION VALVE
1" WYE STRAINER
1" DOUBLE CHECK ASSEMBLY
1" MASTER VALVE
2" MAINLINE

BACKFLOW AND RELATED COMPONENTS
NOT TO SCALE

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STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED IRRIGATOR
September 25, 2013

NORTH
20 10 0 20
1" = 20' - 0"
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

LANDSCAPE AND SCREENING

Irrigation Plan

Emerus Emergency Hospital

City of Mansfield, Tarrant County, Texas

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1	Issued for Construction	LWR	09-25-2013

PROJECT
PWP007

SHEET
IR2 of 3

Plotted by: Leonard Plot Date: 9/25/2013 4:44 PM

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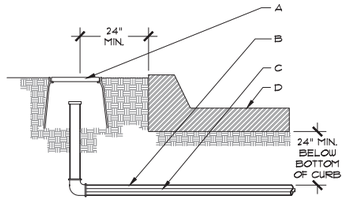
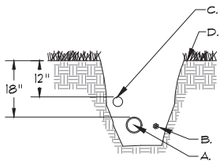


IRRIGATION SLEEVES
NOT TO SCALE

GENERAL NOTES:
1. NO DIRECT CONNECTION TO SLEEVE SHALL BE ALLOWED. SLEEVE SIZE SHALL BE TWO (2) SIZES LARGER THAN THE PIPE TO BE SLEEVED.
2. MARK HARDSCAPE WITH SYMBOL "S" TO INDICATE THAT A SLEEVE IS BELOW.
3. INSTALL WIRING IN SEPARATE SLEEVE FROM LATERAL AND MAINLINE PIPING.

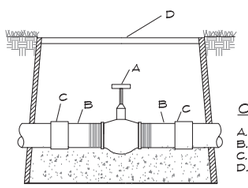
CONSTRUCTION NOTES:
A. CONCRETE VALVE BOX. STUB UP SCH. 40 PVC SLEEVES AND CAP. PAINT TOP OF VALVE BOX "DAY GLOW ORANGE" FOR FUTURE REFERENCE.
B. SCH 40 PVC IRRIGATION SLEEVE - SEE PLAN.
C. PVC MAINLINE, LATERAL OR WIRING - SEE PLAN
D. PAVING



IRRIGATION TRENCH
NOT TO SCALE

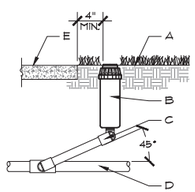
GENERAL NOTES:
1. REST PIPE FIRMLY ON TRENCH BOTTOM.
2. SNAKE PIPE FROM SIDE TO SIDE.
3. DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
4. MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
5. BUNDLE WIRE(S) AT 20 FT. INTERVALS.

CONSTRUCTION NOTES:
A. MAINLINE PIPING - 18" MINIMUM COVER
B. WIRE BUNDLE - TAPE PER SPECIFICATIONS
C. LATERAL LINE PIPING - 12" MINIMUM COVER
D. FINISH GRADE



GATE VALVE
NOT TO SCALE

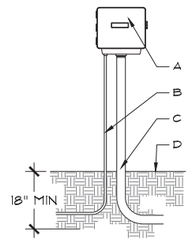
CONSTRUCTION NOTES:
A. GATE VALVE
B. SCH 80 TOE NIPPLE
C. COUPLING
D. 11x17 VALVE BOX



ROTARY SPRAY HEAD
NOT TO SCALE

GENERAL NOTES:
1. SET TOP OF HEAD FLUSH WITH FINISH GRADE
2. FLUSH PIPING PRIOR TO INSTALLING NOZZLE
3. SET HEAD OFFSET OF LATERAL AND MAINLINE PIPING

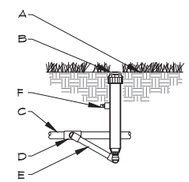
CONSTRUCTION NOTES:
A. FINISH GRADE
B. ROTARY SPRAY HEAD
C. 3/4" LASCO UNITIZED O-RING SWING JOINT ASSEMBLY
D. LATERAL PIPING
E. PAVING



WALL MOUNTED CONTROLLER
NOT TO SCALE

GENERAL NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL ELECTRICAL SERVICE PER LOCAL CODES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL WORK RELATED TO IRRIGATION INSTALLATION.
4. ATTACH RAIN SENSOR WITH STAINLESS STEEL SCREWS 4'-0" MINIMUM ABOVE FINISH GRADE IN LOCATION APPROVED BY IRRIGATION CONSULTANT.
5. ATTACH TEMPERATURE SENSOR TO CONTROLLER WITH STAINLESS STEEL SCREWS IN LOCATION APPROVED BY IRRIGATION CONSULTANT.

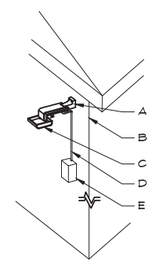
CONSTRUCTION NOTES:
A. WEATHERPROOF CONTROLLER. REFER TO PLAN FOR TYPE AND LOCATION. ATTACH TO WALL SECURELY WITH ANCHOR BOLTS.
B. ELECTRIC SERVICE 1/2" CONDUIT.
C. REMOTE ELECTRIC VALVE 2" CONDUIT.
D. FINISH GRADE



SHRUB SPRAY HEAD
NOT TO SCALE

GENERAL NOTES:
SET TOP OF HEAD FLUSH WITH FINISH GRADE

CONSTRUCTION NOTES:
A. FINISH GRADE
B. SPRINKLER HEAD (SEE PLAN)
C. LATERAL PIPE
D. SCH 40 PVC TEE
E. SUPER BLUE FLEX ASSEMBLY
F. PLUG



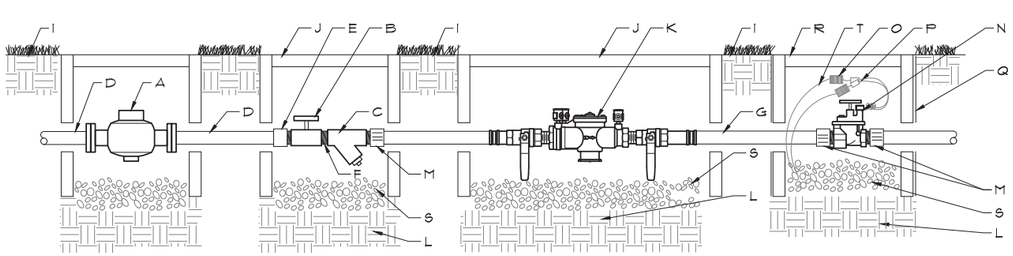
RAIN SENSOR
NOT TO SCALE

GENERAL NOTES:
1. LOCATE SENSOR ABOVE THE CONTROLLER AS APPROVED BY LANDSCAPE ARCHITECT
2. CONNECT SENSOR TO CONTROLLER PER MANUFACTURER'S SPECS.
3. MINIMUM 6' ABOVE GRADE

CONSTRUCTION NOTES:
A. ATTACH TO WALL PER MANUFACTURES SPECS
B. BUILDING
C. RAINCHECK
D. CONDUIT W/ PULL WIRE TO CONTROLLER BY OTHER TRADES
E. J-BOX BY OTHER TRADES

GENERAL NOTES:
1. INSTALL WASHED PEA GRAVEL BELOW DCA TO ALLOW ACCESS TO TEST COCKS AND OPERATION OF BALL VALVES
2. INSTALL PEA GRAVEL FLUSH WITH ELECTRIC VALVE.
3. PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
4. CENTER VALVE ASSEMBLY IN VALVE BOX.

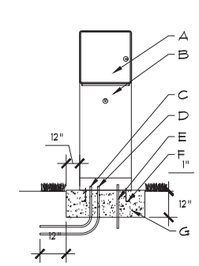
CONSTRUCTION NOTES:
A. WATER METER (SIZE PER PLAN)
B. BALL VALVE (SIZE PER LINE)
C. WYE STRAINER (SIZE PER LINE)
D. TYPE "K" COPPER PIPE
E. COPPER 5xT COUPLING
F. TBE NIPPLE
G. PIPE PER CITY CODE
H. COUPLING
I. FINISH GRADE
J. 12"x17" VALVE BOX. SET FLUSH WITH FINISH GRADE
K. DOUBLE CHECK VALVE ASSEMBLY
L. COMPACTED SUBGRADE
M. MALE ADAPTER
N. MASTER ELECTRIC VALVE
O. WIRE COIL
P. WATERPROOF WIRE CONNECTORS
Q. 10 ML. BLACK PLASTIC
R. 10" RD. VALVE BOX. SET 1/4" ABOVE FINISH GRADE.
S. WASHED PEA GRAVEL - 6" DEPTH MIN
T. VALVE WIRING



BACKFLOW PREVENTER CONNECTION
NOT TO SCALE

IRRIGATION NOTES

1. PROVIDE A COMPLETE, FUNCTIONING AUTOMATIC IRRIGATION SYSTEM INCLUDING LABOR, MATERIALS, FEES, TAXES, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING WORK.
2. ACQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR FOR MATERIAL SUBSTITUTES PRIOR TO BEGINNING INSTALLATION.
3. FORTY EIGHT (48) HOURS BEFORE IRRIGATION CONSTRUCTION BEGINS, IRRIGATION CONTRACTOR MUST CALL (800) DIG-TESS AND IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES AND/OR OBSTACLES PRIOR TO BEGINNING WORK. ANY DAMAGE TO UTILITIES AND/OR FINISHES FROM INFERIOR WORKMANSHIP BY THE IRRIGATION CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
4. PIPING IS DIAGRAMMATIC AND SHOWN FOR CLARITY ONLY. ADJUST AS REQUIRED FOR EXISTING UTILITIES, OBSTRUCTIONS, TREE ROOT BALLS, ETC. PIPING AND VALVES SHOWN IN PAVING FOR CLARITY ONLY AND SHALL BE INSTALLED IN ADJACENT LANDSCAPE AREA.
5. COORDINATE SLEEVE AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR. IRRIGATION SLEEVES SHALL BE AS FOLLOWS:
   - 5.1. SLEEVES INTENDED FOR LATERAL LINES ARE TO BE ONE-FOUR INCH SLEEVE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
   - 5.2. SLEEVES INTENDED FOR THE 2" MAINLINE ARE TO BE TWO-FOUR INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
6. LOCATE EACH END OF IRRIGATION SLEEVES DIMENSIONALLY ON THE RECORD "AS BUILT" DRAWINGS.
7. THE IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
8. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE FROM INFERIOR WORKMANSHIP FOR THE DURATION OF THE INSTALLATION OF PLANT MATERIAL AND MAINTENANCE PERIOD FOLLOWING INSTALLATION.
9. THE IRRIGATION CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE DRIPLINE ZONES AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO STAKE AND RECEIVE APPROVAL FROM ALL DISCIPLINES PRIOR TO AN TRENCHING AND HAND DIGGING IN AREAS OF EXISTING TREE COVERAGE OR ANY ADDITIONAL AREAS THAT MIGHT BE QUESTIONABLE.
10. EXTEND ONE EXTRA CONTROL WIRE TO FARTHEST VALVE, ROUTED PARALLEL TO COMMON GROUND WIRE WITH INSTALLATION OF LEAD AND COMMON WIRES.
11. CONTROL WIRE SHALL BE DIRECT BURIAL, 24 VOLT, SINGLE CONDUCTOR, SOLID COPPER, PLASTIC INSULATED CABLE, RATED FOR DIRECT BURIAL APPLICATIONS, UF., UL., APPROVED, 14 GAUGE MINIMUM LEAD AND COMMON GROUND RETURN WIRE UNLESS NOTED OTHERWISE ON PLANS. COLOR OF INSULATION AS FOLLOWS:
    - 11.1. LEAD WIRE: ANY COLOR (SAME COLOR), EXCEPT WHITE OR ORANGE
    - 11.2. COMMON GROUND WIRE: WHITE (COLOR)
    - 11.3. EXTRA CONTROL WIRE: ORANGE (COLOR)
12. WIRE SPLICES SHALL BE KING ONE-STEP #7 (TAN) OR 3M-DBY PERMANENT AND WATERPROOF. INSTALL ALL WIRE SPLICES IN 10" ROUND PENTEK VALVE BOXES.
13. THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE FINAL CONTROLLER LOCATION. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION OF CONTROLLER PER LOCAL ELECTRICAL CODE. PROVIDE ALL NECESSARY FUSE BOXES, CONDUIT, FITTINGS, CONNECTORS OR OTHER ELECTRICAL DEVICES TO MAKE CONNECTION. OWNER SHALL PROVIDE ELECTRICAL SERVICE WITHIN 10 LINEAR FEET OF CONTROLLER LOCATION UNLESS NOTED OTHERWISE ON DRAWINGS.
14. CONNECT REMOTE SENSORS TO CONTROLLER WITH GROUND WIRE IN SERIES PRIOR TO CONNECTING TO REMOTE CONTROL VALVES.
15. ALL P.V.C. MAINLINES AND LATERAL LINES SHALL RECEIVE AS FOLLOWS:
    - 15.1. 18" MINIMUM COVER FOR MAIN LINES
    - 15.2. 18" MINIMUM COVER FOR PIPING LOCATED UNDER PAVING
    - 15.3. 12" MINIMUM COVER FOR LATERAL LINES
16. THE MINIMUM DISTANCE BETWEEN THE MAINLINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) SHALL BE 18".
17. THE MINIMUM HORIZONTAL DISTANCE OF 36" SHALL BE MAINTAINED BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
18. WHERE SERVICE TREES ARE INSTALLED ON THE MAINLINE FOR INSTALLATION OF THE ELECTRIC VALVES AND/OR QUICK COUPLING VALVES, THE CONTRACTOR SHALL LIMIT THE NUMBER OF THESE PER SERVICE TEE. DO NOT INSTALL MORE THAN A TOTAL OF EITHER THREE ELECTRIC VALVES OR A COMBINATION OF TWO ELECTRIC VALVES AND ONE QUICK COUPLER VALVE AT EACH TEE. THE MINIMUM DISTANCE BETWEEN FITTINGS SHALL BE 18" AS REFERENCED IN THE ABOVE NOTES.
19. ALL PVC PIPE AND FITTINGS ARE TO BE PRIMED WITH PURPLE PVC PRIMER SOLVENT BEFORE APPLYING PVC CEMENT IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE.
20. INSTALL QUICK COUPLING VALVES IN 12"X17" PENTEK VALVE BOXES PER DETAIL SHOWN. CONNECT QUICK COUPLING VALVES TO MAINLINE PIPE WITH LASCO UNITIZED, O-RING SWING JOINTS PER DETAIL SHOWN, #TT22-22. SUPPLY OWNER WITH THREE COUPLER KEYS WITH SWIVEL HOSE BIBB EACH, #33DK-10 AND #5H-O RESPECTIVELY. VALVES TO BE INSTALLED SO THAT THE TOP OF THE QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX LID. PURPLE LID SHALL READ "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH.
21. ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.
22. ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
23. ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES AREA MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. THE IRRIGATION CONTRACTOR IS CAUTIONED THAT HE/SHE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS AND LOCAL CODES CONCERNING LANDSCAPE IRRIGATION.



PEDESTAL MOUNTED CONTROLLER
NOT TO SCALE

GENERAL NOTES:
1. INSTALL ELECTRICAL WIRING PER LOCAL CODES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK.
3. PROVIDE DRAINAGE AWAY FROM BASE OF PEDESTAL.
4. GROUND IRRIGATION BOXES WITH GROUNDING ROD PER N.E.C.
5. INSTALL TEMPERATURE SENSOR TO NORTH SIDE OF CONTROLLER PEDESTAL W/ STAINLESS STEEL SCREWS

CONSTRUCTION NOTES:
A. CONTROLLER
B. PEDESTAL
C. ELECTRICAL SERVICE CONDUIT
D. REMOTE CONTROL VALVE WIRING CONDUIT
E. GROUNDING ROD(S) PER MANUFACTURER'S REQUIREMENTS
F. ANCHOR BOLTS
G. CONCRETE BASE, 3,000 PSI

STUDIO DESIGN GROUP
Studio 13 Design Group, PLLC.
519 Bennett Lane, Suite 203
Lewisville, Texas 75057
469-635-1900

STATE OF TEXAS
CODY L. JOHNSON
17132
LICENSED IRRIGATOR

September 25, 2013

LANDSCAPE AND SCREENING

Irrigation Details

Emerus Emergency Hospital

City of Mansfield, Tarrant County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Issued for Construction	LWR	09-25-2013

PROJECT
PWP007

SHEET
IR3 of 3

Plotted by: Leonard Plot Date: 9/25/2013 4:44 PM

Drawing: S:\Projects\PWP007\DWG\PWP007-IR.dwg Saved By: Leonard Save Time: 9/25/2013 4:43 PM

Gallus

Exhibit E SUP#21-003 Additional Notes on Business Operations Page 1 of 1

Gallus Medical opened its first clinic ten years ago to serve patients who need inpatient medical detox to treat their substance use disorders. We are considered a national Center of Excellence, in providing inpatient medical detox services using proprietary, evidence-based IV therapy and oral medication protocols that avoid cross addiction, delivered by highly trained medical staff, in a safe and comfortable patient environment that optimizes treatment outcomes and aftercare success.

Our medical clinics have seven licensed beds, are Joint Commission accredited, are staffed by medical personnel at all times and operate 24 hours a day. Patients schedule an admission time and do not arrive by ambulance. We typically treat 25 to 30 patients a month and have a 4.5-day average length of stay, with a range from three to ten days. Gallus is an inpatient facility: patients stay on-site for the entirety of their treatment and do not come and go while receiving care. Treatment is delivered by a specially trained medical team consisting of a Board-Certified Medical Director, Registered Nurses with ER and critical care experience, behavioral health technicians, and a licensed clinical director.

We treat patients who are suffering from substance use disorders and need to detox from: alcohol, opiates, benzodiazepines, stimulants, or polysubstance use. We are typically the first step in SUD treatment before the patients move on to psychotherapy-based residential or outpatient treatment. We do not offer therapy or any outpatient services.

Our patient mix: 57% of our patients are male, 43% female, with 60% of our patients between the ages of 30 and 50. We do not accept patients under the age of 18. We are ADA certified, but all of our patients are capable of self-preservation. Gallus Detox is a completely voluntary program, so we do not accept court ordered patients.

To ensure patient safety, a video surveillance system is in place to monitor all patient activity within the clinic and at all entrances to the suite.

We are known for our clinical expertise and innovation and lead the industry in patient satisfaction rates:

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4238

Agenda Date: 8/23/2021 **Version:** 1 **Status:** Public Hearing

In Control: City Council **File Type:** Consideration Item

Agenda Number:

Title
Public Hearing - Public Hearing on the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022, in Accordance with the Charter of the City of Mansfield, and the Appropriation of Various Amounts Thereof

Requested Action
Provide opportunity for the citizens of Mansfield to offer their ideas regarding the FY 2021/2022 proposed budget.

Recommendation
Receive citizen input regarding the FY 2021/2022 proposed budget.

Description/History
The public hearing regarding the proposed FY 2021/2022 budget to receive citizen input.

Please note that a vote to adopt the budget ordinance will be presented at the special Council meetings scheduled for September 13, September 14, and September 15, 2021.

Justification
Provide for the annual service program for the City of Mansfield, Texas for fiscal year 2022.

Funding Source
N/A

Prepared By
Troy Lestina, Director of Finance
817-276-4258

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4241

Agenda Date: 8/23/2021 **Version:** 1 **Status:** Public Hearing

In Control: City Council **File Type:** Consideration Item

Agenda Number:

Title

Public Hearing - Public Hearing on the Tax Rate, Levying the Ad Valorem Taxes for the Fiscal Year 2022 at a Rate of $0.6900 per One Hundred Dollars ($100.00) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2021, to Provide Revenues for the Payment of Current Expenditures and to Provide an Interest and Sinking Fund on all Outstanding Debts of the City, and Providing for Due and Delinquent Dates Together With Penalties and Interest

Requested Action

Provide opportunity for the citizens of Mansfield, Texas to offer their ideas regarding the FY 2021/2022 tax rate.

Recommendation

Receive citizen input regarding the tax rate.

Description/History

The City of Mansfield, Texas has announced a tax rate of $0.69 to support the budget for fiscal year 2022. The public hearing is to receive input from the public about the tax rate.

Justification

Provide for the annual service program to the City of Mansfield, Texas for fiscal year 2022.

Funding Source

N/A

Prepared By

Troy Lestina, Director of Finance
817-276-4258

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4230

Agenda Date: 8/23/2021 **Version:** 1 **Status:** Public Hearing

In Control: City Council **File Type:** Ordinance

Agenda Number:

Title

Ordinance - Public Hearing and First Reading of an Ordinance to Consider a Proposed Amendment of Sections 155.012, 155.054(B), Table F, Line 17 and 24, and 155.099 (B) (39) of the Mansfield Code of Ordinances Regarding Non-Traditional Smoking Related Businesses and Tobacco Products Store

Requested Action

To consider the subject City Zoning Ordinance text amendment.

Recommendation

The Planning and Zoning Commission held a public hearing on August 17, 2021, and voted to recommend approval with the recommendation to remove Section 4 (c) Non-Conformity.

Description/History

Section 155.054(B) Table F is the permitted use table of the City Zoning Ordinance. The amendment before you is a text amendment adding the use “Tobacco Products Store” and removing the permitted use “Non-Traditional Smoking Related Business”. A Tobacco Products Store is defined as:

> “A retail establishment that is primarily dedicated to the smoking of tobacco or other lawful substances and includes any establishment that allows either the payment of consideration by a customer to the establishment for on-site delivery of tobacco, tobacco accessories or similar lawful substances and products to the customer; and the onsite smoking of tobacco or other lawful substances. This definition shall be construed to include establishments known variously as non-traditional smoking related businesses, retail tobacco stores, tobacco products shops, head shops, hookah cafes, tobacco clubs, tobacco bars, cigar stores, and similar establishments.”

The City recognizes the health risk caused by tobacco, electronic vaping devices and other devices meant to inhale variable amounts of nicotine and other harmful toxicants. In response to those risks, the Ciy has proposed amending our permitted uses to require a “PD” Planned Development for any future Tobacco Products Store. The “PD” planned development district is intended to accommodate unified design and to permit flexibility and encourage a more createive, efficient and aesthetically desirable design.

In addition, the amendment creates special conditions in Section 155.099(B) (39)

creating distance/spacing requirements from existing tobacco products stores, major roadways (listed below), and adjacent zoning designations that allow residential uses, places of worship, hospitals, daycare centers, or public or private schools or colleges by right and parks and recreational facilities. In general, no new Tobacco Products Store shall be closer than 1,000 feet from an existing facility an no closer than 500 feet from an identified roadway or protective use. Details on measurement are provided within the text amendment.

Roadways with distance requirements: U.S. Highway 287, U.S. Business Highway 287, State Highway 360, Farm-to-Market Road 157, Farm-to-Market Road 1187, Farm-to-Market Road 917, Main Street, Debbie Lane, Broad Street, Country Club Drive, Heritage Parkway, Matlock Road, and Lone Star Road.

Justification
See information above.

Funding Source
Not applicable.

Prepared by
Arty Wheaton-Rodriguez, Assistant Director
817-276-4245

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AMENDING CHAPTER 155, ZONING, BY DELETING THE DEFINITION FOR NON-TRADITIONAL SMOKING RELATED BUSINESS IN SECTION 155.012; ADDING A NEW DEFINITION FOR TOBACCO PRODUCTS STORE IN SECTION 155.012; DELETING THE REQUIREMENT IN SECTION 155.054 (B), TABLE F, FOR A SPECIFIC USE PERMIT FOR NON-TRADITIONAL SMOKING RELATED BUSINESS IN THE C-3, I-1, AND I-2 ZONING DISTRICTS AND ADDING THE REQUIREMENT FOR A PD DISTRICT IN SAID SECTION FOR TOBACCO PRODUCTS STORE; ADDING THE SPECIAL CONDITIONS IN SECTION 155.099 FOR TOBACCO PRODUCTS STORES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the City of Mansfield, Texas is a home-rule municipality located in Tarrant County, created in accordance with the provisions of Chapter 9 of the Local Government Code and operating pursuant to its Charter; and,

WHEREAS, the City Council does hereby find that the Surgeon General of the United States has declared that smoking is the largest preventable cause of premature death in the United States, and,

WHEREAS, the Food and Drug Administration (the "FDA") has joined other health experts to warn consumers about potential health risks associated with electronic vaping devices; and,

WHEREAS, the City Council has investigated and determined that electronic vaping devices permit users of the devices to inhale vapor containing variable amounts of nicotine and other harmful toxicants; and,

WHEREAS, the City Council has further investigated and determined that exposure to electronic vaping devices and other nicotine delivery devices by minors is a serious health concern; and,

WHEREAS, the City Council has further investigated and determined that studies have shown that electronic vaping devices can serve as a "gateway" to smoking traditional tobacco products which are illegal for minors to purchase or possess; and,

WHEREAS, the City Council also recognizes a need to address the sale and use of electronic cigarettes, and other tobacco products near schools, places of worship, hospitals and other protected uses.

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

SECTION 1.

Section 155.012 of the Mansfield Code of Ordinances, "Definitions" is hereby amended to delete the definition for "Non-Traditional Smoking Related Business":

~~"*Non-Traditional Smoking Related Business*. A retail establishment or other business offering a service related to, or the selling of, renting or exhibiting of products or devices known as water pipes, hookahs, electronic cigarettes or electronic vaping devices, steam stones, hookah pens, juices or flavoring products for electronic cigarettes and vaping devices, or any comparable device or product."~~

SECTION 2.

Section 155.012 of the Mansfield Code of Ordinances, "Definitions" is hereby amended to add the following new definition for "Tobacco Products Store":

"*Tobacco Products Store*. A retail establishment that is primarily dedicated to the smoking of tobacco or other lawful substances and includes any establishment that allows either the payment of consideration by a customer to the establishment for on-site delivery of tobacco, tobacco accessories or similar lawful substances and products to the customer; and the onsite smoking of tobacco or other lawful substances. This definition shall be construed to include establishments known variously as non-traditional smoking related businesses, retail tobacco stores, tobacco products shops, head shops, hookah cafes, tobacco clubs, tobacco bars, cigar stores, and similar establishments."

SECTION 3.

Section 155.054(B), Table F, Line 17, is hereby deleted as shown in Exhibit "A" attached hereto and 155.054 (B), Table F, Line 24 is hereby added as shown in Exhibit "A" made a part hereof for all purposes to require a PD, planned development district for a tobacco products store. All other impacted uses under 155.054(B) Table F are to be renumbered accordingly.

SECTION 4.

Section 155.099(B)(39) be created to provide special conditions for tobacco products stores as follows:

(39) *Tobacco products store*. Tobacco products stores shall conform to the following provisions:

(a) *Distance*. No tobacco products store shall be located within 1,000 linear feet of another tobacco products store; within 500 linear feet of the right-of-way of U.S. Highway 287, U.S. Business Highway 287, State Highway 360, Farm-to-Market Road 157, Farm-to-Market Road 1187, Farm-to-Market Road 917, Main Street, Debbie Lane, Broad Street, Country Club Drive, Heritage Parkway, Matlock Road, or Lone Star Road; within 500 linear feet of any zoning designation that allows residential uses, places of worship, hospitals, daycare centers, or public or private schools or colleges by right; or within 500 linear feet of parks and recreational facilities.

(b) *Measurement*. For purposes of this section, measurement shall be made in a straight line, without regard to intervening structures or objects:

i. From the nearest portion of the property line of the premises where the existing business is located to the nearest portion of the property line of the premises where the new business is proposed; or

ii. From the nearest portion of the right-of-way line of U.S. Highway 287, U.S. Business Highway 287, State Highway 360, Farm-to-Market Road 157, Farm-to-Market Road 1187, Farm-to-Market Road 917, Main Street, Debbie Lane, Broad Street, Country Club Drive, Heritage Parkway, Matlock Road or Lone Star Road to the property line of the premises where the new business is proposed; or

iii. From the nearest portion of any zoning designation permitting residential uses, places of worship, hospitals, daycare centers, public or private schools or colleges by right or parks and recreational facilities to the property line of the premises where the new business is proposed.

(c) *Non-conformity*. A tobacco products store that existed and was lawfully constructed, located or operating on the effective date of this Section 155.099(B)(39), and that does not conform to the zoning district or distance requirements as set forth herein shall be deemed a non-conforming use and may continue in operation subject to the provisions in Section 155.098 and as provided below:

i. If a tobacco products store ceases operations at a particular location, a new certificate of occupancy shall not be issued for a new tobacco products store at that location without first complying with all the requirements of this paragraph.

ii. The ability to continue a lawful non-conforming tobacco products store shall cease and such use shall terminate whenever either of the following occur:

a. A certificate of occupancy for a change of owner, occupant, tenant, or business is required.

b. The certificate of occupancy for the use is relinquished, canceled, or terminated in accordance with other applicable codes, ordinances, regulations, and standards of the City.

(d) Prior to the issuance of a certificate of occupancy the business owner shall register with the State of Texas and file all required information about the business with the Texas Comptroller of Public Accounts.

SECTION 5.

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 6.

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

SECTION 7.

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

SECTION 8.

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

FIRST READING APPROVED ON THE 23RD DAY OF AUGUST, 2021.

DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 13TH DAY OF SEPTEMBER, 2021.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Allen Taylor, City Attorney

Exhibit "A"

A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	F. General Retail Uses	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 155.091	Special Conditions, Sec. 155.009 (B)
													1. Bakery or Confectionery Store, Retail	P	P	P	P			P	4b	24
													2. Book Store, Retail	P	P	P	P			P	4b	24
													3. Camera and Photography Supply	P	P	P	P			P	4b	24
													4. Cleaning and Laundry, Retail			S	S	P	P	P	4b	
													5. New Clothing or Department Store			P	P	P		P	4b	
													6. Discount Store			S	S	P		P	4b	
													7. Drug Store or Pharmacy	P	P	P	P			P	4b	24
													8. Florist, Retail	P	P	P	P			P	4b	24
													9. Food or Beverage Sales Store	P	P	P	P	P		P	4b	24
													10. Furniture, Home Furnishings or Appliance Store			P	P	P		P	4c	
													11. Upholstery, Retail		S	P	P			P	4c	
													12. Gift Store	P	P	P	P			P	4b	24
													13. Handicraft or Art Object Sales Store		P	P	P	P		P	4b	
													14. Hobby, Toy or Game Store		P	P	P	P		P	4b	
													15. Jewelry Store		P	P	P			P	4b	
													16. Luggage or Leather Goods Store			P	P			P	4b	
													~~17. Non-Traditional Smoking Related Business~~				~~S~~	~~S~~	~~S~~		~~4b~~	
													18. Nursery or Garden Store, Retail			P	P	P		P	4b	28
													19. Pawn Shop					P	P		4b	
													20. Pet Shop			P	P	P		P	4b	
													21. Retail and Service Establishments Not Elsewhere Listed	S	S	S	S	S	S	P	4a, 4b	22, 24
													22. Sewing, Needlework and Goods Store		P	P	P	P		P	4b	
													23. Stationery or Office Supply Store	P	P	P	P			P	4b	24
													24. Sporting Goods or Bicycle Store			P	P	P		P	4b	
													24. Tobacco Products Store							P	4b	39
													25. Used Merchandise Store			S	S			P	4b	

Exhibit "B"

Staff and the Planning and Zoning Commission recommend the deletion of Section 4 (39) (c) Non-conformity of the draft ordinance as shown below. This change allows Tobacco Product Store(s) to follow the existing non-conformity regulations found in Chapter 155.098 of the City's Code of Ordinances, which establishes regulations on the continuation of lawful non-conforming use of property and existence of structures.

SECTION 4.

That Section 155.099(B)(39) be created to provide special conditions for tobacco products stores as follows:

(39) *Tobacco products store*. Tobacco products stores shall conform to the following provisions:

~~(c) *Non-conformity*. A tobacco products store that existed and was lawfully constructed, located or operating on the effective date of this Section 155.099(B)(39), and that does not conform to the zoning district or distance requirements as set forth herein shall be deemed a non-conforming use and may continue in operation subject to the provisions in Section 155.098 and as provided below:~~

~~i. If a tobacco products store ceases operations at a particular location, a new certificate of occupancy shall not be issued for a new tobacco products store at that location without first complying with all the requirements of this paragraph.~~

~~ii. The ability to continue a lawful non-conforming tobacco products store shall cease and such use shall terminate whenever either of the following occur:~~

~~a. A certificate of occupancy for a change of owner, occupant, tenant, or business is required.~~

~~b. The certificate of occupancy for the use is relinquished, canceled, or terminated in accordance with other applicable codes, ordinances, regulations, and standards of the City.~~

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4240

Agenda Date: 8/23/2021 **Version:** 1 **Status:** New Business

In Control: City Council **File Type:** Discussion Item

Agenda Number:

Title
Discussion and Possible Action Considering the Approval of a Community Activation Grant Application made by Dirty Job Brewing (Addendum to Agenda)

Requested Action
To consider the approval or denial of a Community Activation Grant Application and if approved, determine the amount of funding to be awarded.

Recommendation
Defer to City Council.

Description/History
On May 24, 2021 the City of Mansfield passed a resolution creating the Community Activation Grant Program designed to subsidize the fees associated with producing special events, live entertainment production, promotion of local artists, and other community activation efforts.

Justification
This event will bring traffic to Historic Downtown Mansfield and provide an inexpensive opportunity for local businesses to participate and see increased sales and revenues from the event. This event will also be part of an Official Beer Judge Certification Program Event, which is a global, volunteer-run program, bringing said designation to the district in Texas and across the nation.

Funding Source
To be funded through the Community Activation Grant Program by the General Fund.

Prepared By
Nicolette Allen
Historic Downtown Mansfield Coordinator
817-276-4264

HISTORIC DOWNTOWN MANSFIELD COMMUNITY ACTIVATION GRANT APPLICATION

The Historic Downtown Mansfield Community Activation Grant Program is designed to help subsidize the fees associated with producing special events, live entertainment production through AV/sound equipment upgrades, programs that promote local artists, and other community activation efforts within the Historic Downtown Mansfield area. The applications are submitted to the Historic Downtown Coordinator, and upon qualification of eligibility requirements applications will go to City Council for approval. Please contact staff if you have any questions about eligibility or documentation.

Submit Applications to:
Mansfield City Hall
Attn: Nicolette Allen
1200 East Broad St.
Mansfield, Texas 76063

Office: 817-276-4264
Email: historicdowntown@mansfieldtexas.gov

Date of Application	8/13/21
Business/Organization Name	Dity Job Brewing
Applicant's Name	Derek Hubenak
Address	117 N Main St
Phone Number	817-689-2617
Email	dirtyjobbrewing@gmail.com
Website	www.dirtyjobbrewing.com
Tell us about your event (use a separate page if additional space is needed.)	
What specific event or activity is being promoted or marketed?	"Downtown Throw Down: Homebrew and Music Festival" Home beer brewer contest and concert. Including vendors, food trucks, and more. This open to the public event will consist of multiple (20+) home beer brewers in a contest for the best beers. The home brewers will set up pop-ups and service stations on the field of The Lot. They will be arranged such as to include local vendors sprinkled throughout. Live music will begin at 2p and run until the event ends at 9p. Local artists will provide the entertainment throughout the day culminating to a major headliner act to close out the day's festivities. Food trucks will be parked outside in the area between the parking lot on Walnut/ Broad and the stage of The Lot. This will

How will your event help promote community activation in Historic Downtown Mansfield?	This event will bring needed traffic Downtown and provide an inexpensive (particularly free) opportunity for local businesses to increase much needed revenue. This will be an official Beer Judge Certification Program event which will bring national notoriety to our district and be cast all over Texas to draw in even more traffic in future years.
Total amount of funds requested to promote this event or activity	42,482
Date(s), Time, Location of Event	Saturday October 16th. 1pm - 9pm. The Lot - Historic Downtown Mansfield.
Total Number of Days of the Event	1 day(s) Consecutive? ■ Yes ❑ No
Has the Organization/Applicant applied for fund for this event before?	❑ Yes ■ No
Is this a one time only event or a recurring event?	❑ Singular ■ Recurring
Is one of the goals of this event to raise funds for charity/scholarship?	■ Yes ❑ No If so, what percentage of funds raised will be donated or given away? 40%
Choose the category(ies) that applies to your event or activity:	❑ Music festivals ❑ Concerts ❑ Parades ❑ Expos ❑ Art shows or events ❑ Food festivals and events

	❑ Holiday events ❑ Community education events ❑ Rodeos ❑ Car Shows ■ Other: Brew and Music Festivals
Projected Attendance	500 - 1000
Previous Year's Attendance *(put N/A if not applicable)*	N/A
Describe your attendance goals for this event and identify steps used to achieve these goals.	*(use a separate page if additional space is needed)*
Registration/Entrance fee per visitor (if any)	$15 for guest pass to sample.

FUNDING AND MARKETING

The organization applying for the grant is expected to make every effort to develop a viable budget and an effective marketing plan that is designed to promote your event to residents and visitors.

Describe your **budget**. Please provide a budget list that includes any current expenditures as well as all projected event costs (rentals, entertainment, traffic control, safety, marketing, etc.).

Item/Description	**$ Amount**
I.e. Promotions (brochures, social media ad boosting, posters)	*$3,000*
See attached (Total)	

(use a separate page if additional space is needed)

Do you have the prior year's event budget attached to the application?

❑ Yes ❑ No ■ Not Applicable

Applicants are expected to obtain at least 50% of the expected costs.

Total costs for period of use	$ 42,482
Funding requested from Council	$ 42,482
Confirmed funds from other sources	$ 0

Describe your **marketing plan**. Please provide a detailed list of the media used, amount spent, type of product used (brochure, website, print ads, etc). Be prepared to identify the promotional opportunities which will create publicity for the Historic Downtown Mansfield area.

Media/Product Type	Site/Location	Target Audience	$ Amount	Will the Downtown Program be included in this promo?
I.e. 3,000 brochures	*Bicycle shops in DFW*	*Cycling pros*	*$2,000*	❑
io Advertiser	DFW	:ultural/ genre:	3000	☑
Digital Media	Local/ DFW	cultural/ genrea	500	☑
Print Media	Local/ DFW	:ultural/ genre:	1500	☑
nage/ Handc	Local/ DFW	:ultural/ genre:	1000	☑

(use a separate page if additional space is needed)

Total advertising/promotion budget for the specific activity/event for which you are applying:
$6,000

What is your organization's direct contribution to the activity/event budget?
We will provide the necessary registraion and permits required including TABC and BJCP (Beer Judge Certification Program). Primary contribution is the coordination and planning. Something of this size is very time-consuming. We will also be providing several physical needs in terms of hardware, furniture, various consumables, and equipment.

What other sources of funding are being used for this activity/event?
Personal/ Business where needed. Ex: permits, additional insurance.

Describe your **financial goals** for this event and identify steps used to achieve these goals:
We hope to earn enough proceeds to provide a sizeable do

What impact will funds from the Community Activation Grant Program have on the viability of this event:
Complete impact. Without these funds, this event will not be possible.

Recipients for community events/activities are required to offer in-kind event participation and other contributions of goods, services, or programs that will benefit the Historic Downtown Program and support its mission to provide for unique opportunities for business promotion and experiences for visitors and residents to support the community as a whole. Examples of such contributions may include: free vendor booth/table space at the event, VIP seating, event tickets, etc.

Describe the **in-kind event participation opportunity** you will provide.

Item	**Quantity**	**Cost Equivalent**
I.e. 10x10 booth space at event	*1*	*$50*
spaces for LOCAL businesses/ (	20	1,000
Event Guest Passes	20	300
VIP Seats for concert	4	100

SPECIAL NOTE: Grants from the Historic Downtown Mansfield Community Activation Grant Program must be used only for applicable reimbursements related to community activities. Expenditure of funds for unauthorized reimbursements will impact funding decisions and an applicant's future funding eligibility.

Applicants agree that they are responsible for ensuring that they comply with all licenses, health and safety considerations, planning regulations, insurance, rents, rates, and other operational requirements. If the applicant will be hosting vendors or selling merchandise on-site, they agree to utilize a Sales Tax I.D. Certificate within the City of Mansfield Zip Code 76063 sales boundary.

Applicants agree to indemnify and hold harmless the City of Mansfield/Historic Downtown Mansfield staff, volunteers, its employees and its agents, and City Council, in connection with any action, claim, lawsuit, charge, or proceeding, including but not limited to any civil action, based upon and/or arising out of the recipient's use of the funds provided by the City of Mansfield pursuant to this contract.

If approved, an offer will be made to the applicant in writing. Funding will be subject to a formal agreement to be signed by both parties. This will include the requirement for robust account-keeping

and monitoring of the impact on the business. Applicants should retain evidence of costs/expenses incurred in the form of receipts.
Failure to comply with these requirements may result in forfeiture of final payments, required reimbursements and/or disqualification from consideration of future applications. If you have any questions regarding any aspect of the Historic Downtown Mansfield Community Activation Grant Program, call 817-276-4264.
APPLICANT Dirty Job Brewing — Organization Name 8/13/21 — Date Signature of Authorized Representative Derek Hubenak — Printed Name of Authorized Representative

Application Attachments

In addition to this completed and signed application, include the following attachments when you submit your grant request:

- Itemized budget for proposed project
- Letter from the property owner providing approval for the proposed project
- Any other information deemed necessary by City of Mansfield staff in order to fully understand the project

Please note, any modifications or alterations to the proposed project(s) must be submitted in writing to the City of Mansfield, and is subject to approval by the Mansfield City Council.

Helpful Guidance

Regarding the **marketing plan**, if your project is selected, Historic Downtown Mansfield may require to be listed as an EVENT SPONSOR of your event or activity. Organizations shall comply with the following request for acknowledgement of sponsorship:

1. Include the line "This project was made possible, in part, by a grant from Historic Downtown Mansfield" in press releases and other literature.
2. All use of official logos shall be submitted in writing to Historic Downtown Mansfield.
3. Promotional pieces submitted to media outlets should be submitted simultaneously to Historic Downtown Mansfield. Historic Downtown Mansfield may be reached at 817-276-4264.
4. Each promotional piece must have a telephone number that can be called for more information.
5. Provide a website address for those seeking information.
6. Follow other/additional requirements as put forth in the award notification letter.

DOWNTOWN THROW DOWN: Homebrew and Music Festival

Proposal

Date: Saturday October 16th. 1p – 9p

Location: The Lot – Historic Downtown Mansfield

Description:

This open to the public event will consist of multiple (20+) home beer brewers in a contest for the best beers. The home brewers will set up pop-ups and service stations on the field of The Lot. They will be arranged such as to include local vendors sprinkled throughout. Live music will begin at 2p and run until the event ends at 9p. Local artists will provide the entertainment throughout the day culminating to a major headliner act to close out the day's festivities. Food trucks will be parked outside in the area between the parking lot on Walnut/ Broad and the stage of The Lot.

Security:

Provided by off duty Mansfield Police Officers to include 4 officers and 1 supervisor. Barriers will encircle the entire area where beer sampling will be held. This is the entire area of The Lot's lawn.

Sanitation:

2 standard port-o-potties and one ADA compliant port-o-potty will be set near the handicap parking spaces to the North of the stage. Hand sanitizer stations will be set at every entrance as well as throughout the event area for convenience to all attendees to stay clean. Water stations will be provided at all four corners of the brewer and vendor rows. Trash and recycling cans will be placed at each corner, as well with hourly or as-needed removal.

Sampling:

Upon entry each guest will be provided with a commemorative glass to use for sampling and tokens. The guest will sample 2oz pours from the home brewers and give a token to the brewer they like the best. During the award ceremony where awards are given from previously judged beer entries (prior to event professional judges will rate the entries), the brewer with the most tokens will be crowned "Crowd Favorite".

Music:

1:30pm – 2:10pm: Sophie Drago
2:30pm – 3:20pm: Josh Nix
3:40pm – 4:40pm: Brad Russell Band
5pm – 5:45pm Award Ceremony
6pm – 7pm: Jordan Nix and the Day Drinkers
7:30pm – 9pm: Josh Weathers

Vendors:

Vendor spots will be mingled in through the festival pop ups so they get more awareness as the guests walk around sampling. There will be some vendor booths outside of the lawn, as well. Local businesses in Downtown will be invited to occupy a booth at $0 and be given priority. This will give the local businesses a chance to surge earnings while investing nothing! Food trucks will only be pre-approved and permitted vendors that have proven their ability to provide safe offerings.

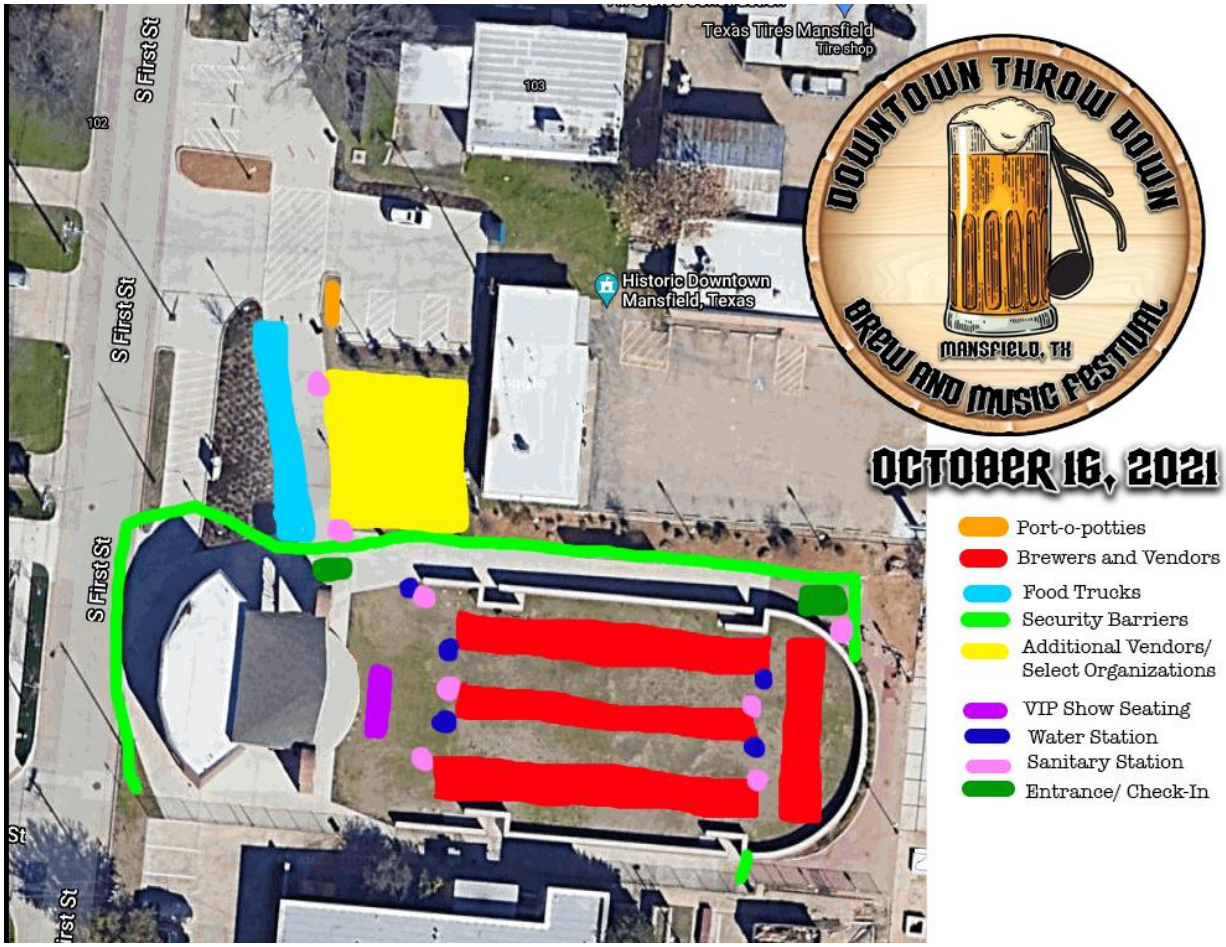
Advertising:

Local sources will be given some business by advertising with them locally, i.e., Mansfield Now, The Mansfield Record, About Mansfield Podcast, etc. To draw attention to Historic Downtown, advertising outside of Mansfield will occur in print with Ft Worth Weekly and Dallas Observer as well as in radio with 92.5, 97.1, and 102.1. This package will make locals aware while also drawing in new visitors to the district from all around the DFW metroplex. Signage will be placed in the hotels around DFW as well as any permissible place where a poster or flyer are appropriate.

	Expenses	
Event General		
	TABC Permit	0
	Insurance	500
	Rental The Lot	1000
	Signage	500
	Barriers	750
	Security	2120
	Port-o-potties	750
	Hand wash/ sanitize stations	300
	Staff	2400
	Catering	1500
	Advertisement	6000
Materials		
	Sample cups	300
	Ice	400
	Score cards/ chips	500
	Medals/ Trophies	400
	Glassware	800
	Trash/ recycling	750
	Water Service	400
	Shirts	750
Entertainment		
	Production company	2500
	Musical Acts	
	Act 1	150
	Act 2	350
	Brad Russell Band	1,000
	Jordan Nix and the Day Drinkers	2,000
	Josh Weathers	12,500
Sub Total		38620
10% Contengency		3862
Projected Total		42482

Community Activation Grant Supplemental Information
Downtown Throwdown Brew and Music Festival

What's being catered and for who?
Catering is for the artists, security, and staff of the event. We have to feed the judges of the brew competition as well as the artists. We wanted to offer lunch to the staff and security as a courtesy for working those long shifts.

Please explain the inclusion of a contingency fund.
The contingency is there in case something arises that we had not planned on or could not plan on. The contingency funds would be returned if not used. Also, the cost estimates for iHeart Radio advertising is higher than expected but we are trying to negotiate a lower rate currently.

What is the staff/labor needed for this event?
The staff will not be regular Dirty Job employees. These will be special event hires from the community particularly for that day. DJB has neither the amount of staff nor the payroll to provide full staff for this event. We were planning on 25 employees on 8 hour shifts at $12/ hr. We would be happy to provide in our follow-up paperwork a record of payments showing proper use of funds.