



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, June 13, 2022

4:00 PM

Council Chambers

REGULAR MEETING

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

2. **WORK SESSION**

FY23 Budget Update

3. **RECESS INTO EXECUTIVE SESSION**

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

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

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

Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda

Seek Advice of City Attorney Regarding the American Rescue Plan

Seek Advice of City Attorney Regarding Legal Issues Related to the Possible Acquisition of a Utility Entity

Seek Advice of City Attorney Regarding Grand Prairie Boundary Adjustment

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

Land Acquisition for Future Development

700 E. Broad Street

C. Personnel Matters Pursuant to Section 551.074

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

Economic Development Project #16-05

Economic Development Project #21-09

Economic Development Project #21-28

Economic Development Project #21-37

Economic Development Project #22-14

Economic Development Project #22-20

4. 6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION

5. 7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

6. INVOCATION

7. PLEDGE OF ALLEGIANCE

8. TEXAS PLEDGE

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

9. PROCLAMATIONS

[22-4707](#) City of Mansfield Great 100 Nurses Proclamation

Attachments: [Proclamation](#)

[22-4722](#) Randall Canedy Proclamation

Attachments: [Proclamation](#)

10. CITIZEN COMMENTS

Citizens wishing to address the Council on non-public hearing agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open

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

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

11. COUNCIL ANNOUNCEMENTS

12. SUB-COMMITTEE REPORTS

[22-4718](#) Minutes - Approval of the June 7, 2022 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)

Presenters: Susana Marin

Attachments: [6-7-22 DRAFT Meeting Minutes](#)

13. 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

Juneteenth Update - Tim Roberts

B. Business Services Department Report

[22-4704](#) Presentation of the Monthly Financial Report for the Period Ending April 30, 2022

Presenters: Troy Lestina

Attachments: [Monthly Financials](#)

14. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

15. 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

[22-4639](#) Ordinance - Consideration of an Ordinance Approving a Small Cell Lease Agreement with New Cingular Wireless PCS, LLC; Authorizing the City Manager, or Designee, to Execute the Agreement; and Providing and Effective Date

Presenters: Matt Young

Attachments: [Ordinance](#)

[Exhibit A - Small Cell Lease Agreement](#)

[22-4700](#) Resolution - A Resolution Awarding a Contract for the Purchase of Three Chemical Storage Tanks for the Bud Ervin Water Treatment Plant to Macaulay Controls Company for an Amount not to Exceed \$222,198.38 (Utility Fund)

Presenters: Jeff Price and Alex Whiteway

Attachments: [Resolution](#)

[Bid Tabulation](#)

[22-4701](#) Resolution - A Resolution Authorizing a Contract for Rehabilitation of the 300,000 Gallon Cardinal Oaks Ground Storage Tank to N.G. Painting, L.P. for an Amount not to Exceed (\$195,800.00)

Presenters: Jeff Price and Alex Whiteway

Attachments: [Resolution](#)

[Bid Tabulation](#)

[22-4702](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas to Authorize the City Manager to Execute the First Amendment with Hilltop Securities, Inc on Behalf of the City to Provide Additional Development Services to the City

Presenters: Troy Lestina

Attachments: [Resolution](#)

[Original Agreement](#)

[First Amendment to Agreement](#)

[22-4703](#) Resolution - A Resolution Authorizing Publication of Notice of Intent to Issue Certificates of Obligations; Approving the Preparation of a Preliminary Official Statement and a Notice of Sale; and Providing for the Effective Date Thereof

Presenters: Troy Lestina

Attachments: [Resolution](#)

[22-4706](#) Resolution - A Resolution Authorizing Funding for the Installation of Additional Safety Measures and Repairs to 24 Bay Doors at The Chris W. Burkett Service Center to DH Pace Door Services Group through the Interlocal Purchasing System (BuyBoard) for an Amount of Fifty-Nine

Thousand Two Hundred and Seventy-Eight Dollars \$59,278.00 (Utility Fund)

Presenters: Jeff Price and Alex Whiteway

Attachments: [Resolution](#)

[22-4714](#) Resolution - A Resolution Authorizing the City Manager and the Police Department to Make Application, Receive and Expend Grant Funding from the Texas Department of Motor Vehicle Crime Prevention Authority to Continue a Multi-Agency Task Force

Presenters: Tracy Aaron

Attachments: [Resolution](#)

[22-4715](#) Resolution - A Resolution Authorizing the Chief of Police to Expend Grant Funding From the Texas Department of Motor Vehicle Crime Prevention Authority to Purchase New Radios From Motorola

Presenters: Tracy Aaron

Attachments: [Resolution](#)

[22-4708](#) Request for Special Event Permit: Mansfield Rocks 2022

Presenters: Jason Alexander and Theresa Cohagen

Attachments: [Special Event Application](#)

[22-4713](#) Minutes - Approval of the May 23, 2022 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [5-23-22 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

16. PUBLIC HEARING

[22-4716](#) Ordinance - Public Hearing and Final Reading of Ordinance Amendments of Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.073 "S, South Mansfield Form-based Development District" OA 22-003

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[S, South Mansfield Form-based Development District](#)

17. PUBLIC HEARING AND FIRST READING

[22-4717](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PD, Planned Development District to S, South Mansfield Form-Based Development District with T-3, Urban Edge

Transect, T-4, Urban Transition Transect and T-5, Urban Center Transect Zones on Approximately 54.393 Acres out of the C Vela Survey, Abstract No. 851, Johnson County, Texas, Generally Located at the Northeast Corner of South U.S. 287 and Lone Star Road; City of Mansfield, Applicant; Chisholm Flats, LLC, Owner (ZC#22-008)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A](#)

[Maps and Supporting Information](#)

18. **PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING**

[22-4581](#)

Ordinance - Public Hearing Continuation and Second and Final Reading of an Ordinance Approving a Zoning Change from SF-7.5/12 Single-Family Residential District to PD, Planned Development District for Single-Family Residential Uses on Approximately 2.997 Acres Known as Lot 15, Mount Zion Estates, Located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC, engineer, on behalf of Christine Panagopoulos of Trinity Habitat for Humanity, owner/developer, (ZC#20-021)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A - Property Description](#)

[Exhibit B - Development Plan](#)

[Exhibit C - Elevations and Perspectives](#)

[Exhibit D - Landscape Plan](#)

[Maps and Supporting Information](#)

19. **NEW BUSINESS**

[22-4709](#)

Consideration - Consideration of Championship Basketball, Inc. Reimbursement Request of FY 2021-2022 Hotel/Motel Occupancy Tax Funds in the Amount of \$10,000

Presenters: Troy Lestina

Attachments: [HOT Application - Championship Basketball 2021](#)

[Championship Basketball Reimbursement Request FY 22](#)

[22-4721](#)

Consideration - Consideration of City of Mansfield's Reimbursement Request of FY 2021-2022 Hotel/Motel Occupancy Tax Funds in the Amount of \$51,155.73

Presenters: Troy Lestina

20. **ADJOURN**

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the June 13, 2022 Regular City Council Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, mansfieldtexas.gov, on Thursday, June 9, 2022 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, City Secretary

Approved as to form:

City Attorney

DATE OF POSTING: _____ TIME: _____ am/pm

DATE TAKEN DOWN: _____ TIME: _____ am/pm

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



CITY OF MANSFIELD

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STAFF REPORT

File Number: 22-4707

Agenda Date: 6/13/2022

Version: 1

Status: To Be Presented

In Control: City Council

File Type: Proclamation

Agenda Number:

WHEREAS; Nurses have always played a vital role in their dedication to the well-being and health of the Mansfield community; and

WHEREAS, Nurses rose to the challenges presented by the COVID-19 pandemic, faithfully serving, demonstrating courage, compassion, resilience, strength, and

WHEREAS, three Methodist Mansfield Medical Center nurses were named to the DFW Great 100 Nurses list. The honorees were selected from 668 nominations for this prestigious honor, and

WHEREAS, Nurses Ashley Attaway, Cathy Kennedy and Laura Sweatt are recognized for excellence in the art and science of nursing and for being role models, leaders, community servants, compassionate caregivers, and significant contributors to the nursing profession, and

WHEREAS, Methodist Mansfield Medical Center is a faith-based, nonprofit health system that cares for more patients in Mansfield than any other provider, and

WHEREAS, Methodist Mansfield Medical Center nurses are committed to providing quality, compassionate care at the acute care and trauma center hospital along with preventive services in Mansfield.

NOW, THEREFORE, I MICHAEL EVANS, MAYOR OF THE CITY OF MANSFIELD, do hereby honor and recognize

Mansfield's DFW Great 100 Nurses on June 13, 2022

and I encourage all residents of our community to join me in honoring the DFW Great 100 Nurses and the entire nursing community who have served us faithfully through the pandemic.



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STAFF REPORT

File Number: 22-4722

Agenda Date: 6/13/2022

Version: 1

Status: To Be Presented

In Control: City Council

File Type: Proclamation

Agenda Number:

WHEREAS, Randall Canedy is retiring from Frost Bank after almost 30 years of service, during which he showed unwavering support to the City of Mansfield, Tarrant County, and its residents through his work in the community; and

WHEREAS, Mr. Canedy helped start the Mansfield ISD Education Foundation in 1998 through which, more than \$6 million were raised to enhance public education; and

WHEREAS, Mr. Canedy has served as Chairman of Methodist Mansfield Advisory Board and as Vice-Chair of the Methodist Health System Board; and

WHEREAS, Mr. Canedy has advocated for the students of Tarrant County through his years as a member of the Tarrant County College Board of Trustees, the Tarrant County College Foundation Board, and the Mansfield ISD Board of Trustees; and

WHEREAS, Mr. Canedy has earned the recognition of Rotary Paul Harris Fellow, for his monetary contributions to The Rotary Foundation.

NOW, THEREFORE, I MICHAEL EVANS, MAYOR OF THE CITY OF MANSFIELD, do hereby honor and recognize

RANDALL CANEDY on June 13, 2022

and thank him for his dedication to our community, and encourage others to do the same.



CITY OF MANSFIELD

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STAFF REPORT

File Number: 22-4718

Agenda Date: 6/13/2022

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the June 7, 2022 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)

Requested Action

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

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the June 7, 2022 Hotel/Motel Occupancy Tax Funds Policy and Allocation Sub-Committee Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification

Permanent Record

Funding Source

N/A

Prepared By

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



CITY OF MANSFIELD

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Meeting Minutes - Draft

City Council - Hotel/Motel Occupancy Tax Funds Policy and Allocation Sub-Committee

Tuesday, June 7, 2022

8:00 AM

City Hall

CALL TO ORDER

Chair Short called the meeting to order at 8:01 a.m.

Staff present: City Manager Joe Smolinski; Deputy City Manager Shelly Lanners; Director of Community Engagement Theresa Cohagen; Assistant Director of Budget/Purchasing Jennifer Goldthwaite; Assistant City Secretary Keera Seiger

Present 3 - Julie Short; Casey Lewis and Michael Evans

CITIZEN COMMENTS

There were no citizen comments.

NEW BUSINESS

Discussion and Possible Action Regarding Various HOT Funds Reimbursement Requests

Assistant Director of Budget/Purchasing Jennifer Goldthwaite presented a request from staff to the sub-committee for reimbursement of overtime hours worked by staff for the Pickle Parade from HOT Funds. She provided background information and total numbers of overtime of staff that worked the Pickle Parade. The sub-committee asked that overtime by salaried workers also be factored in to the reimbursement and recommended full reimbursement to the general fund from HOT Funds for the number of overtime hours.

Next, Jennifer introduced a Championship Basketball reimbursement request of HOT Funds in the amount of \$10,000.00. She spoke on the lack of timeliness of the request for reimbursement and answered questions. Director of Community Engagement Theresa Cohagen spoke on the history of Championship Basketball and also answered questions. Due to the lateness of the request, staff recommended a reimbursement of \$7,500.00; the sub-committee recommended approving a reimbursement for \$5,000.00.

ADJOURNMENT

Chair Sort adjourned the meeting at 8:17 a.m.

ATTEST: Julie Short, Chair

Susana Marin, City Secretary



CITY OF MANSFIELD

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STAFF REPORT

File Number: 22-4704

Agenda Date: 6/13/2022

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 April 30, 2022

Requested Action

Attached is the Monthly Financial Report for the period ending April 30, 2022 for Council's review.

Recommendation

Review the Financial Statement for the period ending April 30, 2022.

Description/History

Monthly Financial Report

Justification

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

Funding Source

N/A

Prepared By

Troy Lestina, Chief Financial Officer
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 seven months ending April 30, 2022 of the fiscal year ending September 30, 2022.

Significant Financial Activity through the Period

- Capital Improvements –
 - Equipment replaced, \$2,073,333
 - Streets, \$2,137,964
 - Fire Station #5 (including land), \$5,856,404, current year - \$70,398
 - Man House renovation, \$1,447,596, current year - \$4,679
 - Police Station, \$1,099,323, current year - \$509,550
 - Library Expansion, \$1,058,577, current year \$905,607
 - Tactical Training Facility, \$1,377,943, current year \$1,232,537

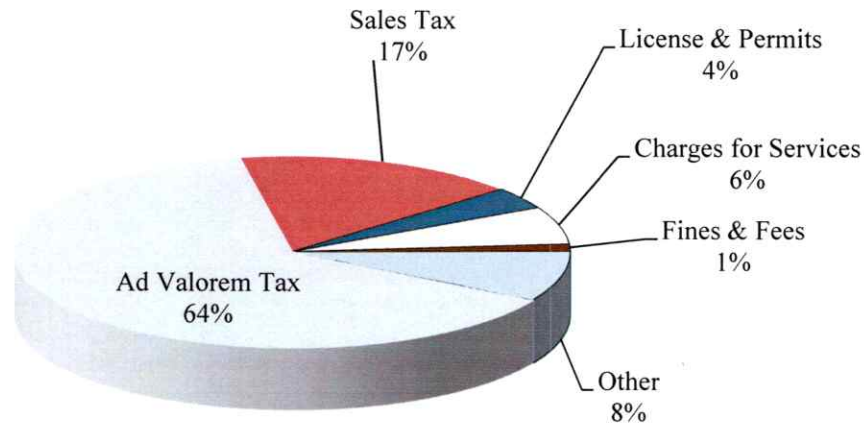
General Fund Financial Activity

Overall general fund revenue collected as of April 30, 2022 is 81.21% of anticipated collections. Expenditures as of April 30, 2022 are in line with budgeted expectations or 55.99% of the expected expenditures have been spent as of April 30, 2022. As of April 30, 2022 the City's current net assets are at estimated results.

City of Mansfield, Texas interim unaudited financial report for the month and seven (7) month period ended April, 2022

2022

General Fund Revenues Allocation of Receipts as of April 30, 2022



Property Tax Collections

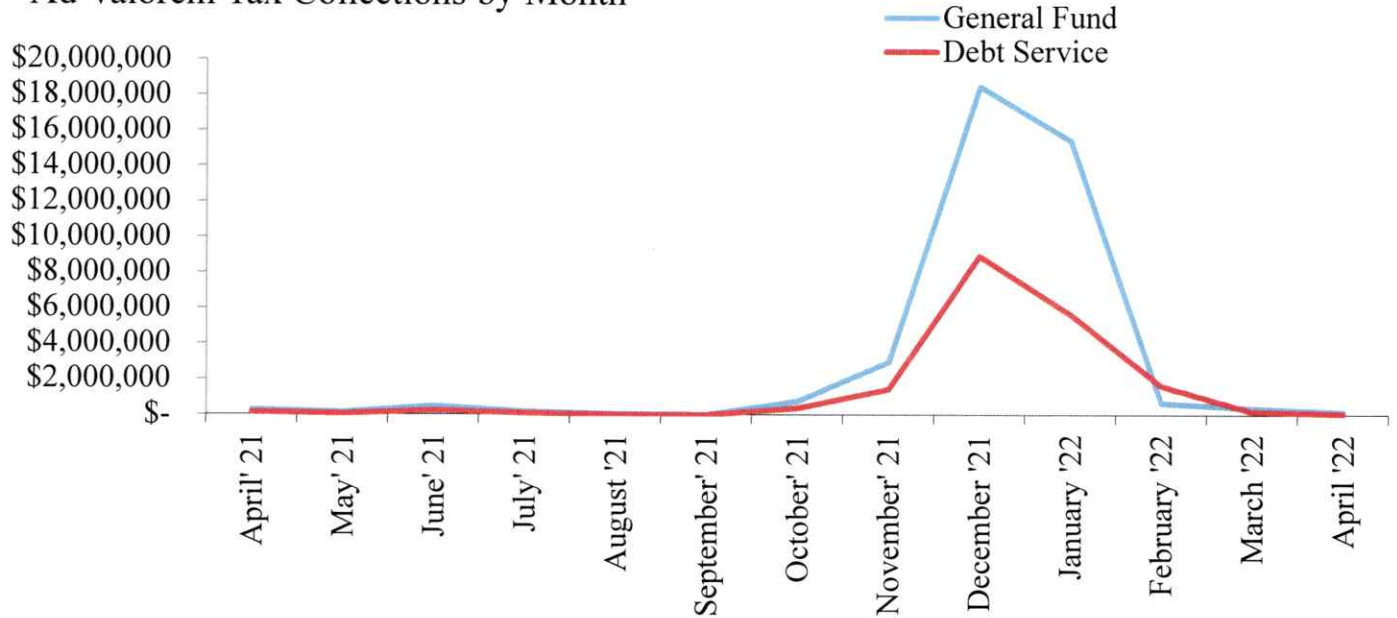
Most of the City's property tax is collected in the first four or six months of the fiscal year as property tax bills are generally due within the first four months of the City's fiscal year. Property tax collections through April 30, 2022 are \$38,318,696. Last year's collections were \$39,484,968 for the same period, a -2.95% decrease over the prior year. The decrease is due to contributions from the General Fund to TIRZ #1 and TIRZ #2 of \$2,651,754 and \$587,068, respectively. These contributions represent a 48.77% increase over the prior year.

As of April 30, 2022, actual debt service property tax collections were \$18,357,814. For the same period last year, property tax collections were \$17,468,403 an increase of 5.09%.

City of Mansfield, Texas interim unaudited financial report for the month and seven (7) month period ended April, 2022

2022

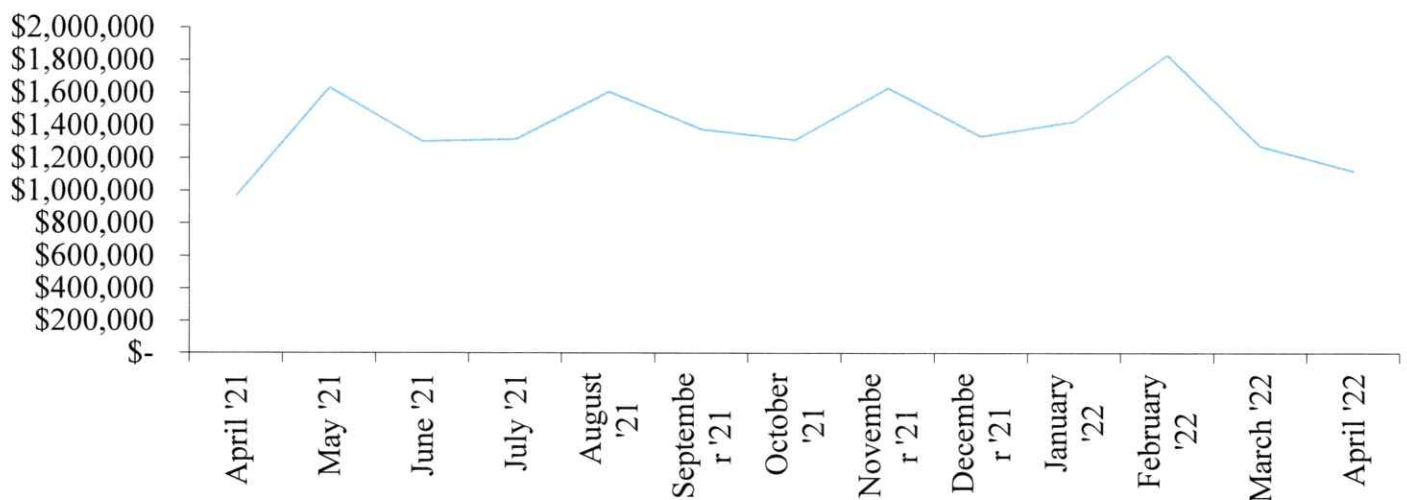
Ad Valorem Tax Collections by Month



Sales Tax

Sales tax per capita is \$200 as budgeted. Sales Tax collections for the period April 1, 2022 through April 30, 2022, total \$1,128,248 as compared to \$971,450 for the same period last year. This is an increase of 16.14% over the same period as last year.

Sales Tax Collections



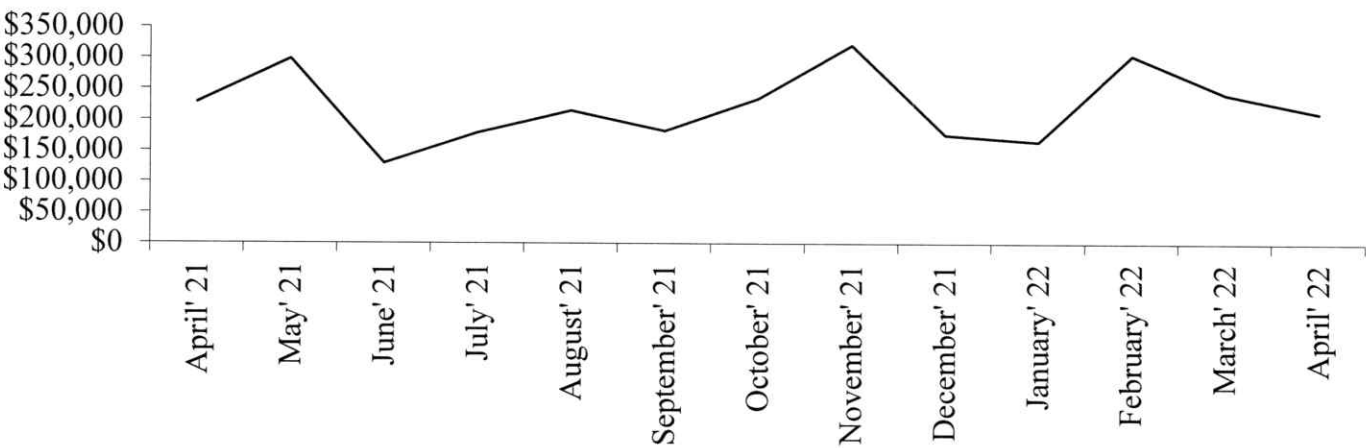
City of Mansfield, Texas interim unaudited financial report for the month and seven (7) month period ended April, 2022

2022

Building Permits

Building activity has increased in year over year comparisons. Building permits revenues in April 2022 compared to April 2021 are \$212,374 and \$228,084 respectively, representing a decrease of \$15,710 or 6.89% less than the same period last year. Building activity for the year is above budgeted estimates.

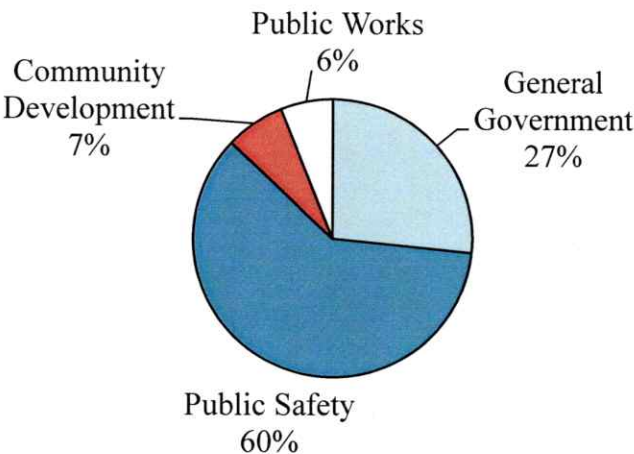
Building Permits Collections by Month



Expenditure/Uses

The City has spent \$40,951,283 of its expected expenditures of \$73,140,492 or 55.99% 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. A total of \$42,362,806 will be spent on the policing needs and fire needs of the City. Expenditures are at expectations as of April 30, 2022.

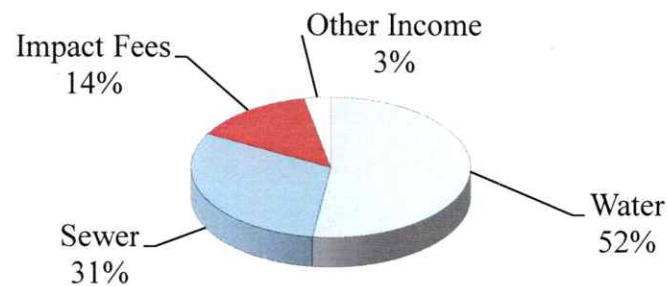
Actual Expenses



Water & Sewer Financial Activity

Currently the Fund has collected 68.67% of its Budgeted Revenue to date or \$26,166,497 of \$38,104,975 in Budgeted Revenue.

Revenues



The Department's expenses are at anticipated levels to date. The overall expenditure activity of the fund (excluding depreciation) indicates 59.11% of the budgeted expenses to date. The costs of raw water and sewer treatment are within budgeted estimates.

INVESTMENT SCHEDULE:

A schedule of investments is included in your packet for period ended April 30, 2022.

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
Hotel/Motel Occupancy Tax Fund	
Comparative Statement of Net Position	17
Comparative Statement of Activities	18
Comparative Budget and Cash Analysis	19
Mansfield Parks Facilities Development Corporation	
Comparative Statement of Net Position	20
Comparative Statement of Activities	21
Mansfield Economic Development Corporation	
Comparative Statement of Net Position	22
Comparative Statement of Activities	23
South Pointe PID	
Comparative Statement of Net Position	24
Comparative Statement of Activities	25
DEBT SERVICE FUNDS	
Definition	26
General Obligation Debt Service Fund	
Comparative Statement of Net Position	27
Comparative Statement of Activities	28
Mansfield Parks Facilities Development Corporation Debt Service Fund	
Comparative Statement of Net Position	29
Comparative Statement of Activities	30

CAPITAL PROJECTS FUNDS

Definition	31
Street Construction Fund	
Comparative Statement of Net Position	32
Comparative Statement of Activities	33
Building Construction Fund	
Comparative Statement of Net Position	34
Comparative Statement of Activities	35
Equipment Replacement Fund	
Comparative Statement of Net Position	36
Comparative Statement of Activities	37
Park Construction Fund	
Comparative Statement of Net Position	38
Comparative Statement of Activities	39

ENTERPRISE FUNDS

Definition	40
Utility Fund	
Comparative Statement of Net Position	41
Comparative Statement of Activities	42
Revenue Bond Coverage	43
Graphic Analysis – Water Consumption	44
Graphic Analysis – Water Sales	45
Graphic Analysis – Sewer Service	46
Graphic Analysis – Total Revenues	47
Graphic Analysis – Total Expenditures	48
Drainage Utility Fund	
Comparative Statement of Net Position	49
Comparative Statement of Activities	50

SALES TAX COMPARISON 51

General Fund	
October 2021 to September 2022	52
Mansfield Parks Facilities Development Corporation	
October 2021 to September 2022	53
Mansfield Economic Development Corporation	
October 2021 to September 2022	54
Combined Sales Tax Comparison	
(General Fund, Mansfield Parks Facilities Development Corporation	
And Mansfield Economic Development Corporation)	
October 2021 to September 2022	55

SCHEDULE OF INVESTMENTS 56

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
April 30, 2022 and 2021 (Unaudited)

General Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash and Investments	\$ 42,453,069	\$ 42,033,997
Receivables:		
Current Year Taxes	549,864	1,106,986
Delinquent Taxes (Net of Allowance of \$1,535,477)	-	-
Accounts (Net of Allowance of \$254,026)	1,790,470	872,811
Ambulance	1,718,771	1,275,576
Municipal Court	42,342	28,122
Due From Other Funds	1,791,139	-
Capital Assets (net of accumulated depreciation)	483,749,129 *	453,053,593
Total Assets	\$ 532,094,784	\$ 498,371,085
<u>DEFERRED OUTFLOW OF RESOURCES</u>		
Deferred Pension Contributions	\$ 3,955,241	\$ 3,925,423
Deferred OPEB Contributions	689,754	2,145,464
Deferred Investment Losses	-	387,125
Deferred Assumption Changes	408,728	242,190
Deferred Actuarial Experience	7,153,795	9,121,809
Deferred Loss on Refunding	2,073,598 *	2,357,349
Total Deferred Outflows of Resources	14,281,116	18,179,360
Total Assets and Deferred Outflows of Resources	546,375,900	516,550,445
<u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 567,162	\$ 417,937
Accrued Liabilities	633,094	439,435
Deferred Revenue	2,310,977	2,410,684
Noncurrent liabilities:		
Due within one year	16,071,071 *	15,512,302
Due in more than one year	184,342,253 *	246,182,830
Total Liabilities	203,924,557	264,963,188
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Prepaid Rent	1,253,333 *	1,333,333
Deferred Assumption Changes	618,550	1,216,897
Deferred Investment Gains	5,634,688	3,800,551
Deferred actuarial experience	602,921	-
Plan Changes	18,550,639	-
Deferred gain of refunding	13,366 *	9,068
Total Deferred Inflows of Resources	26,673,497	6,359,849
<u>FUND BALANCES:</u>		
Invested in capital assets, net of related debt	283,335,805 *	191,358,461
Assigned for deferred outflows/inflows	(12,392,381)	11,819,511
Unassigned	44,834,422	42,049,436
Total Fund Balances	315,777,846	245,227,408
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 546,375,900	\$ 516,550,445

* 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 Seven Months Ended April 30, 2022 and 2021 (Unaudited)

General Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes	\$ 2,128,531	\$ 1,616,437	\$ 52,500,289	\$ 50,884,182	\$ 62,625,967	\$ (10,125,679)	83.83%
License And Permits	273,883	375,905	2,229,964	2,092,398	2,368,344	(138,380)	94.16%
Grant Revenue	500	68,078	159,723	172,483	200,000	(40,277)	79.86%
Charges For Services	585,491	523,881	3,829,669	3,660,189	6,302,012	(2,472,343)	60.77%
Fines And Fees	100,452	108,447	724,703	597,441	1,228,878	(504,175)	58.97%
Interest Earnings	2,751	345	6,822	6,527	50,000	(43,178)	13.64%
Contributions	-	-	-	-	-	-	0.00%
Miscellaneous	174,359	248,695	943,506	702,563	1,597,273	(653,767)	59.07%
Total Revenues	3,265,967	2,941,788	60,394,676	58,115,783	74,372,474	(13,977,799)	81.21%
EXPENDITURES:							
General Government	1,771,754	1,182,098	10,915,469	10,336,460	19,101,216	8,185,747	57.15%
Public Safety	4,170,895	2,927,160	24,735,203	22,391,944	42,362,806	17,627,603	58.39%
Public Works	295,767	317,640	2,492,534	1,561,675	5,857,019	3,364,485	42.56%
Community Development	491,256	381,163	2,808,077	2,398,559	5,819,451	3,011,374	48.25%
Total Expenditures	6,729,672	4,808,061	40,951,283	36,688,638	73,140,492	32,189,209	55.99%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	(3,463,705)	(1,866,273)	19,443,393	21,427,145	1,231,982		
OTHER FINANCING SOURCES (USES)							
Reserve/Contingency	-	-	-	-	(61,178)	(141,861)	0.00%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
Financing, net	-	-	-	-	-	-	0.00%
Sources	-	-	-	-	2,759,961	2,759,961	0.00%
(Uses)	(313,575)	(143,123)	(2,002,876)	(1,565,008)	(3,930,765)	2,550,234	50.95%
Total Other Financing Sources (Uses)	(313,575)	(143,123)	(2,002,876)	(1,565,008)	(1,231,982)	5,168,334	162.57%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(3,777,280)	(2,009,396)	17,440,517	19,862,137	-		
FUND BALANCE							
BEGINNING	48,611,702	44,058,832	27,393,905	22,187,299	21,934,063		
ENDING	\$ 44,834,422	\$ 42,049,436	\$ 44,834,422	\$ 42,049,436	\$ 21,934,063		

City of Mansfield, Texas

Statement of Activities - Budget and Actual
For the Month and Seven Months Ended April 30, 2022 and 2021 (Unaudited)

General Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes-Current	\$ 157,796	\$ 239,328	\$ 38,095,881	\$ 39,379,265	\$ 43,052,467	\$ (4,956,586)	88.49%
Taxes-Prior	25,746	13,736	222,815	105,703	174,144	48,671	127.95%
Gas Royalty Income	1,360	-	432,179	427,692	433,879	(1,700)	99.61%
Franchise Taxes	764,684	325,826	3,446,473	3,216,970	3,559,504	(113,031)	96.82%
Sales Taxes	1,130,882	974,152	10,000,212	7,415,919	14,985,082	(4,984,870)	66.73%
Mix Drink Taxes	23,959	17,112	165,294	112,963	238,831	(73,537)	69.21%
Delinquent P& I	24,104	46,283	137,435	225,670	182,060	(44,625)	75.49%
Total Taxes	2,128,531	1,616,437	52,500,289	50,884,182	62,625,967	(10,125,679)	83.83%
LICENSE & PERMITS							
Building Permits	212,374	228,084	1,659,628	1,520,581	1,739,701	(80,073)	95.40%
Other Lic/Permits	61,509	147,821	570,336	571,817	628,643	(58,307)	90.72%
Total License & Permits	273,883	375,905	2,229,964	2,092,398	2,368,344	(138,380)	94.16%
GRANT REVENUE	500	68,078	159,723	172,483	200,000	(40,277)	79.86%
CHARGES FOR SERVICES							
Sanitation	356,991	344,219	2,417,928	2,310,120	4,049,047	(1,631,119)	59.72%
Ambulance Services	179,472	135,335	1,055,434	951,575	1,868,965	(813,531)	56.47%
Fines & Fees-Engineering	49,028	44,327	356,307	398,494	384,000	(27,693)	92.79%
Total Charges For Services	585,491	523,881	3,829,669	3,660,189	6,302,012	(2,472,343)	60.77%
FINES & FEES							
Fines & Fees-Court	86,939	80,621	550,254	395,445	858,769	(308,515)	64.07%
Fines & Fees-Other	13,513	27,826	174,449	201,996	370,109	(195,660)	47.13%
Total Fines & Fees	100,452	108,447	724,703	597,441	1,228,878	(504,175)	58.97%
INTEREST EARNINGS	2,751	345	6,822	6,527	50,000	(43,178)	13.64%
MISCELLANEOUS							
Jail Contract Housing	26,066	73,536	180,491	220,607	287,937	(107,446)	62.68%
Certificate Of Occupancy	1,500	1,080	8,460	9,480	14,400	(5,940)	58.75%
Mowing	1,520	0	11,935	2,019	-	11,935	0.00%
Sale Of Property	0	19,609	12,383	19,624	-	12,383	0.00%
Zoning Fees	3,300	20,900	53,358	45,200	78,000	(24,642)	68.41%
Health & Rent Inspection Fees	49,065	0	170,335	0	583,375	(413,040)	29.20%
Miscellaneous	92,908	133,570	506,544	405,633	633,561	(127,017)	79.95%
Total Miscellaneous	174,359	248,695	943,506	702,563	1,597,273	(653,767)	59.07%
Total Revenues	\$ 3,265,967	\$ 2,941,788	\$ 60,394,676	\$ 58,115,783	\$ 74,372,474	\$ (13,977,799)	81.21%

City of Mansfield, Texas

Statement of Activites - Budget and Actual
For the Month and Seven Months Ended April 30, 2022 and 2021 (Unaudited)

General Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
EXPENDITURES:							
GENERAL GOVERNMENT							
Non-departmental	\$ 135,449	\$ 154,781	\$ 1,420,942	\$ 1,900,594	\$ 3,256,867	\$ 1,835,925	43.63%
City Council	24,209	8,387	161,158	100,711	231,059	69,901	69.75%
Intern Program	5,855	3,165	7,967	8,357	51,907	43,940	15.35%
Administration	164,748	90,674	1,011,052	1,136,625	1,598,654	587,602	63.24%
Legal	31,345	18,511	150,798	489,154	332,500	181,702	45.35%
Human Resources	80,464	65,939	579,792	550,261	839,816	260,024	69.04%
Finance	49,525	38,296	301,915	141,717	497,155	195,240	60.73%
Accounting	52,197	50,401	336,199	245,839	530,667	194,468	63.35%
Purchasing	47,127	25,150	411,191	200,914	394,807	(16,384)	104.15%
Tax Collection	-	-	353,651	322,895	366,008	12,357	96.62%
Information Technology	75,107	59,285	646,589	479,188	1,128,882	482,293	57.28%
Sanitation	288,026	279,536	1,736,883	1,648,551	3,316,513	1,579,630	52.37%
Public Records	29,300	10,426	143,939	25,753	299,629	155,690	48.04%
City Secretary	45,772	31,383	259,501	264,307	498,744	239,243	52.03%
Planning Administration	115,574	82,374	695,747	690,006	1,186,623	490,876	58.63%
Construction Codes Boards	-	119	305	369	30,175	29,870	1.01%
Planning/Zoning Comm	384	460	4,291	3,227	14,021	9,730	30.61%
Engineering	66,858	42,831	381,746	295,207	519,177	137,431	73.53%
Historic Landmark	-	24	21	363	3,150	3,129	0.67%
Development Services	25,688	15,573	260,535	232,150	368,753	108,218	70.65%
Building Inspection	359,883	97,575	895,714	661,288	1,283,724	388,010	69.77%
Board of Adjustments	-	-	1	156	1,948	1,947	0.03%
Code Compliance	57,068	46,879	326,489	343,054	546,261	219,772	59.77%
Rental & Health Inspection	43,421	-	188,438	-	518,275	329,837	36.36%
Building Maintenance	73,754	60,329	640,605	595,734	1,285,901	645,296	49.82%
Total	1,771,754	1,182,098	10,915,469	10,336,460	19,101,216	8,185,747	57.15%
PUBLIC SAFETY							
Police Administration	162,907	136,731	1,257,097	1,148,096	1,901,909	644,812	66.10%
Communications	257,692	202,407	1,976,957	1,794,181	3,234,850	1,257,893	61.11%
Patrol	1,004,336	717,050	5,343,576	5,294,646	10,059,714	4,716,138	53.12%
CID And Narcotics	336,798	228,966	1,919,296	1,838,835	3,499,688	1,580,392	54.84%
Jail Operations	141,402	97,161	947,731	699,366	1,437,858	490,127	65.91%
Animal Control	77,982	61,748	473,953	434,195	830,773	356,820	57.05%
CVE Traffic Enforcement	37,071	22,255	197,437	165,442	335,508	138,071	58.85%
Traffic Enforcement	64,138	32,760	368,365	491,046	641,442	273,077	57.43%
K-9 Patrol	13,431	9,879	79,431	72,188	142,687	63,256	55.67%
COPS	98,842	55,028	571,092	395,532	751,191	180,099	76.02%
Municipal Court	48,208	44,751	291,207	339,231	671,626	380,419	43.36%
Training	81,362	48,809	542,585	349,773	790,659	248,074	68.62%
Police Grant Expenditures	40,669	55,217	293,318	380,389	401,473	108,155	73.06%
Fire Administration	230,899	126,273	1,352,601	777,807	2,087,516	734,915	64.79%
Fire Prevention	87,083	52,456	467,198	419,752	848,824	381,626	55.04%
Emergency Management	70,740	55,083	576,915	503,866	895,450	318,535	64.43%
Fire Operations	1,417,335	980,586	8,076,444	7,287,599	13,831,638	5,755,194	58.39%
Total	4,170,895	2,927,160	24,735,203	22,391,944	42,362,806	17,627,603	58.39%

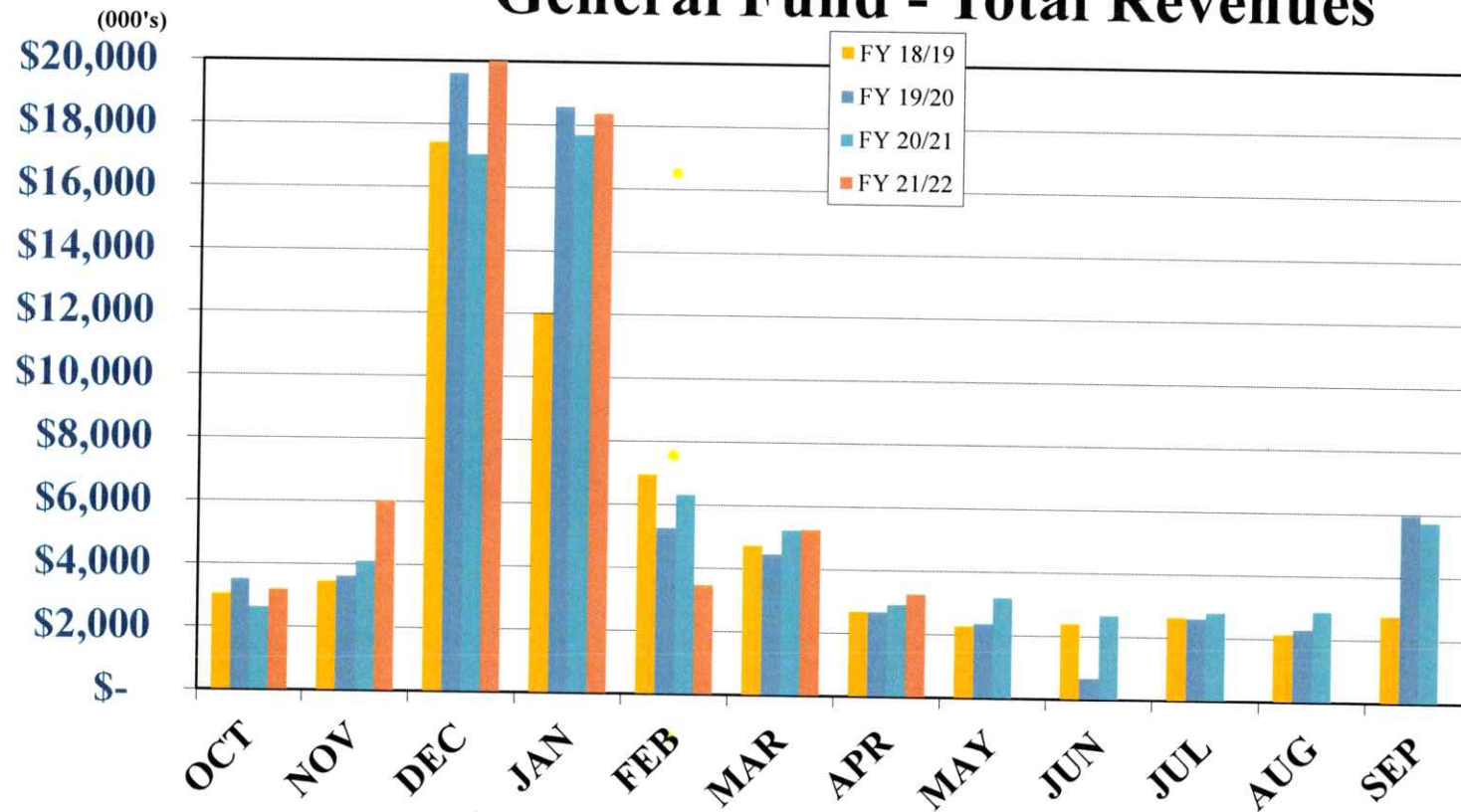
Statement of Activities - Budget and Actual
For the Month and Seven Months Ended April 30, 2022 and 2021 (Unaudited)

General Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
PUBLIC WORKS							
Street Maintenance	295,767	317,640	2,492,534	1,561,675	5,857,019	3,364,485	42.56%
Traffic Control	-	-	-	-	-	-	0.00%
Total	295,767	317,640	2,492,534	1,561,675	5,857,019	3,364,485	42.56%
COMMUNITY SERVICES							
Parks & Recreation Operations	173,629	162,298	1,036,660	955,482	2,403,505	1,366,845	43.13%
Communications & Marketing	78,213	64,605	393,421	250,814	729,532	336,111	53.93%
Downtown Parking	293	293	4,226	2,889	-	(4,226)	0.00%
Senior Citizens	32,070	18,433	185,079	133,651	332,684	147,605	55.63%
Cultural Services	70,009	23,232	383,486	238,160	729,374	345,888	52.58%
Library	137,042	112,302	805,205	817,563	1,624,356	819,151	49.57%
Total	491,256	381,163	2,808,077	2,398,559	5,819,451	3,011,374	48.25%
TOTAL EXPENDITURES	\$ 6,729,672	\$ 4,808,061	\$ 40,951,283	\$ 36,688,638	\$ 73,140,492	\$ 32,189,209	55.99%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	(3,463,705)	(1,866,273)	19,443,393	21,427,145	1,231,982		
OTHER FINANCING SOURCES (USES)							
SOURCES:							
Utility Fund-Transfer	-	-	-	-	2,518,561	2,518,561	0.00%
MEDC - Transfer	-	-	-	-	241,400	241,400	0.00%
TIF #1 - Transfer	-	-	-	-	-	-	0.00%
Bond Proceeds	-	-	-	-	-	-	0.00%
Premiums on Bond Issuance	-	-	-	-	-	-	0.00%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
Total Other Financing Sources	-	-	-	-	2,759,961	2,759,961	0.00%
(USES):							
Land	-	-	-	-	-	-	0.00%
MPFDC	-	-	-	-	(221,132)	499,592	0.00%
Transfers	-	-	-	-	(1,924,648)	1,535,772	0.00%
PFA Insurance	-	(74,479)	(870,859)	(879,967)	(848,985)	(71,837)	109.99%
Economic Incentives	(313,575)	(68,644)	(1,132,017)	(685,041)	(936,000)	586,707	3.38%
Discount on Bond Issuance	-	-	-	-	-	-	0.00%
Bond Issuance Costs	-	-	-	-	-	-	0.00%
Reserve/Contingency	-	-	-	-	(61,178)	(141,861)	575.52%
Total Other Financing Uses	(313,575)	(143,123)	(2,002,876)	(1,565,008)	(3,991,943)	2,408,373	28.99%
Total Other Financing Sources (Uses)	(313,575)	(143,123)	(2,002,876)	(1,565,008)	(1,231,982)	5,168,334	
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(3,777,280)	(2,009,396)	17,440,517	19,862,137	-		
UNRESERVED FUND BALANCE							
BEGINNING	48,611,702	44,058,832	27,393,905	22,187,299	21,934,063		
ENDING	<u>\$ 44,834,422</u>	<u>\$ 42,049,436</u>	<u>\$ 44,834,422</u>	<u>\$ 42,049,436</u>	<u>\$ 21,934,063</u>		



CITY OF MANSFIELD

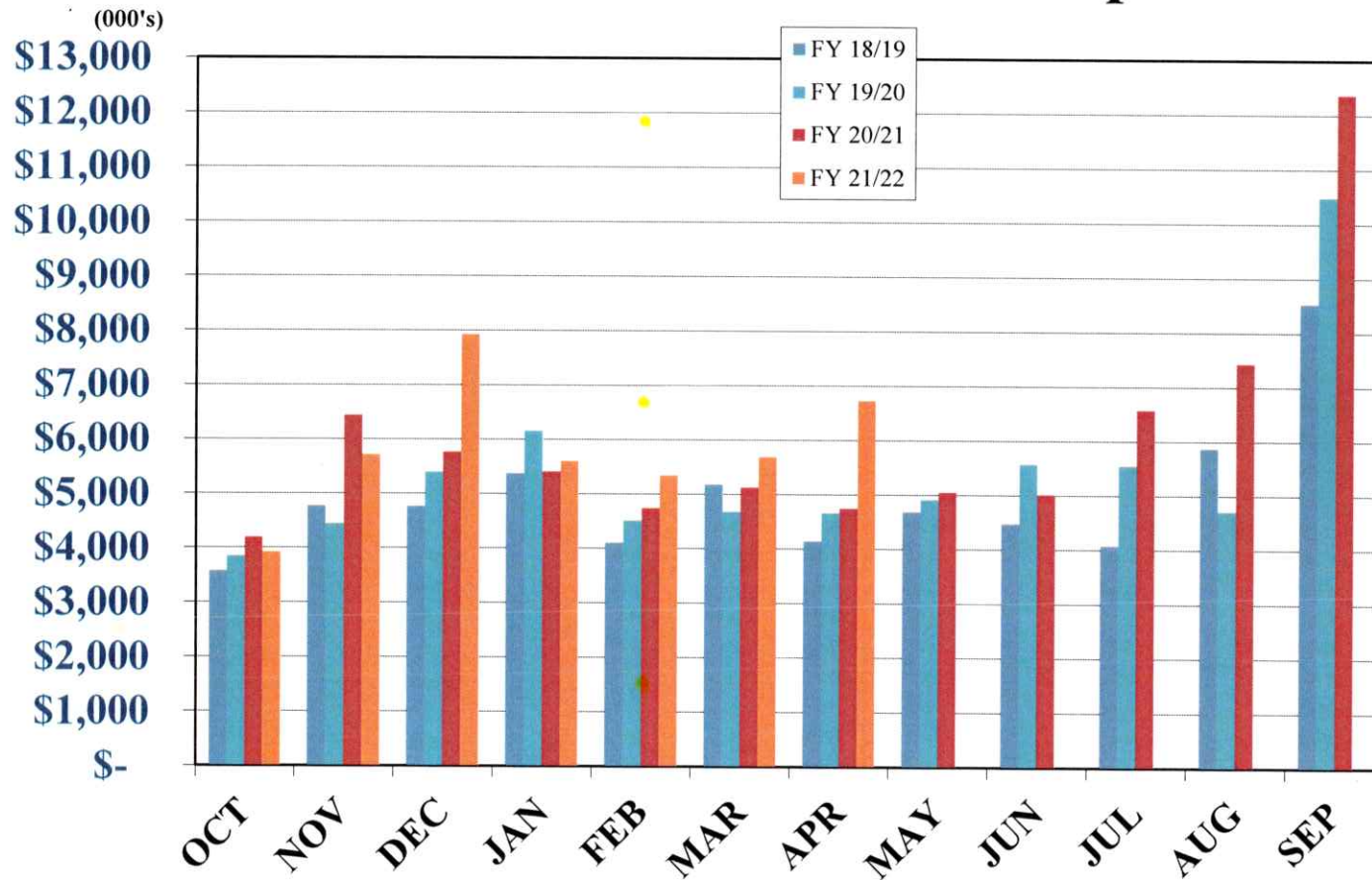
General Fund - Total Revenues





CITY OF MANSFIELD

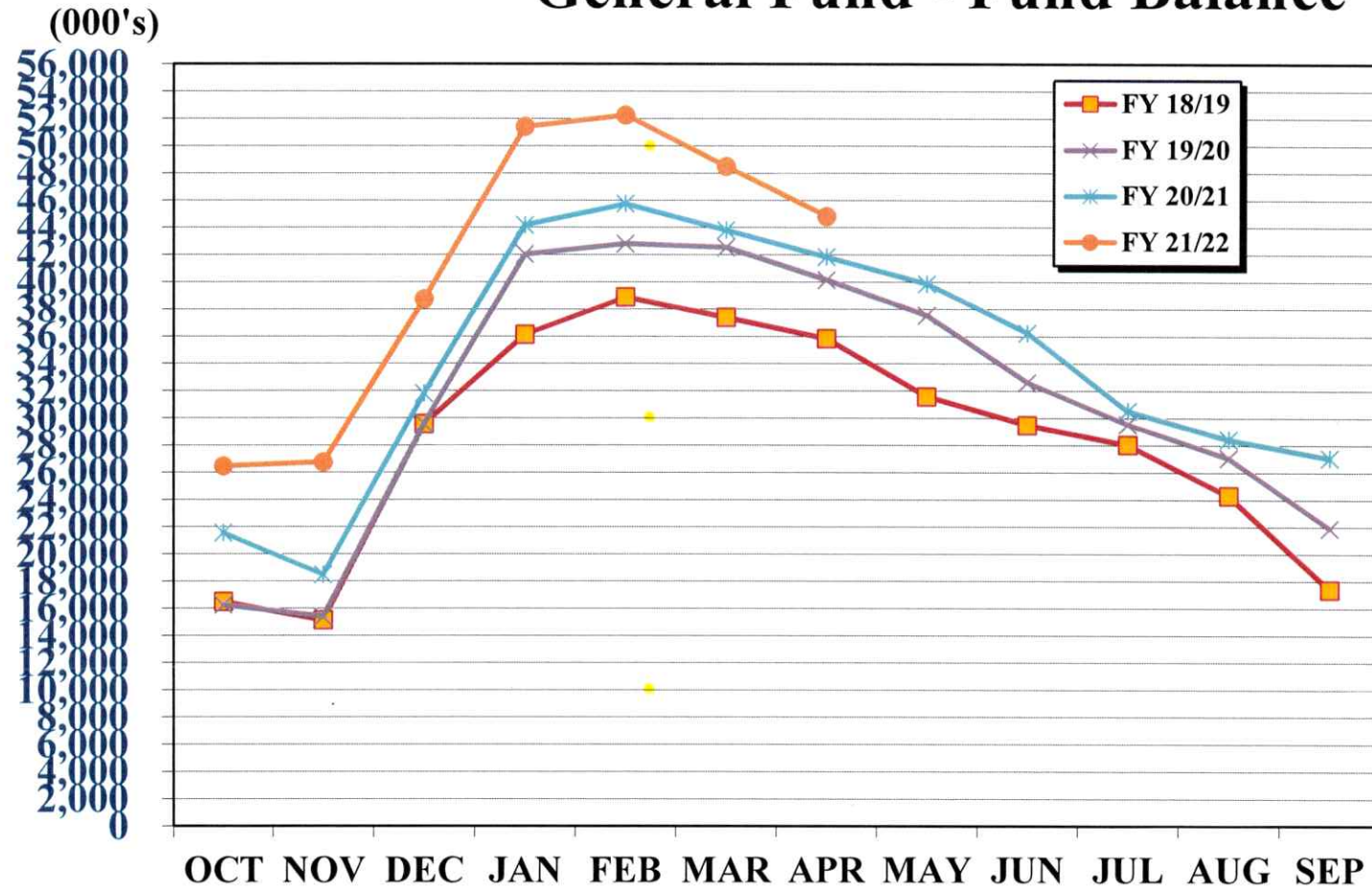
General Fund - Total Expenditures





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 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 South Pointe 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
April 30, 2022 and 2021 (Unaudited)

Tax Increment Reinvestment Zone Fund One	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 7,921,180	\$ 4,759,668
Due From Other Funds	24,581	24,581
Total Assets	<u>\$ 7,945,761</u>	<u>\$ 4,784,249</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 524,769	\$ 604,987
Retainage Payable	-	-
Total Liabilities	<u>524,769</u>	<u>604,987</u>
FUND BALANCES:		
Fund Balance	5,252,236	4,178,778
Excess Revenues Over Expenditures	<u>2,168,756</u>	<u>484</u>
Total Fund Balances	<u>7,420,992</u>	<u>4,179,262</u>
Total Liabilities And Fund Balances	<u>\$ 7,945,761</u>	<u>\$ 4,784,249</u>

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Seven Months Ended April 30, 2022 and 2021 (Unaudited)

Tax Increment Reinvestment Zone Fund Number One	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
<u>REVENUES:</u>				
Taxes, Penalties, And Interest	\$ -	\$ -	2,651,754	-
Interest Income	394	27	596	484
Total Revenues	394	27	2,652,350	484
<u>EXPENDITURES:</u>				
General Government	342	-	483,594	-
Debt Service -				
Principal Retirement	-	-	-	-
Interest	-	-	-	-
Lease Payments	-	-	-	-
Bond Issuance Cost	-	-	-	-
Fiscal Charges	-	-	-	-
Total Expenditures	342	-	483,594	-
Excess Of Revenues Over (Under) Expenditures	52	27	2,168,756	484
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfers Out	-	-	-	-
Bonds Issued	-	-	-	-
Premium on Bonds Issued	-	-	-	-
Discounts on Bonds Issued	-	-	-	-
Payment to Refunded Bond Escrow Agent	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balances	52	27	2,168,756	484
FUND BALANCE, BEGINNING	7,420,940	4,179,235	5,252,236	4,178,778
FUND BALANCE, ENDING	\$ 7,420,992	\$ 4,179,262	\$ 7,420,992	\$ 4,179,262

City of Mansfield, Texas

Comparative Statement of Net Position
April 30, 2022 and 2021 (Unaudited)

Tax Increment Reinvestment Zone Fund Two	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 439,229	\$ 537,417
Receivable	700,000	-
	<hr/>	<hr/>
Total Assets	<u>\$ 1,139,229</u>	<u>\$ 537,417</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Due To Other Funds	1,791,139	-
Retainage Payable	-	-
	<hr/>	<hr/>
Total Liabilities	<u>1,791,139</u>	<u>-</u>
FUND BALANCES:		
Fund Balance	(814,140)	389,497
Excess Revenues Over Expenditures	162,230	144,920
	<hr/>	<hr/>
Total Fund Balances	<u>(651,910)</u>	<u>534,417</u>
Total Liabilities And Fund Balances	<u>\$ 1,139,229</u>	<u>\$ 534,417</u>

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Seven Months Ended April 30, 2022 and 2021 (Unaudited)

Tax Increment Reinvestment Zone Fund Number Two	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
<u>REVENUES:</u>				
Taxes, Penalties, And Interest	\$ -	\$ 144,920	\$ 587,068	\$ 144,920
Interest Income	-	-	-	-
Total Revenues	-	144,920	587,068	144,920
<u>EXPENDITURES:</u>				
General Government	-	-	424,838	-
Debt Service -				
Principal Retirement	-	-	-	-
Interest	-	-	-	-
Lease Payments	-	-	-	-
Bond Issuance Cost	-	-	-	-
Fiscal Charges	-	-	-	-
Total Expenditures	-	-	424,838	-
Excess Of Revenues Over (Under) Expenditures	-	144,920	162,230	144,920
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfers In / (Out)	-	-	-	-
Premium on Bonds Issued	-	-	-	-
Discounts on Bonds Issued	-	-	-	-
Payment to Refunded Bond Escrow Agent	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balances	-	144,920	162,230	144,920
FUND BALANCE, BEGINNING	(651,910)	389,497	(814,140)	389,497
FUND BALANCE, ENDING	\$ (651,910)	\$ 534,417	\$ (651,910)	\$ 534,417

City of Mansfield, Texas

Comparative Statement of Net Position
April 30, 2022 and 2021 (Unaudited)

Hotel/Motel Occupancy Tax Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 1,687,809	\$ 1,143,320
Accounts Receivable	2,277	2,577
Total Assets	<u>\$ 1,690,086</u>	<u>\$ 1,145,897</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accrued Liabilities	<u>\$ 19,389</u>	<u>\$ 14,340</u>
Total Liabilities	<u>19,389</u>	<u>14,340</u>
FUND BALANCES:		
Fund Balance	1,492,875	1,034,174
Excess Revenues Over Expenditures	<u>177,822</u>	<u>97,383</u>
Total Fund Balances	<u>1,670,697</u>	<u>1,131,557</u>
Total Liabilities And Fund Balances	<u>\$ 1,690,086</u>	<u>\$ 1,145,897</u>

City of Mansfield, Texas

Statement of Activities - Budget and Actual
For the Month and Seven Months Ended April 30, 2022 and 2021 (Unaudited)

Hotel/Motel Occupancy Tax Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
REVENUES:							
Hotel Occupancy Tax	\$ 89,109	\$ 33,773	\$ 453,095	\$ 306,795	\$ 725,000	\$ (271,905)	62.50%
Miscellaneous Income	485	2,572	17,017	8,528	-	17,017	0.00%
Total Revenues	89,594	36,345	470,112	315,323	725,000	(254,888)	64.84%
EXPENDITURES:							
Mansfield Historical Society	-	-	-	-	-	-	0.00%
Mansfield Invitational	-	-	-	-	-	-	0.00%
The LOT	-	-	-	-	-	-	0.00%
Mansfield Rotary Club	-	-	-	-	-	-	0.00%
Farr Best Theater	235	-	2,600	508	-	(2,600)	0.00%
Discover Historic Mansfield	-	-	-	-	-	-	0.00%
Mansfield Tourism	42,711	28,924	232,767	187,903	395,613	162,846	58.84%
Pickled Mansfield Society	-	7,891	-	7,891	68,100	68,100	0.00%
Mansfield Commission for the Arts	27,327	-	44,079	1,803	47,100	3,021	93.59%
Historic Landmark Commission	-	-	-	-	-	-	0.00%
Man House Museum	-	-	-	-	-	-	0.00%
Tommy King Foundation	-	-	-	-	-	-	0.00%
Sister Cities Celebration	-	-	-	-	-	-	0.00%
Friends of the Library	-	-	-	-	-	-	0.00%
Championship Basketball	-	-	-	-	10,000	10,000	0.00%
Wayfinding Program	-	-	4,844	13,335	-	(4,844)	0.00%
Reserve	-	-	8,000	6,500	204,187	196,187	3.92%
Total Expenditures	70,273	36,815	292,290	217,940	725,000	432,710	40.32%
Excess Of Revenues Over (Under) Expenditures	19,321	(470)	177,822	97,383			
FUND BALANCE, BEGINNING	1,651,376	1,132,027	1,492,875	1,034,174			
FUND BALANCE, ENDING	\$ 1,670,697	\$ 1,131,557	\$ 1,670,697	\$ 1,131,557			

City of Mansfield, Texas

**Comparative Budget and Cash Analysis
For the Month and Seven Months Ended April 30, 2022 and 2021 (Unaudited)**

Hotel/Motel Occupancy Tax Fund	Budgeted Request	FY22 Amount To Date	Available Budget	FY22 PERCENT COLLECTED TO BUDGET
REVENUES:				
Hotel Occupancy Tax	\$ 725,000	\$ 453,095	\$ 271,905	62.50%
Rental of Facilities	-	16,784	(16,784)	0.00%
Interest Income	-	233	(233)	-
Total Revenues	725,000	470,112	254,888	64.84%
EXPENDITURES:				
Mansfield Historical Society	-	-	-	0.00%
Mansfield Invitational	-	-	-	0.00%
The LOT	-	-	-	0.00%
Discover Historic Mansfield - Farr Best Concerts	-	2,600	2,600	0.00%
Mansfield Tourism	395,613	232,767	(162,846)	58.84%
Pickled Mansfield Society	68,100	-	(68,100)	0.00%
Manfield Police Dept.	-	-	-	0.00%
Mansfield Commission for the Arts	47,100	44,079	(3,021)	93.59%
Historic Landmark Commission	-	-	-	0.00%
Desert Love Film Festival	-	-	-	0.00%
Man House Museum	-	-	-	0.00%
Tommy King Foundation	-	-	-	0.00%
Sister Cities Celebration	-	-	-	0.00%
Wayfinding Program	-	4,844	4,844	0.00%
Friends of the Library	-	-	-	0.00%
Championship Basketball Reserve	10,000	-	(10,000)	0.00%
	204,187	8,000	(196,187)	3.92%
Total Expenditures	725,000	292,290	(432,710)	40.32%
Revenues / (Expenditures)	-	177,822	(177,822)	

SUPPLEMENTAL INFORMATION: CASH ANALYSIS

Beginning Cash Balance for Fiscal Year 2022	1,509,987
Plus: FY2022 Cash Collections	470,112
Less: FY2022 Cash Expenditures	(292,290)
Cash Balance as of April 30, 2022	1,687,809
Remaining Hotel/Motel Occupancy Funds to Collect	271,905
Remaining Hotel/Motel Occupancy Funds to Expend	(432,710)
Projected Cash Balance at September 30, 2022	1,527,004

City of Mansfield, Texas

Comparative Statement of Net Position
April 30, 2022 and 2021 (Unaudited)

Mansfield Parks Facility Development Corp	Fiscal 2022	Fiscal 2021
<u>ASSETS:</u>		
Cash And Investments	\$ 8,060,571	\$ 5,176,317
Restricted Cash and Investments	6,039,523	4,780,817
Receivables:		
Accounts	771,177	329,690
Total Assets	<u>\$ 14,871,271</u>	<u>\$ 10,286,824</u>
<u>LIABILITIES & FUND BALANCES:</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 171,005	\$ 186,948
Other Liabilities	1,000,000	1,000,000
Deferred Revenue	1,451,622	1,731,161
Total Liabilities	<u>2,622,627</u>	<u>2,918,109</u>
<u>FUND BALANCES:</u>		
Fund Balance	9,776,670	5,758,216
Excess Revenues Over (Under)		
Expenditures	2,471,974	1,610,499
Total Fund Balances	<u>12,248,644</u>	<u>7,368,715</u>
Total Liabilities And Fund Balances	<u>\$ 14,871,271</u>	<u>\$ 10,286,824</u>

City of Mansfield, Texas

Statement of Activities - Budget and Actual
For the Month and Seven Months Ended April 30, 2022 and 2021 (Unaudited)

Mansfield Parks Facility Development Corporation	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
REVENUES:							
Sales Tax Revenue	\$ 300,945	\$ 223,634	\$ 3,150,465	\$ 1,864,066	\$ 4,333,942	\$ (1,183,477)	72.69%
Contributions	-	-	3,084	9,659	32,862	(29,778)	9.38%
Interest Earnings	1,240	-	2,027	1,477	12,000	(9,973)	16.89%
Other Income	-	-	4,428	8,027	-	4,428	0.00%
MAC Revenue	303,641	149,543	1,443,149	1,081,242	2,153,000	(709,851)	67.03%
Lease Royalties	18,659	10,717	110,115	59,352	100,000	10,115	110.12%
Park Land Dedication Revenue	40,500	234,000	842,000	1,019,750	-	842,000	0.00%
Total Revenues	664,985	617,894	5,555,268	4,043,573	6,631,804	(1,076,536)	83.77%
EXPENDITURES:							
Administration	158,919	105,083	1,036,942	951,030	1,903,318	866,376	54.48%
Field Operations	74,560	55,504	400,501	342,940	842,991	442,490	47.51%
Community Park Operations	103,147	83,239	598,094	522,929	1,217,808	619,714	49.11%
Nature Education Operations	11,943	10,201	63,026	66,474	227,089	164,063	27.75%
Recreational Center	82,990	55,970	479,746	350,674	1,039,701	559,955	46.14%
Neighborhood Park Operations	17,031	9,384	111,150	58,110	259,245	148,095	42.87%
Quadrants	-	-	282,000	-	-	(282,000)	0.00%
Non-Departmental	13,134	21,592	111,835	140,917	1,362,783	1,250,948	8.21%
Total Expenditures	461,724	340,973	3,083,294	2,433,074	6,852,935	3,769,641	44.99%
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	203,261	276,921	2,471,974	1,610,499	(221,131)	2,693,105	-1117.88%
OTHER FINANCING SOURCES (USES):							
Operating Transfers In	-	-	-	-	221,132	(221,132)	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)	-	-	-	-	221,132	(221,132)	0.00%
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	203,261	276,921	2,471,974	1,610,499			
FUND BALANCE, BEGINNING	12,045,383	7,091,794	9,776,670	5,758,216			
FUND BALANCE, ENDING	\$ 12,248,644	\$ 7,368,715	\$ 12,248,644	\$ 7,368,715			

City of Mansfield, Texas

Comparative Statement of Net Position
April 30, 2022 and 2021 (Unaudited)

Mansfield Economic Development Corporation	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 10,628,911	\$ 13,417,410
Accounts Receivable	660,152	1,764
Restricted Assets:		
Cash and Investments, Projects	1,129,560	1,401,790
Fixed Assets (net of accumulated depreciation)	36,758,068	9,803,758
Total Assets	<u>\$ 49,176,691</u>	<u>\$ 24,624,722</u>
<u>LIABILITIES AND NET ASSETS</u>		
LIABILITIES:		
Accounts Payable	\$ 8,683	\$ 3,703
Accrued Liabilities	3,240	3,240
Retainage Payable	20,133	254,785
Bonds Payable	21,635,000	23,430,000
Unamortized Discounts on Bonds	(138,685)	(152,080)
Unamortized Premiums	964,103	1,030,757
Deferred Amount on Refunding	(64,821)	(92,602)
Contract Commitments	34,014,146 *	24,596,139
Total Liabilities	<u>56,441,799</u>	<u>49,073,942</u>
NET ASSETS:		
Restricted	1,129,560	1,401,790
Unassigned	(8,394,668)	(25,851,010)
Total Net Assets	<u>(7,265,108)</u>	<u>(24,449,220)</u>
Total Liabilities & Net Assets	<u>\$ 49,176,691</u>	<u>\$ 24,624,722</u>

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

City of Mansfield, Texas

Comparative Statement of Activities
For the Month and Seven Months Ended April 30, 2022 and 2021 (Unaudited)

Mansfield Economic Development Corp.	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
OPERATING REVENUES:				
Sales Tax Revenue	\$ 565,441	\$ 487,076	\$ 5,000,106	\$ 3,707,960
Gas Royalties	-	-	-	-
Miscellaneous	-	-	10,608	-
Rental Of Facilities	-	-	-	-
Total Operating Revenues	565,441	487,076	5,010,714	3,707,960
OPERATING EXPENDITURES:				
Administration	104,608	41,170	566,984	333,268
Promotions	9,991	3,609	42,805	16,996
Retention	-	37	75	69
Development Plan	869	-	901	8
Projects	452	390,225	1,385,543	1,525,764
Non-Departmental	-	251	49,643	2,808,525
Depreciation	-	-	-	-
Total Operating Expenditures	115,920	435,292	2,045,951	4,684,630
OPERATING INCOME	449,521	51,784	2,964,763	(976,670)
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	917	-	1,386	1,083
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	-	-	(405,428)	(436,916)
Total Nonoperating Revenue	917	-	(404,042)	5,745,496
INCOME BEFORE OPERATING TRANSFERS	450,438	51,784	2,560,721	4,768,826
OPERATING TRANSFERS:				
Operating Transfers In (Out)	-	-	-	-
CHANGE IN NET ASSETS	450,438	51,784	2,560,721	4,768,826
NET ASSETS, BEGINNING	(7,715,546)	(24,501,004)	(9,825,829)	(9,788,636)
NET ASSETS, PROJECTS	- **	-	- **	(19,429,410)
NET ASSETS, ENDING	\$ (7,265,108)	\$ (24,449,220)	\$ (7,265,108)	\$ (24,449,220)

**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
April 30, 2022 and 2021 (Unaudited)

South Pointe PID	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 250,270	\$ 216,427
Receivables:		
Current Year PID Assessment	-	-
Total Assets	<u>\$ 250,270</u>	<u>\$ 216,427</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 24,582	\$ 24,582
Deferred Revenue	-	1,000
Total Liabilities	<u>24,582</u>	<u>25,582</u>
FUND BALANCES:		
Fund Balance	(23,582)	(12,287)
Excess Revenues Over Expenditures	<u>249,270</u>	<u>203,132</u>
Total Fund Balances	<u>225,688</u>	<u>190,845</u>
Total Liabilities And Fund Balances	<u>\$ 250,270</u>	<u>\$ 216,427</u>

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Seven Months Ended April 30, 2022 and 2021 (Unaudited)

South Pointe PID	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
<u>REVENUES:</u>				
PID Assessment	\$ 3,830	\$ 4,200	\$ 447,894	\$ 308,669
Penalties & Interest	-	-	2,440	1,923
Total Revenues	3,830	4,200	450,334	310,592
<u>EXPENDITURES:</u>				
General government	29,095	32,120	201,064	107,460
Public safety	-	-	-	-
Public works	-	-	-	-
Culture and recreation	-	-	-	-
Total Expenditures	29,095	32,120	201,064	107,460
Excess Of Revenues Over (Under) Expenditures	(25,265)	(27,920)	249,270	203,132
Net Change in Fund Balances	(25,265)	(27,920)	249,270	203,132
FUND BALANCE, BEGINNING	250,953	218,765	(23,582)	(12,287)
FUND BALANCE, ENDING	\$ 225,688	\$ 190,845	\$ 225,688	\$ 190,845

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
April 30, 2022 and 2021 (Unaudited)

General Obligation Debt	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 7,493,132	\$ 7,715,433
Receivables:		
Current Year Taxes	270,159	522,271
Delinquent Taxes (Net of Allowance of \$837,176)	-	-
Total Assets	<u>\$ 7,763,291</u>	<u>\$ 8,237,704</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Deferred Revenue	<u>270,159</u>	<u>522,271</u>
Total Liabilities	<u>270,159</u>	<u>522,271</u>
FUND BALANCES:		
Fund Balance	5,365,013	3,888,921
Excess Revenues Over Expenditures	<u>2,128,119</u>	<u>3,826,512</u>
Total Fund Balances	<u>7,493,132</u>	<u>7,715,433</u>
Total Liabilities And Fund Balances	<u>\$ 7,763,291</u>	<u>\$ 8,237,704</u>

City of Mansfield, Texas

Comparative Statement of Activities
For the Month and Seven Months Ended April 30, 2022 and 2021 (Unaudited)

General Obligation Debt	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 OVER (UNDER) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes, Penalties, And Interest	\$ 100,227	\$ 146,087	\$ 18,357,814	\$ 17,468,403	\$ 16,410,032	\$ 1,947,782	111.87%
Miscellaneous	-	-	76	200	-	76	0.00%
Interest Income	62	14	125	103	-	125	0.00%
Total Revenues	100,289	146,101	18,358,015	17,468,706	16,410,032	1,947,982	111.87%
EXPENDITURES:							
Debt Service -							
Principal Retirement	-	-	13,310,000	10,660,000	16,410,032	3,100,032	81.11%
Interest	-	-	2,909,819	2,972,873	-	(2,909,819)	0.00%
Lease Payments	-	-	-	-	-	-	0.00%
Bond Issuance Cost	-	-	-	-	-	-	0.00%
Fiscal Charges	-	-	10,077	9,321	-	(10,077)	0.00%
Total Expenditures	-	-	16,229,896	13,642,194	16,410,032	180,136	98.90%
Excess Of Revenues Over (Under) Expenditures	100,289	146,101	2,128,119	3,826,512			
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	100,289	146,101	2,128,119	3,826,512			
FUND BALANCE, BEGINNING	7,392,843	7,569,332	5,365,013	3,888,921			
FUND BALANCE, ENDING	\$ 7,493,132	\$ 7,715,433	\$ 7,493,132	\$ 7,715,433			

City of Mansfield, Texas

Comparative Statement of Net Position
April 30, 2022 and 2021 (Unaudited)

Mansfield Parks Facility Development Corp. Debt Service	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 1,741,725	\$ 1,703,803
Total Assets	<u>\$ 1,741,725</u>	<u>\$ 1,703,803</u>
<u>LIABILITIES AND FUND BALANCES</u>		
LIABILITIES:		
Accrued Interest Payable	\$ 4,650	\$ 4,650
Total Liabilities	<u>4,650</u>	<u>4,650</u>
FUND BALANCES:		
Fund Balance	521,661	510,814
Excess Revenues Over (Under) Expenditures	<u>1,215,414</u>	<u>1,188,339</u>
Total Fund Balances	<u>1,737,075</u>	<u>1,699,153</u>
Total Liabilities And Fund Balances	<u>\$ 1,741,725</u>	<u>\$ 1,703,803</u>

City of Mansfield, Texas

Statement of Activities - Budget and Actual
For the Month and Seven Months Ended April 30, 2022 and 2021 (Unaudited)

Mansfield Parks Facility Development Corp. Debt Service	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
<u>REVENUES:</u>							
Taxes, Penalties, And Interest	\$ 263,155	\$ 262,780	\$ 1,842,086	\$ 1,839,460	\$ 3,157,861	\$ (1,315,775)	58.33%
Other Income	-	-	-	-	-	-	0.00%
Total Revenues	263,155	262,780	1,842,086	1,839,460	3,157,861	(1,315,775)	58.33%
<u>EXPENDITURES:</u>							
Debt Service							
Principal Retirement	-	-	-	-	1,910,000	1,910,000	0.00%
Interest And Fiscal Charges	-	-	626,672	651,121	1,247,861	621,189	50.22%
Non-departmental	-	-	-	-	-	-	0.00%
Total Expenditures	-	-	626,672	651,121	3,157,861	2,531,189	19.84%
Excess Of Revenues Over (Under) Expenditures	263,155	262,780	1,215,414	1,188,339			
<u>OTHER FINANCING SOURCES (USES):</u>							
Bond Proceeds	-	-	-	-			
Total Other Financing Sources (Uses)	-	-	-	-			
FUND BALANCE, BEGINNING	1,473,920	1,436,373	521,661	510,814			
FUND BALANCE, ENDING	<u>\$ 1,737,075</u>	<u>\$ 1,699,153</u>	<u>\$ 1,737,075</u>	<u>\$ 1,699,153</u>			

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
April 30, 2022 and 2021 (Unaudited)

Street Construction Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 22,442,586	\$ 24,532,663
Receivables	-	-
Projects In Process		
Current Year	2,137,964	776,872
Prior Year	12,689,757	10,890,226
Total Assets	<u>\$ 37,270,307</u>	<u>\$ 36,199,761</u>
<u>LIABILITIES AND FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 55,418	\$ 55,518
Deposits	343,807	442,178
Retainage Payable	107,265	175,954
Other Liabilities	-	-
Total Liabilities	<u>506,490</u>	<u>673,650</u>
FUND BALANCES:		
Fund Balance	34,875,197	33,411,130
Excess Revenues Over (Under)		
Expenditures	1,888,620	2,114,981
Total Fund Balance	<u>36,763,817</u>	<u>35,526,111</u>
Total Liabilities And Fund Balance	<u>\$ 37,270,307</u>	<u>\$ 36,199,761</u>

City of Mansfield, Texas

Comparative Statement of Activities
For the Month and Seven Months Ended April 30, 2022 and 2021 (Unaudited)

Street Construction Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
REVENUES:				
Recoveries	\$ -	\$ -	\$ -	\$ -
Contributions	-	-	-	-
Intergovernmental	-	-	-	-
Roadway Impact Fees	222,465	157,279	2,225,709	2,425,004
Interest Income	2,667	225	4,387	3,612
Total Revenues	225,132	157,504	2,230,096	2,428,616
EXPENDITURES:				
Administrative	63,091	49,477	341,476	313,635
Street Improvements	-	-	-	-
Total Expenditures	63,091	49,477	341,476	313,635
EXCESS OF REVENUES OVER(UNDER) EXPENDITURES	162,041	108,027	1,888,620	2,114,981
OTHER FINANCING SOURCES (USES):				
Transfers	-	-	-	-
Bond Proceeds	-	-	-	-
Bond Issuance Costs	-	-	-	-
Premiums on Bond Issuance	-	-	-	-
Discounts on Bond Issuance	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	162,041	108,027	1,888,620	2,114,981
FUND BALANCE, BEGINNING	36,601,776	35,418,084	34,875,197	33,411,130
FUND BALANCE, ENDING	\$ 36,763,817	\$ 35,526,111	\$ 36,763,817	\$ 35,526,111

City of Mansfield, Texas

Comparative Statement of Net Position
April 30, 2022 and 2021 (Unaudited)

Building Construction Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 15,288,389	\$ 10,988,732
Construction in Progress	<u>-</u>	<u>-</u>
Total Assets	<u>\$ 15,288,389</u>	<u>\$ 10,988,732</u>
 <u>LIABILITIES AND FUND BALANCE</u>		
LIABILITIES:		
Accounts Payable	\$ 1,087	\$ 7,130
Due to Other Funds	-	-
Retainage Payable	<u>378,066</u>	<u>245,738</u>
Total Liabilities	<u>379,153</u>	<u>252,868</u>
 FUND BALANCE:		
	17,693,965	13,760,605
Excess Revenues Over (Under)		
Expenditures	<u>(2,784,729)</u>	<u>(3,024,741)</u>
Total Fund Balance	<u>14,909,236</u>	<u>10,735,864</u>
Total Liabilities And Fund Balance	<u>\$ 15,288,389</u>	<u>\$ 10,988,732</u>

City of Mansfield, Texas

Comparative Statement of Activities
For the Month and Seven Months Ended April 30, 2022 and 2021 (Unaudited)

Building Construction Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
REVENUES:				
Interest Income	\$ 194	\$ 49	\$ 406	\$ 334
Rental Of Facilities	-	-	-	-
Contributions	-	-	-	-
Miscellaneous Income	14,055	33,887	21,964	22,236
Grant Revenue	-	-	-	-
Total Revenues	<u>14,249</u>	<u>33,936</u>	<u>22,370</u>	<u>22,570</u>
EXPENDITURES:				
Administration	-	-	-	-
Library	270,665	-	905,607	38,570
Fire Station #5	-	340,845	70,398	2,133,194
Man House	-	186,144	4,679	442,678
Wayfinding	-	-	84,328	4,905
Police Station	128,250	15,796	509,550	386,150
Tactical Training Facility	421,857	-	1,232,537	41,814
Total Expenditures	<u>820,772</u>	<u>542,785</u>	<u>2,807,099</u>	<u>3,047,311</u>
Excess Revenues Over (Under)				
Expenditures	(806,523)	(508,849)	(2,784,729)	(3,024,741)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	-	-
Bond Issuance Costs	-	-	-	-
Premiums on Bond Issuance	-	-	-	-
Discounts on Bond Issuance	-	-	-	-
Operating Transfer In (Out)	-	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(806,523)	(508,849)	(2,784,729)	(3,024,741)
FUND BALANCE, BEGINNING	<u>15,715,759</u>	<u>11,244,713</u>	<u>17,693,965</u>	<u>13,760,605</u>
FUND BALANCE, ENDING	<u>\$ 14,909,236</u>	<u>\$ 10,735,864</u>	<u>\$ 14,909,236</u>	<u>\$ 10,735,864</u>

City of Mansfield, Texas

Comparative Statement of Net Position
April 30, 2022 and 2021 (Unaudited)

Equipment Replacement Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 324,053	\$ 3,669,529
Total Assets	<u>\$ 324,053</u>	<u>\$ 3,669,529</u>
<u>LIABILITIES AND FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 1,881	\$ -
Retainage Payable	-	-
Total Liabilities	<u>\$ 1,881</u>	<u>\$ -</u>
FUND BALANCE:	2,338,999	4,247,249
Excess Revenues Over Expenditures	<u>(2,016,827)</u>	<u>(577,720)</u>
Total Fund Balance	<u>322,172</u>	<u>3,669,529</u>
Total Liabilities And Fund Balance	<u>\$ 324,053</u>	<u>\$ 3,669,529</u>

City of Mansfield, Texas

Comparative Statement of Activities
For the Month and Seven Months Ended April 30, 2022 and 2021 (Unaudited)

Equipment Replacement Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Grants	-	-	-	-
Other Income	673	456	27,455	31,662
Interest Income	-	-	-	2
Total Revenues	<u>673</u>	<u>456</u>	<u>27,455</u>	<u>31,664</u>
EXPENDITURES:				
Administration	-	-	-	-
Information Services	8,667	-	76,613	40,655
Code Enforcement	-	-	-	-
Planning	26,334	35,690	250,501	79,520
Streets	-	-	10,446	-
Animal Control	-	-	-	66,345
City Hall	-	-	-	-
Parks Department	-	-	31,818	178,526
Library	-	-	-	3,395
Fire	761	114,109	1,361,040	136,627
Police Department	<u>69,750</u>	<u>12,420</u>	<u>342,915</u>	<u>238,910</u>
Total Expenditures	<u>105,512</u>	<u>162,219</u>	<u>2,073,333</u>	<u>743,978</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>(104,839)</u>	<u>(161,763)</u>	<u>(2,045,878)</u>	<u>(712,314)</u>
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	-	-
Bond Issuance Costs	-	-	-	-
Premium on Bond Issuance	-	-	-	-
Discounts on Bond Issuance	-	-	-	-
Sale of city property	-	9,944	29,051	19,944
Transfer In (Out)	<u>-</u>	<u>-</u>	<u>-</u>	<u>114,650</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>9,944</u>	<u>29,051</u>	<u>134,594</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	<u>(104,839)</u>	<u>(151,819)</u>	<u>(2,016,827)</u>	<u>(577,720)</u>
FUND BALANCE, BEGINNING	<u>427,011</u>	<u>3,821,348</u>	<u>2,338,999</u>	<u>4,247,249</u>
FUND BALANCE, ENDING	<u>\$ 322,172</u>	<u>\$ 3,669,529</u>	<u>\$ 322,172</u>	<u>\$ 3,669,529</u>

City of Mansfield, Texas

Comparative Statement of Net Position
April 30, 2022 and 2021 (Unaudited)

Parks Construction Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ -	\$ 65,868
Total Assets	<u>\$ -</u>	<u>\$ 65,868</u>
<u>LIABILITIES AND FUND BALANCE</u>		
LIABILITIES:		
Accounts Payable	\$ 226,795	\$ -
Retainage Payable	-	-
Total Liabilities	<u>226,795</u>	<u>-</u>
FUND BALANCE:	(116,948)	66,306
Excess Revenues Over Expenditures	<u>(109,847)</u>	<u>(438)</u>
Total Fund Balance	<u>(226,795)</u>	<u>65,868</u>
Total Liabilities And Fund Balance	<u>\$ -</u>	<u>\$ 65,868</u>

City of Mansfield, Texas

Comparative Statement of Activities
For the Month and Seven Months Ended April 30, 2022 and 2021 (Unaudited)

Parks Construction Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Recoveries	-	-	-	-
Interest Income	-	-	-	-
Total Revenues	-	-	-	-
EXPENDITURES:				
Parks Administration Building	-	-	-	-
Dog Park	-	56	56	438
FieldHouse	-	-	-	-
Matlock Community Park	-	-	-	-
Gertie Barrett Park	46,317	-	97,791	-
Pond Branch	12,000	-	12,000	-
Total Expenditures	58,317	56	109,847	438
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(58,317)	(56)	(109,847)	(438)
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	(58,317)	(56)	(109,847)	(438)
FUND BALANCE, BEGINNING	(168,478)	65,924	(116,948)	66,306
FUND BALANCE, ENDING	\$ (226,795)	\$ 65,868	\$ (226,795)	\$ 65,868

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

City of Mansfield, Texas

Comparative Statement of Net Position
April 30, 2022 and 2021 (Unaudited)

Utility Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 29,293,247	\$ 27,083,175
Receivables:		
Accounts (net of allowance of \$1,360,337)	3,651,114	4,477,037
Inventory	893,227	597,829
Restricted Assets:		
Cash and Investments	16,620,611	12,768,515
Fixed Assets (net of accumulated depreciation)	223,024,807	211,535,656
Total Assets	273,483,006	256,462,212
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Deferred pension contributions	456,569	453,665
Deferred OPEB contributions	84,782	240,655
Deferred investment losses	-	43,398
Deferred actuarial experience	866,023	1,091,859
Deferred assumption changes	47,163	28,656
Deferred loss on refunding	2,265,334	2,434,143
Total deferred outflows of resources	3,719,871	4,292,376
Total Assets and Deferred Outflows of Resources	\$ 277,202,877	\$ 260,754,588
<u>LIABILITIES</u>		
Accounts Payable	\$ 43,793	\$ 33,809
Accrued Liabilities	193,447	181,621
Payable From Restricted Assets:		
Deposits	1,758,990	1,658,579
Accrued Interest	282,722	358,968
Retainage Payable	504,747	745,378
From Unrestricted Assets:		
Current	3,806,836	3,461,961
Long-Term, Net	27,293,240	31,046,123
Compensated Absences	639,041	619,460
Net OPEB liability	1,681,547	4,675,403
Total OPEB liability	165,767	118,618
Net pension liability	1,941,335	1,977,194
Total Liabilities	38,311,465	44,877,114
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Deferred assumption changes	75,422	108,403
Deferred investment gains	661,777	473,309
Deferred actuarial experience	70,470	-
Plan Change	2,287,734	-
Total deferred inflows of resources	3,095,403	581,712
<u>NET POSITION</u>		
Invested In Capital Assets (net of related debt)	194,190,066	179,461,715
Reserved for Debt Service	5,746,067	5,626,283
Reserved for Capital Projects	10,874,545	7,142,232
Unreserved	24,985,331	23,065,532
Total Net Position	235,796,009	215,295,762
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$ 277,202,877	\$ 260,754,588

City of Mansfield, Texas

Statement of Activities - Budget and Actual
For the Month and Seven Months Ended April 30, 2022 and 2021 (Unaudited)

Utility Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Water Service	\$ 1,858,385	\$ 1,574,458	\$ 13,621,968	\$ 11,911,526	\$ 22,316,266	\$ (8,694,298)	61.04%
Sewer Service	1,165,235	1,059,138	8,066,210	7,700,326	13,519,835	(5,453,625)	59.66%
Water Penalties	28,173	-	154,799	-	250,000	(95,201)	61.92%
Water Taps	-	-	-	-	18,811	(18,811)	0.00%
Meter Set Fee	27,990	43,880	226,260	174,840	98,940	127,320	228.68%
Utility Miscellaneous	3,535	2,840	33,484	44,986	60,000	(26,516)	55.81%
Restore Service Fee	8,609	1,877	28,694	4,255	90,000	(61,306)	31.88%
Sewer Tap	-	-	-	-	2,000	(2,000)	0.00%
Water Impact Fees	303,000	510,700	2,476,480	2,109,780	900,000	1,576,480	275.16%
Sewer Impact Fees	147,450	203,400	1,194,470	876,858	600,000	594,470	199.08%
Pretreatment Fees	-	-	203,076	72,770	60,000	143,076	338.46%
Other Income	14,079	19,782	161,056	180,368	189,123	(28,067)	85.16%
Contribution	-	-	-	-	-	-	0.00%
Total Revenues	\$ 3,556,456	\$ 3,416,075	\$ 26,166,497	\$ 23,075,709	\$ 38,104,975	\$ (11,938,478)	68.67%
OPERATING EXPENSES:							
Administration	134,153	93,185	792,880	727,677	1,517,105	724,225	52.26%
Billing And Collection	76,662	81,244	482,569	520,680	986,221	503,652	48.93%
Meter Reading/Repairs	105,598	69,377	678,679	582,487	1,216,799	538,120	55.78%
Water Distribution	92,219	68,304	574,993	458,935	1,137,244	562,251	50.56%
Wastewater Collection	687,892	666,326	5,839,690	4,917,217	9,251,077	3,411,387	63.12%
Water Treatment	988,419	200,021	6,215,984	4,953,384	10,591,924	4,375,940	58.69%
Water Quality	71,912	44,587	354,467	310,823	565,347	210,880	62.70%
Water Demand Management	17,624	11,917	90,260	70,649	160,543	70,283	56.22%
Depreciation	314,066	303,387	2,222,275	2,194,195	-	(2,222,275)	0.00%
Total Operating Expenses	2,488,545	1,538,348	17,251,797	14,736,047	25,426,260	8,174,463	67.85%
OPERATING INCOME (LOSS)	1,067,911	1,877,727	8,914,700	8,339,662	12,678,715	(3,764,015)	
NONOPERATING REVENUES (EXPENSES):							
Non-Departmental	(89,172)	(70,322)	(800,033)	(579,430)	(6,671,154)	5,871,121	11.99%
Interest Revenue	5,926	-	9,616	7,597	24,000	(14,384)	40.07%
Debt Service	(94,241)	(119,656)	(659,686)	(837,594)	(3,465,000)	2,805,314	19.04%
Bad Debt Expense	-	-	-	-	(48,000)	48,000	0.00%
Net Nonoperating Revenues (Expenses)	(177,487)	(189,978)	(1,450,103)	(1,409,427)	(10,160,154)	8,710,051	14.27%
INCOME (LOSS) BEFORE OPERATING TRANSFERS	890,424	1,687,749	7,464,597	6,930,235	2,518,561	4,946,036	296.38%
OPERATING TRANSFERS:							
Transfers In (Out)	-	-	-	(331,095)	(2,518,561)	2,518,561	0.00%
Net Operating Transfers	-	-	-	(331,095)	(2,518,561)	2,518,561	0.00%
CHANGE IN NET POSITION	890,424	1,687,749	7,464,597	6,599,140	-	7,464,597	
NET POSITION, BEGINNING	234,905,585	213,608,013	228,331,412	208,696,622	228,331,412	-	
NET POSITON, ENDING	\$ 235,796,009	\$ 215,295,762	\$ 235,796,009	\$ 215,295,762	\$ 228,331,412	\$ 7,464,597	

CITY OF MANSFIELD
UTILITY FUND
REVENUE BOND COVERAGE

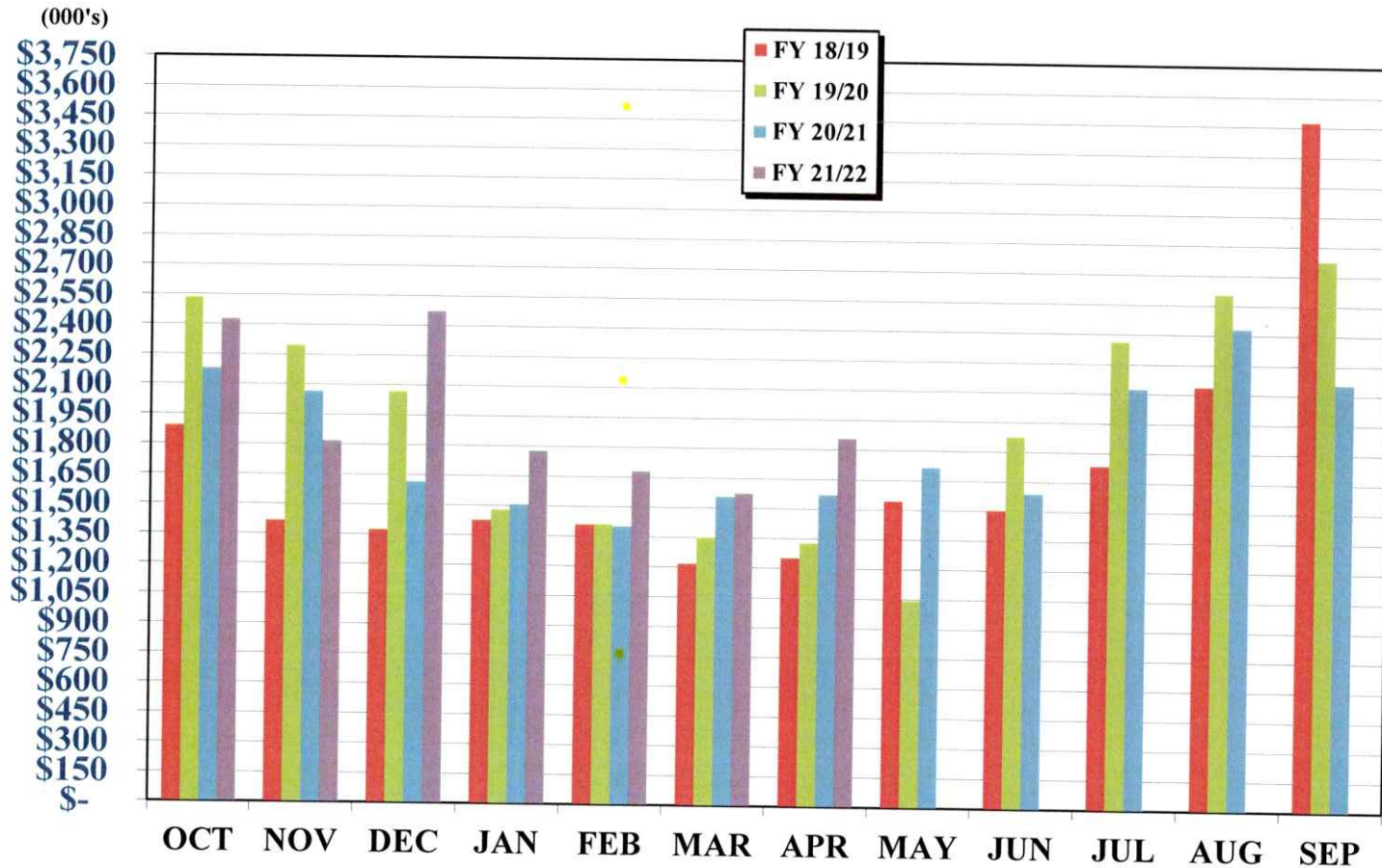
Definition of Bond Coverage:

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, 2021, 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 2021, the City achieved a 3.82 bond coverage ratio which exceeded the 1.10 required by the bond ordinance. For fiscal year 2022, the bond coverage ratio is projected at 3.67.



CITY OF MANSFIELD

UTILITY FUND - WATER SALES

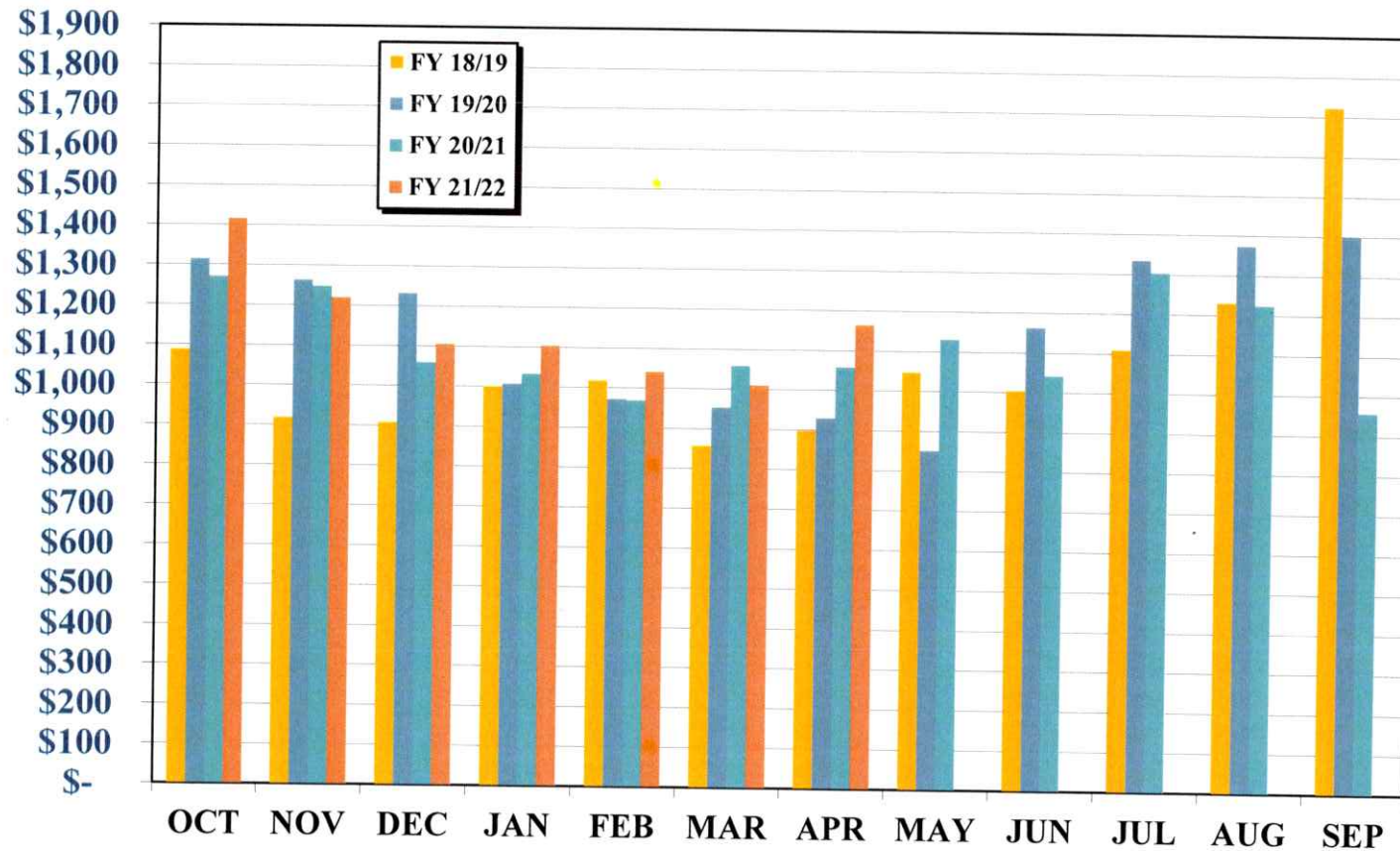




CITY OF MANSFIELD

UTILITY FUND - SEWER SERVICE

(000's)

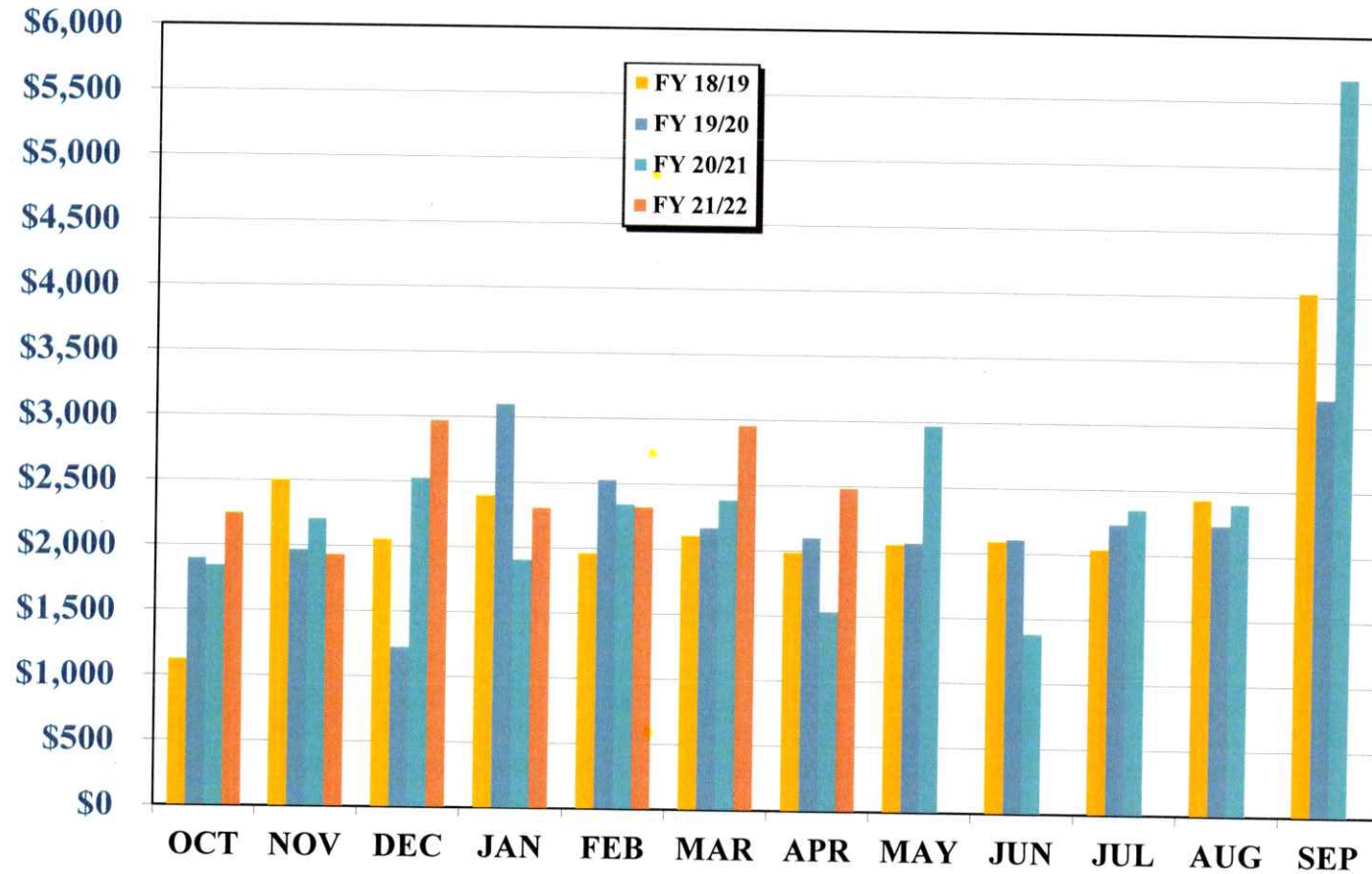




CITY OF MANSFIELD

UTILITY FUND - TOTAL REVENUES

(000's)

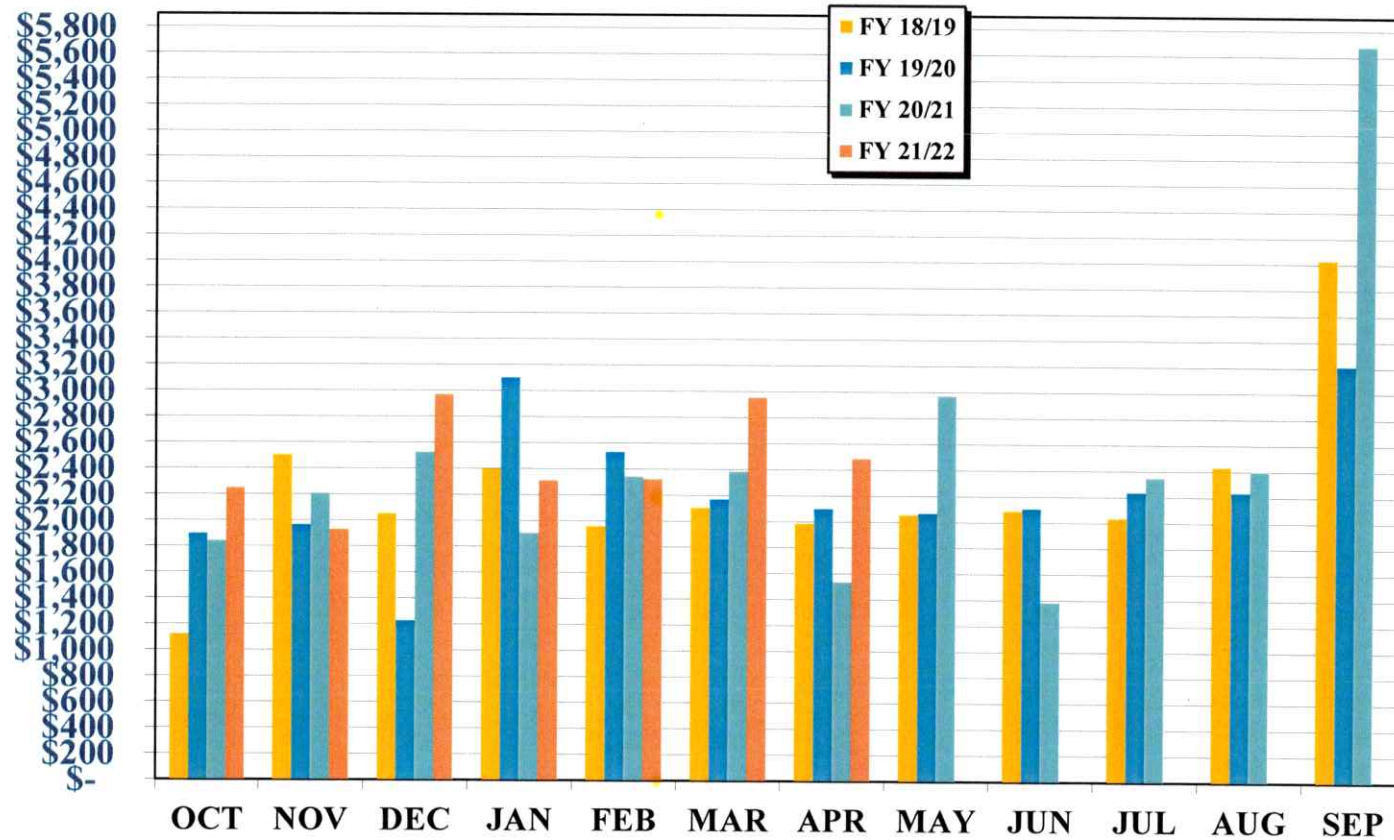




(000's)

CITY OF MANSFIELD

UTILITY OPERATING EXPENDITURES



City of Mansfield, Texas

Comparative Statement of Net Position
April 30, 2022 and 2021 (Unaudited)

Drainage Utility Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 5,552,320	\$ 5,088,304
Accounts Receivable	252,037	310,231
Restricted Assets:		
Cash and Investments	343,821	337,273
Fixed Assets (Net of accumulated depreciation)	<u>8,616,183</u>	<u>8,676,636</u>
Total Assets	<u>14,764,361</u>	<u>14,412,444</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Deferred pension contributions	54,279	47,806
Deferred OPEB contributions	10,912	23,151
Deferred investment losses	-	4,167
Deferred assumption changes	5,626	3,020
Deferred actuarial experience	109,438	113,466
Deferred loss on refunding	<u>71,480</u>	<u>95,307</u>
Total deferred outflows of resources	<u>251,735</u>	<u>286,917</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 15,016,096</u>	<u>\$ 14,699,361</u>
<u>LIABILITIES</u>		
Accounts Payable	\$ 3,794	\$ 3,875
Accrued Liabilities	78,935	57,335
Retainage Payable	9,261	5,126
Bond Payable	1,875,000	2,315,000
Accrued Interest Payable	16,678	19,938
Unamortized Discounts on Bonds	(14,363)	(18,334)
Unamortized Premiums on Bonds	16,662	23,134
Total OPEB liability	19,781	12,500
Net OPEB liability	217,226	448,915
Net pension liability	<u>230,794</u>	<u>208,350</u>
Total Liabilities	<u>2,453,768</u>	<u>3,075,839</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Deferred assumption changes	9,616	10,611
Deferred investment gains	80,501	49,875
Deferred actuarial experience	8,526	6,017
Plan Changes	<u>295,535</u>	<u>-</u>
Total deferred inflows of resources	<u>394,178</u>	<u>66,503</u>
<u>NET POSITION</u>		
Invested in Capital Assets (net of related debt)	6,465,364	6,452,742
Reserved for Debt Service	360,499	357,211
Unrestricted	<u>5,342,287</u>	<u>4,747,066</u>
Total Net Position	<u>12,168,150</u>	<u>11,557,019</u>
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u>\$ 15,016,096</u>	<u>\$ 14,699,361</u>

City of Mansfield, Texas

Comparative Statement of Activities
For the Month and Seven Months Ended April 30, 2022 and 2021 (Unaudited)

Drainage Utility Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
OPERATING REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Licenses Fee-Gaswells/Pipelines	-	-	-	-
Drainage Fee	231,236	226,751	1,610,501	1,571,977
Total Operating Revenues	231,236	226,751	1,610,501	1,571,977
OPERATING EXPENSES:				
Administration	114,408	69,314	570,644	478,722
General Maintenance	24,863	15,885	167,732	13,147
Depreciation	17,762	14,871	123,691	103,966
Total Operating Expenses	157,033	100,070	862,067	595,835
OPERATING INCOME (LOSS)	74,203	126,681	748,434	976,142
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	264	9	400	334
Other Income	-	4,650	8,997	7,114
Amortization	-	-	-	-
Interest and fiscal charges	(5,559)	(6,646)	(40,605)	(48,212)
Net Nonoperating Revenue	(5,295)	(1,987)	(31,208)	(40,764)
INCOME (LOSS) BEFORE OPERATING TRANSFERS	68,908	124,694	717,226	935,378
OPERATING TRANSFERS				
Operating Transfers In	-	-	-	-
Operating Transfers Out	-	-	-	-
Net Operating Transfers	-	-	-	-
CHANGE IN NET POSITION	68,908	124,694	717,226	935,378
NET POSITION, BEGINNING	12,099,242	11,432,325	11,450,924	10,621,641
NET POSITION, ENDING	\$ 12,168,150	\$ 11,557,019	\$ 12,168,150	\$ 11,557,019

CITY OF MANSFIELD, TEXAS
SALES TAX COMPARISON
INFORMATION

GENERAL FUND
YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2021 TO SEPTEMBER 2022

MONTH	FY21	FY22	DOLLAR VALUE INCREASE (DECREASE) FY 2021/2022	PERCENTAGE INCREASE (DECREASE) FY 2021/2022
OCTOBER	1,088,496.91	1,316,775.91	228,279.00	20.97%
NOVEMBER	1,419,747.37	1,635,390.33	215,642.96	15.19%
DECEMBER	1,137,620.48	1,341,435.44	203,814.96	17.92%
JANUARY	1,158,578.39	1,433,583.81	275,005.42	23.74%
FEBRUARY	1,595,982.42	1,842,127.98	246,145.56	15.42%
MARCH	1,112,384.55	1,281,261.21	168,876.66	15.18%
Subtotal	7,512,810.12	8,850,574.68	1,337,764.56	17.81%
APRIL	971,449.77	1,128,248.42	156,798.65	16.14%
MAY			0.00	
JUNE			0.00	
JULY			0.00	
AUGUST			0.00	
SEPTEMBER			0.00	
YTD TOTAL	8,484,259.89	9,978,823.10	1,494,563.21	17.62%
BUDGET		14,951,607.00		
OVER/(UNDER) BUDGET		(4,972,783.91)		

MANSFIELD PARKS FACILITIES DEVELOPMENT CORP.
YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2021
TO SEPTEMBER 2022

MONTH	FY21	FY22	DOLLAR VALUE INCREASE (DECREASE) FY 2021/2022	PERCENTAGE INCREASE (DECREASE) FY 2021/2022
OCTOBER	544,248.46	658,387.96	114,139.50	20.97%
NOVEMBER	709,873.69	817,695.17	107,821.48	15.19%
DECEMBER	568,810.24	670,717.72	101,907.48	17.92%
JANUARY	579,289.19	716,791.90	137,502.71	23.74%
FEBRUARY	797,991.21	921,063.98	123,072.77	15.42%
MARCH	556,192.28	640,630.60	84,438.32	15.18%
Subtotal	3,756,405.07	4,425,287.33	668,882.26	17.81%
APRIL	485,724.89	564,124.21	78,399.32	16.14%
MAY			0.00	
JUNE			0.00	
JULY			0.00	
AUGUST			0.00	
SEPTEMBER			0.00	
YTD TOTAL	4,242,129.96	4,989,411.54	747,281.58	17.62%

**MANSFIELD ECONOMIC DEVELOPMENT CORP.
YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2021 TO SEPTEMBER 2022**

MONTH	FY21	FY22	DOLLAR VALUE INCREASE (DECREASE) FY 2021/2022	PERCENTAGE INCREASE (DECREASE) FY 2021/2022
OCTOBER	544,248.46	658,387.96	114,139.50	20.97%
NOVEMBER	709,873.69	817,695.16	107,821.47	15.19%
DECEMBER	568,810.24	670,712.72	101,902.48	17.92%
JANUARY	579,289.19	716,791.90	137,502.71	23.74%
FEBRUARY	797,991.21	921,063.99	123,072.78	15.42%
MARCH	556,192.28	640,630.60	84,438.32	15.18%
Subtotal	3,756,405.07	4,425,282.33	668,877.26	17.81%
APRIL	485,724.89	564,124.21	78,399.32	16.14%
MAY			0.00	
JUNE			0.00	
JULY			0.00	
AUGUST			0.00	
SEPTEMBER			0.00	
YTD TOTAL	4,242,129.96	4,989,406.54	747,276.58	17.62%

GENERAL FUND
MANSFIELD PARKS DEVELOPMENT CORP.
AND
MANSFIELD ECONOMIC DEVELOPMENT CORP.
COMBINED TOTAL YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2021 TO SEPTEMBER 2022

MONTH	FY21	FY22	DOLLAR VALUE INCREASE (DECREASE) FY 2021/2022	PERCENTAGE INCREASE (DECREASE) FY 2021/2022
OCTOBER	2,176,993.83	2,633,551.82	456,557.99	20.97%
NOVEMBER	2,839,494.75	3,270,780.66	431,285.91	15.19%
DECEMBER	2,275,240.96	2,682,870.88	407,629.92	17.92%
JANUARY	2,317,156.77	2,867,167.61	550,010.84	23.74%
FEBRUARY	3,191,964.84	3,684,255.95	492,291.11	15.42%
MARCH	2,224,769.10	2,562,522.41	337,753.31	15.18%
Subtotal	15,025,620.25	17,701,149.33	2,675,529.08	17.81%
APRIL	1,942,899.54	2,256,496.84	313,597.30	16.14%
MAY			0.00	
JUNE			0.00	
JULY			0.00	
AUGUST			0.00	
SEPTEMBER			0.00	
YTD TOTAL	16,968,519.79	19,957,646.17	2,989,126.38	17.62%
BUDGET		29,903,214.00		
OVER/(UNDER) BUDGET		(9,945,567.83)		

SCHEDULE OF INVESTMENTS



INVESTMENT OFFICERS' REPORT

This report is prepared in accordance with the Public funds Investment Act ("Act"), Chapter 2256 of Title 10 of the Government Code. This Act prescribes the investment of funds in the custody of a district or authority created under Article XVI, Section 59, of the Texas Constitution. Section 2256.023(a) of the Act states that "not less than quarterly the investment officers shall prepare and submit to the governing body of the entity a written report of investment transactions for all funds covered by this chapter for the preceding reporting period." This report covers the month of April for Fiscal Year 2022.



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 4/30/2022

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
AIM Invesco												
AIM Invesco MM	AIM	9/30/1999	0.240	468,173.70	468,173.70	468,173.70	468,173.70	N/A	1		0.64	15 - Street Construction
Sub Total / Average AIM Invesco			0.240	468,173.70	468,173.70	468,173.70	468,173.70		1	0.00	0.64	
CLASS												
CLASS LGIP	CLASS	5/27/2021	0.472	3,261,438.51	3,261,438.51	3,261,438.51	3,261,438.51	N/A	1		4.45	110 - ARPA
Sub Total / Average CLASS			0.472	3,261,438.51	3,261,438.51	3,261,438.51	3,261,438.51		1	0.00	4.45	
Nations Funds												
Nations Funds MM	MF0008	10/25/1999	0.277	26,608.51	26,608.51	26,608.51	26,608.51	N/A	1		0.04	06 - Tree Mitigation
Nations Funds MM	MF0008	10/25/1999	0.277	152,244.76	152,244.76	152,244.76	152,244.76	N/A	1		0.21	39 - Economic Development
Nations Funds MM	MF0008	10/25/1999	0.277	2,292,972.78	2,292,972.78	2,292,972.78	2,292,972.78	N/A	1		3.13	23 - Mansfield Parks 1/2 Sales Tax
Nations Funds MM	MF0008	10/25/1999	0.277	445,710.11	445,710.11	445,710.11	445,710.11	N/A	1		0.61	10 - Debt Services
Nations Funds MM	MF0008	10/25/1999	0.277	606,983.31	606,983.31	606,983.31	606,983.31	N/A	1		0.83	24 - Mansfield Parks Land Dedication
Nations Funds MM	MF0008	10/25/1999	0.277	1,457,915.84	1,457,915.84	1,457,915.84	1,457,915.84	N/A	1		1.99	28 - Utility Construction Fund 28
Nations Funds MM	MF0008	10/25/1999	0.277	3,362,956.67	3,362,956.67	3,362,956.67	3,362,956.67	N/A	1		4.58	15 - Street Construction
Nations Funds MM	MF0008	10/25/1999	0.277	4,875,231.45	4,875,231.45	4,875,231.45	4,875,231.45	N/A	1		6.65	25 - Water & Sewer
Nations Funds MM	MF0008	10/25/1999	0.277	4,170,027.51	4,170,027.51	4,170,027.51	4,170,027.51	N/A	1		5.68	01 - General Fund
Nations Funds MM	MF0008	4/11/2012	0.277	3,010,154.06	3,010,154.06	3,010,154.06	3,010,154.06	N/A	1		4.10	27 - Revenue Bond Reserve
Nations Funds MM	MF0008	8/1/2016	0.277	1,542,782.34	1,542,782.34	1,542,782.34	1,542,782.34	N/A	1		2.10	86 - 2016 Streets Construction
Nations Funds MM	MF0008	8/1/2016	0.277	1,616,498.87	1,616,498.87	1,616,498.87	1,616,498.87	N/A	1		2.20	309 - Library Expansion
Nations Funds MM	MF0008	12/1/2017	0.277	25,970.53	25,970.53	25,970.53	25,970.53	N/A	1		0.04	87 - 2017 Streets Construction
Nations Funds MM	MF0008	7/2/2018	0.277	1,600,644.22	1,600,644.22	1,600,644.22	1,600,644.22	N/A	1		2.18	873 - MEDC Construction
Sub Total / Average Nations Funds			0.277	25,186,700.96	25,186,700.96	25,186,700.96	25,186,700.96		1	0.00	34.33	
TexStar												
TexStar LGIP	TEXSTAR	11/2/2012	0.323	53,869.89	53,869.89	53,869.89	53,869.89	N/A	1		0.07	10 - Debt Services

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
TexStar LGIP	TEXSTAR	11/2/2012	0.323	7,303,894.50	7,303,894.50	7,303,894.50	7,303,894.50	N/A	1		9.96	28 - Utility Construction Fund 28
TexStar LGIP	TEXSTAR	11/2/2012	0.323	2,443,044.35	2,443,044.35	2,443,044.35	2,443,044.35	N/A	1		3.33	23 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	0.323	1,516,812.13	1,516,812.13	1,516,812.13	1,516,812.13	N/A	1		2.07	81 - Street Construction 2012 Issue
TexStar LGIP	TEXSTAR	11/2/2012	0.323	1,063,925.91	1,063,925.91	1,063,925.91	1,063,925.91	N/A	1		1.45	24 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	0.323	997,449.93	997,449.93	997,449.93	997,449.93	N/A	1		1.36	19 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.323	1,484,733.52	1,484,733.52	1,484,733.52	1,484,733.52	N/A	1		2.02	50 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	0.323	833,301.78	833,301.78	833,301.78	833,301.78	N/A	1		1.14	39 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	0.323	8,504,268.32	8,504,268.32	8,504,268.32	8,504,268.32	N/A	1		11.59	01 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.323	1,957,093.94	1,957,093.94	1,957,093.94	1,957,093.94	N/A	1		2.67	15 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	0.323	79,629.29	79,629.29	79,629.29	79,629.29	N/A	1		0.11	16 - Building Construction
TexStar LGIP	TEXSTAR	11/2/2012	0.323	231,654.74	231,654.74	231,654.74	231,654.74	N/A	1		0.32	38 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.323	11,282,548.77	11,282,548.77	11,282,548.77	11,282,548.77	N/A	1		15.38	25 - Water & Sewer
TexStar LGIP	TEXSTAR	1/8/2014	0.323	4,839.55	4,839.55	4,839.55	4,839.55	N/A	1		0.01	22 - Equipment Replacement
TexStar LGIP	TEXSTAR	11/30/2014	0.323	583,466.84	583,466.84	583,466.84	583,466.84	N/A	1		0.80	08 - Hotel
TexStar LGIP	TEXSTAR	8/31/2016	0.323	972,575.64	972,575.64	972,575.64	972,575.64	N/A	1		1.33	86 - 2016 Streets Construction
TexStar LGIP	TEXSTAR	12/31/2017	0.323	3,437,555.13	3,437,555.13	3,437,555.13	3,437,555.13	N/A	1		4.69	87 - 2017 Streets Construction
TexStar LGIP	TEXSTAR	7/31/2018	0.323	1,689,073.75	1,689,073.75	1,689,073.75	1,689,073.75	N/A	1		2.30	873 - MEDC Construction
Sub Total / Average TexStar			0.323	44,439,737.98	44,439,737.98	44,439,737.98	44,439,737.98		1	0.00	60.58	
Total / Average			0.313	73,356,051.15	73,356,051.15	73,356,051.15	73,356,051.15		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 4/30/2022

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
01 - General Fund												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.277	4,170,027.51	4,170,027.51	4,170,027.51	4,170,027.51	N/A	1		5.68
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.323	8,504,268.32	8,504,268.32	8,504,268.32	8,504,268.32	N/A	1		11.59
Sub Total / Average 01 - General Fund				0.308	12,674,295.83	12,674,295.83	12,674,295.83	12,674,295.83		1	0.00	17.28
06 - Tree Mitigation												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.277	26,608.51	26,608.51	26,608.51	26,608.51	N/A	1		0.04
Sub Total / Average 06 - Tree Mitigation				0.277	26,608.51	26,608.51	26,608.51	26,608.51		1	0.00	0.04
08 - Hotel												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/30/2014	0.323	583,466.84	583,466.84	583,466.84	583,466.84	N/A	1		0.80
Sub Total / Average 08 - Hotel				0.323	583,466.84	583,466.84	583,466.84	583,466.84		1	0.00	0.80
10 - Debt Services												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.277	445,710.11	445,710.11	445,710.11	445,710.11	N/A	1		0.61
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.323	53,869.89	53,869.89	53,869.89	53,869.89	N/A	1		0.07
Sub Total / Average 10 - Debt Services				0.282	499,580.00	499,580.00	499,580.00	499,580.00		1	0.00	0.68
110 - ARPA												
CLASS LGIP	CLASS	Local Government Investment Pool	5/27/2021	0.472	3,261,438.51	3,261,438.51	3,261,438.51	3,261,438.51	N/A	1		4.45
Sub Total / Average 110 - ARPA				0.472	3,261,438.51	3,261,438.51	3,261,438.51	3,261,438.51		1	0.00	4.45
15 - Street Construction												
AIM Invesco MM	AIM	Money Market	9/30/1999	0.240	468,173.70	468,173.70	468,173.70	468,173.70	N/A	1		0.64
Nations Funds MM	MF0008	Money Market	10/25/1999	0.277	3,362,956.67	3,362,956.67	3,362,956.67	3,362,956.67	N/A	1		4.58
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.323	1,957,093.94	1,957,093.94	1,957,093.94	1,957,093.94	N/A	1		2.67
Sub Total / Average 15 - Street Construction				0.290	5,788,224.31	5,788,224.31	5,788,224.31	5,788,224.31		1	0.00	7.89
16 - Building Construction												

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.323	79,629.29	79,629.29	79,629.29	79,629.29	N/A	1		0.11
Sub Total / Average 16 - Building Construction				0.323	79,629.29	79,629.29	79,629.29	79,629.29		1	0.00	0.11
19 - Drainage Utility Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.323	997,449.93	997,449.93	997,449.93	997,449.93	N/A	1		1.36
Sub Total / Average 19 - Drainage Utility Fund				0.323	997,449.93	997,449.93	997,449.93	997,449.93		1	0.00	1.36
22 - Equipment Replacement												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	1/8/2014	0.323	4,839.55	4,839.55	4,839.55	4,839.55	N/A	1		0.01
Sub Total / Average 22 - Equipment Replacement				0.323	4,839.55	4,839.55	4,839.55	4,839.55		1	0.00	0.01
23 - Mansfield Parks 1/2 Sales Tax												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.277	2,292,972.78	2,292,972.78	2,292,972.78	2,292,972.78	N/A	1		3.13
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.323	2,443,044.35	2,443,044.35	2,443,044.35	2,443,044.35	N/A	1		3.33
Sub Total / Average 23 - Mansfield Parks 1/2 Sales Tax				0.301	4,736,017.13	4,736,017.13	4,736,017.13	4,736,017.13		1	0.00	6.46
24 - Mansfield Parks Land Dedication												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.277	606,983.31	606,983.31	606,983.31	606,983.31	N/A	1		0.83
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.323	1,063,925.91	1,063,925.91	1,063,925.91	1,063,925.91	N/A	1		1.45
Sub Total / Average 24 - Mansfield Parks Land Dedication				0.306	1,670,909.22	1,670,909.22	1,670,909.22	1,670,909.22		1	0.00	2.28
25 - Water & Sewer												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.277	4,875,231.45	4,875,231.45	4,875,231.45	4,875,231.45	N/A	1		6.65
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.323	11,282,548.77	11,282,548.77	11,282,548.77	11,282,548.77	N/A	1		15.38
Sub Total / Average 25 - Water & Sewer				0.309	16,157,780.22	16,157,780.22	16,157,780.22	16,157,780.22		1	0.00	22.03
27 - Revenue Bond Reserve												
Nations Funds MM	MF0008	Money Market	4/11/2012	0.277	3,010,154.06	3,010,154.06	3,010,154.06	3,010,154.06	N/A	1		4.10
Sub Total / Average 27 - Revenue Bond Reserve				0.277	3,010,154.06	3,010,154.06	3,010,154.06	3,010,154.06		1	0.00	4.10
28 - Utility Construction Fund 28												

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
Nations Funds MM	MF0008	Money Market	10/25/1999	0.277	1,457,915.84	1,457,915.84	1,457,915.84	1,457,915.84	N/A	1		1.99
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.323	7,303,894.50	7,303,894.50	7,303,894.50	7,303,894.50	N/A	1		9.96
Sub Total / Average 28 - Utility Construction Fund 28				0.315	8,761,810.34	8,761,810.34	8,761,810.34	8,761,810.34		1	0.00	11.94
309 - Library Expansion												
Nations Funds MM	MF0008	Money Market	8/1/2016	0.277	1,616,498.87	1,616,498.87	1,616,498.87	1,616,498.87	N/A	1		2.20
Sub Total / Average 309 - Library Expansion				0.277	1,616,498.87	1,616,498.87	1,616,498.87	1,616,498.87		1	0.00	2.20
38 - MEDC I&S Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.323	231,654.74	231,654.74	231,654.74	231,654.74	N/A	1		0.32
Sub Total / Average 38 - MEDC I&S Fund				0.323	231,654.74	231,654.74	231,654.74	231,654.74		1	0.00	0.32
39 - Economic Development												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.277	152,244.76	152,244.76	152,244.76	152,244.76	N/A	1		0.21
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.323	833,301.78	833,301.78	833,301.78	833,301.78	N/A	1		1.14
Sub Total / Average 39 - Economic Development				0.316	985,546.54	985,546.54	985,546.54	985,546.54		1	0.00	1.34
50 - TIF												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.323	1,484,733.52	1,484,733.52	1,484,733.52	1,484,733.52	N/A	1		2.02
Sub Total / Average 50 - TIF				0.323	1,484,733.52	1,484,733.52	1,484,733.52	1,484,733.52		1	0.00	2.02
81 - Street Construction 2012 Issue												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.323	1,516,812.13	1,516,812.13	1,516,812.13	1,516,812.13	N/A	1		2.07
Sub Total / Average 81 - Street Construction 2012 Issue				0.323	1,516,812.13	1,516,812.13	1,516,812.13	1,516,812.13		1	0.00	2.07
86 - 2016 Streets Construction												
Nations Funds MM	MF0008	Money Market	8/1/2016	0.277	1,542,782.34	1,542,782.34	1,542,782.34	1,542,782.34	N/A	1		2.10
TexStar LGIP	TEXSTAR	Local Government Investment Pool	8/31/2016	0.323	972,575.64	972,575.64	972,575.64	972,575.64	N/A	1		1.33
Sub Total / Average 86 - 2016 Streets Construction				0.295	2,515,357.98	2,515,357.98	2,515,357.98	2,515,357.98		1	0.00	3.43
87 - 2017 Streets Construction												
Nations Funds MM	MF0008	Money Market	12/1/2017	0.277	25,970.53	25,970.53	25,970.53	25,970.53	N/A	1		0.04

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
TexStar LGIP	TEXSTAR	Local Government Investment Pool	12/31/2017	0.323	3,437,555.13	3,437,555.13	3,437,555.13	3,437,555.13	N/A	1		4.69
Sub Total / Average 87 - 2017 Streets Construction				0.322	3,463,525.66	3,463,525.66	3,463,525.66	3,463,525.66		1	0.00	4.72
873 - MEDC Construction												
Nations Funds MM	MF0008	Money Market	7/2/2018	0.277	1,600,644.22	1,600,644.22	1,600,644.22	1,600,644.22	N/A	1		2.18
TexStar LGIP	TEXSTAR	Local Government Investment Pool	7/31/2018	0.323	1,689,073.75	1,689,073.75	1,689,073.75	1,689,073.75	N/A	1		2.30
Sub Total / Average 873 - MEDC Construction				0.300	3,289,717.97	3,289,717.97	3,289,717.97	3,289,717.97		1	0.00	4.48
Total / Average				0.313	73,356,051.15	73,356,051.15	73,356,051.15	73,356,051.15		1	0.00	100



Southwest Economy



▶ Students Cut College During Pandemic; Their Return Is Uncertain

PLUS

- ▶ Turbulent Economy Tests Texans Who Lack Financial Knowledge
- ▶ Looking Back: Shale Oil Boom Gave Permian Basin a Second Life
- ▶ On the Record: Cross-Border Manufacturing Rises from Pandemic Lows
- ▶ Spotlight: New Mexico Marijuana Legalization's Costs, Benefits Remain Unclear
- ▶ Around the Region: Texas Reclaims Jobs Lost in Pandemic; Some Metros Still Trying to Catch Up



Students Cut College During Pandemic; Their Return Is Uncertain

By Wenhua Di and Mytiah Caldwell

ABSTRACT: Postsecondary institutions suddenly closed their doors with the arrival of COVID-19 in March 2020. Two years later, the impacts are coming into focus. They include steeply declining college enrollment in Texas and across the country, with particularly noteworthy cuts among normally accessible community colleges. The results could portend a less-educated and less-nimble future workforce.

Colleges and universities abruptly emptied. Everything, it seemed, was online.

As COVID-19 spread across the U.S. in first quarter 2020, followed by waves of its variants, virtual instruction took hold and rolled on through the 2020–21 and 2021–22 academic years. Worrisome infection rates not only limited in-person learning, they also curtailed most campus activities—sports and entertainment included. The student experience was turned on its head in an era of evolving vaccine requirements and mask wearing.

Prospective college students faced another set of challenges. Successive classes of high school seniors lacked academic preparation for higher edu-

cation, let alone assistance navigating the college application process, while pandemic-related financial shocks put college further out of reach for some.

Two years into the pandemic, as the virus' impact recedes, the results have become clear: steeply declining college enrollment in Texas and across the country. Particularly noteworthy, normally accessible community colleges have experienced the greatest drop-off. The vanishing students portend a possibly less-educated and less-versatile future workforce.

Enrollment Decline Quickens

Enrollment in fall 2021 for postsecondary education (colleges and universities) nationally declined 5.1

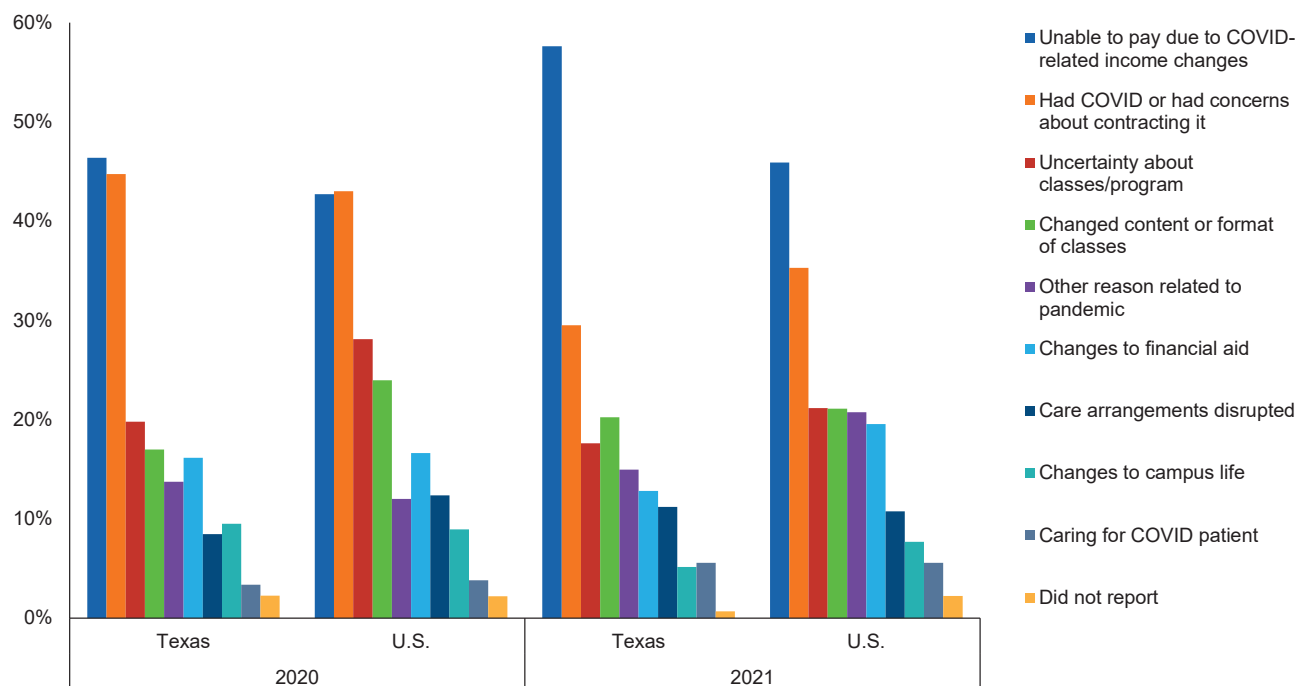
TABLE 1 College Enrollment Declined During Pandemic

	Fall 2019	Fall 2021	Fall 2021 % change from fall 2019
U.S.			
Public 2-yr	5,368,470	4,662,364	-13.2
First-time freshmen (age 24 and younger)	759,649	626,017	-17.6
Public 4-yr	7,989,984	7,767,617	-2.8
First-time freshmen (age 24 and younger)	927,723	878,208	-5.3
Private nonprofit 4-yr	3,842,930	3,776,285	-1.7
First-time freshmen (age 24 and younger)	399,426	385,304	-3.5
Total	18,239,874	17,302,364	-5.1
First-time freshmen (age 24 and younger)	2,143,023	1,955,529	-8.7
Texas			
Public 2-yr	647,127	607,763	-6.1
Public 4-yr	704,194	668,881	-5.0
Private nonprofit 4-yr	125,156	121,131	-3.2
Total	1,490,953	1,428,231	-4.2

NOTES: Enrollment is for both undergraduate and graduate programs. First-time freshmen are undergraduate students entering college in the fall term for the first time. Total includes private for-profit, four-year institutions. SOURCES: "Overview: Fall 2021 Enrollment Estimates," National Student Clearinghouse; authors' calculations.

CHART 1

Inability to Pay Is Top Reason for Canceling College Plans in Pandemic



NOTES: Estimates are based on households with at least one adult who is taking or was planning on taking classes this term from a post-high school institution. Totals do not sum to 100 percent as respondents can choose multiple categories.

SOURCE: Census Bureau Household Pulse Survey, weeks 15 and 38.

percent from prior-year levels, the National Student Clearinghouse found (Table 1).¹ Although U.S. college enrollment was trending lower before the pandemic, the subsequent drop was much more pronounced.

Texas' population has grown faster than the nation. Despite this growing potential student pool, the state's total college enrollment fell 4.2 percent from 2019 to 2021, smaller than the national drop.

Community colleges in the state, like those in the nation, were particularly affected, with enrollment down 6.1 percent from fall 2019 levels. Meanwhile, Texas' four-year universities reported larger enrollment declines than their counterparts nationally. Before the pandemic, Texas enrollment was increasing in contrast to declines nationally.²

The pandemic recession—albeit a brief two months—differed from previous downturns with high unemployment. During those episodes,

people typically returned to school to build skills. This outcome, in contrast, resulted in lower postsecondary numbers. Public four-year enrollment decreased 2.8 percent nationally, while community colleges experienced a 13.2 percent decline over the pandemic's initial two years.

Undergraduate students entering college for the first time appear to have been more affected than other students. Enrollment among first-time freshmen, age 24 years and younger, declined by a larger percentage across all types of institutions, suggesting that the pandemic disproportionately disrupted college education for young adults.

Why Not in School?

The Census Bureau's Household Pulse Surveys provide real-time insight into factors affecting postsecondary enrollment. The survey queries respondents online regarding economic experiences during the pandemic.

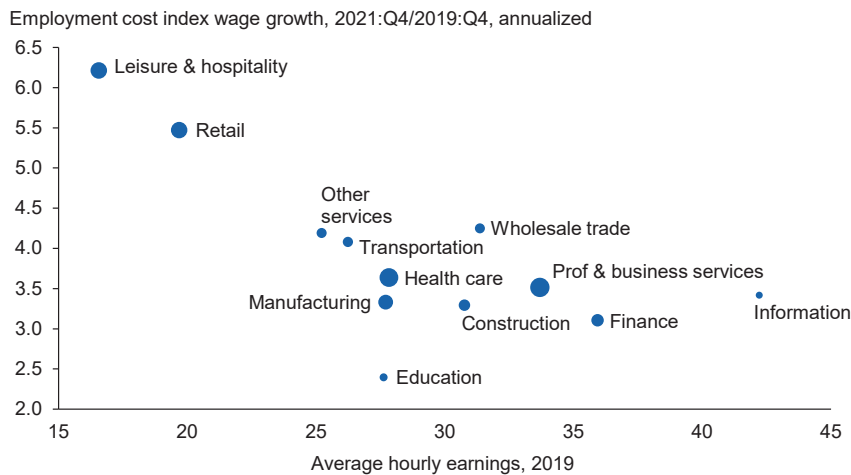
The survey asked whether adults in the respondent household had changed their college plans—if they had any—and the reasons for the changes. Data from survey periods (Sept. 16–28, 2020, and Sept. 15–27, 2021, weeks 15 and 38, respectively) highlight changes in fall college enrollment plans.³

Approximately 73 percent of all respondents who had college plans reported that they had changed them as of the fall term 2020; about one-third in Texas and nationwide reported canceling all plans.⁴ Not all plan changes were cancellations. Many students took fewer (or more) classes, had classes in a different format or at a different institution or took classes for different kinds of certificates or degrees.

There were far fewer respondents to the fall 2021 Pulse survey, and many skipped the college plan questions. Still, the share reporting that they canceled college plans was about half that

CHART 2

Wages Jump Furthest in Low-Paying Sectors



NOTES: Data show the average of October–December 2021/October–December 2019 annualized growth by industry. Bubbles are weighted by share of total U.S. employment in December 2021.

SOURCES: Bureau of Labor Statistics; authors' calculations.

of the prior year—about 15 percent—in Texas and the U.S.⁵

The survey asked what prompted the changed college plans. Looking at those who opted not to enroll, the top reason was an inability to pay for school due to a pandemic-related income change (*Chart 1*).

COVID-19 illness or fear of catching the virus was the second-most cited reason for canceling college plans. Uncertainty about classes or programs was the third-most frequent reason, while changes in class content or format was the fourth-most noted reason for skipping college.

Texans were less likely to view the uncertainty, content or format changes as a negative factor, perhaps because the state's colleges returned to in-person classes sooner than those elsewhere.

What about leaving school for work opportunities? In the months after the pandemic's onset in spring 2020, labor markets quickly rebounded and demand for workers outpaced supply, particularly among lower-skill positions, for which pay quickly rose (*Chart 2*).

The survey did not directly ask about labor market opportunities, but for some potential students, plentiful employment openings and higher wages

for low-skill jobs might have made work more appealing than school. Among all age groups, employment rates in the pandemic recovered first for 16–19-year-olds. Those vulnerable to health risks or whose parents needed help with care for younger siblings though, may have opted to stay out of school and the job market.⁶

Demographic Factors

The Pulse survey also sheds light on the role of demographics during the period. Applying regression analysis to the national data suggests that—all else

equal—cancellation of education plans is positively correlated with being Black or Hispanic. It is also positively correlated with lower income status. This is consistent with the pandemic's greater impact on community college enrollment, as these demographics comprise a larger share of students at two-year campuses.

Texas data, though less robust, yield a similar result. However, there is no correlation with being Hispanic.

Impact Among Men

Men's college enrollment fell about twice as much as that of women during the pandemic (*Table 2*). Community college enrollment fell 16 percent for men compared with 11 percent among women. Men also drove the overall enrollment drop at four-year institutions.⁷ This is consistent with a long-run trend of declining male college attendance.

Additionally, the decline is indicative of labor market opportunities that appeared following the onset of the pandemic. Job retention and creation was tilted toward male-dominated occupations, especially as women bore much of the burden of caring for children unable to attend in-person classes or daycare.⁸

Longer term, men have fallen behind women in college enrollment as access to higher education and the career path for women improved.⁹ The share of men attending colleges and universities fell to 40.9 percent in fall 2020, from 42.3 percent in 2019 and 43.7 percent in 2015.¹⁰

TABLE 2

Men Far More Likely Than Women to Skip College in Pandemic

		Fall 2019	Fall 2021	Fall 2021 % change from fall 2019
Public 2-yr	Men	2,256,354	1,891,359	-16.2%
	Women	3,112,115	2,771,005	-11.0%
Public 4-yr	Men	3,477,314	3,296,535	-5.2%
	Women	4,512,670	4,471,082	-0.9%
Private nonprofit 4-yr	Men	1,535,530	1,485,664	-3.2%
	Women	2,307,400	2,290,620	-0.7%
Total	Men	7,606,756	7,059,178	-7.2%
	Women	10,633,118	10,243,187	-3.7%

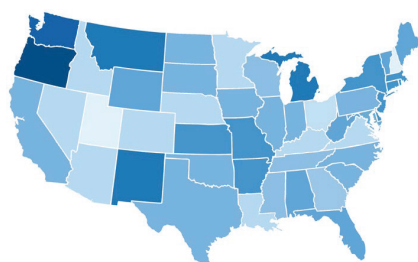
NOTE: Enrollment for both undergraduate and graduate programs are included.

SOURCE: "Overview: Fall 2021 Enrollment Estimates," National Student Clearinghouse.

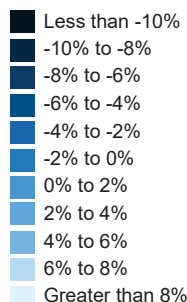
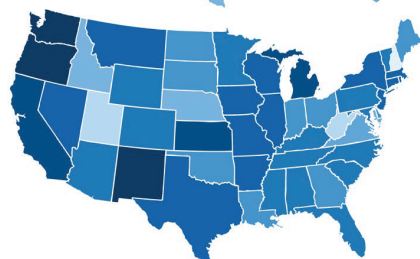
CHART 3

Male College Enrollment Decline Outpaces Female Drop

A. Female Enrollment Changes from Fall 2019 to Fall 2020



B. Male Enrollment Changes from Fall 2019 to Fall 2020



NOTE: This information is based on data collected from Title IV institutions in the United States.
SOURCE: U.S. Department of Education, National Center for Education Statistics, Integrated Postsecondary Education Data System (IPEDS), Fall Enrollment 2020 provisional data.

State-level enrollment data by gender are available only until fall 2020 (*Chart 3*). The male decline accelerated for almost all states from fall 2019 to fall 2020. In Texas, undergraduate enrollment fell 6.4 percent for men and 1.1 percent for women.

Meanwhile, the labor force participation rate for Texas men ages 18 to 24 generally exceeded that of women during the pandemic (*Chart 4*).¹¹ To the degree that labor shortages helped prompt some prospective students to not pursue a college education, they may motivate more men than women.

Loan Payment Relief

While some students canceled college plans due to an inability to pay, aid to students and institutions actually increased during the pandemic. Qualified federal student loan payments were suspended at a zero-interest rate beginning in March 2020 under the Coronavirus Aid, Relief and Economic Security (CARES) Act and Department of Education administrative acts.¹²

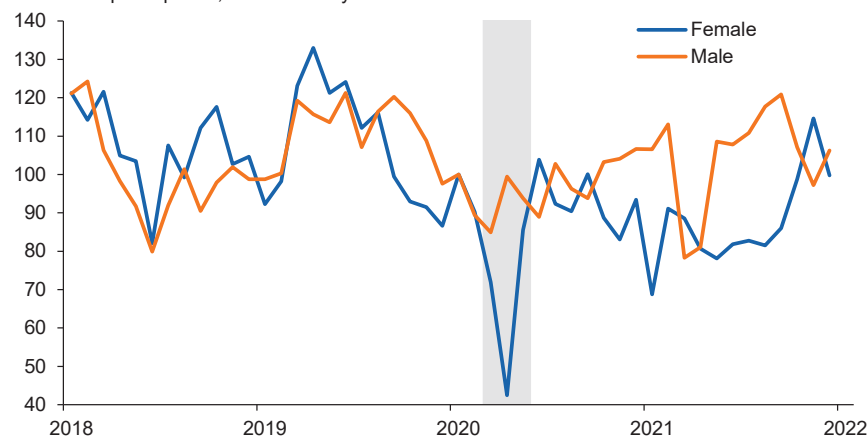
Collections also stopped on defaulted loans.¹³ Thus, the unpaid outstanding student loan balance grew, totaling

\$1.6 trillion in third quarter 2021, despite a decrease in borrowing.¹⁴ Borrowers with large loan balances or with obligations in distress have benefited most from the pause in payments. Delinquencies will likely reappear in credit reports when repayment obligation resumes in May 2022.¹⁵

CHART 4

Texas Male Young Adult Labor Force Participation Generally Exceeds Female Rate in Pandemic

Labor force participation, index January 2020 = 100*



*Seasonally adjusted.

NOTES: Rates shown are for Texas, ages 18–24. Data are through December 2021. Gray bar shows the initial onset of the pandemic, March–May 2020.

SOURCE: Bureau of Labor Statistics, Current Population Survey.

Student loan originations declined in response to the falling college enrollment. The number of new student loan borrowers fell in the past two academic years in Texas and nationally, according to calculations based on New York Fed Consumer Credit Panel/Equifax data.¹⁶

The total number of student loan borrowers with outstanding balances in Texas was little changed during the first year of the pandemic (*Chart 5*).

Disrupted Education

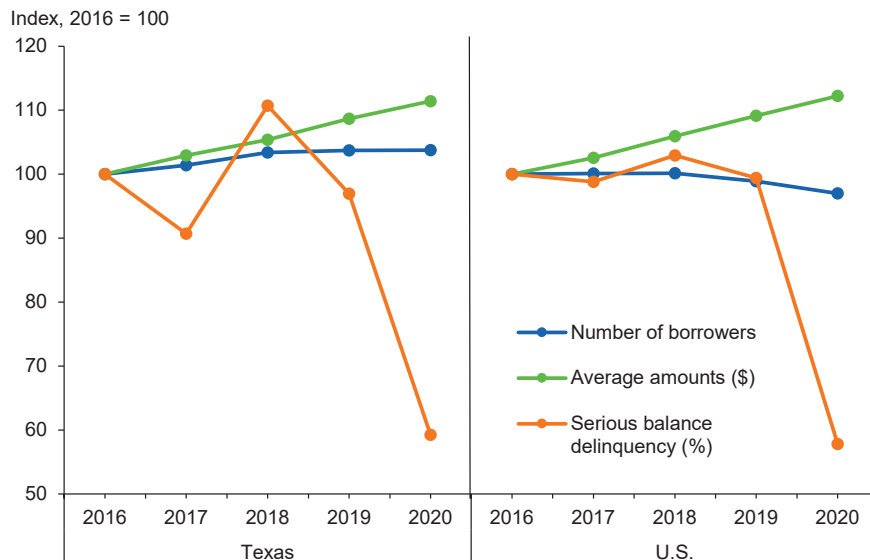
Enrollment for postsecondary education has declined broadly during the pandemic. A particularly large drop in community college enrollment reflects the sensitivity to pandemic disruptions for lower-income and minority students, who represent a large share of students at these schools.

Community colleges serve as a relatively affordable entry to general education and skills training, with graduates able to transfer to traditional universities to continue their education. As a result, the lower enrollment may lead to a less-prepared labor force that lacks education and skills for the workplace and produces fewer students for traditional four-year institutions.

The gender gap in college enrollment also widened during the pandemic. Among women, likely burdened by

CHART 5

Student Loan Forbearance Slowed Pandemic Delinquencies



NOTES: Serious delinquencies are the percent 90+ days past due (including defaults), based on total outstanding balance. Student loans include both federal student loans and private student loans.

SOURCES: Federal Reserve Bank of New York Consumer Credit Panel/Equifax; authors' calculations.

family care responsibilities during the pandemic, community college enrollment declined.

However, the enrollment decline for men was much larger than for women, reaffirming a long-term trend of lower higher-education enrollment for men.

More young men joined the workforce, likely because of higher wages offered for lower-skill positions. Skipping college can, however, reduce lifelong earnings and lead to fewer job opportunities in the long term.

Di is a senior research economist in the Research Department of the Federal Reserve Bank of Dallas.

Caldwell is a research analyst in the Research Department at the Federal Reserve Bank of Dallas.

Notes

¹ "Current Term Enrollment Estimates, Fall 2021," the National Student Clearinghouse Research Center, Jan. 13, 2022, <https://nscresearchcenter.org/current-term-enrollment-estimates/>. The Clearinghouse data account for 97 percent of all enrollments at Title IV, degree-granting institutions in the U.S.

² Texas community college enrollment rose 2.1 percent

in 2021 from the sharp decline in the pandemic's first year. Public and private nonprofit four-year enrollment increased slightly in fall 2020 but fell in fall 2021.

³ In the September 2020 survey, about 19.6 percent of respondents had adults in the households with postsecondary education plans. In the September 2021 period, that share dropped to 16.2 percent. The survey's response rate declined over the two periods, which may imply substantial nonresponse biases, www.census.gov/programs-surveys/household-pulse-survey.html.

⁴ The percentages are higher than enrollment estimates from the National Student Clearinghouse or from the Integrated Postsecondary Education Data System because not all with a college plan applied to college or got admitted. The Pulse responses are self-reported.

⁵ Survey questions are specific to the pandemic, so there are no comparable prior data about plan changes.

⁶ "Skipping School: Enrollment Numbers Down for Students Ages 16–24 During Pandemic," by Anna Crockett and Jason Saving, Federal Reserve Bank of Dallas *Dallas Fed Communities*, Jan. 24, 2022, www.dallasfed.org/cd/communities/2022/0124.

"Employment Numbers Suggest Young People Face Barriers in Recovery from Pandemic," by Anna Crockett and Jason Saving, Federal Reserve *Dallas Fed Communities*, Dec. 9, 2021, www.dallasfed.org/cd/communities/2021/1209.

⁷ Women's enrollment declined at a similar rate as the prepandemic rate at public or private nonprofit four-year institutions. See the eighth column in Table 8 in

"Overview: Fall 2021 Enrollment Estimates," by the National Student Clearinghouse Center. The preliminary Texas enrollment data are not broken down by gender.

⁸ "The She-Cession by the Numbers," by Liz Elting, *Forbes*, Feb. 12, 2022, www.forbes.com/sites/lizelling/2022/02/12/the-she-cession-by-the-numbers/?sh=d0efb2105309.

⁹ "The Homecoming of American College Women: The Reversal of the College Gender Gap," by Claudia Goldin, Lawrence F. Katz, and Ilyana Kuziemko, *Journal of Economic Perspectives*, vol. 20, no. 4, 2006, pp. 133–156. Developmental and behavioral differences are suggested.

¹⁰ The National Student Clearinghouse includes only degree-granting institutions, while the National Center for Education Statistics data also cover nondegree-granting institutions. There are also reporting period differences between the two.

¹¹ The trend is noisy due to a small sample size.

¹² The U.S. Department of Education extended the payment pause to May 1, 2022. All federal loans qualify except for Perkins loans not held by the department, <https://studentaid.gov/announcements-events/covid-19>.

¹³ "The Early Effects of the COVID-19 Pandemic on Consumer Credit," Consumer Financial Protection Bureau Office of Research Special Issue Brief, August 2020. Loans not in default under this "administrative forbearance" include previously delinquent ones, which are considered current. Nonpayment has no negative impact on borrowers' credit, https://files.consumerfinance.gov/f/documents/cfpb_early-effects-covid-19-consumer-credit_issue-brief.pdf.

¹⁴ "Trends in College Pricing and Student Aid 2021," The College Board, accessed March 4, 2022. Student loans are one of the major sources of funds for postsecondary education. However, the percent of student loans as a share of the college costs have gradually declined from 40 percent to 30 percent, as grants become more available. Grants increased from 49 percent to 64 percent of total funds, <https://research.collegeboard.org/trends/student-aid>.

¹⁵ "Student Loan Repayment During the Pandemic Forbearance," by Jacob Goss, Daniel Mangrum and Joelle Scally, Federal Reserve Bank of New York *Liberty Street Economics*, March 22, 2022, <https://libertystreeteconomics.newyorkfed.org/2022/03/student-loan-repayment-during-the-pandemic-forbearance/>

¹⁶ The New York Fed Consumer Credit Panel/Equifax is a nationally representative anonymous random sample from Equifax credit files. It tracks all consumers with a U.S. credit file residing in the same household from a random, anonymous sample of 5 percent of U.S. consumers with a credit file. Equifax data assets are used as a source but all calculations, findings and assertions are those of the authors.

Looking back at a past *Southwest Economy* article from a decade ago, with updates on what has happened since.

Shale Oil Boom Gave Permian Basin a Second Life

During the first four months of 2012, the average monthly price of benchmark West Texas Intermediate crude oil stayed stubbornly above \$100 per barrel, creating anxiety then, as now, about higher energy prices.

We look back a decade ago as *Southwest Economy* told of the rebirth of the Permian Basin as part of the shale oil boom in “Permian Basin Booms as New Techniques Resurrect Old Sites.”¹

The Permian Basin, home to many of America’s oldest oil fields, covers 75,000 square miles of West Texas and southeastern New Mexico. Discovered in 1921, the formation has produced more than 40 billion barrels of oil, including much of the oil used during World War II. Until recently, the Permian Basin’s biggest challenges were to slow the loss of production—which began ebbing in 1973—while squeezing out the last 30 billion barrels of “mobile” oil as economically as possible. That was before innovation, technology and \$100-per-barrel oil offered the aging fields a new future.

The breakthrough arose in the Midland area’s Spraberry oil field, among the Permian Basin’s most venerable locations. Spraberry formations were fractured for decades, usually in one or two zones, for vertical wells. The innovation: drilling vertically while emulating the multi-stage fracturing typical of horizontal wells. The result spawned a boom in the eastern Permian Basin in 2005, reversing years of decline.

The Permian Basin’s second chance at new life parallels earlier development of the Eagle Ford in

South Texas. Horizontal drilling and fracturing could produce oil from shale—and the western Permian Basin is rich in shale. The Delaware Sub-basin encompasses the Hobbs area of southeastern New Mexico and four counties of West Texas.

Shale development is just beginning in the Delaware. A Texas General Land Office lease auction in April 2011 brought a bid of \$3,264 per acre for 30,000 acres, compared with an average bid of \$906 per acre six months earlier.

Update: By 2016, as the industry emerged from the largest oil bust since 1986, business-to-business acreage transactions in the Permian ranged from \$7,000 to \$58,000 per acre. Two years later, some positions sold for as much \$70,000 an acre, according to estimates. In 2021, after the COVID-19 bust, large acquisitions were being priced at closer to \$10,500 per acre.

Partly because these developments are relatively new, production data don’t yet reflect the magnitude of the changes. Oil production in the Delaware during 2011 was 13 million barrels above that in 2008, while natural gas production declined significantly.

Update: Oil production in the Delaware reached 751.2 million barrels in 2019. Natural gas output increased 2.43 trillion thousand-cubic feet (Mcf) from 2008 to 2019. In 2020, the Delaware Sub-basin produced 660 million barrels of oil and 2.96 trillion Mcf of natural gas.

As production has grown in the Eagle Ford and Bakken oil shale regions, a shortage of infrastructure to

SpotLight Shale Oil Exploration Permian Basin Booms as New Techniques Resurrect Old Sites

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The Permian Basin’s second chance at new life parallels earlier development of the Eagle Ford in South Texas (see related article, page 2). Horizontal drilling and fracturing could produce oil from shale—and the western Permian Basin is rich in shale—instead of concentrating only on the remaining 30 billion barrels of mobile oil.

The Delaware Sub-basin encompasses the Hobbs area of southeastern New Mexico and four counties of West Texas and is home to the Anadarko and Wolfcamp shale, as well as three layers of base Spring shale. Together, they provide rich sources of oil and natural gas liquids.

Shale development is just beginning in the Delaware. A Texas General Land Office lease auction in April 2011 brought a bid of \$3,264 per acre for 30,000 acres (\$918 billion in total), compared with an average bid of \$906 per acre six months earlier. Drilling on the Eagle Ford model, the Delaware offered shale rich in liquids, plus well-developed infrastructure and

wellbore increasingly came to look like the lateral section of a horizontal well. The result spawned a boom in the eastern Permian Basin in 2005, reversing years of decline.

Shale production in the Delaware during 2011 was 13 million barrels above that in 2008 (when the price peaked), while natural gas production declined significantly. Revenue from oil and gas production increased \$1 billion from 2008 to 2011.

As production has grown in the Eagle Ford and Bakken oil shale regions, a shortage of infrastructure to transport and product to market has been a key constraint. Moving new natural gas liquids to the Louisville-based petrochemical market on the Gulf Coast has proved the greatest problem. The major Permian Basin, with a rich infrastructure in place, enjoys the advantage of expanding on existing transportation systems rather than starting from scratch.

And significant expenses are under way, with new gathering systems and fracturing capacity in the Anadarko shale. Additionally, a well-timed and several pipelines are under construction to move product to Houston.

The stories of the Permian Basin tight labor markets are the stuff of legend—restaurants half-open for lack of workers, the local fast food place importing wait staff from eastern Europe. Labor markets in the Delaware were tight before the shift to shale began, and they remain so. A 15 percent increase in total wages last year was driven by a 6.2 percent jump in employment, accompanied by an 8.8 percent increase in wages paid per worker (Chart 1). Labor shortages in the lucrative oil sector drive local wage increases, leaving other segments to compete for workers.

And that nearly frolic activity level is increasing. Drilling in dry gas-producing areas such as the Barnett and Haystack shale regions significantly pulled back following the collapse of natural gas prices to nearly \$2 per thousand cubic feet during the winter. Production and service companies are rapidly drilling rigs and hydraulic fracturing crews into shale rich in oil and natural gas liquids. Thus, while overall drilling activity has cooled in recent months, the Permian Basin has picked up the pace.

—Robert W. Gilmer and Jesse B. Thompson III

Southwest Economy, Second Quarter 2012

transport the product to market has been a key constraint.

Update: By 2022, total Permian Basin takeaway capacity had expanded to more than 6 million barrels per day from less than 2 million a decade prior.

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Update: On average, the unemployment rate was more than 1.3 percentage points lower in the Midland–Odessa area than the state in the 2010s—including during the disastrous 2015–16 oil bust. In December 2021, metro unemployment was 5.6 percent versus 5 percent statewide.

—Updates from Jesse Thompson

Note

¹ “Permian Basin Booms as New Techniques Resurrect Old Sites,” by Robert W. Gilmer and Jesse B. Thompson, Federal Reserve Bank of Dallas *Southwest Economy*, Second Quarter, 2012.

A Conversation with Fabiola Luna

Cross-Border Manufacturing Rises from Pandemic Lows

Fabiola Luna became president of the Association of Maquiladoras, Index Ciudad Juárez, in 2021. The trade group represents manufacturing facilities along the U.S.–Mexico border that import components, assemble them and export finished products. She spoke about cross-border trade and the impact of the pandemic.

Q. Why do we call it cross-border manufacturing?

It is an industry mainly located along the U.S.–Mexico border, making easy the logistics for international trade. All raw materials get to Mexico on a temporary basis and then are used in the manufacturing process and exported back to the U.S. Since Texas borders several Mexican states, it is the main intermediary for U.S.–Mexico manufacturing trade.

Ciudad Juárez is particularly important because it was here where the maquiladora model was born back in the 1960s, and since then it has been the economic backbone of the border region.

Ciudad Juárez has 320 plants employing 330,000 workers. About 60 percent of all maquiladora jobs in the state of Chihuahua are in Ciudad Juárez. Originally, maquiladora plants were in industrial parks close to international border crossings, but currently they are all over the city.

Q. How do maquilas figure into what U.S. consumers see in the marketplace?

Our main maquiladora industry is the automotive sector. It represents 38 percent of employment in first quarter 2022. We manufacture all kinds of auto-related products, such as seat covers, seat belts, battery cables and wiring harnesses. So, practically all cars U.S. consumers own have a component made

in Ciudad Juárez. We also manufacture top-of-the-line all-terrain vehicles (ATVs), refrigerators, washing machines, medical surgical devices and even candies. The popular Brach's candies are made here.

Q. How have goods changed in the past 20 years?

What we produce now is completely different from what we made 50 years ago. Our manufacturing processes have also evolved with new technologies. For example, some of our plants include high-tech robotics; some have automated processes with a good mix of traditional labor and robots.

We are even adopting the technology needed to supply electric vehicle production. We also have plants that manufacture for Apple, including the iPhone, the MacBook and AirPods. We are manufacturing the electronic products that have become essential. The [maquiladora] industry has evolved at the pace required by the companies and markets we serve. Nevertheless, our industry continues to be labor intensive with a good mix of automation and a more skilled labor force.

Q. How has the pandemic affected cross-border manufacturing?

We still have supply-chain issues, mainly in the automotive and electronics sectors. If our clients can't produce

due to supply-chain issues, we don't get the production orders for the components we manufacture here.

At the beginning of the pandemic—between March and April of 2020—our industry had to close for more than two months. The government mandated the closure of nonessential business, so the only essential industry in town was medical device manufacturing.

Eventually, we negotiated with the government, and industries such as auto and electronics got the essential designation due to increased demand from the U.S. In addition, we had to continue paying 100 percent of the salary to our workforce during the months that we were closed—on top of all fixed costs. Even now, with reduced production orders, our payrolls must remain unchanged.

The main challenge was to keep the workforce safe from COVID-19. We had to adjust our manufacturing processes to follow domestic and international safety standards, such as social distancing between workers. When vaccines were available domestically, we, in coordination with local and federal authorities, made sure most of the workforce got vaccinated.

Once we had the vaccination process under control, supply-chain issues arose. Our production orders were significantly reduced. We did not have enough raw materials and components; we did not have truck drivers. Even though the international bridges were open for international trade, we did not have product to send. In fact, we are still dealing with supply-chain issues, although we expect that they could get resolved by mid-2022.

During the worst days of the pandemic—before vaccines were available in Mexico—we collaborated with the Mexico consulate in El Paso, El Paso city government and U.S. Rep. Veronica Escobar to organize a massive vaccination campaign for the industry.

Officials from both sides of the border were amazed how orderly the process was. We vaccinated about 400 people every 30 minutes. We ended up vaccinating 33,000 people between July 6 and July 31. Even though it only represented



► *Some of our plants include high-tech robotics; some have automated processes with a good mix of traditional labor and robots.*

10 percent of our labor force, it helped to buy time until we got vaccines from the Mexican government.

The future for the industry in our region is encouraging. There is a lot of expected future demand for products that will be incorporated into new technologies, such as those for electric vehicles, but it all depends on investment decisions that must take place now in order to produce in 2023 and 2024. However, it is hard to plan under the current [January 2022] COVID-19 situation.

Q. What measures is the industry taking to keep up with U.S. demand two years into the pandemic?

It has been very complicated; we are monitoring our orders almost by the minute because such orders can change several times during the day. We are efficiently utilizing all that we have available such as labor, components/raw materials [and] financing and always looking for additional business around the world. We are always monitoring current economic conditions in the U.S. because as soon as there is an increase in demand, we will see our production orders growing.

Something we have learned during the pandemic is that we do not depend 100 percent on the U.S. market. We have learned to cope with reduced demand from our principal client, and we have diversified our business at the same time.

Q. As the U.S. talks of “reshoring” manufacturing to ease supply-chain issues, is cross-border manufacturing getting more attention?

There is some discussion about how to bring back manufacturing processes to the region in order to make North

America more self-sufficient. There are high-level talks looking at ways to manufacture some components in Mexico and in the U.S. that are currently imported from other regions of the world. We are in constant communication with our clients and looking at ways to fix, in the short run, what we have experienced during the pandemic.

Q. How do United States–Mexico–Canada Agreement (USMCA) trade rules challenge collaborative arrangements?

Before the USMCA was enacted [July 1, 2020], we were taken into consideration and our concerns noted. In theory, the majority of our demands were included in the negotiations. Several of the new requirements—such as the new rules of origin—will take place gradually, giving us time to adjust. So far, it is really hard to measure the effects of USMCA on our bottom line given the pandemic.

Hopefully, once the pandemic is over, we will have time to assess how the USMCA will affect our business and how we could find ways to minimize the impacts, always working closely with our clients to keep our cross-border manufacturing system well-oiled.

Q. Are recent Mexican domestic policies, such as minimum-wage increases, affecting the maquiladora industry?

In every new administration, there are new laws with which to comply, and this [Andrés Manuel López Obrador] administration is no exception. We are kind of used to it. So, what we do every time is inform the new government how new laws would impact our business.

We were not significantly impacted by the new minimum-wage law requir-

ing increases of more than 50 percent in 2019 because we were already paying more than two times the minimum wage. We doubled the minimum wage to the very few workers who were making only minimum wage, and we had to adjust our payroll salary ranges.

We also had to inform our workers that the mandatory wage increases were for minimum-wage earners only, not for all employees. However, subsequent minimum-wage increases in 2020 (5 percent), 2021 (15 percent) and 2022 (22 percent) are impacting the industry.

We are negotiating with the federal government regarding strategies to limit wage increases in the succeeding years given that, in the border region, we already pay what the new mandatory increases are trying to reach.

Q. Is the region ready to go to the next phase of manufacturing, one that may require advanced materials and software development?

We have great expectations for the future regarding new technologies and manufacturing processes for electric vehicles. Practically all automotive plants in our region are already working on different projects with their respective clients.

Such manufacturing projects could materialize in 2023 or 2024. For example, we are working on the new wiring systems that the new models will require and assessing what new tools, materials [and] even manufacturing space we may require. We are already including in our budgets today what we may need two years from now despite the hard times we have gone through during the pandemic.

Turbulent Economy Tests Texans Who Lack Financial Knowledge

By Emma Marshall, Pia Orrenius and Michael Weiss

ABSTRACT: Texans continue to trail the nation in financial literacy as measured by the National Financial Capability Study. The Legislature has taken steps to enhance personal finance instruction in a bid to improve performance. Studies show a lack of financial literacy can have lifelong effects, though some argue the assessment underscores structural and economic barriers that impede some population segments.

Navigating personal finance has rarely been more challenging than today, as the world economy attempts to move past the COVID-19 pandemic and manage the fallout from the Russia-Ukraine war. The end of pandemic stimulus, rising inflation and interest rates, increasing rents and the pending resumption of student debt repayment obligations will test many households' checkbook agility.

Making informed decisions about one's income and expenses requires a degree of financial literacy—"the ability to use knowledge and skills to manage financial resources effectively for a lifetime of financial well-being."¹

Studies have shown that financial literacy improves household financial outcomes involving saving, investing and debt.² To provide an indicator of the extent of the public's knowledge, the Financial Industry Regulatory Authority (FINRA), a brokerage and exchange markets oversight organization, periodically surveys individuals

across the country about their financial literacy.

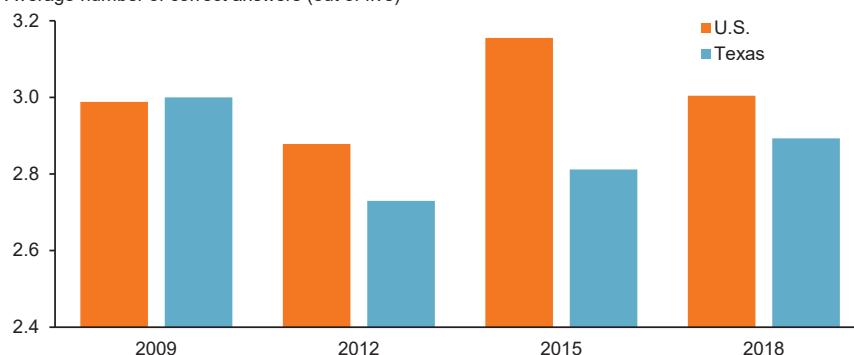
In FINRA's most recent "National Financial Capability Study in 2018," Texas' performance ranked 43rd among the 50 states and District of Columbia. A five-question quiz that is part of the overall survey tests knowledge of bond prices and interest rates, mortgages, compound interest and portfolio diversification and provides a top-level assessment of financial literacy. While the survey tests overall financial literacy, its questions may be outside the usual experience of certain demographic groups who lack experience with financial instruments such as stocks and bonds.

The average Texas quiz score has improved little since 2012 when the state ranked 45th—a result detailed in *Southwest Economy* in 2016.³ The 2018 quiz—which was taken nationwide by 25,000 adults—found that Texans have consistently trailed the nation in their ability to understand personal finance

CHART
1

Texas Falls Short on Financial Literacy, Trails the U.S

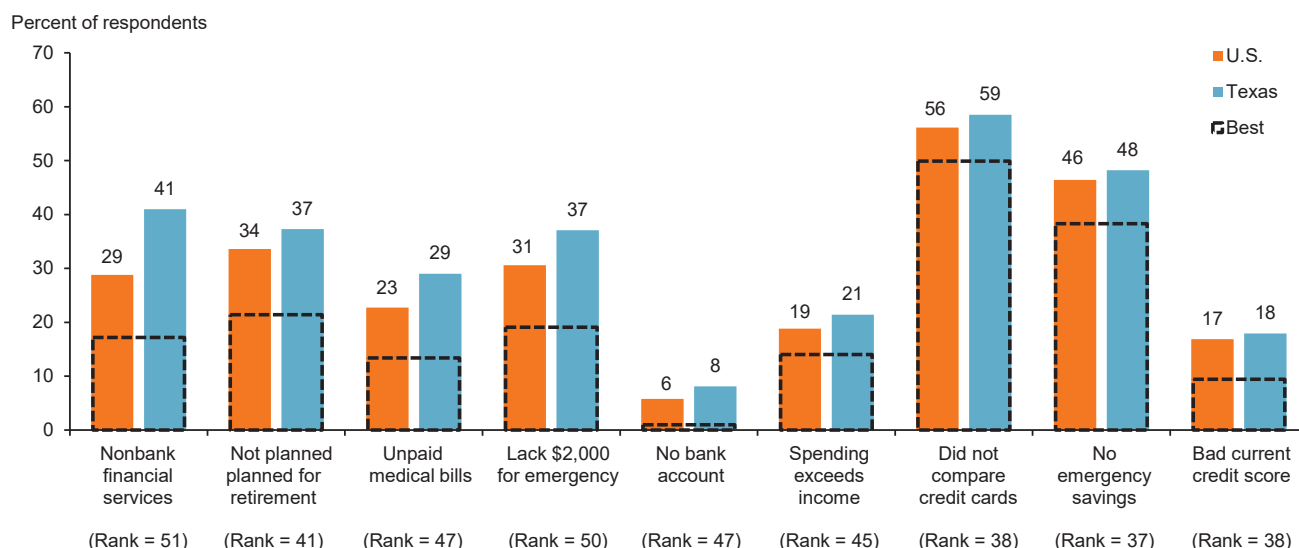
Average number of correct answers (out of five)



SOURCE: Financial Industry Regulatory Authority, National Financial Capability Survey.

CHART 2

Texas Ranks Below U.S. in Financial Planning



NOTES: The Texas state ranking is in parentheses and includes the District of Columbia (51=worst). "Best" indicates percent for the state where "Rank = 1." Dashed lines show the percentages of those states with the top scores. Respondents to the "No emergency savings" category said they lacked confidence they could cover expenses for three months. SOURCE: National Financial Capability Study 2018.

over the past decade (*Chart 1*).⁴ Notably, the Texas–U.S. gap has shrunk over the past three surveys.

Teaching Financial Literacy

Texas lawmakers have recognized the importance of financial literacy, as well as the state's lagging performance. As a result, they have passed measures twice in the past 15 years to address the subject in K-12 schools, though falling short of fully requiring and funding instruction.

In 2007, Texas mandated students have access to elective courses on personal finance and that required material be integrated into preexisting classes, "including instruction in methods for paying for college and other postsecondary education and training."⁵ Supporting coursework was added to the curriculum in 2016. The state has also supported annual events such as financial literacy month in April.

The 2021 Legislature revised social studies curriculum requirements for high school programs to provide stu-

dents the option to complete one-half credit in personal financial literacy and economics as an alternative to one-half credit in just economics.

The law also requires that the Texas Education Agency, which oversees public primary and secondary education in the state, develop a list of free, publicly available materials for school district use in personal finance and economics classes. It also instructed the agency to seek private and public grant money in support of this curriculum.

Notwithstanding the state's efforts, Texas still falls short of the nation on financial literacy.

Financial Outcomes Suffer

FINRA's 2018 survey also gathered information on the personal finances and financial vulnerability of households. Texas' low financial literacy rate is correlated with poor outcomes on such measures. For example, 8 percent of Texans don't have bank accounts compared with 6 percent nationwide, and 41 percent use nonbank financial services, a far higher share than the 29

percent nationally (*Chart 2*).⁶ Nonbank financial service companies include payday lenders and pawn shops, as well as much larger entities such as nonbank mortgage lenders.

FINRA also found that 48 percent of Texans had not set aside money for emergencies that would cover expenses for three months in case of sickness, job loss, economic downturn or other emergencies—ranking the state 37th in the nation.

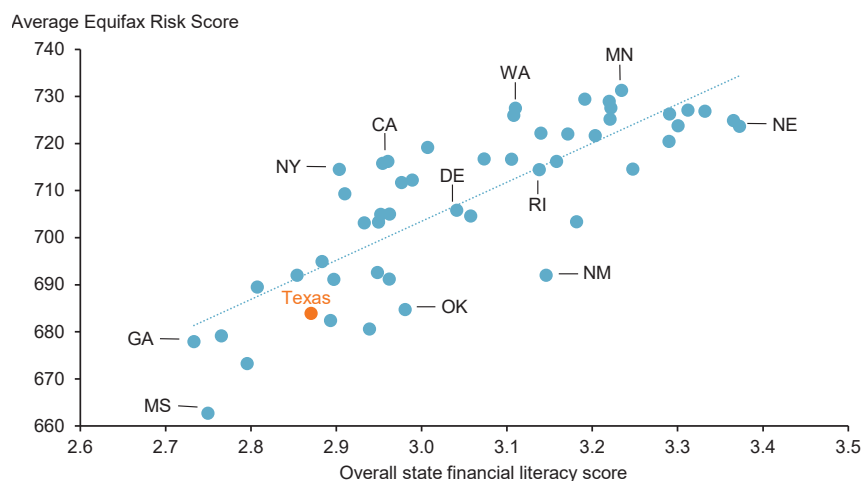
Another indicator of financial health is retirement planning. In the survey, 37 percent of Texas participants said they lacked a retirement plan through a current or previous employer compared with 34 percent nationally.

In addition, 18 percent of Texas respondents in the 2018 FINRA survey reported that their current credit score was "bad" or "very bad"—putting the state in 38th place. Nationally, 17 percent of respondents similarly assessed their credit scores.

Equifax Risk Score data, available through the New York Fed Consumer Credit Panel/Equifax, can be used to

CHART 3

States' Financial Literacy, Equifax Credit Scores Highly Correlated



NOTE: Financial literacy score indicates average score on a five-question test.

SOURCES: Federal Reserve Bank of New York Consumer Credit Panel/Equifax Data; Financial Industry Regulatory Authority, National Financial Capability Survey; authors' calculations.

assess correlation between FINRA quiz scores and risk/credit scores at the state level.^{7,8} If the quiz questions are accurately gauging financial literacy among a representative sample of the state's adults, then there should be a clear positive correlation with Equifax Risk Scores. Chart 3 indicates that states with lower FINRA quiz scores also have lower risk scores, on average.

However, consumers who don't have credit relationships that would be the basis of credit reports tend to be over-represented in states such as Texas, with large minority, low-income and immigrant populations.

High Debt Collections

Difficulty managing payments, whether on a car loan or a utility bill, can result in borrowers being subject to debt collection. An Urban Institute 2020 survey showed that 41 percent of Texas residents were subject to debt collection, the second highest in the country behind Louisiana.⁹ By comparison, Minnesota had the fewest collections, 14 percent, followed by South Dakota at 16 percent.

One reason Texas ranks high in debt collection is due to medical debt

referred to collection, placing the state 48th of the 50 states and the District of Columbia. Only three states ranked worse than Texas: West Virginia, South Carolina and Louisiana.

Medical debt likely reflects Texas' low level of health insurance coverage. The state has the highest share of uninsured working-age adults in the nation at 21 percent. This is a longstanding problem and may have slightly worsened when Texas opted out of the Medicaid expansion under the Affordable Care Act.¹⁰ According to one study, Medicaid expansion in Texas would have insured an additional 1.3 million residents.¹¹

However, medical debt will become a less notable portion of consumer debt. The nation's three largest credit reporting agencies plan to drop most medical debt from consumers' credit profiles due to systemic reporting errors on credit reports.¹²

In the FINRA survey, 74 percent of Texas respondents said they have health insurance, the lowest percentage among the states and the District of Columbia.¹³ A total of 29 percent of Texas respondents claimed they have unpaid bills from health care, the fifth

highest in the survey group. Notably, this snapshot was taken before the COVID-19 pandemic and the financial strains it brought.

Lacking Financial Tools

In the five-question quiz portion of the 2018 FINRA study, Texas answered 2.9 questions correctly on average, just below the overall U.S. score of 3.0 questions. Nebraska recorded the highest mean score at 3.4 (Chart 4).¹⁴

A majority of national and Texas respondents understood interest rates, inflation and mortgages; however, the majority of both groups did not fully understand portfolio diversification and how bond prices respond to changes in interest rates. The result has changed little since 2012.

Texas outperformed the U.S. on understanding that bond prices move in the opposite direction of interest rates—bond prices fall when interest rates rise. Among Texas respondents, 27 percent knew that, compared with 26 percent nationally.

Explaining Poor Ranking

Financial literacy is correlated with a host of socioeconomic and demographic variables, including age, income, education, nativity and race/ethnicity.

Older people generally have more experience and, hence, familiarity with personal finances. The median age in Texas was 34 in 2018, making it the fourth-youngest state. Thus, the state's relative youth contributes to its relatively low financial literacy score.

Education is another important indicator of how well respondents perform on the quiz questions. Those who have some college education or higher will perform better than those with just a high school diploma or less.

Among states, Texas had the highest share of adults ages 25 and older with no high school diploma or equivalent in 2012, at about 17 percent—a figure that was little changed in 2018 and roughly the same as California. It bears noting the low levels of education in Texas overall are predominately due to immigration from low-education countries, such as Mexico. Among U.S.-born

Texans, educational attainment gaps vis-a-vis the nation are much smaller.¹⁵

Race and ethnicity also appear correlated with financial literacy. Blacks and Hispanics score lower than Asians and non-Hispanic whites, perhaps because of lower income and less education on average. Because low-income individuals have fewer resources, the consequences of bad financial decisions tend to be proportionately greater.

Among immigrants, many of them Hispanic, there are also language barriers and cultural differences. Texas has far higher shares of Hispanics and immigrants than the national average. Hispanic residents made up 39 percent of the Texas population in 2018, a share more than twice as large as that for the U.S. (18 percent). Meanwhile, immigrants overall comprised 17.2 percent of the Texas population in 2018, compared with 13.7 percent in the nation.

By comparison, Blacks accounted for 12.1 percent of the Texas population, close to the U.S. figure of 12.7 percent.

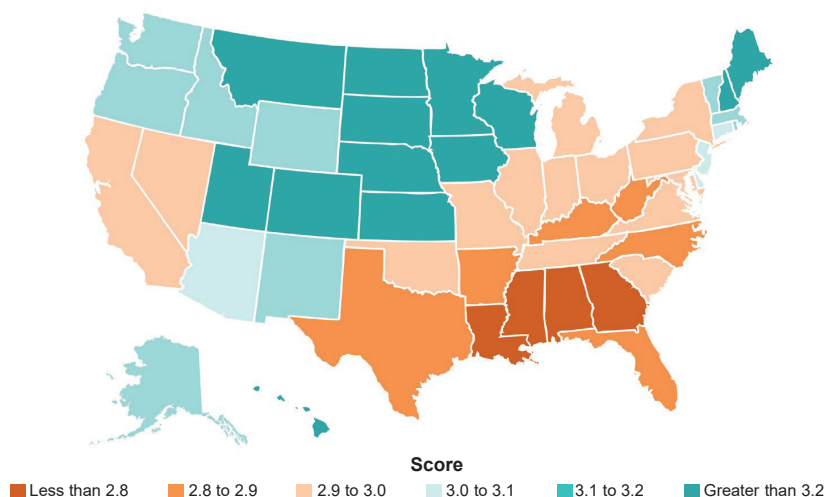
The pandemic has brought renewed attention to the need for financial literacy, much as the Great Recession did more than a decade ago. Even in the presence of government assistance, a national study of financial fragility following the onset of COVID-19 in 2020 discovered that feelings of financial insecurity were inversely related to financial literacy.¹⁶

COVID-19 led to greatest concerns of financial insecurity among respondents under age 60—women more so than men. Blacks' feelings of fragility exceeded those of Hispanics, both of which exceeded that of non-Hispanic whites. Subsequent pandemic-related economic difficulties tended to prove these anxieties correct, most affecting those who felt insecure, the study noted.

A Lifelong Challenge

Lacking adequate financial literacy creates lifelong challenges to well-being and adds to the growing wealth gap. Those with lower financial literacy have a disadvantage when it comes to accumulating a financial cushion for an emergency or financial planning to build assets in the long run. Missed op-

CHART 4 Financial Literacy Scores 2018



NOTE: Financial literacy score indicates average score on a five-question test.
SOURCE: Financial Industry Regulatory Authority, National Financial Capability Survey.

portunities for homeownership, financial market investment or retirement savings bear costs for individuals and the communities in which they live.

Those who lack financial literacy are also less likely to understand when to take on debt and when not to, such as borrowing for higher education or to acquire a car.

To promote individual financial success and decrease wealth gaps, financial literacy education has become a priority. Two dozen state legislatures considered bills in 2021 amid the pandemic to bolster financial literacy education, an increase from four states two years prior.¹⁷

In Texas, the Legislature's action to increase financial education is part of the broader trend and an acknowledgement that more can be done.

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Notes

¹ "2008 Annual Report to the President," President's Advisory Council on Financial Literacy, U.S. Treasury Department, Washington, D.C., p. 4, http://www.treasury.gov/resource-center/financial-education/Documents/PACFL_ANNUAL_REPORT_1-16-09.pdf.

² "Measuring Financial Literacy," by Sandra J. Huston, *Journal of Consumer Affairs*, vol. 44, no. 2, 2010, pp. 296–316.

³ "High School Financial Literacy Mandate Could Boost Texans' Economic Well-Being," by Camden Cornwell and Anthony Murphy, Federal Reserve Bank of Dallas *Southwest Economy*, First Quarter, 2016.

⁴ When evaluating Texas' overall financial education, *The Nation's Report Card on Financial Literacy* gave Texas a "B," stating that requiring stand-alone personal finance courses could improve its standing, www.thenationsreportcard.org/.

⁵ Texas Education Code, Title 2, Subtitle F, Chapter 28, Subchapter A ("Essential Knowledge and Skills"), Section 28.0021 ("Personal Financial Literacy"), <https://statutes.capitol.texas.gov/Docs/ED/htm/ED.28.htm#28.0021>.

⁶ Additional data on financial outcomes by state are available through Propensity Now, a nonprofit seeking economic equity, <https://scorecard.prosperitynow.org/data-by-location>.

⁷ The New York Fed Consumer Credit Panel/Equifax is a nationally representative anonymous random sample from Equifax credit files. It tracks all consumers with a U.S. credit file residing in the same household from random, anonymous sample of 5 percent of U.S. consumers with a credit file. Equifax data assets are used

New Mexico Marijuana Legalization's Costs, Benefits Remain Unclear

By Keighton Hines and Pia Orrenius

New Mexico legalized recreational marijuana use last year, joining 17 other states. The state has begun licensing for commercial cultivation and retail sales despite existing federal marijuana prohibitions.

Proponents laud the benefits of legalization—greater access to marijuana's medicinal properties, a new source of tax revenue and job creation, and a decreased burden on law enforcement.

Critics argue legalization increases accessibility and use of marijuana, which are linked to adverse health effects, especially among chronic users. Anticipated benefits and costs partially offset one another, but there is considerable uncertainty around both.

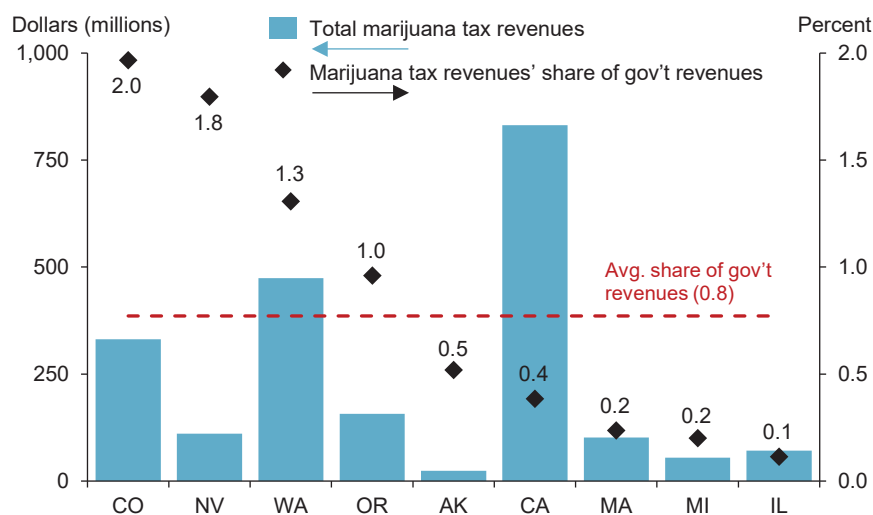
Marijuana use and legalization are gaining acceptance. Nationally, the share of people age 12 or older reporting marijuana use rose from 11 percent in 2002 to nearly 18 percent in 2020.¹ New Mexico, at 18.7 percent, was near the national average in 2020, while Texas was below, at 12.5 percent. Those age 18 to 25 had the highest use rate, 34.5 percent, an increase of 4.7 percentage points since 2002.

Research on the health impacts of marijuana is limited and mixed.² Long-term, heavy use is linked to increased risk of several mental health conditions and respiratory complications. Short-term use may impair learning, memory and attention. Conversely, studies show marijuana is useful for treating symptoms accompanying chronic conditions such as pain, nausea, spasticity, convulsions, insomnia and post-traumatic stress disorder.

Supporters of marijuana legalization tout its economic benefits, including increased tax revenue. But states that have legalized and taxed recreational and/or medical marijuana earned on average just 0.8 percent of state revenues from it in 2020 (*Chart 1*). By comparison, sin taxes account for 2.8 percent of states' tax collections.

CHART
1

Marijuana Taxes Remain Small Share of State Revenues



NOTES: Total marijuana tax revenues include excise and cultivation taxes, licenses and fees, and penalties from recreational and medical marijuana where applicable for fiscal year 2020. Government revenues exclude federal intergovernmental transfers, grants, reimbursements and contracts.

SOURCES: States' marijuana revenue reports and Annual Comprehensive Financial Reports; author adjustments.

While legalizing recreational marijuana may provide a small boost to New Mexico's tax revenue, it will not materially change the state's reliance on traditional industries, such as oil and gas. In addition, if consumers substitute marijuana for other taxed goods, realized revenues may fall short of projections. Marijuana tourism, meanwhile, could expand the consumer base and enhance tax revenues, benefiting the leisure and hospitality industry.

In setting marijuana tax rates, states try to meet several objectives. While higher prices can discourage use, they also risk pushing consumers into the black market. State tax regimes vary, and retail marijuana tax rates generally range from 10 to 21 percent. New Mexico specifies a 12 percent excise tax on recreational sales, with a 1-percentage-point increase annually beginning in July 2025 until reaching 18 percent in 2030.

Removing prohibitions on recreational marijuana sales will encourage investment in marijuana cultivation and retail outlets, creating jobs in construction,

manufacturing and retail, as well as in ancillary industries such as professional and business services. A significant industry growth barrier, however, is its lack of access to banking services and credit due to the federal marijuana prohibition.

Some hope marijuana could become a substitute for harmful prescription drugs, playing a part in curbing New Mexico's ongoing opioid epidemic. Ultimately, legalization is no panacea. Rather, it is an exercise in weighing costs and benefits and implementing an effective regulatory and public health oversight infrastructure.

Notes

¹ "2019 and 2020 National Survey on Drug Use and Health," by the Center for Behavioral Health Statistics and Quality, Substance Abuse and Mental Health Services Administration, U.S. Department of Health and Human Services, 2020.

² *The Health Effects of Cannabis and Cannabinoids: The Current State of Evidence and Recommendations for Research*, by the National Academies of Sciences, Engineering and Medicine, Washington, D.C.: National Academies Press, 2017.

Texas Reclaims Jobs Lost in Pandemic; Some Metros Still Trying to Catch Up

By Juliette Coia and Pia Orrenius

As of December 2021, Texas had finally regained the 1.4 million jobs lost in the initial months of the pandemic. But many jobs in the latest count were not the same as the ones lost—and they were not in the same places either.

The recovery from the pandemic recession ushered in a massive reallocation of employment between industries with repercussions for different areas of the state. Austin and Dallas-Fort Worth are already well above their prepandemic levels of employment, but Houston, San Antonio and El Paso are not (*Chart 1*).

In May 2021, Austin became the first Texas metro to regain all jobs lost at the onset of the pandemic. The DFW region reached prepandemic employment levels in July. The boom in high-tech, financial activities, and professional and business services helped Austin and DFW come back sooner than their counterparts along the Gulf Coast and the border.

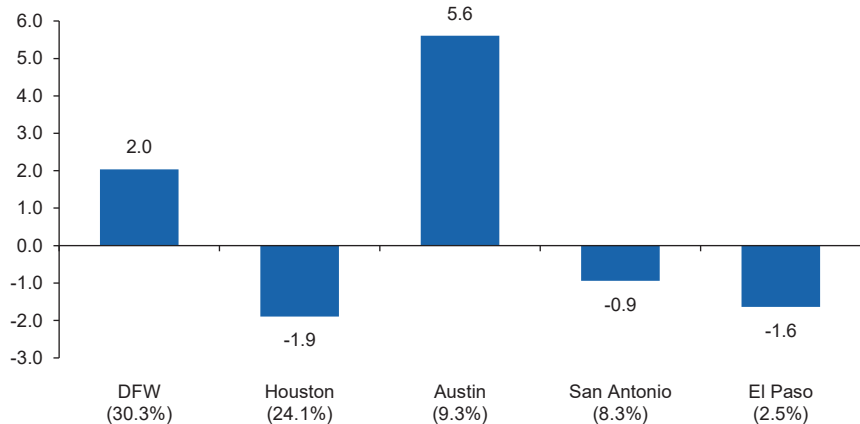
Employment in professional and business services in Austin is 18.0 percent higher than prepandemic levels, and financial activity employment has risen 10.9 percent. Across the state, these two sectors did not experience the same magnitude of growth as they did in Austin. Statewide employment is up 7.0 percent in professional and business services and 4.8 percent in financial activities. In many Texas cities, including El Paso, these sectors have yet to return to February 2020 employment levels.

Houston employment declined with the fallout in the energy industry in 2020 when the state's mining sector lost 28.3 percent of its jobs in seven months. At the end of 2021, energy still trailed other industries statewide and was down 20.3 percent (roughly 45,000 jobs) from prepandemic levels. San Antonio, with its outsized dependence on tourism and business travel,

CHART 1

Austin, DFW Are First Texas Metros to Recover All Lost Jobs

Percent change, seasonally adjusted



NOTES: Data refer to December 2021/February 2020 nonannualized job growth. Numbers in parentheses refer to share of state employment in December 2021.

SOURCES: Bureau of Labor Statistics; Texas Workforce Commission; seasonal and other adjustments by Federal Reserve Bank of Dallas.

has also been slower to come back, reflecting the later-to-recover leisure and hospitality sector.

El Paso faced a series of obstacles starting with the U.S.-Mexico border shutdown beginning in March 2020. The 20-month closure led to steep declines in trade and the number of cross-border shoppers.

Overall, Texas job growth over the past two years has been robust, and the state is one of only four (including Arizona, Idaho and Utah) to have regained all jobs lost during the pandemic. Part of Texas' employment growth can be attributed to a large in-migration increase.

Migrants Flocked to Texas

Relocation to Texas accelerated during the pandemic. Net migration was up 60 percent compared with prepandemic levels, increasing from 109,000 in the five quarters preceding the pandemic's onset in February 2020 to 174,000 people in the five quarters after the pandemic began.¹

Austin and Dallas-Fort Worth were the two most popular destinations.

Dallas-Fort Worth drew 64,000 new residents, while Austin picked up roughly 48,000. The large gains in migration likely bolstered job growth in these metros, which have sizable high-tech sectors.

In Austin, the number of migrants from Silicon Valley (San Jose, California) and San Francisco doubled since the pandemic began. Combined, the two Bay Area metros were the largest source of Austin's newcomers.

In Houston, in-migration increased substantially over the course of the pandemic. Net in-migration to Houston was almost five times prepandemic levels, increasing from 4,000 people in the five-month prepandemic period to roughly 25,000 people during the pandemic. However, these numbers are quite small relative to the metro's population of roughly 7 million people.

Note

¹ "Largest Texas Metros Lure Big-City, Coastal Migrants During Pandemic," by Wenli Li and Yichen Su, Federal Reserve Bank of Dallas *Southwest Economy*, Fourth Quarter, 2021, www.dallasfed.org/research/swe/2021/swe2104/swe2104b.aspx.

Turbulent Economy Tests Texans Who Lack Financial Knowledge

(Continued from page 13)

as a source, but all calculations, findings and assertions are those of the author.

⁸ "An Introduction to the New York Fed Consumer Credit Panel," by Donghoon Lee and Wilbert van der Klaauw, Federal Reserve Bank of New York Staff Reports, no. 479, 2010, www.newyorkfed.org/research/staff_reports/sr479.html.

⁹ "Debt in America: An Interactive Map," Urban Institute. Data were updated March 31, 2021, from data assembled in December 2020. Accessed Feb. 10, 2022, https://apps.urban.org/features/debt-interactive-map/?type=overall&variable=pct_debt_collections&state=48.

¹⁰ "Health Insurance Coverage in the United States: 2020," by Katherine Keisler-Starkey and Lisa N. Bunch, U.S. Census Bureau, September 2021, p. 9.

¹¹ "Medicaid Expansion's Impact in Texas," The

Takeaway: Policy Briefs from the Mosbacher Institute for Trade, Economics and Public Policy, vol. 11, no. 12, 2020, https://bush.tamu.edu/wp-content/uploads/2020/09/V11-12_Texas_Medicaid_Expansion_Takeaway-new.pdf.

¹² "Most Medical Debt Will Be Dropped from Consumers' Credit Reports," by Aimee Picchi, CBS News, March 18, 2022. Medical debt is particularly prone to negotiation between providers and patients, which was a factor in the credit bureaus' decisions, www.cbsnews.com/news/medical-debt-dropped-from-credit-reporting-health-care-bills/.

¹³ The American Community Survey estimates that 20.8 percent of residents under age 65 lack health insurance, www.census.gov/quickfacts/fact/dashboard/TX/IPE120220.

¹⁴ As part of the survey, a five-question quiz has been

part of the study since 2009. A sixth question was added in 2015 and 2016, asking respondents to estimate the effect of 20 percent compound interest over time. To maintain comparability, this question is not included in summaries of the national test results.

¹⁵ "Gone to Texas: Immigration and the Transformation of the Texas Economy," Special Report, by Pia M. Orrenius, Madeline Zavodny and Melissa LoPalo, Federal Reserve Bank of Dallas, 2013, p. 5, www.dallasfed.org/research/economy/-/media/documents/research/pubs/gonetx.pdf.

¹⁶ "Financial Fragility During the COVID-19 Pandemic," by Robert L. Clark, Annamaria Lusardi and Olivia S. Mitchell, AEA Papers and Proceedings, vol. 111, May 2021, pp. 292–96.

¹⁷ "Pandemic Helps Stir Interest in Teaching Financial Literacy," by Ann Carns, *The New York Times*, April 2, 2021 (updated Aug. 27, 2021).



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CITY OF MANSFIELD

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STAFF REPORT

File Number: 22-4639

Agenda Date: 6/13/2022

Version: 1

Status: Consent

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Ordinance - Consideration of an Ordinance Approving a Small Cell Lease Agreement with New Cingular Wireless PCS, LLC; Authorizing the City Manager, or Designee, to Execute the Agreement; and Providing and Effective Date

Requested Action

Consider approving ordinance

Recommendation

Approve ordinance

Description/History

New Cingular Wireless PCS, LLC is seeking lease 25 square feet of space at the Big League Dreams Sports Park to construct and maintain a 35' tall, small cell monopole antenna structure and related commercial communications service facility for the transmission and reception of communications signals. AT&T has determined the need to improve cellular communication services in the area of the city surrounded by Hawaiian Falls Waterpark and Big League Dreams Sports Park.

The initial term of the proposed agreement would be for ten (10) years, with four (4) extensions of five (5) years each. The agreement includes a one-time consideration in the amount for \$5,000 to be paid within 90 days of the effective date, plus monthly rent payments of \$750 each. The full terms and conditions of the agreement are attached in Exhibit A.

Justification

The proposed agreement will greatly improve cellular communications service at Hawaiian Falls Waterpark and Big League Dreams Sports Park, as well as the general area surrounding these city facilities.

Funding Source

N/A

Prepared By

Matt Young, Director of Community Services
Matt.Young@mansfieldtexas.gov
817-728-3397

ORDINANCE NO. _____**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, APPROVING A SMALL CELL LEASE AGREEMENT WITH NEW CINGULAR WIRELESS PCS, LLC; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE AGREEMENT; AND, PROVIDING AN EFFECTIVE DATE**

WHEREAS, New Cingular Wireless PCS, LLC, (“Cingular”) desires to lease space at the City of Mansfield’s (“City”) Big League Dreams Park to construct and maintain a small cell monopole antenna structure; and,

WHEREAS, the parties have reached an agreement as to the terms and conditions of a lease for Cingular to construct and maintain a small cell monopole antenna structure at the City’s Big League Dreams Park; and,

WHEREAS, the City Council finds it is in the best interest of the public to agree to the Small Cell Lease Agreement.

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

SECTION 1.

The findings and recitations contained in the preamble of this Ordinance are incorporated herein by reference as true and if fully set forth in the body of this Ordinance.

SECTION 2.

The City Manager, or their designee, is authorized to execute the Small Cell Lease Agreement with New Cingular Wireless, PCS, LLC, a copy of which is attached hereto and incorporated herein by reference.

SECTION 3.

The City Manager, or their designee, is further authorized to carry out all duties and obligations to be performed by the City under the Agreement.

SECTION 4.

The City Council of the City of Mansfield expressly delegates the authority to take any actions that may be required or permitted to be performed by the City of Mansfield under this ordinance to the City Manager of the City of Mansfield, or their designee.

SECTION 5.

This ordinance shall become effective immediately upon its passage and approval.

PASSED AND APPROVED ON THIS THE 13TH DAY OF JUNE, 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney

SMALL CELL LEASE AGREEMENT

This Small Cell Lease Agreement (“Agreement”) is made and entered into as of the Effective Date by and between Lessor and Lessee.

SUMMARY OF BUSINESS TERMS

Lessor	City of Mansfield Texas, a Texas municipal corporation
Lessee	New Cingular Wireless PCS, LLC, a Delaware limited liability company
Effective Date	The latest signature date below
Initial Term	Ten (10) years
Extension Terms	Four (4) automatic extensions of five (5) years each
Rent	Seven Hundred Fifty and No/100 Dollars (\$750.00) per month, commencing on the Initial Term commencement date There shall be a one-time consideration in the amount of Five Thousand and No/100 Dollars (\$5,000.00) to be paid within ninety (90) days of the Effective Date.
Rent Increase	Upon the commencement of each Extension Term, the monthly Rent will increase by Ten percent (10%) over the Rent paid during the previous term.
Attachment(s)	<u>Exhibit 1</u> : Description of Leased Site; City Addendum
Lessor Notice Address	City of Mansfield Texas: Attention: Matt Young, Director of Community Services 1164 Matlock Road, Mansfield Texas 76063 With a copy to: City of Mansfield Texas 1200 East Broad Street Mansfield, Texas 76063
Lessee Notice Address	New Cingular Wireless PCS, LLC, Attn: TAG-LA; Re: FA#: 14941946, Site ID:MNSF2 AP13 (TX), 1025 Lenox Park Blvd. NE, 3 rd Floor, Atlanta, GA 30319 With a copy to the AT&T Legal Department: New Cingular Wireless PCS, LLC, Attn: AT&T Legal Dept. - Network Operations, Re: FA#: 14941946, Site ID: MNSF2 AP13 (TX), 208 S. Akard Street, Dallas, TX 75202-4206

1. GRANT OF LEASE. Lessor hereby grants Lessee a lease of a certain portion of Lessor’s property shown on Exhibit 1 (“Leased Site”) to construct, operate, maintain, and repair (including replacement and/or upgrade) of a single monopole antenna structure and related commercial communications service facility for the transmission and reception of communications signals (“Equipment”) (“Leased Site”). The Equipment shown on Exhibit 1, if any, describes the initial installation only and does not limit Lessee’s right to modify the Equipment as set forth herein. The Leased Site also includes both a non-exclusive ingress/egress license and a common, non-exclusive utility license to/from the monopole antenna structure to a public street as shown on Exhibit 1. Lessee and its agents shall have pedestrian and vehicular access twenty-four (24) hours per day, seven (7) days per week over Landlord’s property from the public right of way to the Leased Site.

2. TERM. This Agreement shall commence as of the Effective Date, and, if not lawfully terminated sooner, remain in full force and effect for the Initial Term. The Agreement will automatically extend for the Extension

Terms unless Lessee provides Lessor written notice of termination at least ninety (90) days prior to the expiration of the Initial Term or the then applicable Renewal Term, as the case may be.

3. RENT, BILLING AND PAYMENT. Rent will commence on the date Lessee starts construction of the Equipment on the Leased Site, and Lessee shall make the first payment of the Rent within ninety (90) days after the parties acknowledge in writing the Rent commencement date. Rent shall be paid annually on or before the anniversary of the Rent commencement date. Rent is for the use of the Leased Site, including the portion of the property, structures, utility infrastructure and utility service described on Exhibit 1. Rent increases by the Rent Increase percentage described above.

4. LESSEE OBLIGATIONS. At its own expense, Lessee shall erect, install, repair and maintain its Equipment in safe condition and good repair in accordance with the requirements and specifications of all applicable laws, rules and regulations in effect on the

Effective Date. Lessee shall ensure that its employees and agents which perform work in furtherance of this Agreement are adequately trained and skilled to perform the work as required by this Agreement. Lessee will operate its Equipment in compliance with all FCC regulations regarding radio frequency interference with the radio signal transmissions of Lessor and other third parties in or upon the Leased Site, which transmissions are operated in compliance with all applicable laws, rules and regulations.

5. LESSOR OPERATIONS. Emergency communications notwithstanding, Lessor will not, nor will Lessor permit its employees, tenants, licensees, invitees or agents to cause physical or radio frequency interference with Lessee's existing Equipment or Lessee's ability to comply with the terms and conditions of this Agreement. If Lessee reasonably determines that such interference is occurring, Lessor will meet and confer with Lessee within five (5) days of Lessor's receipt of notice of interference from Lessee, will diligently work in good faith with Lessee to determine the cause of the interference, and will develop workable solutions to resolve the interference in a mutually acceptable manner. Lessor will not grant after the date of this Agreement a lease or any right to any third party if such third party's use may cause physical or radio frequency interference with Lessee's Equipment, Lessee's use of the Leased Site, or Lessee's ability to comply with the terms and conditions of this Agreement.

6. INSURANCE. Lessee shall at its sole expense maintain the following insurance coverage and limits during the Term of this Agreement. Workers' Compensation and Employer's Liability insurance, as required by statute, with Employer's Liability limits of \$500,000 each accident, \$500,000 by disease policy limits, and \$500,000 by disease each employee. Commercial General Liability insurance written on Insurance Services Office (ISO) Form CG 00 01 or equivalent, with limits of \$2,000,000 General Aggregate, \$1,000,000 Each Occurrence, \$1,000,000 Each Occurrence - Personal Injury and Advertising Injury, and \$2,000,000 Products/Completed Operations Aggregate. Business Automobile Liability insurance of \$1,000,000 Combined Single Limit for each Accident for Bodily Injury and Property Damage, extending to all company owned, leased, and non-owned vehicles. Lessee may meet the required insurance coverage and limits with any combination of primary and umbrella/excess liability insurance. Lessee shall provide at least thirty (30) days advance written notice of cancellation or non-renewal of any required insurance that is not replaced. ~~Notwithstanding the foregoing, Lessee may self insure the required insurance under the same terms and conditions as outlined above.~~

7. LIMITATION OF LIABILITY. NOTWITHSTANDING ANY PROVISION OF THIS AGREEMENT TO THE CONTRARY, IN NO EVENT SHALL EITHER PARTY BE LIABLE

FOR CONSEQUENTIAL, INCIDENTAL, PUNITIVE, EXEMPLARY OR INDIRECT DAMAGES SUFFERED BY THE OTHER PARTY OR BY ANY CUSTOMER OR ANY PURCHASER OF SUCH OTHER PARTY OR ANY OTHER PERSON, FOR LOST PROFITS OR OTHER BUSINESS INTERRUPTION DAMAGES, WHETHER BY VIRTUE OF ANY STATUTE, IN TORT OR IN CONTRACT, EXCEPT THAT THE EXPRESS INDEMNIFICATION OBLIGATIONS MADE BY THE PARTIES IN SECTION 8 OF THIS AGREEMENT SHALL STILL APPLY.

~~**8. INDEMNIFICATION.** To the extent permitted by applicable laws, each party shall indemnify and defend the other from and against any and all liabilities, damages or claims for damage, including but not limited to all actual and reasonable costs, attorneys' fees, and other charges and expenditures that the indemnified party may incur, asserted by third parties against the indemnified party by reason of the indemnifying party's negligence, willful misconduct or breach of the terms of this Agreement, including acts or omissions by the indemnifying party's agents, contractors, or subcontractors, except to the extent that such liabilities, damages or claims are a result of the negligence or willful misconduct of the indemnified party or by the indemnified party's agents, contractors, or subcontractors.~~

9. DEFAULT AND REMEDIES. It shall be a default under this Agreement if a party fails to perform any material term or condition of this Agreement where such failure continues for a period of more than sixty (60) days after receipt of written notice from the other party of a detailed description of such failure to perform. Notwithstanding the foregoing, no default will be deemed to exist if a party has commenced to cure the alleged failure to perform within such sixty (60) day period, and thereafter such efforts are prosecuted to completion with reasonable diligence. Delay in curing an alleged failure to perform will be excused if due to causes beyond the reasonable control of the party against whom the failure to perform has been alleged. If a party does not cure its default as allowed herein, the party not in default may thereafter elect to pursue any rights or remedies available at law or in equity.

10. VOLUNTARY TERMINATION. Lessee may terminate this Agreement for any reason or no reason without further liability to Lessor at any time prior to the commencement of construction of the Equipment on the Leased Site. Lessee may terminate this Agreement after the Rent commencement date for any reason or no reason effective upon the later of (i) thirty (30) days' following written notice to Lessor and (ii) the date of removal of the Equipment.

11. CASUALTY. In the event of damage to Leased Site that is reasonably expected to disrupt Lessee's operations for more than forty-five (45) days, Lessee,

subject to Lessor's approval which may not be unreasonably withheld, may place a temporary facility, if feasible, at a location equivalent to Lessee's current use of the Leased Site until such time as the Leased Site is restored and the Equipment is returned to full operation. If the parties agree to a permanently relocated Leased Site to be shown on an amendment to this Agreement, Lessee may permanently relocate the Leased Site to the new location and the terms and conditions of this Agreement will continue to apply to the relocated Leased Site.

12. MISCELLANEOUS.

12.1. Notices. All notices, requests and demands hereunder will be given by first class certified mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the Lessor Notice Address and Lessee Notice Address above, as appropriate. Any party may change its address or other contact information by giving written notice of such change to the other. The contact telephone numbers for day to day operations are: Lessor: 817-728-3397, Lessee: 1-800-638-2822.

12.2. Memorandum of Lease. The parties agree to execute, acknowledge and deliver to the other a recordable Memorandum of Lease for this Agreement within fifteen (15) business days after receipt of an accurate and recordable Memorandum of Lease.

12.3. Exhibits/City Addendum.

(a) In the event of any inconsistency between the provisions of this Agreement and any Exhibits attached hereto, the provisions of this Agreement shall supersede the provisions of any such incorporated Exhibits unless such Exhibit specifies otherwise.

(b) In the event of any inconsistency between the provisions of this Agreement and the City Addendum attached hereto, the provisions of the City Addendum shall supersede the provisions of this Agreement unless the City Addendum specifies otherwise.

12.4. Survival. The terms and conditions of this Agreement that by their nature require performance by either party after the termination or expiration of this Agreement shall be and remain enforceable notwithstanding such termination or expiration of this Agreement for any reason whatsoever.

12.5. Entire Agreement; Amendments. This Agreement (including the Exhibits and City's Addendum hereto) embodies the entire agreement between Lessor and Lessee with respect to the subject matter of this

Agreement and supersedes all prior and contemporaneous agreements and understandings, oral or written, with respect thereto. Each party acknowledges that the other party has not made any representations other than those contained herein. This Agreement may not be amended or modified orally, but only by an agreement in writing signed by the Parties.

~~12.6. Dispute Resolution. The parties will attempt in good faith to resolve any dispute under this Agreement through face to face negotiations before resorting to other available remedies. If the matter has not been resolved within thirty (30) days of the first face to face negotiation session, the parties agree that the dispute (other than a request injunctive relief) will be resolved through final and binding arbitration, which shall be the exclusive remedy. The arbitration shall be conducted in accordance with the Rules and Procedures of the American Arbitration Association (if the parties have not agreed to use a different arbitration process), and shall be conducted by an arbitrator mutually agreed upon by the parties. The arbitration shall be held in the state where the Leased Site is situated. The arbitration award shall be supported by law and substantial evidence and judgment upon the award rendered by the arbitrator may be entered by any court having jurisdiction thereof. Nothing in this paragraph, however, shall preclude the parties from seeking injunctive relief at any time before any court, tribunal or regulatory agency having jurisdiction.~~

12.7. WAIVER OF JURY TRIAL. EACH PARTY WAIVES ITS RIGHT TO A JURY TRIAL ON DISPUTES ARISING FROM THIS AGREEMENT.

12.8. Waiver; Severability. No provision of this Agreement may be waived except in a writing signed by both parties. The failure of either party to insist on the strict enforcement of any provision of this Agreement shall not constitute a waiver of any provision. If any portion of this Agreement is found to be unenforceable, the remaining portions shall remain in effect, and the Parties shall begin negotiations for a replacement of the invalid or unenforceable portion.

12.9. Execution in Counterparts. This Agreement may be executed in multiple counterparts, including by counterpart facsimiles or scanned email counterpart signature, each of which shall be deemed an original, and all such counterparts once assembled together shall constitute one integrated instrument.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly executed as of the Effective Date.

City of Mansfield Texas, a Texas municipal corporation

**NEW CINGULAR WIRELESS PCS, LLC,
a Delaware limited liability company**

**By: AT&T Mobility Corporation
Its: Manager**

By: _____

By: _____

Name: _____

Name: _____

Its: _____

Its: _____

Date: _____

Date: _____

EXHIBIT 1
LEASED SITE

Leased Site address: 490 Heritage Parkway South, Mansfield, Texas

Leased Site pole/structure identification:

Leased Site utility identification: Connections to electrical wiring as shown on the Plans, including usage of Lessor's electrical service on an unmetered basis.

Lessee Site Identification: MNSF2 AP13

FA / USID: 14941946/307087

Site Name: MNSF2 AP13

PTN / PACE: 3012A0N6X6/MRNTX053475

Structure Latitude and Longitude (Approximate): 32.556745/-97.082736

Equipment Plans: See the attached plan set dated December 1, 2021 prepared by The Celeris Group, Inc., and Webb Surveying consisting of (5) page(s). Lessee may modify the Equipment at any time as set forth in the Agreement.

[illegible]


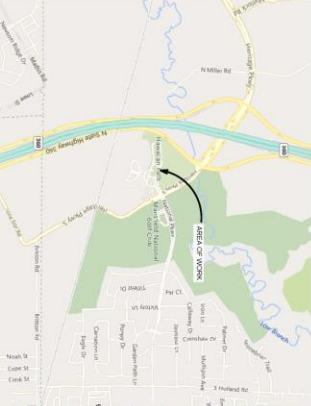
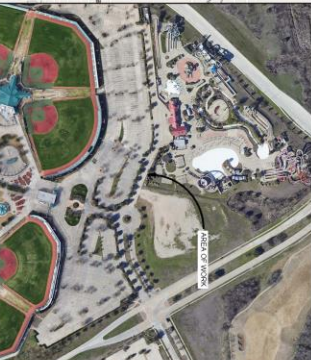


PROJECT INFORMATION		APPROVALS													
<p>APPLICANT/LESSEE: AT&T ADDRESS: 6000 LAS COLINAS BLVD CITY, STATE, ZIP: IRVING, TX 76039 CONTACT: JAMES W. HANSEN PHONE: 972-207-7619</p> <p>TOWER OWNER: AT&T TITLE: TOWER SITES CITY, STATE, ZIP: IRVING, TX 76039 CONTACT: JAMES W. HANSEN PHONE: 972-207-7619</p> <p>PROPERTY OWNER: CITY OF MANSFIELD ADDRESS: 6000 LAS COLINAS BLVD CITY, STATE, ZIP: IRVING, TX 76039 CONTACT: JAMES W. HANSEN PHONE: 972-207-7619</p> <p>LOCATION: 32.566745° LONGITUDE: -97.082787° ANGL: UNKNOWN JURISDICTION: CITY OF MANSFIELD TELEPHONE CO.: UNKNOWN POWER CO.: UNKNOWN</p>	<div style="text-align: center;">  <p>NEW CINGULAR WIRELESS LLC. 6000 LAS COLINAS BLVD IRVING, TX 76039</p> </div> <p>SITE NAME MNSF2 / 13 USID</p> <p>SITE NUMBER 307087</p> <p>SITE DESCRIPTION CRAN_RNTX_MNSF2_013</p> <p>PROJECT DESCRIPTION LEASE EXHIBIT</p>														
<p>VICINITY MAP</p> 	<p>SITE PHOTO</p> 	<p>DESIGN TEAM</p> <p>DESIGN ENGINEER: CELESTIS GROUP CONSULTING ENGINEERS ADDRESS: 606 EAST BORDER STREET CITY, STATE, ZIP: ARLINGTON, TX 76010 CONTACT: JAMES W. HANSEN PHONE: 817-486-1700</p>	<p>BUILDING CODES</p> <p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING BUILDING CODES AS ADOPTED BY THE LOCAL AUTHORITIES HAVING JURISDICTION:</p> <ol style="list-style-type: none"> 2015 INTERNATIONAL BUILDING CODE 2017 NATIONAL ELECTRIC CODE ADOPTED CITY/COUNTY ORDINANCES TIMEA222 												
<p>DRIVING DIRECTIONS</p> 		<p>SHEET INDEX</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>SHEET NUMBER</th> <th>SHEET NAME</th> <th>CURRENT SHEET</th> </tr> </thead> <tbody> <tr> <td>101</td> <td>TITLE PAGE</td> <td>A</td> </tr> <tr> <td>102</td> <td>SITE PLAN</td> <td>A</td> </tr> <tr> <td>103</td> <td>TOWER ELEVATION</td> <td>A</td> </tr> </tbody> </table>		SHEET NUMBER	SHEET NAME	CURRENT SHEET	101	TITLE PAGE	A	102	SITE PLAN	A	103	TOWER ELEVATION	A
SHEET NUMBER	SHEET NAME	CURRENT SHEET													
101	TITLE PAGE	A													
102	SITE PLAN	A													
103	TOWER ELEVATION	A													
<p>CONTRIBUTION MANAGER: ENGINEER</p> <p>CONSTRUCTION MANAGER: CONSTRUCTION</p> <p>PROPERTY OWNER: CONSTRUCTION</p>		<p>IF YOU DIG IN ANY STATE DIAL 811 FOR THE LOCAL "ONE CALL CENTER" IT'S THE LAW</p> 													
<p>CONTRACTOR: CELESTIS GROUP CONSULTING ENGINEERS ADDRESS: 606 EAST BORDER STREET CITY, STATE, ZIP: ARLINGTON, TX 76010 CONTACT: JAMES W. HANSEN PHONE: 817-486-1700</p>		<p>CONTRACTOR: CELESTIS GROUP CONSULTING ENGINEERS ADDRESS: 606 EAST BORDER STREET CITY, STATE, ZIP: ARLINGTON, TX 76010 CONTACT: JAMES W. HANSEN PHONE: 817-486-1700</p>													

Exhibit 1

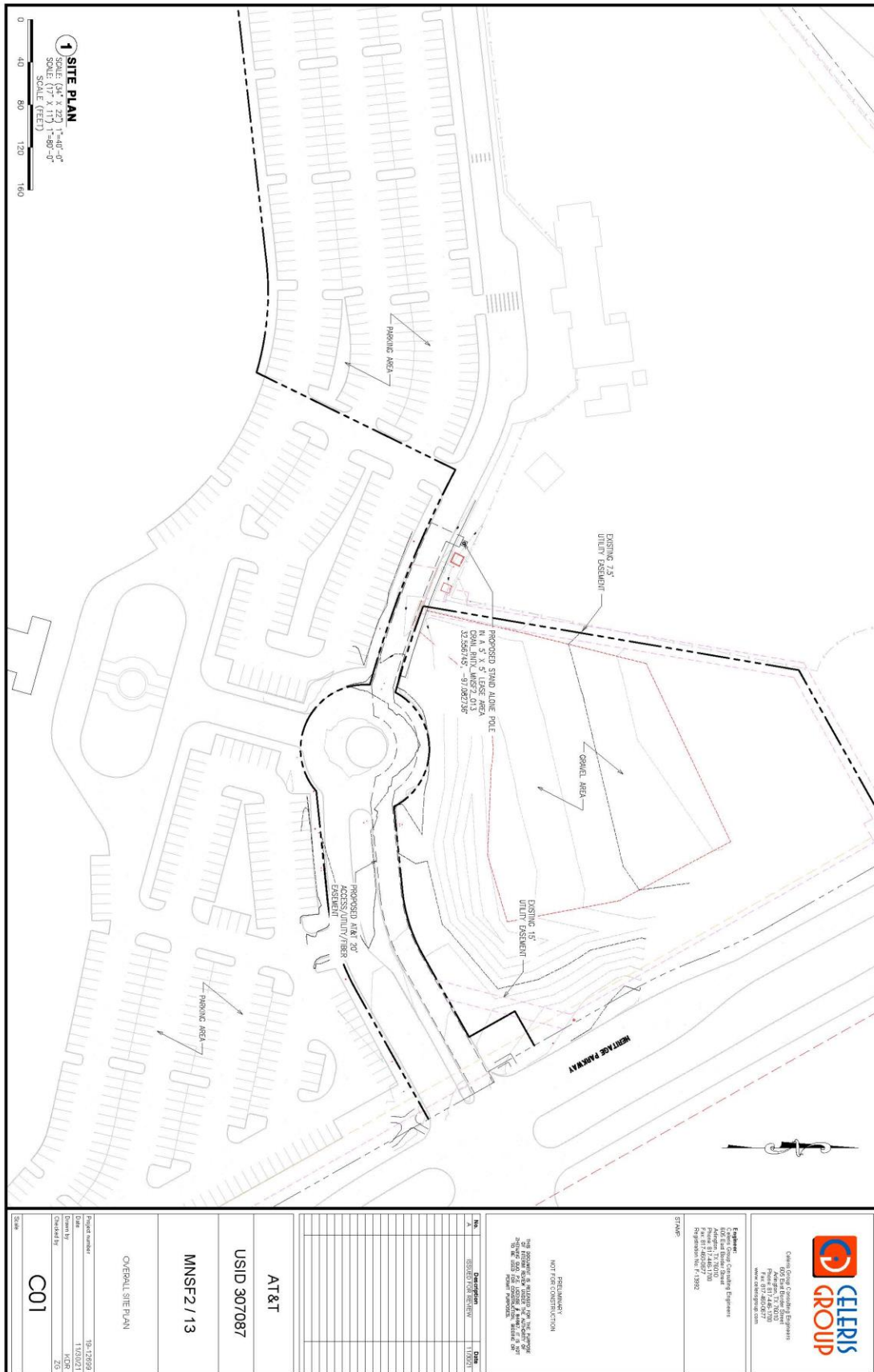


Exhibit 1

City Addendum

This Addendum modifies and supplements the Small Cell Lease Agreement ("Agreement") between the City of Mansfield, Texas, a Texas home-rule municipal corporation ("LESSOR"), and New Cingular Wireless PCS, LLC, a Delaware limited liability company ("LESSEE"), for the lease of the Leased Site as shown in Exhibit 1 to the Agreement.

LESSOR and LESSEE agree to the following additional provisions to the Agreement which, if in conflict with the Agreement, will control:

1. If LESSEE remains in possession of the Leased Site after the expiration or termination of this Agreement, then LESSEE shall be a tenant at sufferance and, in addition to all other damages and remedies to which LESSOR may be entitled for such holding over, (a) LESSEE shall pay rent equal to 200% of the rent payable during the last month of the term, and (b) LESSEE shall otherwise continue to be subject to all of LESSEE's obligations under this Agreement. The provisions of this paragraph shall not be deemed to limit or constitute a waiver of any other rights or remedies of LESSOR provided herein or at law. If LESSEE fails to surrender the Leased Site upon the termination or expiration of this Agreement, in addition to any other liabilities to LESSOR accruing therefrom, LESSEE shall protect, defend, indemnify and hold LESSOR harmless from all loss, actual and reasonable costs (including reasonable attorneys' fees) and liability resulting from such failure, including any claims made by any succeeding tenant founded upon such failure to surrender, and any lost profits to LESSOR resulting therefrom.

2. LESSEE shall not use, nor shall LESSEE permit its employees, representatives, invitees, contractors or agents to use, the Leased Site or the Facility in any way that interferes with the use of any portion of the Property by LESSOR, or by other tenants or licensees of LESSOR with rights in any portion of the Property that predate the Agreement. Such interference shall be deemed a material breach by LESSEE, and LESSEE shall have the responsibility to terminate said interference upon written notice from LESSOR and being granted access to the Leased Site. In the event any such interference does not cease promptly, LESSEE acknowledges that continuing interference may cause irreparable injury and, therefore, LESSOR shall have the right, in addition to any other rights that it may have at law or in equity, to bring a court action to enjoin such interference or to terminate this Agreement upon written notice to LESSEE.

3. INDEMNIFICATION. LESSEE SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS LESSOR, ITS AGENTS, CITY COUNCIL, AND EMPLOYEES, FROM ANY AND ALL CLAIMS, DEMANDS, LOSSES, AND EXPENSE WHICH MAY ARISE AS A RESULT OF LESSEE'S USE OF THE LEASED SITE, EXCEPT TO THE EXTENT SUCH CLAIMS OR LOSSES ARE CAUSED BY THE INTENTIONAL MISCONDUCT OR NEGLIGENCE OF THE LESSOR, ITS AGENTS, CITY COUNCIL, OR EMPLOYEES. LESSEE REPRESENTS, WARRANTS, AND COVENANTS TO LESSOR, ITS TRUSTEES AND EMPLOYEES THAT LESSEE SHALL AT NO TIME DURING THE INITIAL TERM OR ANY RENEWAL TERM OF THE AGREEMENT USE OR PERMIT ANY PORTION OF THE PROPERTY TO BE USED IN VIOLATION OF ANY ENVIRONMENTAL REGULATIONS (DEFINED BELOW). LESSEE SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS LESSOR, ITS TRUSTEES AND EMPLOYEES FROM ANY AND ALL CLAIMS OF

LIABILITY UNDER ANY ENVIRONMENTAL REGULATION ARISING OUT OF LESSEE'S USE OR OCCUPANCY OF ANY PORTION OF THE PROPERTY. FOR PURPOSES OF THESE PROVISIONS, THE TERM "ENVIRONMENTAL REGULATIONS" SHALL MEAN ANY LAW, STATUTE, REGULATION, ORDER OR RULE NOW OR HEREAFTER PROMULGATED BY ANY GOVERNMENTAL AUTHORITY, WHETHER LOCAL, STATE OR FEDERAL, RELATING TO AIR POLLUTION, WATER POLLUTION, NOISE CONTROL AND/OR TRANSPORTING, STORING, HANDLING, DISCHARGE, DISPOSAL OR RECOVERY OF ON-SITE OR OFF-SITE HAZARDOUS SUBSTANCES OR MATERIALS, AS SAME MAY BE AMENDED FROM TIME TO TIME, INCLUDING WITHOUT LIMITATION THE FOLLOWING: (i) the Clean Air Act (42 U.S.C. §§ 7401 et seq.); (ii) Marine Protection, Research and Sanctuaries Act (33 U.S.C. §§ 1401-1445); (iii) the Clean Water Act (33 U.S.C. §§ 1251 et seq.); (iv) the Resource Conservation and Recovery Act, as amended by the Hazardous and Solid Waste Amendments of 1984 (42 U.S.C. §§ 6901 et seq.); (v) the Comprehensive Environmental Response, Compensation and Liability Act, as amended by the Superfund Amendments and Reauthorization Act of 1986 (42 U.S.C. §§ 9601 et seq.); (vi) the Toxic Substances Control Act; (vii) the Federal Insecticide, Fungicide and Rodenticide Act as amended (7 U.S.C. §§ 135 et seq.); (viii) the Safe Drinking Water Act (42 U.S.C. §§ 300 (f) et seq.); (ix) OSHA; (x) the Hazardous Liquid Pipeline Safety Act (49 U.S.C. §§ 20021 et seq.); (xi) the Hazardous Materials Transportation Act (49 U.S.C. §§ 1801 et seq.); (xii) the Noise Control Act of 1972 (42 U.S.C. §§ 4901 et seq.); (xiii) EPCRA; and (xiv) National Environmental Policy Act (42 U.S.C. §§ 4321-4347).

IT IS AGREED WITH RESPECT TO ANY LEGAL LIMITATIONS NOW OR HEREAFTER IN EFFECT AND AFFECTING THE VALIDITY OR ENFORCEABILITY OF THESE INDEMNIFICATION OBLIGATIONS, SUCH LEGAL LIMITATIONS ARE MADE PART OF THE INDEMNIFICATION OBLIGATION AND SHALL OPERATE TO AMEND THE INDEMNIFICATION OBLIGATION TO THE MINIMUM EXTENT NECESSARY TO BRING THE PROVISION INTO CONFORMITY WITH THE REQUIREMENTS OF SUCH LIMITATIONS, AND SO MODIFIED, THE INDEMNIFICATION OBLIGATIONS SHALL CONTINUE IN FULL FORCE AND EFFECT. THE INDEMNITIES CONTAINED HEREIN SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT FOR ANY REASON WHATSOEVER.

4. To the extent allowed by law Commercial General Liability Insurance, Business Automobile Liability Insurance and Workers' Compensation Insurance must be endorsed to include a waiver of subrogation in favor of LESSOR. Commercial General Liability Insurance and Business Automobile Liability Insurance are to be primary and non-contributory and must be endorsed to LESSOR, its officials, agents and employees as an additional insured. LESSOR's additional insured status shall (i) be limited to bodily injury, property damage or personal and advertising injury caused, in whole or in part, by LESSEE, its employees, agents or independent contractors; (ii) not extend to claims for punitive or exemplary damages arising out of the acts or omissions of LESSOR, its employees, agents or independent contractors or where such coverage is prohibited by law or to claims arising out of the gross negligence of LESSOR, its employees, agents or independent contractors; and, (iii) not exceed LESSEE's indemnification obligation under this Agreement, if any.

5. LESSEE shall have a separate power meter installed for its electric service and LESSEE shall pay all costs related to said electric service.

6. LESSEE shall be responsible for all taxes levied upon the leasehold improvements and operations of LESSEE on the Leased Site. LESSEE's responsibility for taxes under this section shall be limited to any proportionate increase in taxes that is attributable to the value of LESSEE's leasehold improvements.

7. LESSEE shall, within ninety (90) days following the termination, cancellation, or expiration of this Agreement, remove its Facility equipment and personal property from the Leased Site. LESSEE shall remove any foundations to a depth of one (1) foot below grade (excluding conduits and footings) and restore the Property as substantially as possible to its original condition, reasonable wear and tear excepted. If LESSEE fails to remove its Facility equipment and personal property within the ninety (90) day time period, LESSOR may remove said equipment and personal property, and LESSOR shall not be liable for any damage sustained by said equipment and personal property as a result of such removal. LESSEE agrees to reimburse LESSOR for any expenses associated with the removal and storage of LESSEE's equipment and personal property before such equipment and property is returned to LESSEE.

8. This Agreement may not be sold, assigned, or transferred, by LESSEE at any time without the written consent of the LESSOR, which consent may be withheld by LESSOR in its sole discretion. Notwithstanding the foregoing, LESSEE may assign this Agreement to a parent, affiliate, or subsidiary entity, or to any entity that acquires all or substantially all of the LESSEE's assets in the market as defined by the Federal Communications Commission in which the Property is located, upon written notice to LESSOR, provided that the assignee agrees in writing to abide by the terms and conditions of this Agreement, and provided further that LESSOR provides its written acknowledgement.

9. This Agreement shall extend to and bind the heirs, executors, administrators, and permitted successors and assigns of the parties hereto.

10. LESSEE shall ensure that all construction materials used for new construction will be aesthetically comparable to the existing facility at the Leased Site provided such materials are approved by the LESSOR.

11. Nothing contained in this Agreement shall be construed to make LESSOR and LESSEE partners or joint venturers or to render either party liable for the debts or obligations of the other.

12. LESSEE shall be responsible for the satisfaction or payment of any liens for any provider of work, labor, material or services claiming by, through or under LESSEE. LESSEE shall indemnify, hold harmless and defend LESSOR against any such liens. Such liens shall be discharged by LESSEE within sixty (60) days after notice of filing thereof by bonding, payment or otherwise, provided LESSEE may contest, in good faith and by appropriate proceedings, any such liens.

13. LESSEE agrees to comply with all federal, state and local Laws, orders, rules and regulations ("Laws") applicable to LESSEE's use of the Facility on the Property. LESSOR agrees to comply with all Laws relating to LESSOR's ownership and use of the Property and any improvements on the Property.

14. Paragraphs 8, 12.6, and 12.7 of the Agreement have been struck through and are of no force and effect.

The Parties have caused this Addendum to be duly executed as of the Effective Date of the Agreement.

LESSOR
City of Mansfield Texas,
a Texas municipal corporation

By: _____

Name: _____

Its: _____

Date: _____, 2022

LESSEE
New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation

Its: Manager

By: _____

Name: _____

Its: _____

Date: _____, 2022



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4700

Agenda Date: 6/13/2022

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution Awarding a Contract for the Purchase of Three Chemical Storage Tanks for the Bud Ervin Water Treatment Plant to Macaulay Controls Company for an Amount not to Exceed \$222,198.38 (Utility Fund)

Requested Action

Consider the resolution authorizing funds for an amount not to exceed Two Hundred Twenty-Two Thousand One Hundred Ninety-Eight Dollars and Thirty-Eight Cents \$222,198.38 and approval of a contract with Macauley Controls for the Three Chemical Storage Tanks at The Bud Ervin Water Treatment Plant.

Recommendation

Staff recommends approval

Description/History

The Three tanks that are being replaced are the Hydrochloric Acid, Hydrogen Peroxide, and the Sodium Hypochlorite. Hydrochloric Acid is used to create Chlorine Dioxide, which Oxidizes Metals. Hydrogen Peroxide is used for the UV Advanced Oxidation Process, eliminating bacteria from the water. Sodium Hypochlorite is used to conduct the Clean in Place Process (CIP), which cleans the Membrane Modules.

Justification

The Hydrogen Peroxide and the Sodium Hypochlorite tanks have active leaks, and will be replaced with two high density polyethylene tanks. The fiberglass has failed and continues to deteriorate. The current tank that holds the Hydrochloric Acid was repurposed to hold the chemical. This contract replaces the Hydrochloric Acid tank with a new Fiberglass Tank rated for the chemical

Funding Source

Utility Operations Fund

Prepared By

Alex Whiteway., Assistant Director, Utilities Department
817-728-3615

RESOLUTION NO. _____**A RESOLUTION AWARDING A CONTRACT FOR THE PURCHASE OF THREE CHEMICAL STORAGE TANKS FOR THE BUD ERVIN WATER TREATMENT PLANT TO MACAULAY CONTROLS COMPANY FOR THE AMOUNT OF \$222,198.38 (UTILITY FUND)**

WHEREAS, the City of Mansfield has publicly advertised and requested competitive bids for the three chemical storage tanks for The Bud Ervin Water Treatment Plant; and,

WHEREAS, all bids were received, opened and publicly read aloud on May 12, 2022; and,

WHEREAS, the funding source for the Purchase of Three Chemical Storage Tanks for The Bud Ervin Water Treatment Plant will be from the Utility Fund; and,

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

WHEREAS, after review of all bids received, it is the recommendation and determination of Council that the “lowest and best” bid is that of Macaulay Controls Company.

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

SECTION 1.

The City Manager or his designee authorized to execute an agreement with Macaulay Controls Company for the purchase of three chemical storage tanks for The Bud Ervin Water Treatment Plant for an amount of Two Hundred Eleven Thousand Six Hundred Seventeen Dollars And Fifty Cents (\$211,617.50).

SECTION 2.

Funding is hereby authorized to include a five percent contingency for a total amount not to exceed Two Hundred Twenty-Two Thousand One Hundred Ninety-Eight Dollars And Thirty-Eight Cents (\$222,198.38).

PASSED AND APPROVED THIS THE 13TH DAY OF JUNE, 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



BID OPENING FORM

Owner: City of Mansfield

Bid No.: 2022-25-02

Project: Bud Ervin Treatment Plant Chemical Storage Tank Procurement

Date: 5/12/2022 at 10:00am.

Name of Bidder	Bid Type	Bid Bond Attached	Bid Amount	Comments
Macaulay Controls Company		<input checked="" type="checkbox"/> Yes	\$211,617.50	Received 05/12/22 at 9:47am by KB
13920 Osprey Ct. Ste E		<input type="checkbox"/> No		
Webster, Texas 77598				



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4701

Agenda Date: 6/13/2022

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution Authorizing a Contract for Rehabilitation of the 300,000 Gallon Cardinal Oaks Ground Storage Tank to N.G. Painting, L.P. for an Amount not to Exceed (\$195,800.00)

Requested Action

Consider the resolution authorizing funds for an amount not to exceed One Hundred Ninety-Five Thousand Eight Hundred Dollars (\$195,800.00) and approval of a contract with N.G. Painting L.P. for the replacement of the rehabilitation of the 300,000 Gallon Cardinal Oaks Pumps Station.

Recommendation

Staff recommends approval

Description/History

Cardinal Oaks Pump Station is a 300,000-gallon ground storage tank constructed in 1986. The pump station stores water to disburse it later to keep up with peak demand.

Justification

Cardinal Oaks Pump Station requires a new coating system to protect the integrity of the tank. The tank's current coating system has several failures that has created corrosion spots on the metal construction of the tank. These failures will eventually corrode through the metal properties of the tank and develop leaks. This project consists of installing a new coating system and replacing some instrumentation.

Funding Source

Utility Operations Fund

Prepared By

Alex Whiteway., Assistant Director, Utilities Department
817-728-3615

RESOLUTION NO. _____**A RESOLUTION AWARDED A CONTRACT FOR REHABILITATION OF THE 300,000 GALLON CARDINAL OAKS GROUND STORAGE TANK TO N.G. PAINTING, L.P. FOR AN AMOUNT NOT TO EXCEED \$195,800.00 (UTILITY FUND)**

WHEREAS, the City of Mansfield has publicly advertised and requested competitive bids for the rehabilitation of the 300,000 Gallon Cardinal Oaks Ground Storage Tank; and,

WHEREAS, all bids were received, opened and publicly read aloud on May 12, 2022; and,

WHEREAS, the funding source for the Rehabilitation of the 300,000 Gallon Cardinal Oaks Ground Storage Tank will be from the Utility Fund; and,

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

WHEREAS, after review of all bids received, it is the recommendation and determination of Council that the “lowest and best” bid is that of N.G. Painting, L.P.

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

SECTION 1.

The City Manager or his designee authorized to execute an agreement with N.G. Painting, L.P. for the rehabilitation of the 300,000 Gallon Cardinal Oaks Ground Storage Tank for an amount of One Hundred Seventy-Eight Thousand Dollars And Zero Cents (\$178,000.00).

SECTION 2.

Funding is hereby authorized to include a ten percent contingency for a total amount not to exceed One Hundred Ninty-Five Thousand Eight Hundred Dollars And Zero Cents (\$195,800.00) to complete the rehabilitation project.

PASSED AND APPROVED THIS THE 13TH DAY OF JUNE, 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



BID OPENING FORM

Owner: City of Mansfield

Bid No.: 2022-25-03

Project: 300,000 Gallon Cardinal Oaks Ground Storage Tank Rehabilitation

Date: 5/12/2022 at 2:00pm

Name of Bidder	Bid Type	Bid Bond Attached	Bid Amount	Comments
N.G. Painting, L.P.		<input checked="" type="checkbox"/> Yes	\$178,000.00	Received 05/12/22 at 9:06am by KB
1225 Bandera Hwy Ste A-2		<input type="checkbox"/> No		
Kerrville, Texas 78028				
O and J Coatings, Inc		<input checked="" type="checkbox"/> Yes	\$190,000.00	Received 05/11/22 by 5:00pm by AW
1720 Cynthia Ln.		<input type="checkbox"/> No		
Hurst, Texas 76054				
Viking Painting LLC		<input checked="" type="checkbox"/> Yes	\$219,400.00	Received 05/12/22 at 10:19am by SM
10905 Harrison St.		<input type="checkbox"/> No		
La Vista NE 68128				
Tankez Coatings Inc		<input checked="" type="checkbox"/> Yes	\$195,000.00	Received 05/12/22 at 1:34pm by KB
2221 Loving Ave.		<input type="checkbox"/> No		
Fort Worth, Texas 76164				
D&M Tank LLC		<input checked="" type="checkbox"/> Yes	\$212,500.00	Received 05/12/22 at 1:53pm by KB
6901 Mansfield Cardinal Rd.		<input type="checkbox"/> No		
Kennedale, Texas 76060				



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4702

Agenda Date: 6/13/2022

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Title

Resolution - A Resolution of the City Council of the City of Mansfield, Texas to Authorize the City Manager to Execute the First Amendment with Hilltop Securities, Inc on Behalf of the City to Provide Additional Development Services to the City

Requested Action

Approve the Resolution to Execute the First Amendment

Recommendation

Staff recommends that the City Council of the City of Mansfield, Texas authorize the City Manager to Execute the First Amendment to the Financial Advisory Agreement.

Description/History

City Council initially approved the Financial Advisory Agreement with First Southwest Company in April 1985. In January 2016, First Southwest changed to Hilltop Securities. Over the years, First Southwest/Hilltop Securities has guided the city to numerous debt issuances and assisted the city in ultimately achieving a 'AAA' bond rating.

As the city has grown in recent years and set up public improvement districts as a method to maintain quality developments, the potential has risen to utilize different funding mechanisms.

Justification

At the onset of the Financial Advisory Agreement, public improvement districts were not in existence. The First Amendment will provide Public Improvement District consulting services to include Development Services and Development Debt Instruments.

Funding Source

N/A

Prepared By

Troy Lestina, 817-276-4258

RESOLUTION NO. _____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT WITH HILLTOP SECURITIES, INC ON BEHALF OF THE CITY TO PROVIDE ADDITIONAL DEVELOPMENT SERVICES TO THE CITY**

WHEREAS, on April 8, 1985, the City Council of the City of Mansfield approved a resolution authorizing a Financial Advisory Agreement for professional services as Financial Advisor with First Southwest Company; and,

WHEREAS First Southwest Company changed names in January 2016 to Hilltop Securities, Inc.; and,

WHEREAS Hilltop Securities has advised the city with numerous debt issuances and assisted the City in achieving a 'AAA' bond rating; and,

WHEREAS, the First Amendment will provide public improvement district consulting services to the City.

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

SECTION 1.

That the City Council of the City of Mansfield, Texas authorizes the City Manager or their designee to execute a first amendment of the Financial Advisory Agreement with Hilltop Securities, Inc on behalf of the City to provide additional development services to the City, subject to review and approval by the City Attorney.

SECTION 2.

This resolution shall be effective immediately upon adoption.

PASSED AND APPROVED THIS THE 13TH DAY OF JUNE, 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

April 2, 1985

FINANCIAL ADVISORY AGREEMENT

Honorable Mayor and City Council
City of Mansfield
1305 E. Broad Street
Mansfield, Texas 76063

Mayor and Members of the Council:

1. We understand that you have under consideration the authorization and issuance of securities in amounts and at times which cannot now be determined for various projects within the City of Mansfield (the "City"), and that in connection with the authorization, sale, issuance and delivery of securities you desire this proposal from us to perform professional services in the capacity of Financial Advisors.

2. By this proposal we offer our professional services and our facilities as Financial Advisor and agree to direct and coordinate the entire program of financing herein contemplated, and to assume and pay the expenses hereinafter enumerated. It is understood and agreed, however, that this obligation on our part shall not cover the cost of any litigation.

3. We agree to perform the following duties normally performed by such advisors, and to perform such other duties as, in our judgment, may be necessary or advisable:

a. We will make a survey of the financial resources of the City to determine the extent of its borrowing capacity. This survey will include an analysis of the existing debt structure as compared to existing and projected sources of income which may be pledged to secure payment of debt service. The survey will take into account any outstanding obligations which are payable from the net revenues thereof, additional net revenues to arise from any proposed rate increase, and the additional net revenues as projected by your consulting engineers as a result of the improvements to be financed by the bonds in question. We will also take into account your future financing needs and operations as projected by your staff and/or your consulting engineers and other experts.

b. On the basis of the information developed by the survey described in the above and foregoing paragraph, and on the basis of other information and experience available to us, we will submit our written recommendations on the financing in question. Our plan will include recommendations as to the date of issue, interest payment dates, schedule of principal maturities, options of prior payment, and any other necessary additional security provisions designed to make the issue attractive to investors. All recommendations will be based on our best professional judgment, with the goal of designing Bonds which can be sold under terms most advantageous to the City, and at the lowest interest cost consistent with all other considerations.

c. We will advise you of current bond market conditions, forthcoming bond issues, and other general information and economic data which might normally be expected to influence the interest rates or bidding conditions, so that the date for the sale of the Bonds can be set at a time, which in our opinion, will be favorable.

d. We understand you have retained, or will retain, a firm of municipal bond attorneys ("Bond Counsel"), whose fee will be paid by you. We will assist in coordinating the assembly and transmittal to Bond Counsel of such data as may be required for the preparation of the necessary petitions, orders, resolutions, notices and certificates in connection with the financing.

e. We will coordinate the preparation and submission of the Notice of Sale, the Official Statement, and such other market documents which may be required. We will also supervise preparation of the uniform bid form, containing provisions recognized by the municipal securities industry as being consistent with the bonds offered for sale. We will submit to you all such offering documents, including the Official Statement, for your proper examination, approval and certification. After such examination, approval and certification, we will furnish you with a supply of such documents and shall mail a set of the same to a list of prospective bidders, and to banks, life, fire and casualty insurance companies, investment counselors and other prospective purchasers of the Bonds. We will also supply sufficient copies of the Official Statement to the purchaser of the Bonds in accordance with the terms of the Notice of Sale. The cost of preparing, printing and distributing these documents will be paid by you. In consultation with the Board of Directors and/or City staff, we will arrange for such reports and opinions of recognized independent consultants which we deem necessary and required in the successful marketing of the Bonds. The fees and charges for such services will be paid by you. We will organize such information meetings as in our judgment may be necessary, and will arrange for these meetings at your expense.

f. We will advise financial publications of the forthcoming sale of your Bonds and furnish them with the pertinent information.

g. We will make recommendations to the City on the matter of a credit rating or ratings for the proposed issue and when directed by you shall coordinate the preparation of such information as in our opinion is required for submission to the rating agency or agencies. Any fees incurred in obtaining a rating or ratings will be paid by you. In those cases where the advisability of personal presentation of information to the rating agency or agencies may be indicated, we will arrange for the personal presentation. The travel expense for such presentation will be paid by you, with the exception of travel incurred by representatives of First Southwest Company.

h. We will assist you at the sale for the purpose of coordinating the receipt of bids, and the furnishing of good faith checks where indicated, and for the purpose of tabulation and comparison of bids, and will advise you as to the best bid, and will provide our recommendation as to acceptance or rejection of such bid.

i. As soon as a bid for the Bonds is accepted by you, we will proceed to coordinate the efforts of all concerned to the end that the Bonds may be delivered and paid for as expeditiously as possible. We shall assist you in the preparation or verification of final closing figures, and when requested, will provide suggestions on a program of temporary investment of proceeds, in consultation with the City's staff and other consultants, consistent with the construction timetable for the project.

j. We will act as your agent in arranging for the printing of the Bonds, the cost of which will be paid by you. We will attend to their delivery, it being understood that title to and ownership of the printed bonds shall be the City's until they are delivered to the purchaser.

k. We will maintain liaison with Bond Counsel in the preparation of all legal documents pertaining to the authorization, sale, issuance and delivery of the Bonds. Bond Counsel will furnish an unqualified approving legal opinion on the Bonds at the time of delivery.

l. After closing, we will deliver to you a schedule of annual debt service requirements on the obligations being delivered to the purchaser. We will furnish to the paying agent or paying agents a copy of the authorizing resolution.

m. We will attend any and all meetings of your governing body, or any representatives thereof, as desired by you, whenever we may be of assistance and the subject of financing is to be discussed.

n. If so directed by you, we will advise and assist you and your other consultants in the preparation and submission of any application for funding made to a State or Federal Agency. Further, if so requested, a representative of this firm shall accompany and assist you and your other consultants in any meetings or hearings before the appropriate Agency. The expenses in connection therewith shall be borne by you. The extent of our services in these matters and compensation therefor shall be as mutually agreed upon on a case by case basis.

4. In consideration for the services rendered by us, it is understood and agreed that our fee for each issue of certificates will be as follows:

Base Fee - Any Issue	\$ 3,000
Plus \$12.50 per \$1,000 up to	\$ 250,000
Plus 11.00 per \$1,000 next	250,000
Plus 7.00 per \$1,000 next	500,000
Plus 4.65 per \$1,000 next	1,500,000
Plus 2.75 per \$1,000 next	2,500,000
Plus 2.50 per \$1,000 next	5,000,000
Plus 1.95 per \$1,000 next	10,000,000
Plus 1.35 per \$1,000 next	10,000,000
Plus 1.30 per \$1,000 next	20,000,000
Plus 1.25 per \$1,000 over	50,000,000

If application to a State or Federal Agency is necessary to obtain funds, it is understood and agreed that our fee shall be 125% of the above schedule.

Our fee and reimbursable expenses shall become due and payable simultaneously with the delivery of the Bonds to the purchaser.

5. If the City chooses to sell Bonds on a negotiated bid basis, it is understood and agreed that we will not be part of any syndicate or account organized or formed for the purpose of purchasing the Bonds from the City. If we assist the City in the private placement of Bonds directly with a purchaser, other than a State or Federal

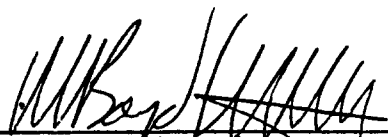
Agency, in addition to the above fee we will receive a placement fee equal to \$5.00 per \$1,000 par value of Bonds so issued and delivered. When the City offers its Bonds at a competitive advertised public sale, it is understood and agreed that we reserve the right to submit a bid for the Bonds when so offered.

6. This agreement may be terminated by you upon thirty (30) days' written notice to us. In the event of termination, it is understood and agreed that only the amount due us for services or expenses to date of termination would be due and payable, and that no penalty for cancellation of the contract would be allowed. It is the intent of this provision that our services be satisfactory to you at all times.

This proposal is submitted in duplicate originals. When accepted by you, it will constitute the entire agreement between the City and the undersigned for the purposes and considerations herein specified. Your acceptance will be indicated by the signature of your authorized officials or representatives on both copies, and the returning of one executed copy to us.

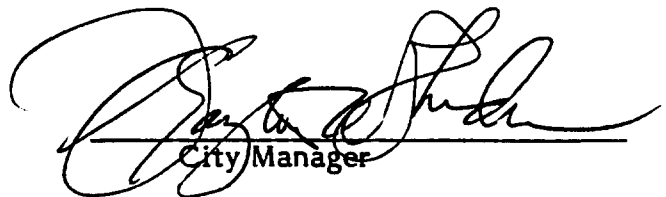
Respectfully submitted,

FIRST SOUTHWEST COMPANY

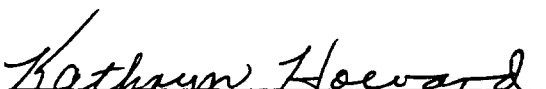
By 
W. Boyd London, Jr.

ACCEPTANCE

Accepted pursuant to Resolution adopted by the City Council on this the 8th day of March, 1985.
April 1st


City Manager

ATTEST:


Kathryn Howard
City Secretary

(SEAL)

**FIRST AMENDMENT TO
FINANCIAL ADVISORY AGREEMENT**

WITNESSETH:

WHEREAS, the City of Mansfield (the “City”), and Hilltop Securities Inc., formerly known as First Southwest Company (“HilltopSecurities”), previously entered into a certain Financial Advisory Agreement, effective as of April 8, 1985 (the “Agreement”); and

WHEREAS, the City and HilltopSecurities desire to amend the Agreement to include Development Services and Development Debt Instruments to the scope of services to be provided by HilltopSecurities, as well as the corresponding fees for such services.

NOW THEREFORE, the City and HilltopSecurities, in consideration of the mutual covenants and agreements contained in the Agreement and those set forth herein, do hereby agree to amend the Agreement as follows:

**AMENDMENTS
SECTION 3**

Section 3 of the Agreement shall be amended to include the following as subsection o.:

“We will provide PID consulting services to include Development Services and Development Debt Instruments. Upon request, HilltopSecurities will assist the City in structuring and securing for any development of real property within the City of Mansfield (the "Development") one or more economic incentive program(s) as described in a development agreement for the Development (“Development Agreement”) entered into between the City and a property owner, developer, and/or development district (a “Program”). The fees and expenses in connection with Development Services and Development Instruments shall be as set forth in Appendix A to the Agreement”

APPENDIX A

Appendix A, attached hereto as Exhibit 1, is hereby added to the Agreement.

MODIFICATIONS

The Agreement, except as amended by this First Amendment to Financial Advisory Agreement, (“First Amendment”) remains in effect in all other respects.

IN WITNESS WHEREOF, the parties have made and executed this First Amendment in multiple copies, each of which shall be an original, effective as of _____.

HILLTOP SECURITIES INC.

By: 
Nick Bulaich
Managing Director

CITY OF MANSFIELD, TEXAS

By: _____
Name: _____
Title: _____

EXHIBIT 1 APPENDIX A

Development Services and Development Debt Instruments. Recognizing the expertise that HilltopSecurities possesses with municipalities in Texas regarding economic incentive programs, the fee for assisting the City with reviewing, analyzing and structuring land developments and land development agreements shall be:

- (i) a nonrefundable upfront cash payment of \$25,000, may be required, payable prior to commencement of the work outlined in the Scope of Services and credited against other fees due to HilltopSecurities; and
- (ii) a fee of 2.0% of the par of any bonds or debt issued by the City or by an entity under the City's control for the benefit of the development (this Development related financial advisory fee will apply to any General Obligation Bonds, Certificates of Obligation, Tax Notes, Waterworks and Sewer System Revenue Bonds, or Special Revenue Bonds that are issued, including any refunding bonds, as long as such Debt Instruments are related to and an integral part of a Program as defined above; provided, however, this fee will not apply to any New Issuances of Municipal Securities for which HilltopSecurities receives fees as described in Section 4 of this Agreement). Fees charged in (i) above, if any, will be netted against fees due in this Section 3(ii).

It is expected that the City will be reimbursed for the above-referenced fees by the developer as an expense of negotiating the economic incentive agreement(s).

HilltopSecurities shall be entitled to reimbursement for reasonable expenses in connection with providing the above-referenced Development consulting services to the City. Expenses shall be reimbursed within thirty (30) days after receipt of a detailed invoice therefor submitted by HilltopSecurities. Expenses related to Development Services are not contingent upon a Program being agreed to or a transaction being completed.



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4703

Agenda Date: 6/13/2022

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution Authorizing Publication of Notice of Intent to Issue Certificates of Obligations; Approving the Preparation of a Preliminary Official Statement and a Notice of Sale; and Providing for the Effective Date Thereof

Requested Action

The City Council ratifies a resolution giving notice of intent to issue Combination Tax and Revenue Certificates of Obligation. The notice is to announce to the public that the City will be issuing bonds on August 8, 2022 for purpose of designing, developing, constructing, improving, extending, and expanding streets, thoroughfares, sidewalks and bridges of the City, including streetscaping, streetlighting, right-of-way protection, utility relocation, and related storm drainage improvements; and designing, improving, and acquiring computer equipment and software; and professional services incurred in connection with the previously mentioned projects.

Recommendation

Staff recommends the approval of the Resolution.

Description/History

During the capital planning process in fiscal year 2022, the City established a capital program for fiscal year 2022 and beyond. Discussion occurred regarding prioritization of projects and funding of the projects.

Justification

The funds will be used to improve streets and roadways within the City, and provide the necessary equipment for new computer hardware and software for the City's financial, utilities, and human resources departments.

Funding Source

Ad Valorem taxes; the cost of this issuance is not expected to raise the tax rate.

Prepared By

Troy Lestina, Chief Financial Officer
817-276-4258

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; APPROVING THE PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT AND A NOTICE OF SALE; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF

WHEREAS, the City Council (the “City Council”) of the City of Mansfield, Texas (the “City”), deems it advisable to issue certificates of obligation (the “Certificates”) of the City, in one or more series, in an amount not to exceed \$10,000,000 and in accordance with the notice hereinafter set forth; and,

WHEREAS, the City desires to approve the preparation of a preliminary official statement (the “Preliminary Official Statement”) and the preparation of a notice of sale (“Notice of Sale”) if the Certificates are issued in a competitive sale, in anticipation of its issuance of the Certificates; and,

WHEREAS, the City Council has found and determined that a notice of intention to issue certificates of obligation should be published in accordance with the requirements of section 271.049 of the Texas Local Government Code; and,

WHEREAS, it is hereby found and determined that the meeting at which this resolution is considered is open to the public as required by law, and public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code.

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

SECTION 1.

The findings, definitions and recitations set out in the preamble to this resolution are found to be true and correct and are hereby adopted by City Council and made a part hereof for all purposes.

SECTION 2.

The City Secretary is hereby authorized and directed to cause to be published in the manner required by law and in substantially the form attached hereto as Exhibit A, a notice of the City’s intention to issue the Certificates (the “Notice”).

SECTION 3.

The Notice shall be published once a week for two (2) consecutive weeks in a newspaper which is of general circulation in the City, the date of the first publication to be at least forty-six (46) days before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates. In addition, the Notice shall be posted continuously on the City’s

website for at least forty-five (45) days before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates.

SECTION 4.

The Mayor, City Manager, Chief Financial Officer, City Secretary and other appropriate officials of the City, the City's financial advisor, Hilltop Securities Inc., and bond counsel, Bracewell LLP, are authorized and directed to proceed with the preparation of the Preliminary Official Statement and the Notice of Sale, if any, and to make other necessary arrangements for the sale of the Certificates at a future meeting of the City Council of the City.

SECTION 5.

The City hereby authorizes the preparation and distribution of a Notice of Sale and Preliminary Official Statement relating to the Certificates and authorizes the Finance Director or City Manager to approve the final form of and deem final such Preliminary Official Statement within the meaning and for the purposes of paragraph (b)(1) of Rule 15c2-12 of the United States Securities and Exchange Commission.

SECTION 6.

The Mayor, City Manager, the Chief Financial Officer, City Secretary, and other officers and agents of the City are hereby authorized and directed to do any and all things necessary or desirable to carry out the provisions of this resolution.

SECTION 7.

This resolution shall take effect immediately from and after its passage by the City Council of the City.

PASSED AND APPROVED THIS THE 13TH DAY OF JUNE, 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

EXHIBIT A**NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION**

NOTICE IS HEREBY GIVEN that the City Council of the City of Mansfield, Texas (the “City”), will meet in the Council Chambers at the City Hall, 1200 East Broad Street, Mansfield, Texas, the regular meeting place of the City Council, at 7:00 p.m. on the 8th day of August, 2022, which is the time and place tentatively set for the passage of an ordinance and such other action as may be deemed necessary to authorize the issuance of the City’s certificates of obligation (the “Certificates”), in the maximum aggregate principal amount not to exceed \$10,000,000, payable from the levy of a direct and continuing ad valorem tax against all taxable property within the City sufficient to pay the interest on this series of Certificates as due and to provide for the payment of the principal thereof as the same matures, as authorized by Chapter 271, Subchapter C, Texas Local Government Code, as amended, and from all or a part of the surplus revenues of the City’s waterworks and sewer system, such pledge of surplus revenues being limited to \$1,000, bearing interest at any rate or rates not to exceed the maximum interest rate authorized by law, as shall be determined within the discretion of the City Council of the City at the time of issuance of the Certificates, and maturing over a period not to exceed twenty-five (25) years from the date of issuance, for the purposes of evidencing the indebtedness of the City for all or any part of the costs associated with the (i) acquiring software and technology equipment for City purposes, including for the Finance and Human Resources departments and for City meeting spaces; (ii) designing, engineering, developing, constructing, improving and repairing, extending and expanding streets, thoroughfares and bridges, including streetscaping, related storm drainage improvements, signalization and other traffic controls, sidewalks, street lights and the acquisition of any right of way therefor; (iii) professional services incurred in connection with items (i) through (ii) and to pay the costs incurred in connection with the issuance of the Certificates. The estimated combined principal and interest required to pay the Certificates on time and in full is \$14,477,060. Such estimate is provided for illustrative purposes only, and is based on an assumed interest rate of 3.92%. Market conditions affecting interest rates vary based on a number of factors beyond the control of the City, and the City cannot and does not guarantee a particular interest rate associated with the Certificates. As of the date of this notice, the aggregate principal amount outstanding of tax-supported debt obligations of the City is \$137,825,000, and based on the City’s expectations, as of the date of this notice the combined principal and interest required to pay all of the outstanding tax-supported debt obligations of the City on time and in full is \$178,187,385.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE CITY, this 13th day of June, 2022.

/s/Susan Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4706

Agenda Date: 6/13/2022

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution Authorizing Funding for the Installation of Additional Safety Measures and Repairs to 24 Bay Doors at The Chris W. Burkett Service Center to DH Pace Door Services Group through the Interlocal Purchasing System (BuyBoard) for an Amount of Fifty-Nine Thousand Two Hundred and Seventy-Eight Dollars \$59,278.00 (Utility Fund)

Requested Action

Consider the resolution authorizing funds in the amount of Fifty-Nine Thousand Two Hundred Seventy-Eight Dollars And Zero Cents \$59,278.00 and approval of a contract with DH Pace Door Services Group for the Installation of Additional Safety Measures and Repairs to 24 Bay Doors at the Chris W. Burkett Service Center.

Recommendation

Staff recommends approval

Description/History

The construction of The Chris W. Burkett Service Center was completed in 2015. Twenty-four bay doors were installed with the Lift Master High-Lift door mechanisms. The south side door on Bay R failed and the door collapsed, damaging the door.

Justification

This project consists of installing safety bottom fixtures for each door to allow the door to stop in case of a failure. Twelve chain operators will be installed for the twelve bay doors on the south side of Building B. Several cables and brackets will be replaced, needed for the correct operation of each door. The damaged door to Bay R will be replaced with the correct fixtures.

Funding Source

Utility Operations Fund

Prepared By

Alex Whiteway., Assistant Director, Water Utilities Department
817-728-3615

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING FUNDING FOR THE INSTALLATION OF ADDITIONAL SAFETY MEASURES AND REPAIRS TO 24 BAY DOORS AT THE CHRIS W. BURKETT SERVICE CENTER TO DH PACE DOOR SERVICES GROUP THROUGH THE INTERLOCAL PURCHASING SYSTEM (BUYBOARD) FOR AN AMOUNT NOT TO EXCEED \$59,278.01 (UTILITY FUND)

WHEREAS, the City of Mansfield received the Bid through the Interlocal Purchasing System BuyBoard; and,

WHEREAS, the funding source for the Installation of Additional Safety Measures and Repairs to 24 Bay Doors at The Chris W. Burkett Service Center will be from the Utility Fund; and,

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

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

SECTION 1.

The City Manager or his designee authorized to execute an agreement with DH Pace Door Services Group for the installation of additional safety measures and repairs to 24 bay doors for an amount of Fifty-Three Thousand Eight Hundred Eighty-Nine Dollars And Ten Cents (53,889.10).

SECTION 2.

Funding is hereby authorized to include a ten percent contingency for a total amount not to exceed Fifty-Nine Thousand Two Hundred Seventy-Eight And Zero Cents(\$59,278.00).

PASSED AND APPROVED THIS THE 13TH DAY OF JUNE, 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4714

Agenda Date: 6/13/2022

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Title

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

Requested Action

Approval of Resolution

Recommendation

Approval of Resolution

Description/History

In Texas, a vehicle is stolen every 5 minutes and a vehicle is burglarized every 2.5 minutes, unfortunately, the City of Mansfield is not excluded from these statistics. The police department has applied and received funding from this grant program for the last 9 years. Most recently in FY21-22, the grant award received was \$331,342 to continue to operate a multi-agency task force that targets automobile thefts and burglaries. The police department will continue to be the managing agency with participation from the cities of Burleson, Kennedale, Midlothian, Alvarado and the Tarrant County Constable Precinct 7. Additionally, The Task Force will provide law enforcement assistance related to the grant activities to all law enforcement agencies within Ellis and Johnson Counties.

The grant will fund personnel, travel, and supplies and operating expenses for FY22-23. The grant will require a 20% cash match that will be shared with each participating law enforcement agency receiving grant funds.

Justification

N/A

Funding Source

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

Prepared By

Jessica Graves, Grant Manager

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

WHEREAS, under the provisions of the Texas Transportation Code Chapter 1006 and Texas Administrative Code Title 43; Part 3; Chapter 57 entities are eligible to receive grants from the Motor Vehicle Crime Prevention Authority (MVCPA) to provide financial support to law enforcement agencies for economic automobile theft enforcement teams and to combat motor vehicle burglary in the jurisdiction; and,

WHEREAS, the City of Mansfield (city) finds it in the best interest of the citizens to receive grant funding from a program which is funded by a \$4 annual assessment per insured vehicle per year; and,

WHEREAS, if awarded grant funds, this will be the 11th year since the inception of the Tri-County Auto Theft Task Force (task force). The city, the police department and the task force agrees to comply with all program rules as set out in the grant program guidelines; and,

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

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

WHEREAS, the city council desires to ratify and authorizes the Chief of Police to make application, receive, and expend the above mentioned grant allocation, if awarded.

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

SECTION 1.

The Chief of Police is authorized to execute all documents and make application for obtaining state funds from MVCPA for FY23. The grant amount (to be determined by the MVCPA) will require a 20% cash match that will be shared with each participating law enforcement agency receiving grant funding.

SECTION 2.

The Chief of Police is authorized to receive and expend the grant funding, if awarded, by the MVCPA for this grant program.

SECTION 3.

The Program Director and Financial Officer will be designated by the City Manager and will be employees from the City of Mansfield.

PASSED AND APPROVED THIS THE 13TH DAY OF JUNE, 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4715

Agenda Date: 6/13/2022

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

Title

Resolution - A Resolution Authorizing the Chief of Police to Expend Grant Funding From the Texas Department of Motor Vehicle Crime Prevention Authority to Purchase New Radios From Motorola

Requested Action

Approval of Resolution

Recommendation

Approval of Resolution

Description/History

The Tri-County Auto Theft operates within Johnson, Ellis, and Tarrant counties. These counties have remote rural areas where radio service is sporadic or non-existent. To protect the Taskforce Officers, we request permission to spend \$57,000.00 from the Taskforce program income for new Motorola radios. These radios can switch to cellular service when regular radio service is no longer working. New radios will allow Taskforce officers to contact dispatch at all times, no matter where they are in the county.

Justification

N/A

Funding Source

Funds from the Taskforce program income will be utilized to purchase the new radios. The use of program income funds has been approved by the Taskforce presiding board members and the Motor Vehicle Crime Prevention Authority.

Prepared By

Jim Harrell, Program Director

RESOLUTION NO. _____**A RESOLUTION AUTHORIZING THE CHIEF OF POLICE TO EXPEND PROGRAM INCOME FROM THE GRANT AWARDED BY THE MOTOR VEHICLE CRIME PREVENTION AUTHORITY**

WHEREAS, the Tri-County Auto Theft Taskforce is a grant funded unit managed by the Mansfield Police Department. The Police Department is a unit of local government and meets the criteria established by the Motor Vehicle Crime Prevention Authority and the State of Texas to apply for and receive grant funds under this program; and,

WHEREAS, the Tri-County Auto Theft Taskforce operates within Johnson, Ellis, and Tarrant counties. These counties have remote rural areas where radio service is sporadic or non-existent. These radios can switch to cellular service when regular radio service is no longer working. New radios will allow Taskforce officers to contact dispatch at all times, no matter where they are in the county; and,

WHEREAS, to protect the Taskforce Officers, we request permission to spend \$57,000.00 from the Taskforce program income for new Motorola radios; and,

WHEREAS, the City of Mansfield and the Taskforce agrees to comply with all program rules as set out in the grant program guidelines; and,

WHEREAS, the City of Mansfield agrees that in the event of loss or misuse of the program income funds, the City of Mansfield assures that the funds will be returned to the Motor Vehicle Crime Prevention Authority in full; and,

WHEREAS, the City of Mansfield designates The Chief of Police as the grantee's authorized official. The authorized official is given the power to accept and expend funds provided by the Motor Vehicle Crime Prevention Authority grant; and,

WHEREAS, the City Council desires to ratify and authorize the Chief of Police to expend program income associated with the above mentioned grant allocation to purchase new radios for the Taskforce.

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

SECTION 1.

The Chief of Police is authorized to execute all documents and make application for obtaining and expending state funds from the Motor Vehicle Crime Prevention Authority in FY22 to be used to upgrade portable radios for the Tri-County Auto Theft Taskforce.

SECTION 2.

The Police Chief is authorized to receive and expend funding provided by the Motor Vehicle Crime Prevention Authority grant program.

SECTION 3.

This resolution shall take effect immediately upon adoption.

PASSED AND APPROVED THIS THE 13TH DAY OF JUNE, 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4708

Agenda Date: 6/13/2022

Version: 1

Status: Consent

In Control: City Council

File Type: Special Event

Agenda Number:

Title

Request for Special Event Permit: Mansfield Rocks 2022

Requested Action

Approval of the special event permit for Mansfield Rocks

Recommendation

Staff recommends approval.

Description/History

The City's annual Mansfield Rocks 4th of July event will be held on Sunday, July 3, 2022 at Big League Dreams. Activities include live band, food and beverage sales, fireworks and strolling entertainment.

Justification

n/a

Funding Source

n/a

Prepared By

Jennifer Johnston, Development Coordinator, Planning and Zoning
817-276-4229

Applicant:

Angie Henley 817-728-3386



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

Special Event Application

Organization/Group: City of Mansfield	Date: May 24, 2022
Applicant: Angie Henley	
Applicant's Address: 1164 Matlock Rd	Phone No. 817-728-3386
*Will be called or emailed for more information needed and/or when the permit is ready for pick-up	Email: angie.henley@mansfieldtexas.gov
Address of Event: 500 Heritage Parkway, (Big League Dreams)	
Description & Activities: Live band, food, beverage, fireworks and strolling entertainment	
Date of Event: July 3, 2022	Hours of Event: 5:00-10:00pm
Public Invited or Private Party? Public	Estimated Number of Attendees 3000
Is the event in a Mansfield Park? ppp	*If yes, Insurance is required N/A
Do you plan to Temporarily Close a Public Street? Yes for firework fallout	*If yes, Insurance is required N/A
Is the event on Private Property other than your own? Yes	*If yes, signed permission is required
Will there be any new or temporary electric lines installed? No	
*If yes, a registered Electrician must obtain a permit. Indicate the line locations on the site plan.	
Will you be using generators? Yes	*If yes, show location on the site plan
Do you plan to have any Tents? Yes	*If yes, a separate permit is required.
Do you plan to have any pop-up canopies? Yes	
Do you plan to have any Promotional Signs? Yes inside the park (banners, streamers, balloons)	*If yes, a separate permit is required
City of Mansfield Assistance Requested: Yes	
Barricades/ Street Closure? Yes PD & FD will supply map	*If yes, show on site plan where you want to have barricades. A resident roster must be submitted for a block party.
Police/Traffic Control/Security? Yes	*If yes, attach an explanation and the name of the person you are working with
<p>Please Read and Include the Following Information With This Application</p> <ul style="list-style-type: none"> For all outdoor activities, a site plan must be attached. One can be provided if requested. You need to show where all items will be located on the site plan. If Insurance is required, the City of Mansfield must be listed as "Additional Insured". All documents must be turned in at the same time. Please allow enough time for review and approval before the date of your event. 	
Applicant's Printed Name:	Applicant's Signature:
Angie Henley/ Special Events	Angie Henley

PERMISSION TO USE PRIVATE PROPERTY FOR SPECIAL EVENT

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

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

(Person, group or business name)

permission to have their special event on said property.

Property address: _____

Please check all that apply:

- ☐ Entire Special Event, including all activities listed, are approved be held at this location.
- ☐ Approved for overflow parking and/or shuttle area to be held at this location.
- ☐ Approved to place promotional signage at this location, if the required permit is obtained. (I am aware this will use up one of the three (3) times a calendar year maximum for this location)
- ☐ Approved to place a Tent(s) and/or canopy for the event. (Note: a Tent requires a permit)
- ☐ Approved to place Bounce Houses, Petting Zoo, Children's Games and/or Kid's activities
- ☐ Misc. Approved: _____

Letter attached

Signature

Printed Name/ Job Title

Mailing Address

Contact Phone Number



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

Promotional Signage Display Application

Installation Address	N/A	Suite No.	
Tenant/Business			
Applicant*		Phone No.	
*Will be called for any questions and/or when the permit is ready for pick-up		E-mail:	

Sign Company			
Co. Name		Contact Person	
Phone No.		E-mail	
Purpose of Sign			
Special Event <input type="checkbox"/>	Sale or Promotion <input type="checkbox"/>	Grand Opening <input type="checkbox"/>	Other <input type="checkbox"/>
Date Requesting Display to Begin	*signs are not allowed to be put up until permit is issued and paid for		
Type of Sign			
Banner <input type="checkbox"/>	Quantity:	Height and Width in Feet	
Rooftop Balloon <input type="checkbox"/>	Quantity:	Wind Signs (pennants, streamers) <input type="checkbox"/>	Quantity:
Please read and Include the Following Information With This Application <i>THIS PERMIT APPLICATION WILL BE AUTOMATICALLY DENIED IF ALL INFORMATION IS NOT COMPLETED/PROVIDED.</i>			
1. SIGN CONTENT: For all signs, include a simple drawing or attach a picture of the sign, showing sign content and dimensions. List everything that you plan to put up for the promotion.			
2. SITE PLAN SHOWING LOCATION OF SIGN(S):			
A. For wall signs or banners, include a drawing of the face of the building with the sign(s). Label dimensions of buildings and sign(s).			
B. For all other signs, show the sign and its relation to the building on the property and to the lot boundaries. Label distances of sign(s) from building and lot boundaries.			
3. NOTE: One promotional signage display, (temporary signs such as banners, balloons, streamers or any kind of wind sign) is permitted three (3) times in a calendar year, for a maximum of fourteen (14) consecutive days. A minimum of ninety (90) days is required between each display. One (1) Grand Opening display is allowed for a period of twenty-one (21) consecutive days within the first three (3) months of the date of issuance of a certificate of occupancy or business license.			Permit Fee \$40

Applicant's Signature		
Property Owner or Manager Printed Name & Signature		*REQUIRED

FOR OFFICE USE			
Comments			
Planning Dept	Approve <input type="checkbox"/>	Deny <input type="checkbox"/>	Date



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

Temporary Tent Application

Tent location Address	500 Heritage Parkway, (Big League Dreams)		Suite No.	
Tenant/Business	Big League Dreams			
Applicant*	City of Mansfield		Phone	817-728-3386
Applicant Address 1164 Matlock Rd			E-mail angie.henley@mansfieldtexas.gov	
*Will be called for questions and/or when the permit is ready for pick-up				
Tent Company				
Tent Company Name	Rental Stop	Contact Number		
Company Address				
Purpose of Tent:				
Special Event <input checked="" type="checkbox"/>	Sale or Promotion <input type="checkbox"/>	Assembly <input type="checkbox"/>	Other <input type="checkbox"/>	
Dates Tent will be on the Property		Erected: July 3, 2021	Removed: July 3, 2021	
Size and Height of Tent (in feet at tallest peak)				
#1 Tent Size	10X10		Height in feet	
#2 Tent Size			Height in feet	
#3 Tent Size			Height in feet	
Please read and Include the Following Information With This Application				Permit Fee \$60
1. SITE PLAN: You must include a site plan showing where the Tent(s) will be located on the property. You need to indicate the distance from any structures and the property lines.				
2. FLOOR PLAN: Provide a simple floor plan for each tent showing the tables, chairs, stages, width of aisles, exits, etc. Note if the Tent sides will be Up or Down.				
3. FLAME RESISTANT CERTIFICATE: You must attach a Flame Resistant Certificate for the specific tent you are renting. The Tent Company can provide this.				
4. NOTE: Temporary tent sales by retail establishments or tent assemblies may be permitted for a period not to exceed thirty (30) days and no more than once a year. No tents or similar structures shall be erected in any required yard setbacks or designated easements.				
Applicant's Printed Name & Date		Angie Henley/ Special Events 5/11/2021		
Applicant's Signature		<i>Angie Henley</i>		
Property Owner/Manager Printed Name				
Property Owner/Manager Signature *REQUIRED				

AGREEMENT TO ASSIST AT SPECIAL EVENT

Special Event Name and Date: Mansfield Rocks

Name of Group Assisting:

☒ Mansfield Police

☐ MISD Police

☐ Constable Office

☐ Other _____

Please check all that apply:

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

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

☐ Other: _____

Angie Henley

Signature

Angie Henley/ Special Events

Printed Name/ Job Title

1164 Matlock Rd

Mailing Address

817-728-3386

Contact Phone Number

/ angie.henley@mansfieldtexas.gov

E-mail



PrestoTechnics

Display Date:

Time of Display:

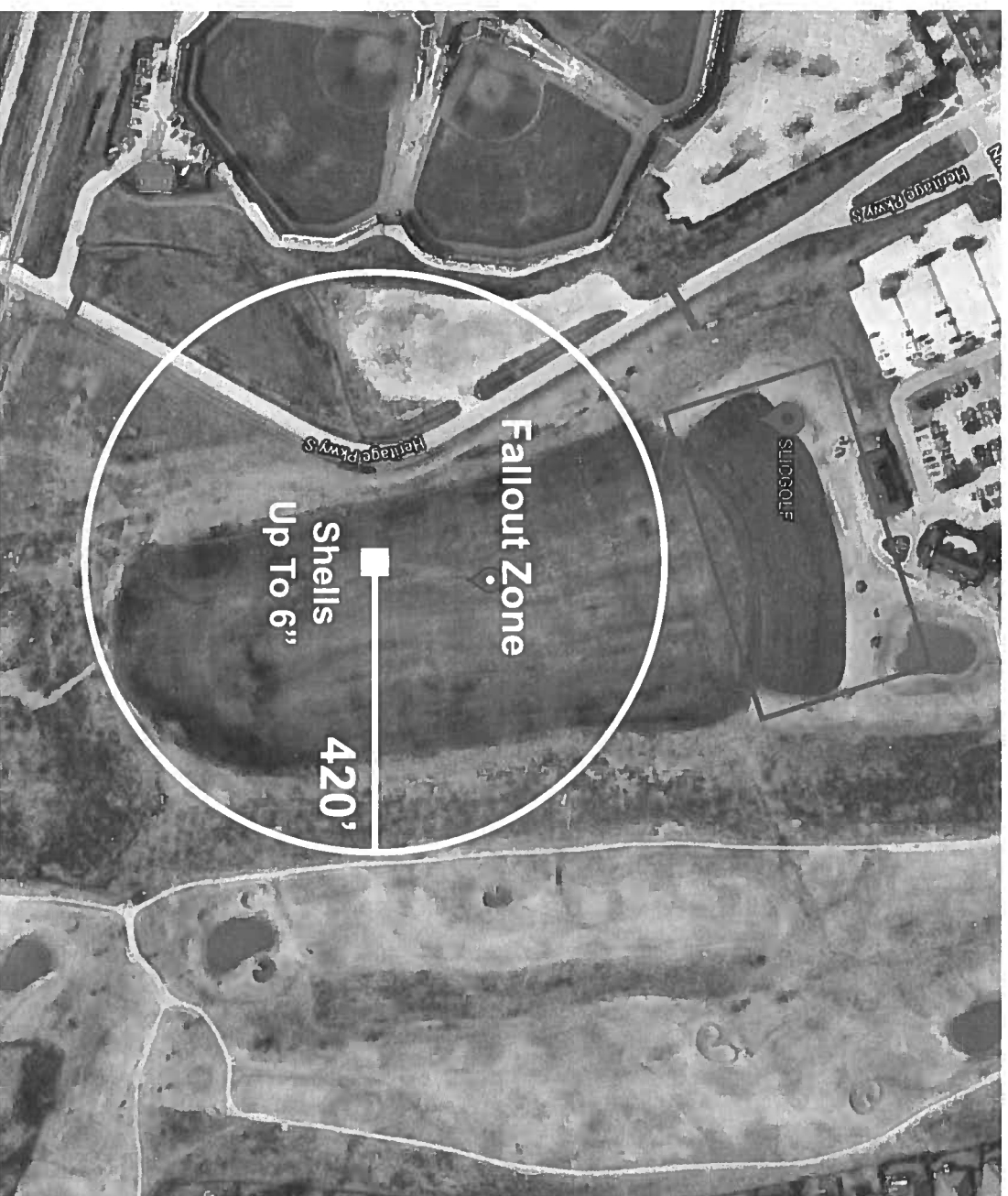
Pyrotechnicians on Site:

There are no buildings in the fallout zone.
Fallout zone to be secured by fencing, natural barriers, traffic cones, and caution tape.

There are no schools, churches, asylums, or child care facilities within 600' of the firing site.
There are no hazardous materials within 840' of the firing site.
The closest residence is 890' from the nearest firing site.

Site Plan SLICGOLF

3750 National Pkwy, Mansfield, TX 76063
(32.55460, -97.07863)





CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4713

Agenda Date: 6/13/2022

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the May 23, 2022 Regular City Council Meeting Minutes

Requested Action

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

Recommendation

Approval of the minutes by the Council.

Description/History

The minutes of the May 23, 2022 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, May 23, 2022

3:30 PM

Council Chambers

REGULAR MEETING

3:30 P.M. - CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 3:30 p.m.

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

WORK SESSION

Discussion Regarding Residential Solid Waste

Environmental Manager Howard Redfearn introduced Dave Yanke with New Gen Strategies and Robyn Mota with Republic Services and began the discussion of changing the city's current method of residential waste bags on the ground twice a week to utilizing trash carts once a week. Howard presented a current service recap with Republic Services, and a potential future service. He introduced the NewGen Study and Howard, Ms. Mota, and Director of Public Works and Transportation Bart VanAmburgh answered Council questions. Mr. Yanke discussed the Cart Feasibility Study in detail and answered Council questions.

Multifamily/Townhome/Neighborhood Park Development Discussion Located at Debbie Lane and Matlock Road Intersection - JPI/Ashton Woods

Director of Planning Jason Alexander introduced the JPI/Ashton Woods Project. Miller Sylvan with JPI provided a history of the project, spoke on the changes that have been made to the project since the first time the project was presented to Council, and answered Council questions. Bart VanAmburgh spoke and answered questions regarding traffic lights.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed into executive session at 5:13 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 5:23 p.m. Mayor Evans recessed the executive session at 7:01 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 the Allocation of Hotel/Motel Tax Dollars

Seek Advice of City Attorney Regarding the Regulation of on-Street and Off-Street Parking in Residential Neighborhoods

Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects listed in Section 3.D of the Agenda

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 #22-19

Economic Development Project #21-09

Economic Development Project #21-26

Economic Development Project #21-28

Economic Development Project #21-35

Economic Development Project #21-37

Economic Development Project #22-14

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

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

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

INVOCATION

Gregory Debrew of Harvesting in Mansfield 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 Broseh led the Texas Pledge.

PROCLAMATION

[22-4688](#)

Mayor Evans read the National Foster Care Month proclamation.

RECOGNITION

Recognition of Texas Municipal League Leadership Fellows: Tamera Bounds, Troy Lestina, Shelley Everhart, Jason Alexander

Mayor Evans recognized the Texas Municipal League Leadership Fellows.

OATH OF OFFICE

Michael Evans

Dr. Gwendolyn Morrison administered the oath of office to Mayor Evans.

Tamera Bounds

Dr. Gwendolyn Morrison administered the oath of office to Council Member Bounds.

ELECTION OF MAYOR PRO TEM

A motion was made by Council Member Leyman to approve Todd Tonore as Mayor Pro Tem. Seconded by Council Member Short. The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 1 - Todd Tonore

CITIZEN COMMENTS

Avery Steward, 800 W Broad St. - Ms. Steward spoke on the Habitat for Humanity proposed development.

Al Lizarraga, 2007 Chrisman Trail - Mr. Lizarraga spoke on trash cans in front of residential houses.

Jon Wych, 3300 Oak Run Lane - Mr. Wych spoke on traffic within the city.

James Sellers, 2201 Heritage Parkway - Mr. Sellers thanked the City of Mansfield for its support of his business.

Della Sapp, 1550 N. Main #130 - Ms. Sapp thanked the Mansfield Police Department and Mayor Evans for caring about safety.

COUNCIL ANNOUNCEMENTS

Council Member Leyman had no announcements.

Council Member Short had no announcements.

Council Member Lewis had no announcements.

Mayor Pro Tem Tonore congratulated Mayor Evans and Council Member Bounds on their re-elections and stated that he was honored to serve as Mayor Pro Tem.

Council Member Bounds expressed her excitement for serving another three years on Council and stated her appreciation for her fellow Council Members.

Council Member Broseh congratulated Mayor Evans and Council Member Bounds on their re-elections.

Mayor Evans thanked Mr. Sellers, the city, and noted that Mansfield is the second best city to live in Texas.

STAFF COMMENTS**City Manager Report or Authorized Representative****Current/Future Agenda Items**

Tim Roberts, Acting Director of Communications and Outreach, introduced Digital Communications Manager Cynthia Cano and Communications and Public Affairs Manager Dustin Dangli as new members of the city's communications team.

Update Regarding Bond Issuance

Chief Financial Officer Troy Lestina provided an update on the upcoming bond issuance.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

No action was taken.

CONSENT AGENDA**[22-4683](#)**

Resolution - Authorization of Funding in an Amount Not to Exceed \$523,800.00 and Approval of a Contract with Halff Associates Inc. for Engineering Design Services to Prepare the North Main Street (US Business Hwy 287) to FM 157 Connector Roadway for Public Bidding and Construction (Street Bond Fund)

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

A RESOLUTION OF THE CITY OF MANSFIELD AUTHORIZING FUNDING IN AN AMOUNT NOT TO EXCEED \$523,800.00 AND APPROVAL OF A CONTRACT WITH HALFF ASSOCIATES, INC. FOR ENGINEERING DESIGN SERVICES TO PREPARE THE NORTH MAIN STREET (US BUSINESS HWY 287) TO FM 157 CONNECTOR ROADWAY FOR PUBLIC BIDDING AND CONSTRUCTION (STREET BOND FUND)

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

Seconded by Council Member Bounds. 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-3860-22

[22-4687](#)

Resolution - A Resolution to Consider Support for a Hazard Mitigation Grant Program Application to the Texas Department of Emergency Management for Watson Branch Channel Improvements

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

A RESOLUTION TO CONSIDER SUPPORT FOR A HAZARD MITIGATION GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF EMERGENCY MANAGEMENT FOR WATSON BRANCH CHANNEL IMPROVEMENTS

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

Seconded by Council Member Bounds. 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-3861-22

[22-4689](#)

Resolution - A Resolution of the City of Mansfield, Texas Suspending the June 17, 2022 Effective Date of Oncor Electric Delivery Company's Requested Rate Change to Permit the City Time to Study the Request and to Establish Reasonable Rates

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS SUSPENDING THE JUNE 17, 2022 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE

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

Seconded by Council Member Bounds. 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-3862-22

[22-4685](#)

Minutes - Approval of the May 9, 2022 Regular City Council Meeting Minutes

A motion was made by Council Member Short to approve the minutes of the May 9, 2022 Regular City Council Meeting Minutes. Seconded by Council Member Bounds. 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

[22-4690](#)

Minutes - Approval of the May 17, 2022 Special City Council Meeting Minutes

A motion was made by Council Member Short to approve the minutes of the May 17, 2022 Special City Council Meeting Minutes. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

[22-4686](#)

Resolution - A Resolution to Consider Approving a Proposal With Ad Giants Ventures, LLC, of Dallas, Texas in an Amount Not to Exceed \$185,000 for an Economic Development Production and Advertising Campaign

Council Member Lewis removed this item from the consent agenda. Executive Director of Economic Development Jason Moore answered Council questions.

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

A RESOLUTION AUTHORIZING FUNDING IN AN AMOUNT NOT TO EXCEED \$185,000 AND APPROVAL OF A PROPOSAL WITH AD GIANTS, LLC OF DALLAS, TEXAS FOR AN ECONOMIC DEVELOPMENT PRODUCTION AND ADVERTISING CAMPAIGN

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-3863-22

END OF CONSENT AGENDA

PUBLIC HEARING AND FIRST READING

[22-4581](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Zoning Change from SF-7.5/12 Single-Family Residential District to PD, Planned Development District for Single-Family Residential Uses on Approximately 2.997 Acres Known as Lot 15, Mount Zion Estates, Located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC, engineer, on behalf of Christine Panagopoulos of Trinity Habitat for Humanity, owner/developer (ZC#20-021)

Jason Alexander presented the item and answered Council questions. Applicant Gage Yager presented and answered Council questions.

Mayor Evans opened the public hearing at 8:34 p.m.

Roderick Armstead, 318 Sayers Drive - Mr. Armstead spoke in opposition to the item.

Don Miller, 1503 Mallard Circle - Mr. Mallard spoke in support of the item.

Benny Robinson, 117 Morgan Road - Mr. Robinson spoke in opposition to the item.

Susan Luttrell, 1092 Mitchell - Ms. Luttrell spoke in support of the item.

Sallie Chadwick, 341 Sayers Drive - Ms. Chadwick spoke in support of the item.

Della Sapp, 1550 N Main Street #130 - Ms. Sapp spoke in support of the item.

Christina Panagopoulos, 4333 N. Normandale - Ms. Panagopoulos spoke in support of the item.

Mayor Evans recognized the following non-speakers who submitted comment cards:

Angela Armstead, 318 Sayers Drive - Opposition

Rolando Copado, 310 Sayers Drive - Opposition

Robert Luttrell, 1092 Mitchell Rod - Support

Paul Cash, 203 Hillcrest - Support

Andrew Hudson, 1702 Hastings Drive - Support

Mark Woods, 10117 County Road 528 - Support

Cassandra Jones Lawrence, 254 Billingslea Drive - Support

Tanika Ortega, 229 Cotton Drive - Support

Mayor Evans closed the public hearing at 9:08 p.m.

A motion was made by Council Member Lewis to approve the first reading of the following ordinance with the conditions of including staff's two recommendations as stated plus the addition that the carpports aesthetically match the single family homes, that each single family home have a 60 square foot minimum front porch, that the applicant must work with engineering between now and the next reading for the on-street parking on Sayers to make sure people aren't parking on Sayers Street, remove a section in note 12 of the development sign that says MF-1 and update that with the correct sign standards, and provide a list of architectural details and updates at the second reading:

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

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

Aye: 6 - Larry Broseh; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 1 - Julie Short

PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

22-4659

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 District for Single-Family Residential Uses on Approximately 60.92 Acres out of the PB George Survey, Abstract #299, Johnson County, Texas, on Property Located at 1400 Flying L Lane; First Texas Homes, Owner/Developer and JBI Partners, Inc., Engineer (ZC#21-011)

Jason Alexander presented the item and answered Council questions. Applicant Jerry Sylo, JBI Partners, presented and answered Council questions. City Manager Joe Smolinski answered Council questions.

Mayor Evans opened the public hearing at 9:21 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 9:21 p.m.

A motion was made by Mayor Pro Tem Tonore to deny the following ordinance:

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

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

Aye: 4 - Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 3 - Larry Broseh; Julie Short and Mike Leyman

Abstain: 0

ADJOURN

A motion was made by Council Member Lewis to adjourn the meeting at 9:33 p.m. 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

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4716

Agenda Date: 6/13/2022

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Ordinance - Public Hearing and Final Reading of Ordinance Amendments of Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.073 "S, South Mansfield Form-based Development District" OA 22-003

Description/History

The S, South Mansfield Form-based Development District, is a proposed zoning district that intends "to enable and to encourage a development pattern that is compact, mixed-use, walkable, and sustainable" and also intends "to create and to reinforce a world-class entertainment destination, that is in proximity to national and multi-national corporations and small employers, and will promote the expansion of premium retail, restaurant, residential, office, and cultural choices".

This form-based development district is based on the methodologies of the rural-to-urban transect. The rural-to-urban transect is a cross-section of the human environment showing a range of different habitats from the most rural to the most urban condition. The rural-to-urban transect of the human environment used in the S, South Mansfield Form-based Development District is divided into four distinct transect zones, which are as follows:

1. The T-3, urban edge transect zones, shall consist of primarily of low intensity residential areas with some mixed-use.
2. The T-4, urban transition transect zones, shall consist of a mixed-use, but a primarily residential urban fabric.
3. The T-5, urban center transect zones, shall consist of higher intensity buildings that can accommodate retail, offices, row houses, and multi-family dwellings.
4. The T-6, urban core transect zones, shall consist of buildings of the highest intensity and highest height, with the greatest variety of uses.

Development and redevelopment within the transect zones may be further regulated by the introduction of three overlay districts that modify provisions of the transect zones in order to achieve an even more specific economic, physical, or cultural outcome:

1. [EOD, Entertainment Overlay District]. All land bounded to the East by the future extension of Heritage Parkway southward; to the West by State Highway 360; to the North by the railroad right-of-way; and to the South by Lone Star Road shall be assigned to the EOD and provisions of the form-based development district are

modified as follows:

- a. Building height for allowable civic uses shall be determined by warrant.
- b. Single-family residential (detached) is prohibited.
2. [TOD, Transit Overlay District]. Land located within 2,640 feet of an existing or a funded rail transit station shall be assigned to the transit overlay district, and uses are exempt from the required parking in order to encourage transit use and ridership.
 - a. Land within 660 feet of the rail transit station shall be exempt from the required parking.
3. [RCD, Regional Center Development Overlay District]. The RCD is assigned to all land located within 660 feet of the right-of-way for an existing limited-access highway or the alignment and the allocation of right-of-way for a new limited-access highway, and the provisions of the form-based development district are modified as follows:
 - a. Principal buildings shall be no less than 1,500 net square feet.
 - b. Principal buildings shall be no less than four stories.
 - c. Principal buildings less than four stories dedicated exclusively to food service establishments or retail establishments may be approved by warrant.

Like the D, Downtown District, this form-based development district provides an array of frontages in order to positively influence and shape the appearance, the design, and the function of public and private space. Frontages are the “area between a building façade and the vehicular lanes, inclusive of its built and its planted components.” The frontages permitted under the S, South Mansfield Form-based Development District are allocated in the transect zones as provided below:

1. Porch and fence (T-3, T-4).
2. Dooryard and terrace (T-3, T-4, and T-5).
3. Stoop (T-4, T-5, and T-6).
4. Forecourt (T-4, T-5, and T-6).
5. Shopfront (T-4, T-5, and T-6).
6. Gallery (T-5 and T-6).
7. Arcade (T-5 and T-6).

As the emphasis is on superior architecture and urban design, there are no limitations on the intensity of development nor minimum or maximum lot widths. The intensity of development is determined by the parking required for the use.

Principal building height is as follows:

1. T-3: three stories.
2. T-4: four stories.
3. T-5 and T-6: no height restrictions.

Outbuildings are limited to two stories in height and they may be no higher than the principal building on the same lot.

All multi-family residential buildings must be a minimum of four stories in height.

Furthermore, the building function and specific use table has been expanded from the usual residential, lodging, office, and retail uses to include the following:

1. Agricultural (i.e., the agricultural uses will support increased opportunities for local food production);
2. Civic (i.e., the civic uses are intended to nurture and to sustain a unique scene for arts, culture, and entertainment); and
3. Industrial (i.e., the industrial uses are intended to attract, expand, and retain innovation, research, and technology employment opportunities).

Warrants are incorporated into the text of the form-based development district to ensure a development review process that is expedited and predictable.

Architecture is driven by provisions primarily focused on the aesthetic quality of exterior walls, roofs, openings, attachments, shopfronts, and visual screening.

For all proposed projects on two (2) or more acres of land, a special land assemblage plan will be required. The purpose of a special land assemblage plan is “to create and to reinforce a pedestrian oriented and a balanced pattern of development with a complementary mixture of retail, residential, employment, and civic choices within a walkable, compact, and visually harmonious environment, in order to provide for greater integration of public and private improvements and infrastructure, and to encourage and to enable thoroughfare connectivity.” A special land assemblage plan requires additional standards concerning thoroughfare networks, civic space, and building disposition; and it also allows for flexibility in the allocation of transect zones, signage standards, and architecture. A development agreement is also required --- subject to approval of the City Council --- to ensure that the intended outcomes of a special land assemblage plan will be realized and achieved. A development agreement must be approved prior to any submittal of a special land assemblage plan, building plan or site plan for review.

In sum, the S, South Mansfield Form-based Development District provides development standards within each transect to control:

1. Lot Standards (i.e., dimensional considerations).
2. Building Disposition (i.e., building placement).
3. Building Configuration (i.e., building height).
4. Frontage Standards (i.e., design of public and private space).
5. Building Function (i.e., building and lot use).
6. Parking Standards.
7. Landscape Standards.
8. Signage Standards.
9. Non-Conformities.
10. Building Materials and Configuration (i.e., architecture).
11. Light Levels (i.e., illumination).

The S, South Mansfield Form-based Development District is intended to allow targeted areas that are ripe for high-profile development opportunities to leverage provisions with increased flexibility to develop property effectively and efficiently in exchange for urban design excellence from those property owners and developers that use the code.

The code regulated regulates the development and modification of buildings and other elements of the built environment within the private lot, based on the following premises:

1. That building regulations should equitably balance the rights of the individual and the interests of the community as a whole.
2. That building form individually and collectively defines and supports the public realm.
3. That building configuration should support walkability, safe streets, and safe public spaces, creating pedestrian friendly neighborhoods.
4. That building scale should both define streets and public spaces as rooms and they should vary by context and intensity in coordination with neighboring properties.
5. That workplace, retail, and entertainment, and housing for a variety of ages and incomes are all in close proximity, with appealing open spaces and gathering places.

Recommendation

Staff recommends approval.

Prepared By

Jason Alexander, Planning Director
(817) 276-4244

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AMENDING CHAPTER 155, ZONING: FORM-BASED CODE DISTRICTS, BY CREATING A NEW SECTION 155.073 “S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT” REGULATIONS AND THUS ADOPTED BY REFERENCE, CONTAINING ITS OWN USE CHART; ESTABLISHING A FEE FOR SITE PLAN OR BUILDING PLAN APPLICATIONS REQUIRED IN FORM-BASED DEVELOPMENT DISTRICTS EXCEPT SECTION 155.072, “D, DOWNTOWN DISTRICT”; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance 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 recognizes a need to add clarity to the Comprehensive Zoning Ordinance through amendments that help define intent of administration.

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

SECTION 1.

That Section 155 of the Mansfield Code of Ordinances “Form-Based Code Districts”, is hereby amended to create Section 155.073 “S, South Mansfield Form-Based Development District”.

SECTION 2.

That Section 155.073 establish the use and development of the hereinabove described district in accordance with the S, South Mansfield Form-Based Development District shown in Exhibit “A” attached hereto and made part hereof for all purposes by reference.

SECTION 3.

That a fee in the amount of \$2,500.00 is hereby established on the Development Fee Schedule for applications for site plans or building plans required in the Form-Based Development Districts except Section 155.072, "D, Downtown District".

SECTION 4.

This ordinance shall be cumulative of all the other ordinances of the Code of Mansfield, Texas, as amended affecting zoning and shall not repeal any of the provisions of such ordinance, except those instances where provisions of such ordinance are in direct conflict with the provisions of this ordinance.

SECTION 5.

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

SECTION 6.

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 7.

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

DULY PASSED ON THE FIRST AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 13TH DAY OF JUNE, 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney

SECTION 155.073.

S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT.

PARAGRAPH (A). INTENT.

The primary intent of this S, South Mansfield Form-based Development District, is to enable and to encourage a development pattern that is compact, mixed-use, walkable, and sustainable. The secondary intent of this form-based development district is to create and to reinforce a world-class entertainment destination, that is in proximity to national and multi-national corporations and small employers, and will promote the expansion of premium retail, restaurant, residential, office, and cultural choices, will elevate the quality of life for residents and businesses, and will contribute immensely to a robust economic base for the community and immediate environs. To that end, this form-based development district regulates the development and redevelopment of property based on the following premises:

1. That building regulations should equitably balance the rights of the individual and the interests of the community as a whole.
2. That building form individually and collectively defines and supports the public realm.
3. That building configuration should support walkability, safe streets, and safe public spaces, creating pedestrian friendly neighborhoods.

4. That building scale should define streets and public spaces as rooms and they should vary by context and intensity in coordination with neighboring properties.
5. That workplace, retail, and entertainment, and housing for a variety of ages and incomes are all in close proximity, with appealing open spaces and gathering places.

PARAGRAPH (B). APPLICABILITY.

1. The provisions of this Section shall be activated by “SHALL” or “ARE” when required, and “MAY” when optional.
2. The provisions of this Section, when in conflict, shall prevail over all those of other codes, ordinances, regulations, and standards of the City of Mansfield, Texas (the “EXISTING LOCAL CODES”).
3. The Existing Local Codes shall continue to be applicable to all issues that are not covered by this Section, except where the Existing Local Codes would be in conflict.
4. The Definitions and Synonyms contains regulatory language that is integral to this Section. Those terms not defined in Definitions and Synonyms shall be accorded their commonly accepted meanings. In the event of conflict between these definitions and those specified in the Existing Local Codes, those of this Section shall take precedence.

5. The provisions of this Section or the numerical metrics of its tables, when in conflict with any diagrams and / or illustrations, shall take precedence.

PARAGRAPH (C). WARRANTS AND VARIANCES.

1. There shall only be two types of deviations from the requirements of this Section: warrants and variances.
2. A warrant is a ruling that shall permit a practice that is inconsistent with a specific provision of this Section, but is justified by the Intent of this Section. The Director of Planning shall have the authority to approve or to disapprove administratively any request for a warrant. The Director of Planning warrant decisions may only be appealed to the City Manager within 30 days of the Director of Planning warrant decision. All warrant decision appeals shall be filed with the Director of Planning or their designee.
3. A variance is any ruling on a deviation from the requirements of this Section other than a warrant. Variances shall be granted only by the Board of Adjustments, in accordance with the provisions existing in Section 155.113, Board of Adjustments.
4. A warrant or a variance shall not be available for the following:
 - A. The minimum height for multi-family residential buildings.
 - B. The required provision of rear alleys.

- C. The minimum requirements for parking.
- D. The allowable building functions and the specific functions by transect zone.

PARAGRAPH (D). DEVELOPMENT AGREEMENT.

All applications and plans for development or redevelopment that are on a parcel of land or multiple parcels of land greater than two acres shall be pursuant to a development agreement approved by the City Council. A development agreement shall be approved prior to any special land assemblage plans and building plans and site plans being submitted for approval. A development agreement may only be modified subject to the approval of the City Council.

PARAGRAPH (E). TRANSECT ZONES AND OVERLAY DISTRICTS.

For the purposes of this Section, the “RURAL-TO-URBAN TRANSECT” is defined as a cross-section of the environment showing a range of different habitats from the most rural to the most urban condition. The rural-to-urban transect of the human environment that is used in this Section is divided into four “TRANSECT ZONES”. Transect zones are administratively similar to the land use zones found in conventional codes, except that in addition to the usual building use, parking, height, and setback requirements, other elements of the intended human habitat are also integrated, including those of the private lot and building and the public frontage. These transect zones describe the physical form and the character of a place, according to the intensity of its land use. The methodology of the rural-to-

urban transect allows for a broad range of building types in each transect zone, arranged to provide balanced, safe, and walkable streetscapes. The development and modification of buildings and other elements of the built environment within the private lot is regulated according to the following transect zones and overlay districts. The transect zones are described on DIAGRAM 1.

1. **URBAN EDGE TRANSECT ZONE (T-3).** A lower intensity residential area that has some mixed-use. Outbuildings are permitted. Planting is naturalistic and building setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.
2. **URBAN TRANSITION TRANSECT ZONE (T-4).** A medium intensity area that consists of a mixed-use, but a primarily residential urban fabric. It also contains a wide range of building types. Planting and building setbacks are variable. Streets typically define medium-sized blocks with buildings set near to sidewalks.
3. **URBAN CENTER TRANSECT ZONE (T-5).** A medium-high intensity mixed-use area that consists of buildings that accommodate retail, office, row houses, and multi-family dwellings. It has a tight network of thoroughfares with wide sidewalks and steady street tree planting and buildings set adjacent to the sidewalks.
4. **URBAN CORE TRANSECT ZONE (T-6).** A high intensity mixed-use area that consists of the highest height, the greatest variety of uses,

and civic buildings of regional importance. Streets have steady street tree planting and buildings are set close to wide sidewalks.

5. **ENTERTAINMENT OVERLAY DISTRICT (EOD).** The entertainment overlay district (EOD) is intended for the creation and reinforcement of an entertainment destination for the community with select retail, residential, office, and civic choices. All land bounded to the East by the future extension of Heritage Parkway southward; to the West by State Highway 360; to the North by the railroad right-of-way; and to the South by Lone Star Road, shall be assigned to the entertainment overlay district (EOD) and the provisions of this Section modified as follows:
 - A. Building height for allowable civic uses shall be determined by warrant.
 - B. The following specific uses are not allowed in the EOD:
 - i. Single-family residential (detached).
6. **TRANSIT OVERLAY DISTRICT (TOD).** All land located within 2,640 feet of an existing or a funded rail transit station shall be assigned to a transit overlay district (TOD) and the provisions of this Section modified as follows:
 - A. [RESERVED].

- B. Land within 660 feet of the rail transit station shall be exempt from the required parking.

7. **REGIONAL CENTER DEVELOPMENT OVERLAY DISTRICT (RCD).**

Any parcel of land that is located within 660 feet of an existing or a funded limited-access highway shall be assigned to a regional center development overlay district (RCD) and the provisions of this Section modified as follows:

- A. Principal buildings shall be no less than 1,500 net square feet.
- B. Principal buildings shall be no less than four stories.
- C. Principal buildings less than four stories dedicated exclusively to retail establishments or food service establishments may be approved by warrant.

8. [RESERVED].

9. The standards for the overlay districts in this Section overlap.

10. A PD, planned development district, shall not be considered as part of this form-based development district.

PARAGRAPH (F). REGULATING PLAN.

[RESERVED].

PARAGRAPH (G). INSTRUCTIONS.

This Section sets forth the standards that are applicable to the development and the modification of buildings and other elements of the built environment within private lots.

1. This Section requires two types of submittals for approval: a building plan and a site plan. The building plans that are required for zoning review do not include any construction documents, unless otherwise required.
2. Plans required by this Section are subject to administrative approval by the Director of Planning.
3. Building plans and site plans submitted for approval by the Director of Planning shall demonstrate compliance with:
 - A. Entertainment overlay district (EOD).
 - B. Transit overlay district (TOD).
 - C. Regional center development overlay district (RCD).
 - D. [RESERVED].
 - E. Lot standards.
 - F. Building disposition.
 - G. Building configuration.
 - H. Frontage standards.
 - I. Building function.
 - J. Parking standards.

- K. Landscape standards.
- L. Signage standards.
- M. Nonconformities, if any.
- N. Building materials and configuration.

PARAGRAPH (H). LOT STANDARDS.

For the purposes of this Section, each lot shall be composed of three lot layers, as shown in DIAGRAM 4-A.

1. The portion of each lot enfronting a thoroughfare or a passage shall be designated as its principal frontage. Corner lots shall designate a principal frontage either along the thoroughfare or the passage, and a secondary frontage along the remaining frontage. Lots, other than corner lots, enfronting more than one thoroughfare or passage shall have their frontages determined by warrant, and may be subject to more than one principal frontage.
2. There shall be no minimum nor maximum lot width for any transect zone.
3. Lot coverage by buildings and other paved surfaces shall not exceed the maximum percentages by transect zone:
 - A. T-3 transect zones: 60 percent maximum.
 - B. T-4 transect zones: 70 percent maximum.
 - C. T-5 transect zones: 70 percent maximum.

- D. T-6 transect zones: 90 percent maximum.

PARAGRAPH (I). BUILDING DISPOSITION.

Buildings shall be disposed on a lot as follows:

1. Façades of principal buildings shall be built parallel to a rectilinear principal frontage line or be built to the tangent of a curved principal frontage line.
2. Façades of principal buildings shall occupy a minimum percentage of the principal frontage width within the front setback, as specified below, as frontage buildout:
 - A. T-3 transect zones: 40 percent minimum.
 - B. T-4 transect zones: 60 percent minimum.
 - C. T-5 transect zones: 80 percent minimum.
 - D. T-6 transect zones: 80 percent minimum.
3. All principal buildings, and outbuildings, shall be setback from the boundaries of their lots by transect zone according to DIAGRAMS 2-A, 2-B, 2-C, and 2-D.
 - A. The front setback requirements for principal buildings may be modified by warrant to accommodate slopes over 10 percent.
 - B. The front setback requirements for principal buildings, where ground floor commercial uses are provided, may be increased up to 12 feet by-right for outdoor seating and outdoor serving.

- C. Utility services may require easements at the frontage line, the side lot lines, and / or the rear lot lines for meters, pedestals, and other equipment requirements. The setback requirements may be modified by warrant to accommodate any easements.
- 4. The rear setback for all outbuildings shall be a minimum of 15 feet, measured from the centerline of the rear alley. In the absence of the rear alley, the rear setback shall be a minimum of three feet.
- 5. **SPECIFIC TO THE T-3 TRANSECT ZONES:**
 - A. Two buildings may be built on each lot, one principal building at the principal frontage, and one outbuilding.
- 6. **SPECIFIC TO THE T-4 TRANSECT ZONES:**
 - A. Two buildings may be built on each lot, one principal building at the principal frontage, and one outbuilding.
 - B. The principal entrance shall be on a frontage line. Forecourts and recessed stoops that recess the principal entrance from a frontage line are permitted.
- 7. **SPECIFIC TO THE T-5 AND THE T-6 TRANSECT ZONES:**
 - A. The principal entrance shall be on a frontage line. Forecourts and recessed stoops that recess the principal entrance from a frontage line are permitted.
 - B. Outbuildings are not permitted in the T-6 transect zones.

PARAGRAPH (J). BUILDING CONFIGURATION.

1. Building height shall be measured in stories for each habitable level above-ground as provided in below:
 - A. Stories are measured from finished floor to finished ceiling.
 - B. For residential building functions, all ground floors shall have a minimum story height of nine feet.
 - C. For commercial building functions, ground floors shall have a minimum story height of 11 feet and a maximum of 25 feet. A single floor level exceeding 18 feet at the ground floor shall be counted as two stories.
2. Building height is limited to the following maximum heights:
 - A. Three stories in the T-3 transect zones.
 - B. Four stories in the T-4 transect zones.
 - C. There are no limitations on building height in the T-5 and the T-6 transect zones.
3. Height limits for masts, water towers, belfries, clock towers, chimney flues, or elevator bulkheads shall be determined by warrant.
4. Outbuildings are limited to two stories in all transect zones and they shall be no higher than the principal building on the same lot.
5. The habitable space of an accessory unit within a principal building or an outbuilding shall not exceed 1,000 square feet.

6. Ground floor residential functions shall be raised a minimum of two feet from the average sidewalk grade at the principal frontage in the T-4, the T-5, and the T-6 transect zones.
7. For all multi-family residential buildings, building height shall be no less four stories.
8. For free standing parking structures only, building height shall be measured in feet according to below:
 - A. A maximum of 60 feet in the T-4 transect zones.
 - B. A maximum of 80 feet in the T-5 and the T-6 transect zones.
9. For parking structures that are attached to a building or buildings, for at least 50 percent of their perimeter, stories may exceed the limit for parking structure height provided that they not exceed the eave height of the attached building or buildings.

PARAGRAPH (K). FRONTAGE STANDARDS.

1. **GENERAL.**
 - A. The first lot layer shall contain the private frontage, configured by transect zone according to DIAGRAM 3.
 - B. Lots enfronting two or more thoroughfares or passages shall have private frontages along each thoroughfare and passage.

Prescriptions for the second lot layers and the third lot layers

shall pertain only to the principal frontage. The prescriptions for the first lot layer shall pertain to all frontages.

- C. Row houses shall provide a dooryard, a terrace, or a stoop in the private frontage.
- D. Multi-family residential buildings shall provide a dooryard or a terrace for ground floor dwellings enfronting a thoroughfare or a civic space.
- E. Ground floor commercial functions shall provide a shopfront frontage at minimum.
- F. Ground floor commercial functions may also utilize the public frontage for outdoor seating, outdoor serving, outdoor display of merchandise, and other business related activities provided that a minimum six-foot contiguous clear path be maintained within the public frontage, private frontage, or combination of both.
 - i. Outdoor displays of merchandise shall be removed from the frontage between sunset and sunrise.
- G. Ground floor entrances to all other building functions shall be illuminated.
- H. Frontages that encroach into the public frontage shall require that a minimum six-foot contiguous clear path be maintained

within the public frontage, private frontage, or combination of both.

- I. In order to encourage diversity in architectural design, private frontages shall vary from lot to lot.
- J. For the purposes of this Section, frontages are divided into the following types:
 - i. Porch and fence.
 - ii. Dooryard and terrace.
 - iii. Stoop.
 - iv. Forecourt.
 - v. Shopfront.
 - vi. Gallery.
 - vii. Arcade.

2. PORCH AND FENCE FRONTAGES.

- A. Fences and hedges may be located along the frontage lines.
- B. Fences and hedges at the frontage lines shall be limited to a maximum height of four feet.

3. DOORYARD AND TERRACE FRONTAGES.

- A. Dooryards and terraces may encroach into the first lot layer up to 100 percent of its depth.

- B. Dooryards and terraces shall be raised a minimum of two feet from the average sidewalk grade at the frontage.
- C. Dooryards and terraces shall be no less than 10 feet deep.
- D. Dooryards and terraces shall be bound by fences or walls on three sides.
 - i. Fences and walls shall be four feet in height.
 - ii. Fences or walls shall be provided as part of the dooryard or the terrace.

4. **STOOP FRONTAGES.**

- A. Stoops may be combined with a dooryard or a terrace frontage.
- B. Stoops may encroach into the first lot layer up to 100 percent of its depth.
- C. Stoops shall be raised a minimum of two feet from the average sidewalk grade at the frontage.
- D. Stoops shall be no less than four feet deep.
- E. Stoops may be recessed into a building façade where the front setback is less than four feet.

5. **FORECOURT FRONTAGES.**

- A. Forecourts shall only be combined with a dooryard or terrace, a stoop, a gallery, or an arcade frontage.
- B. Forecourts may be provided for pedestrians or vehicles.

- C. Forecourts may recess from the frontage line.
 - i. Forecourts shall recess no more than 50 percent of the building façade.
- D. Forecourts shall be limited to 4,000 square feet in area.
- E. Forecourts shall be bound by building façades on a minimum of two sides.
- F. The width of the forecourt shall count towards frontage build-out requirements.

6. **SHOPFRONT FRONTAGES.**

- A. All shopfronts shall be freestanding or combined with a gallery or an arcade frontage.
- B. All shopfronts shall be glazed with clear glass for no less than 70 percent of the ground floor building façade area and shall have a continuous knee wall between two and three feet above the sidewalk at the principal and the secondary frontages.
 - i. The principal entrance shall be at sidewalk grade.
 - ii. The principal entrance may be recessed up to eight feet in depth from the building façade.
- C. Freestanding shopfronts may be combined with awnings, and awnings may encroach into the first lot layer up to 100 percent

of its depth and may also encroach into the public frontage to within two feet of the curb.

i. Awnings may be fixed or movable.

D. All awnings shall provide a minimum vertical clearance of 10 feet.

E. All awnings shall project horizontally from the building façade a minimum of six feet.

7. GALLERY FRONTAGES.

A. Galleries may encroach into the public frontage to within two feet of the curb.

B. Galleries shall provide a minimum vertical clearance of 10 feet and project horizontally from the building façade a minimum of 10 feet.

C. Public planting and public lighting may only be omitted where galleries encroach into the public frontage.

D. A gallery frontage may be combined with a shopfront frontage.

8. ARCADE FRONTAGES.

A. Arcades may encroach into the public frontage to within two feet of the curb.

- B. Arcades shall provide a minimum vertical clearance of 10 feet and project horizontally from the building façade a minimum of 10 feet.
 - C. Public planting and public lighting may only be omitted where arcades encroach into the public frontage.
 - D. An arcade frontage may be combined with a shopfront.
9. **SPECIFIC TO THE T-3 TRANSECT ZONES:**
- A. Porches shall be no less than eight feet deep.
 - B. Balconies, bay windows, and other architectural features may encroach into the first lot layer up to 25 percent of its depth.
10. **SPECIFIC TO THE T-4 TRANSECT ZONES:**
- A. Porches shall be no less than four feet deep.
 - B. Balconies, bay windows, and other architectural features may encroach into the first lot layer up to 50 percent of its depth.
11. **SPECIFIC TO THE T-5 AND THE T-6 TRANSECT ZONES:**
- A. In the absence of a building façade along any part of a frontage line, a streetscreen shall be built co-planar with the façade. A streetscreen shall be between four and eight feet in height and have openings no larger than is necessary to allow automobile and pedestrian access.

- B. Balconies, bay windows, and other architectural features may encroach into the first lot layer up to 100 percent of its depth.

PARAGRAPH (L). BUILDING FUNCTION.

1. GENERAL.

- A. Building use in this Section shall be limited to those allowable building functions and to those specific uses by transect zone according to DIAGRAM 5.
- B. Building uses requiring a specific use permit shall be subject to a review and a recommendation by the Planning and Zoning Commission, and approval by the City Council as established in Section 155.080.
- C. Buildable intensity of the use shall be determined by transect zone on a per lot basis by the required parking.

2. ADDITIONAL USE RESTRICTIONS.

The following uses are subject to additional restrictions:

- A. ACCESSORY UNIT:
 - i. An accessory unit may only be provided in the following locations: within a principal building or an outbuilding or above a free-standing garage.

- ii. An accessory unit shall provide an entry independent of the principal building and that is accessible from a rear alley or from a sidewalk.

B. BED AND BREAKFAST:

- i. The number of bedrooms available for lodging is limited by the required parking of 1.0 assigned parking spaces for each bedroom, up to five, in addition to the required parking for the residential unit.
- ii. The lodging shall be owner-occupied.
- iii. Food service may be provided in the morning.
- iv. The maximum length of stay shall not exceed 14 days.

C. HOTEL:

- i. The number of bedrooms available for lodging is limited by the required parking of 1.0 assigned parking spaces for each bedroom and the area allocated to food service shall be calculated and provided with parking according to retail function.
- ii. Food service shall be provided at all times.

D. LIVE-WORK UNIT:

- i. The business operator shall reside at the property.

3. **PROHIBITED USES.**

The following uses are not allowed in any transect zone:

- A. Adult entertainment.
- B. Automotive sales.
- C. Automotive repair and / or automotive service facility.
- D. Body piercing parlor and / or tattoo parlor.
- E. Car wash.
- F. Check cashing.
- G. Pawn shop, secondhand shop, or thrift store.
- H. Retail sales of guns or weapons as a primary use.
- I. Retail sales of tobacco as a primary use.
- J. Warehousing, distribution, and / or bulk storage.
- K. Wholesale business.

4. **SPECIFIC TO THE T-3 TRANSECT ZONES:**

- A. The building area available for office use on each lot is limited to the first story of the principal building and the outbuilding.
- B. The maximum number of employees and occupants shall not exceed four for office use.

5. **SPECIFIC TO THE T-4 TRANSECT ZONES:**

- A. The building area available for office use on each lot is limited to the first story of the principal building and the outbuilding.

- B. The building area available for retail use is limited to the first story of buildings at corner locations along avenues or drives.
- C. A food service establishment shall be further limited to seating no more than 60 patrons.

PARAGRAPH (M). PARKING STANDARDS.

Applicable parking regulations and restrictions as found in Section 155.091, Off-street Parking and Loading Standards, shall apply.

1. PARKING REQUIREMENTS.

Parking requirements shall be determined by their building function as provided in below:

A. RESIDENTIAL BUILDING FUNCTIONS:

- i. 1.0 assigned parking spaces for one bedroom.
- ii. 2.0 assigned parking spaces for two or more bedrooms.

B. LODGING BUILDING FUNCTIONS:

- i. 1.0 assigned parking spaces for one bedroom.

C. OFFICE BUILDING FUNCTIONS:

- i. 3.0 assigned parking spaces per 1,000 square feet of net office space.

D. RETAIL BUILDING FUNCTIONS:

- i. 4.0 assigned parking spaces per 1,000 square feet of net retail space.

- E. Parking requirements for all other building functions shall be in accordance with the provisions existing in Section 155.091, Off-street parking and loading standards.
- F. The following shall be exempt from parking requirements:
 - i. Liner buildings less than 30 feet deep and no more than two stories shall be exempt from parking requirements.
 - ii. Retail spaces under 1,500 square feet of net retail space shall be exempt from parking requirements.
- G. Fractional remainders greater than one-half shall be rounded upwards.

2. **PARKING ACCESS.**

- A. All parking shall be accessed by alleys where available, except as provided in below.
- B. All vehicular entrances to parking lots and parking structures shall be no wider than 24 feet at the frontage.
 - i. No vehicular entrance to any parking lot or any parking structure shall be gated.
 - ii. Gates for parking structures may be permitted provided the gates are internal to the parking structure.

- C. All pedestrian access to parking lots and to parking structures shall be directly to a frontage line, not directly into a building, except for underground parking levels.

3. **PARKING LOCATION.**

- A. All garages shall be located at the third lot layer.
- B. All carports shall be located at the third lot layer.
- C. All parking lots and parking structures shall be located in the third lot layer.

4. **PHYSICAL REQUIREMENTS.**

- A. All parking lots shall be masked from the frontage by either a building or a streetscreen.
 - i. Parking lots shall be paved in concrete.
 - ii. Parking lots may only be paved in asphalt, brick, cobble, or stone by warrant.
- B. All parking structures shall be masked from the frontage by:
 - i. a liner building at the first two stories; OR
 - ii. when a liner building is not feasible, by use of plantings, glazing, or frequent openings.
- C. A minimum of one bicycle rack place shall be provided within the public frontage or private frontage for every 20 vehicular parking spaces.

5. **SPECIFIC TO THE T-3 TRANSECT ZONES:**

A. Garages may only be accessed by driveways from the principal frontage or the secondary frontage by warrant.

i. Driveways shall be limited to 12 feet in width in the first lot layer.

B. Parking lots and parking structures are not allowed.

6. **SPECIFIC TO THE T-4 TRANSECT ZONES:**

A. Parking structures are not allowed.

7. **SPECIFIC TO THE T-5 AND THE T-6 TRANSECT ZONES:**

A. Parking provided shall include the actual parking spaces that are provided within the lot and the actual parking spaces that are along the parking lane corresponding to lot frontages. The parking spaces that are along the parking lane corresponding to lot frontages shall remain available to the public and cannot be restricted to use by the enfronting lots.

B. Up to 100 percent of required parking may be provided off-site by a parking lot or parking structure within 800 feet of the lot.

PARAGRAPH (N). LANDSCAPE STANDARDS.

Applicable landscaping regulations and restrictions as found in Section 155.092, Landscaping and Screening Standards, shall apply.

1. **GENERAL.**

- A. All planting and landscape in the private frontage and private lots shall consist of non-invasive species.

2. **PORCH AND FENCE FRONTAGES.**

All porch and fence frontages shall be landscaped as follows:

- A. For every 30 feet of frontage line, a minimum of two trees shall be planted.
- B. Native plant perennial landscapes may be used.

3. **DOORYARD AND TERRACE FRONTAGES.**

All dooryard and terrace frontages shall be landscaped as follows:

- A. Trees and shrubs shall not be required in the private frontage.
- B. Landscaping, where installed, shall consist of durable species tolerant of soil compaction.
- C. If planted in the private frontage, trees may match the species of trees planted in the public frontage.

4. **FORECOURT FRONTAGES.**

All forecourt frontages shall be landscaped as follows:

- A. Trees and shrubs shall not be required in the private frontage.
- B. Landscaping, where installed, shall consist of durable species tolerant of soil compaction.
- C. If planted in the private frontage, trees may match the species of trees planted in the public frontage.

- D. Paving, where installed, may match the public frontage except where paved with pervious materials.
- E. Driveways within forecourts shall be limited to 20 feet in width and portions of driveways in the private frontage may be paved in brick, cobble, stone, or may be paved to match the adjacent public frontage.

5. **SHOPFRONT FRONTAGES.**

All shopfront frontages shall be landscaped as follows:

- A. Trees and shrubs shall not be required in the private frontage.
- B. Private frontages shall be paved to match the public frontages.
- C. Landscaping, where installed, shall consist of durable species tolerant of soil compaction.

6. **GALLERY AND ARCADE FRONTAGES.**

- A. Trees and shrubs shall not be required in the private frontage.
- B. Private frontages shall be paved to match the public frontages.

7. **PARKING LOTS.**

All parking lots shall be landscaped as follows:

- A. One tree shall be planted for every 10 parking spaces.
- B. Parking lots consisting of less than 20 parking spaces shall be exempt from landscaping requirements.

8. **SPECIFIC TO THE T-3 TRANSECT ZONES:**

A. One walkway, no wider than five feet, and providing access to the principal entrance shall be permitted at all frontages.

i. Walkways may consist of pervious materials.

B. One driveway, limited to 12 feet in width, may be permitted at each frontage.

9. **SPECIFIC TO THE T-4 TRANSECT ZONES:**

A. One walkway, no wider than five feet, and providing access to the principal entrance shall be permitted at all frontages.

i. Walkways may consist of pervious materials.

PARAGRAPH (O). SIGNAGE STANDARDS.

Unless otherwise noted below, all provisions of Section 155.090, Sign Standards, shall apply to properties developed in accordance with this Section.

1. **GENERAL.**

A. TEMPORARY SIGNS. Temporary signs may be considered for uses allowed in any transect zone.

B. PROHIBITED SIGNS. The following sign types are not allowed in any transect zone, and are defined in Section 155.090:

i. Advertising signs.

ii. Pole signs.

2. **RESIDENTIAL BUILDING FUNCTIONS.**

A. ADDRESS SIGNS.

- i. One address number that is no more than six inches as measured vertically, may be attached to the building in proximity to the principal entrance or at a mailbox.

B. ILLUMINATION.

- i. Signage may be externally illuminated.

3. **OTHER BUILDING FUNCTIONS.**

A. SIGN BANDS:

- i. One external permanent sign band, not to exceed three feet in height, may be applied to each building façade.
- ii. Businesses on corner lots may install one sign band per frontage.

B. CANOPY SIGNS:

- i. One canopy sign for each ground floor business shall be permitted if located within the first four inches from the outer edges of the canopy.
- ii. Businesses on corner lots may install one canopy sign per frontage.

C. WINDOW SIGNS:

- i. One window sign for each business on the ground floor, no more than nine square feet, may be installed within the store interior in neon tubing or applied directly to

the glazing. Businesses on a corner lot may install one window sign per frontage.

- ii. Businesses on a corner lots may install one window sign per frontage.
- iii. Opaque signboards are prohibited.

D. AWNING SIGNS:

- i. Awnings may include signage in the form of text along the flap, no taller than six inches and text or graphics on the top, printed or applied to the fabric.

E. BLADE SIGNS:

- i. One blade sign for each ground floor business, no more than six square feet each, may be permanently installed perpendicular to the building façade.
- ii. Blade signs shall clear eight feet above the sidewalk.
- iii. Businesses on corner lots may install one blade sign per frontage.

F. A-FRAME SIDEWALK SIGNS:

- i. One A-frame sidewalk sign not to exceed six square feet, may be placed in front of a ground floor business during business hours.

- ii. A-frame sidewalk signs shall be made of metal, wood, or synthetic wood and shall have a hand-crafted design.

G. PAINTED MURAL SIGNS:

- i. Painted Murals may not include copy related to the use or the uses of the building.
- ii. One painted mural may be applied to the façade of each building.

PARAGRAPH (P). NON-CONFORMITIES.

- 1. Where buildings exist on adjacent lots, the Director of Planning may require that a proposed building match the setbacks and heights of adjacent buildings rather than the provisions of this Section.
- 2. [RESERVED].

PARAGRAPH (Q). BUILDING MATERIALS AND CONFIGURATION.

1. **WALLS.**

A. MATERIALS.

- i. [RESERVED].
- ii. Columns along frontage lines shall be made of concrete or stone. Synthetic materials may be permitted provided they have the appearance of the materials noted above.
- iii. Foundations and piers shall be made of brick, concrete, or stone.

- iv. Structural posts along frontages shall be made of metal or wood or composite wood.
- v. Outbuildings shall be constructed of materials to match the principal building.

B. CONFIGURATION.

- i. [RESERVED].
- ii. All exposed exterior wood shall be painted or stained.
- iii. All the exterior walls of a single building shall maintain a uniform level of quality in materials and detailing.
- iv. All the exterior walls of a single building shall be of three materials maximum, excluding attachments and raised basements.
- v. All piers along frontages shall be no less than 12 inches by 12 inches in thickness.
- vi. All structural posts along frontages shall be no less than six inches by six inches nominal dimension.
- vii. Intercolumniation on the ground floor shall be vertically proportioned.

2. **ROOFS.**

A. MATERIALS.

- i. Sloped roofs shall be clad in asphalt shingles, slate, and terra cotta tile. Sloped roof cladding may include metal, provided that it complements an architectural style and that it minimizes glare.
- ii. Flat roofs shall be clad in commercial roofing or similar.
- iii. Flat roofs shall be permitted in the T-4, the T-5, and the T-6 transect zones.

B. CONFIGURATION.

- i. Where used on a building, sloped roofs along frontages shall have symmetrical pitched roofs with slopes no less than 6:12. Porches, stoops, and dormers may have shed roofs with pitch no less than 3:12.
- ii. Where used on a building, flat roofs shall be surrounded by a horizontal parapet wall no less than 42 inches high on all sides where the roof deck meets the parapet wall.
- iii. Roof penetrations, including vent stacks, shall typically be placed on the roof slope that does not face a frontage.

3. OPENINGS.

A. MATERIALS.

- i. All windows shall be made of painted aluminum, vinyl, or wood, and shall have clear glass.

- ii. All shutters shall be made of wood or composite wood.
- iii. Garage doors shall be made of composite wood or wood.

B. CONFIGURATION.

- i. All doors and windows shall be evenly spaced along the building façade to create a harmonious composition.
- ii. All door and window header heights shall be consistent along a building façade.
- iii. All windows along a building façade shall be rectangular in shape and vertically proportioned, with the exception of transom windows. Windows that are square in shape may be approved by warrant.
- iv. All windows along a building façade shall be recessed at least three inches in depth in exterior finish material of brick, stone, or stucco; and flush-mounted windows are not permitted.
- v. All windows shall use vertically proportioned panes.
- vi. Shutters shall be operable and useable. If non-operable, the shutters shall be of proportions which are identical to an operable shutter for the window. Shutters shall be in louvered panel, solid panel, or board-and-batten style of construction.

4. **ATTACHMENTS.**

A. **MATERIALS.**

- i. Where visible, chimneys shall be brick, stone, or stucco.
- ii. Flues may be galvanized or painted black.
- iii. All balcony floors shall be concrete slab, metal, or wood.
- iv. All porch floors shall be of brick, concrete slab, or stone.
- v. All stoops, including the landing and the exterior stairs, shall be brick or stone.

B. **CONFIGURATION.**

- i. Balconies that cantilever shall be supported by brackets made of concrete beams or profiled sills, or wood beams, or other architectural support of appropriate scale.
- ii. Bay windows shall extend to the ground or be supported by concrete or wood brackets of appropriate scale.
- iii. Where visible, chimneys shall extend to the ground, and shall have a projecting cap on top.

5. **SHOPFRONTS.**

- A. **SHOPFRONT WINDOWS.** First story building façades shall be a minimum of 70 percent clear glass as measured between the finished floor and the finished ceiling, including the glass area

of the front door, and shall have a continuous knee wall above the adjacent sidewalk.

- i. All shopfront glass shall be clear, and with no more than 10 percent tinted.
- ii. Colored, mirrored, or reflective glass is not permitted on any doors and windows.

B. KNEE WALLS. Shopfronts shall have a minimum 24-inch high solid knee wall along all thoroughfares. Shopfront knee walls shall be a maximum of 36 inches above the adjacent sidewalk. The knee walls shall be designed as an integral component of the overall shopfront.

C. TRANSOM WINDOWS. Shopfronts shall have a minimum 24-inch high transom window along all thoroughfares. Shopfront transom windows shall be a maximum of 48 inches high. The transom windows shall be designed as an integral component of the overall shopfront.

D. SHOPFRONT ENTRANCE DOORS. Shopfront entrance doors, if recessed, shall be recessed a maximum of eight feet in depth from the building façade to allow the door to swing out without obstructing pedestrian flow on the sidewalk.

- i. Where appropriate, either sliding doors or folding doors which allow the activity of the business to open adjacent to and onto the sidewalk, may be installed for cafés and restaurants.
- E. SIGN BANDS. All shopfronts shall have a sign band applied to the building façade at the top of the first story window. All sign bands shall be an integral design with the shopfront elevation and its details, and may be a contrasting color to the building.
- F. AWNINGS.
 - i. Awnings shall be canvas, metal, or glass, and they shall be coordinated with the top edge of first story doors and windows.
 - ii. Awnings shall consist of sloping squares or rectangles, without side or bottom soffit panels.
- G. SHOPFRONT SECURITY GATES AND SHUTTERS. Solid metal security gates and solid metal roll-down shutters shall not be permitted along frontages. Interior link or grill security devices may be permitted if they can be completely enclosed or hidden from view when not in use, and subject to the approval by the Director of Planning.

6. **FENCES, WALLS, AND OTHER SUITABLE VISUAL SCREENS.**

- A. Fences, walls, and other suitable visual screens in accordance with the provisions existing in Section 155.094 are prohibited along side lot lines and rear lot lines of multi-family residential buildings and mixed-use buildings.
 - B. Fences along frontage lines shall be made of metal or wrought iron or wood.
 - i. All metal and wrought iron shall be black.
 - ii. All wood shall be painted or stained.
 - iii. All gates shall be made of metal or wood.
 - C. Walls along frontage lines shall be constructed of brick, stone, or stucco.
 - i. All gates shall be made of metal or wood.
 - D. Streetscreens shall be constructed of a material matching the adjacent building façade.
7. Building façades shall provide architectural articulations, including recesses and projections. Architectural articulations are required at intervals of 25 feet along frontages. Architectural articulations shall be limited to four for each 100 feet of building façade length and all architectural articulations shall be a minimum of four feet in depth.

8. Building mechanical equipment such as electric meters, gas meters, water meters, and transformers and refuse storage shall be visually screened and not located along frontages.
9. Rooftop mechanical equipment shall be fully screened from all sides by parapet walls or opaque screening enclosures both of which shall be at least 12 inches greater in height than the equipment.
10. Outdoor refuse and outdoor recycling collection receptacles shall not be located along frontages. All collection receptacles shall be visually screened on all sides by a solid wall a minimum of six feet in height, and that is constructed of a material matching the adjacent building façade. All access doors into the collection receptacle shall be made of opaque metal matching the height of the solid walls. Lids shall be required on collection receptacles that are not in a roofed enclosure.

PARAGRAPH (R). LIGHT LEVELS.

1. **GENERAL.**
 - A. The design of all streetlights shall be determined by warrant.
2. **SPECIFIC TO THE T-3 AND THE T-4 TRANSECT ZONES.**
 - A. No lighting level measured at the frontage shall exceed 1.0 foot candles.
3. **SPECIFIC TO THE T-5 TRANSECT ZONES.**

- A. No lighting level measured at the frontage shall exceed 2.0 foot candles.

4. **SPECIFIC TO THE T-6 TRANSECT ZONES.**

- A. No lighting level measured at the frontage shall exceed 5.0 foot candles.

PARAGRAPH (S). SPECIAL LAND ASSEMBLAGE PLANS.

A special land assemblage plan is intended to create and to reinforce a pedestrian oriented and a balanced pattern of development with a complementary mixture of retail, residential, employment, and civic choices within a walkable, compact, and visually harmonious environment, in order to provide for greater integration of public and private improvements and infrastructure, and to encourage and to enable thoroughfare connectivity.

1. **THOROUGHFARE NETWORK PLAN.**

A. GENERAL.

- i. Thoroughfares shall terminate at other thoroughfares in intersections, forming a network.
- ii. Thoroughfares shall be paved in concrete, and they may be paved in other surface materials including asphalt, brick, cobble, or stone by warrant.
- iii. Thoroughfares shall have street trees planted on center, every 30 feet.

- iv. Unless otherwise noted below, thoroughfares shall have their assemblies and designs determined by warrant.

B. AVENUES.

- i. The minimum sidewalk width shall be six feet.
- ii. The minimum parkway width shall be four feet.

C. DRIVES AND STREETS.

- i. The minimum sidewalk width shall be five feet.
- ii. The minimum parkway width shall be four feet.

D. REAR ALLEYS.

- i. The minimum pavement width shall be 14 feet.

2. **TRANSECT ZONES.**

- A. The allocation and assignment of transect zones by a property owner or a developer shall be subject to review and approval of the Director of Planning.

3. **CIVIC SPACE.**

- A. A special land assemblage plan shall assign a minimum of 12 percent of its aggregate area to civic space.
 - i. The required civic space may be modified by a reduction to no less than five percent of a special land assemblage plan.

- B. A civic space shall be located within a maximum of 800 feet of each residential unit.
- C. A civic space shall conform to one of the types provided below, and as shown in DIAGRAM 6:
 - i. Green (the minimum size shall be 0.5 acres).
 - ii. Park (the minimum size shall be 1.0 acres).
 - iii. Playground (there is no minimum or maximum size).
 - iv. Square (the minimum size shall be 0.5 acres).
- D. Where feasible, parks and squares shall be activated with one or more of the following program elements:
 - i. Concert space.
 - ii. Farmer's market.
 - iii. Fountain.
 - iv. Outdoor seating and outdoor serving (i.e., food service).
 - v. Performance space.
 - vi. Public art.
 - vii. Water feature.
- E. Where civic space abuts any existing or planned pedestrian or bicycle trails, then the pedestrian and bicycle trails shall be continued through the civic space.

4. **BUILDING DISPOSITION.**

- A. Building setback requirements may be modified except for the minimum front setbacks in the T-6 transect zones.
- B. All special land assemblage plans shall include a diverse mix of building disposition types.

5. **BUILDING FUNCTION.**

- A. A special land assemblage plan shall not alter, nor modify, any of the allowable building functions or specific functions in DIAGRAM 5.

6. **SIGNAGE.**

- A. A special land assemblage plan may include additional design guidelines for signage, provided the guidelines are equal to or better than the strict application of a design standard as set forth in this Section.
 - i. No sign shall exceed a maximum height of 30 feet.
 - ii. No prohibited sign type shall be allowed.
 - iii. No sign shall be installed within 10 feet of public right-of-way.

7. **BUILDING MATERIALS AND CONFIGURATION.**

- A. A special land assemblage plan may include additional design guidelines for building materials and configuration, provided

the guidelines are equal to or better than the strict application of a design standard as set forth in this Section.

8. **SPECIAL REQUIREMENTS.**

To the extent that a special land assemblage plan designates any of the following special requirements, those standards shall be applied as follows:

- A. a mandatory terminated vista designation that requires that a building be provided with architectural articulation of a type and a character that responds visually to its axial location.
- B. a cross block passage that requires that a minimum 10-foot-wide pedestrian access be reserved between buildings.
- C. a build-to line requires the placement of the building façade along the line (forecourts may recess a building entrance from the build-to line).
- D. that all utilities shall be placed underground within the public right-of-way, including roadway lanes and sidewalks.

9. **APPROVALS PROCESS.**

- A. The Director of Planning shall process administratively special land assemblage plan applications. The property owner or the developer may appeal a special land assemblage plan decision to the City Manager.

- B. All special land assemblage plans submitted for approval shall demonstrate compliance with:
- i. The assignment of existing and planned thoroughfares.
 - ii. The allocation of transect zones.
 - iii. The allocation of civic space.
 - iv. The locations of public art.
 - v. Special requirements, if any.
 - vi. Other applicable attributes that may be required by the Director of Planning.
- C. A special land assemblage plan shall inform the building plans and site plans subject to administrative review. A special land assemblage plan shall be approved prior to building plan and site plan submittal.

10. **AMENDMENTS.**

For the purposes of this Section, any modification to the special land assemblage plan and its metrics, including changes in transect zone assignments, are considered “AMENDMENTS”.

- A. Amendments to the special land assemblage plan shall not be used as a reason to add new uses, new structures, or new site improvements that are not permitted by the regulations of the transect zone in which it is located.

B. All amendments to the special land assemblage plan shall be approved by the Director of Planning.

11. **DEVELOPMENT AGREEMENT REQUIRED.**

A development agreement shall be approved prior to submittal of a special land assemblage plan.

PARAGRAPH (T). PUBLIC ART.

[RESERVED].

PARAGRAPH (U). DEFINITIONS.

This Section provides definitions for terms used in this Section that are technical in nature or that otherwise may not reflect a common usage of the term. If a term used is not defined in this Section, then the Director of Planning shall determine the correct definition.

ACCESSORY UNIT: A type of residential unit not greater than 1,000 square feet sharing ownership and utility connections with a principal building; it may or it may not be within an outbuilding. Accessory units may only be rented if the principal building is owner-occupied. Alternatively, a property owner may live in the accessory unit and rent the principal building (SYNONYM: ANCILLARY UNIT).

ALLEY: A private thoroughfare designated to be a secondary means of vehicular access to the rear or side of properties; an alley may connect to a vehicular

driveway that is located to the rear of lots providing access to outbuildings, service areas, and parking, and containing utility easements.

ARCADE: A private frontage principally for retail use wherein the building façade is a colonnade supporting habitable space that overlaps the sidewalk, while the building façade at sidewalk level remains at the frontage line.

ATTIC: The interior part of a building contained within a pitched roof structure.

AWNING: A fixed or a movable shading structure, and cantilevered or otherwise entirely supported from a building, that is used to protect outdoor spaces from sun, rain, and other natural conditions. Awnings are typically used to cover outdoor seating for restaurants and cafés.

BALCONY: A platform projecting from an upper-story door that is enclosed with a balustrade and that is not supported by columns.

BED AND BREAKFAST: A type of owner-occupied lodging offering one to five bedrooms, permitted to serve breakfast in the mornings to guests

BLADE SIGN: A sign that is made from rigid material mounted perpendicular to a building wall with one side attached or supported by a device extending from a building wall.

BLOCK: The aggregate of the private lots, civic spaces, passages, and rear alleys, circumscribed by thoroughfares.

BUILDING CONFIGURATION: The form of a building, based on its massing, its private frontage, and its height.

BUILDING DISPOSITION: The placement of a building on its lot.

BUILDING ELEVATION: An exterior wall of a building that is not along a frontage line (SEE BUILDING FAÇADE).

BUILDING FAÇADE: The exterior wall of a building that is set along a frontage line.

BUILDING FUNCTION: The use or the uses accommodated by a building and its lot.

BUILDING HEIGHT: The vertical extent of a building measured in stories.

BUILD-TO-LINE: A line established within a given lot indicating where the outer edge of a building must be located relative to frontages.

BY-RIGHT: Characterizing a proposal or component of a proposal that complies with this Section and is permitted and processed administratively, without public hearing (SEE VARIANCE AND WARRANT).

CIVIC BUILDING: A building type that is operated by one or more not-for-profit organizations dedicated to arts, culture, education, and government.

CIVIC SPACE: An outdoor area permanently dedicated for public use.

COMMERCIAL: The term collectively defining lodging, office, and retail building functions.

CORNER LOT: A lot or parcel of land abutting two or more thoroughfares at their intersection.

CROSS-BLOCK PASSAGE: A publicly accessible way providing access through a block that is restricted to pedestrian use and limited vehicular access.

DISPOSITION: SEE BUILDING DISPOSITION.

DOORYARD FRONTAGE: A type of private frontage with a shallow setback, and a front garden or a patio, usually with a low wall or a hedge at the frontage line (VARIANT: LIGHTWELL, LIGHT COURT).

DRIVEWAY: A vehicular lane within a lot, often leading to a garage.

ELEVATION: SEE BUILDING ELEVATION.

ENCROACH: To break the plane of a vertical or a horizontal regulatory limit with a structural element, so that it extends into a setback or extends into the public frontage or above a height limit.

ENCROACHMENT: Any structural element that encroaches.

ENFRONT: To place an element along a frontage.

FAÇADE: SEE BUILDING FAÇADE.

FENCE: A permeable metal or a wooden wall, independent of a building, located along a frontage line.

FIRST LOT LAYER: The area of a lot that is comprised of the distance between the frontage line and the required setback including the private frontage.

FORECOURT FRONTAGE: A type of private frontage wherein a portion of the building façade is close to the frontage line and the central portion is set back.

FRONT SETBACK: The distance that is from the frontage line to the point where a principal building may be constructed. This area must be maintained clear of permanent structures with the exception of encroachments.

FRONTAGE: The area between a building façade and the vehicular lanes, and it is inclusive of its built and its planted components. The frontage is divided into the private frontage and the public frontage.

FRONTAGE BUILDOUT: The percentage of the lot width that is occupied by the building façade within the first lot layer.

FRONTAGE LINE: A lot line bordering a public frontage. Building façades facing the frontage lines define the public realm and are therefore more regulated than the building elevations facing the other lot lines.

GALLERY FRONTAGE: A type of private frontage wherein the building façade is aligned close to the frontage line with either an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk.

GLAZING: The transparent area of a building façade.

GREEN: A civic space available for unstructured recreation, and spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees all naturalistically disposed.

HEIGHT: SEE BUILDING HEIGHT.

INTENSITY: The magnitude of development that is permitted within a standard measure of land area.

INTERCOLUMNIATION: The distance between two columns.

LAYER: SEE LOT LAYER.

LINER BUILDING: A building that is specifically designed to mask a parking lot or a parking structure from a frontage.

LIVE-WORK UNIT: A mixed use unit consisting of a commercial and a residential function. The commercial function is restricted to the ground floor and the residential function may be behind or above. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity or industry.

LOADING DOCK: An area in which goods and products are moved on and off a vehicle, and including the stall or berth, apron, and maneuvering room.

LODGING: A type of building function available for the daily and weekly renting of bedrooms.

LOT: A parcel of land accommodating a building or buildings.

LOT COVERAGE: The percentage of a lot that is covered by buildings and other roofed structures and paved areas.

LOT LAYER: A range of depth of within a lot in which there are certain elements permitted.

LOT LINE: The boundary that legally and geometrically demarcates a lot.

LOT WIDTH: The length of the principal frontage line of a lot.

MANUFACTURING: Premises available for the creation, the assemblage, and / or the repair of artifacts, using only table-mounted electrical machinery or artisanal equipment, and including their retail sale.

MIXED-USE: Multiple functions that are within the same building either through superimposition or adjacency or in multiple buildings by adjacency.

MOBILE FOOD VENDOR: A person or a business selling foods other than fresh fruits or vegetables from a mobile food vehicle, a mobile food cart, or a food stand.

MOBILE FOOD VENDOR PARK: A permanent location for four or more mobile food vehicles. Such sites shall include required infrastructure and public seating for all vehicles serving in the park.

MULTI-FAMILY RESIDENTIAL UNIT: A residential unit sharing a building and a lot with other units and / or uses; and may either be for rent, or for sale as a condominium.

MURAL: Any piece of artwork that is painted, tiled, or otherwise applied directly on an exterior wall.

NON-CONFORMITY: Any existing function, structure, or site improvement that is in compliance with the zoning regulations that were applicable to it when it was established, and for which all the required permits were issued, but which does not conform either in whole or in part to the specific rules and

regulations of this Section. Such non-conformity is legal and may continue except as regulated by this Section.

OFFICE: Characterizing premises available for transaction of general business, but excluding retail, manufacturing, and artisanal uses.

OTHER BUILDING FUNCTION: Any building function other than residential.

OUTBUILDING: An accessory building, that is usually located toward the rear of the same lot as a principal building.

PARK: A civic space that is designed as a natural preserve and that is available for unstructured recreation. Its landscape shall consist of paths and trails, meadows, waterbodies, woodlands, and open shelters, all naturalistically disposed.

PARKING LOT: An area, other than a thoroughfare or an alley, that is dedicated to unenclosed parking spaces for motorized vehicles.

PARKING STRUCTURE: A building containing one or more stories of vehicular parking above or below grade.

PARKWAY: The portion of the thoroughfare that accommodates street trees and other landscape.

PASSAGE: SEE CROSS-BLOCK PASSAGE.

PIER: A solid support designed to sustain vertical pressure.

PLAYGROUND: A civic space designed and equipped for recreation of children. A playground shall be fenced, and it may include an open shelter.

PORCH: An open-air room that is appended to a building, with floor and roof but no walls on the sides facing frontages.

PRINCIPAL BUILDING: The main building on a lot, and is usually located toward the frontage.

PRINCIPAL ENTRANCE: The main point of access for pedestrians into a building.

PRINCIPAL FRONTAGE: The private frontage designated to bear the lot address, the principal entrance into the building, and the measure of minimum lot width (SEE FRONTAGE).

PRIVATE FRONTAGE: The privately held lot layer between the frontage line and the principal building façade.

PUBLIC FRONTAGE: The area between the curb of the vehicular lanes and the frontage line.

REAR SETBACK: The distance that is from the rear lot line to the point where a building may be constructed on a lot. This area must be maintained clear of permanent structures with the exception of encroachments.

REGIONAL CENTER DEVELOPMENT: A high intensity mixed-use center.

REGULATING PLAN: A zoning map or a set of maps that show the thoroughfare assignments, the transect zones, and the civic spaces of areas subject to, or potentially subject to, regulation by this Section.

REQUIRED PARKING: The number of parking spaces required to accommodate a building or buildings that are on a single lot according to the intensity of their function.

RESIDENTIAL: Premises available for long-term human dwelling.

RETAIL: Characterizing premises available for the sale of merchandise and food service.

ROW HOUSE: A single-family residential unit sharing a party wall with another of the same type and that occupies the full frontage line.

SECONDARY FRONTAGE: On corner lots, the private frontage not designated as the principal frontage. As it affects the public realm, its first lot layer is regulated.

SECOND LOT LAYER: That portion of the lot behind the first lot layer and which includes that portion of the building which enfronts the thoroughfare.

SERVICE AREA: The portion of a property or a building exclusively dedicated to service in the form of shipping and receiving, trash and recycling collection and storage, housing of mechanical equipment, and outdoor storage areas.

SETBACK: The area of a lot measured from the lot line to a building façade or to a building elevation that is maintained clear of permanent structures, with the exception of encroachments (VARIANT: BUILD-TO-LINE).

SHOPFRONT FRONTAGE: A type of private frontage most conventional for retail use, with substantial glazing, wherein the building façade is aligned close to the frontage line with the building entrance at sidewalk grade.

SIDEWALK: The paved section of a public frontage that is dedicated exclusively to pedestrian activity (SYNONYM: WALKWAY).

SIGN BAND: A wall area of a non-residential building built along the entire width of a principal frontage or a secondary frontage, allocated for the placement of a sign above a shopfront or at the cornice.

SQUARE: A civic space designed for unstructured recreation and civic purposes, spatially defined by building frontages, and consisting of paths, lawns, and trees, formally disposed.

STOOP FRONTAGE: A type of private frontage, most conventional for residential use, wherein the building façade is aligned close to the frontage line with the first story elevated from the sidewalk for privacy, with an exterior stair and a landing at the entrance.

STORY: A habitable level within a building by which height is measured, but excluding an attic or a raised basement.

STREETSCREEN: A freestanding wall built along the frontage line, or co-planar with a building façade (SYNONYM: STREETWALL).

TERMINATED VISTA: A location at the axial conclusion of a thoroughfare.

TERRACE FRONTAGE: A type of private frontage wherein the building façade is set back from the frontage line by an elevated terrace or a sunken lightwell.

This type buffers residential use from urban sidewalks and it also removes the private yard from public encroachment (SYNONYM: LIGHTWELL).

THIRD LOT LAYER: That portion of the lot that is not within the first and second lot layer and is least visible from the thoroughfare.

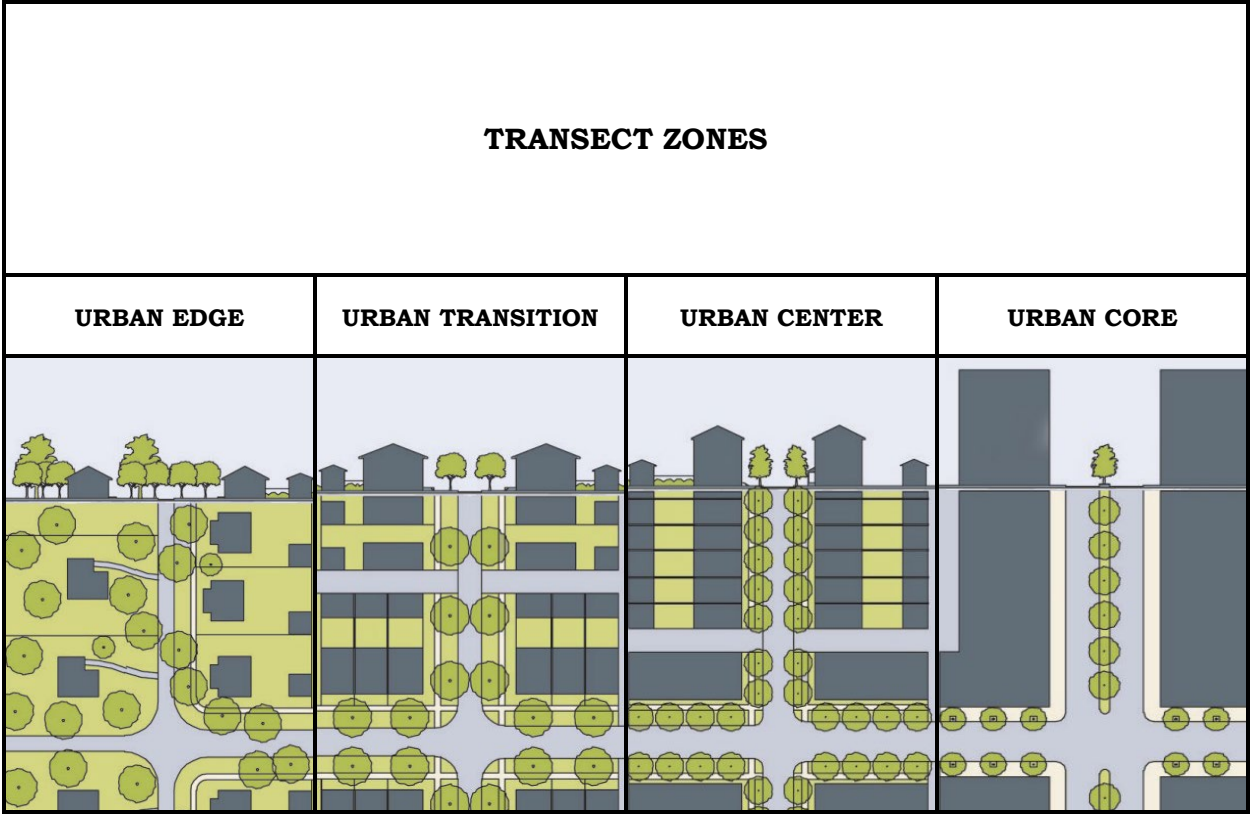
THOROUGHFARE: A way for use by vehicular traffic and pedestrian traffic and to provide access to lots and civic spaces, consisting of vehicular lanes and the public frontage.

VARIANCE: A ruling that would permit a practice that is inconsistent with either a specific provision or the Intent of this Section.

WARRANT: A ruling that would permit a practice that is not consistent with a specific provision of this Section but is justified by its Intent.

WINDOW SIGN: A logo inscribed on the storefront glass.

DIAGRAM 1. TRANSECT ZONE DESCRIPTIONS.



BUILDING CONFIGURATION

Principal Building	3 stories max.
Outbuilding	2 stories max.

LOT COVERAGE

Lot Width	N/A
Lot Coverage	60% max

SETBACKS - PRINCIPAL BUILDING

(a) Front Setback Principal	12 min. 24 ft. max.
(b) Front Setback Secondary	12 ft. min.
(c) Side Setback	12 ft. min.
(d) Rear Setback	5 ft. min.
Frontage Buildout	40% min at setback

SETBACKS - OUTBUILDING

(a) Front Setback	20 ft. min. + bldg setback
(b) Side Setback	3 ft. or 6 ft at corner
(c) Rear Setback	3 ft. min

PRIVATE FRONTAGES

Porch & Fence	permitted
Dooryard and Terrace	permitted
Scoop	not permitted
Forecourt	not permitted
Shopfront	not permitted
Gallery and Arcade	not permitted

*or 15 ft. from center line of alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

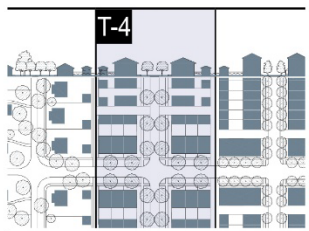
BUILDING HEIGHT

PRINCIPAL BUILDING SETBACKS

OUTBUILDING SETBACKS

LOT LAYERS

DIAGRAM 2-B. T-4 BUILDING DISPOSITION AND BUILDING CONFIGURATION.



BUILDING CONFIGURATION

Principal Building	4 stories max
Outbuilding	2 stories max.

LOT COVERAGE

Lot Width	N/A
Lot Coverage	70% max

SETBACKS - PRINCIPAL BUILDING

(a) Front Setback Principal	6 ft. min. 18 ft. max.
(b) Front Setback Secondary	6 ft. min.
(c) Side Setback	0 ft. min.
(d) Rear Setback	5 ft. min.*
Frontage Buildout	60% min at setback

SETBACKS - OUTBUILDING

(a) Front Setback	20 ft. min. + bldg. setback
(b) Side Setback	0 ft. min. or 3 ft at corner
(c) Rear Setback	3 ft. min

PRIVATE FRONTAGES

Porch and Fence	permitted
Dooryard and Terrace	permitted
Stoop	permitted
Forecourt	permitted
Shopfront	permitted
Gallery and Arcade	not permitted

*or 15 ft. from center line of alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

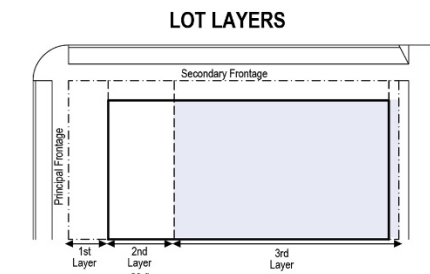
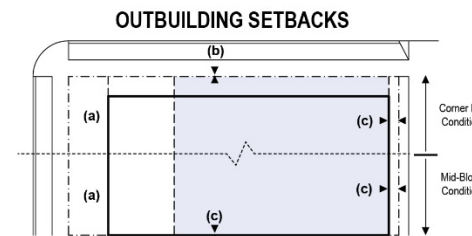
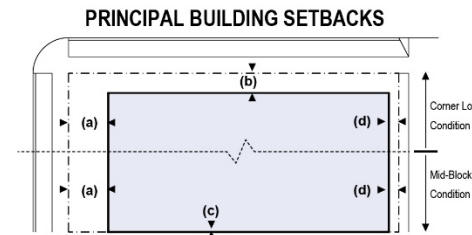
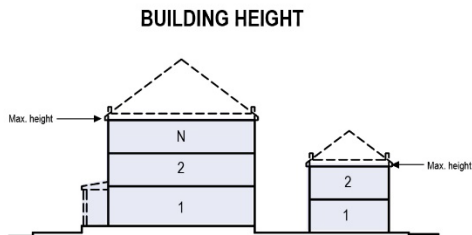
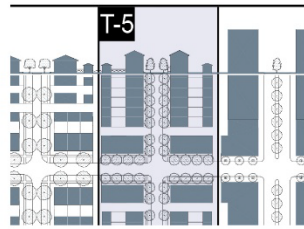


DIAGRAM 2-C. T-5 BUILDING DISPOSITION AND BUILDING CONFIGURATION.



BUILDING CONFIGURATION

Principal Building	No max.
Outbuilding	2 stories max.
Structured Parking	80 foot max.

LOT COVERAGE

Lot Width	N/A
Lot Coverage	70% max

SETBACKS - PRINCIPAL BUILDING

(a) Front Setback Principal	0 ft. min. 12 ft. max.
(b) Front Setback Secondary	0 ft. min. 12 ft. max.
(c) Side Setback	0 ft. min.
(d) Rear Setback	5 ft. min.*
Frontage Buildout	80% min at setback

SETBACKS - OUTBUILDING

(a) Front Setback	40 ft. max. from rear prop.
(b) Side Setback	0 ft. min. or 2 ft at corner
(c) Rear Setback	3 ft. max.

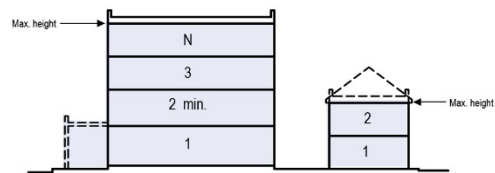
PRIVATE FRONTAGES

Porch and Fence	not permitted
Dooryard and Terrace	permitted
Scoop	permitted
Forecourt	permitted
Shopfront	permitted
Gallery and Arcade	permitted

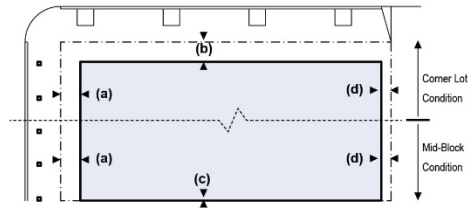
*or 15 ft. from center line of alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

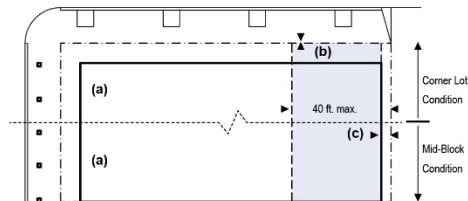
BUILDING HEIGHT



PRINCIPAL BUILDING SETBACKS



OUTBUILDING SETBACKS



LOT LAYERS

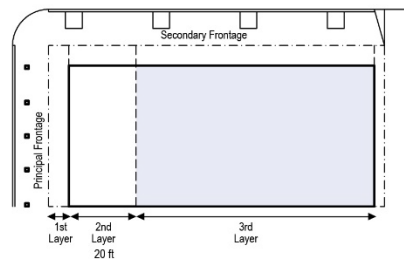


DIAGRAM 2-D. T-6 BUILDING DISPOSITION AND BUILDING CONFIGURATION.

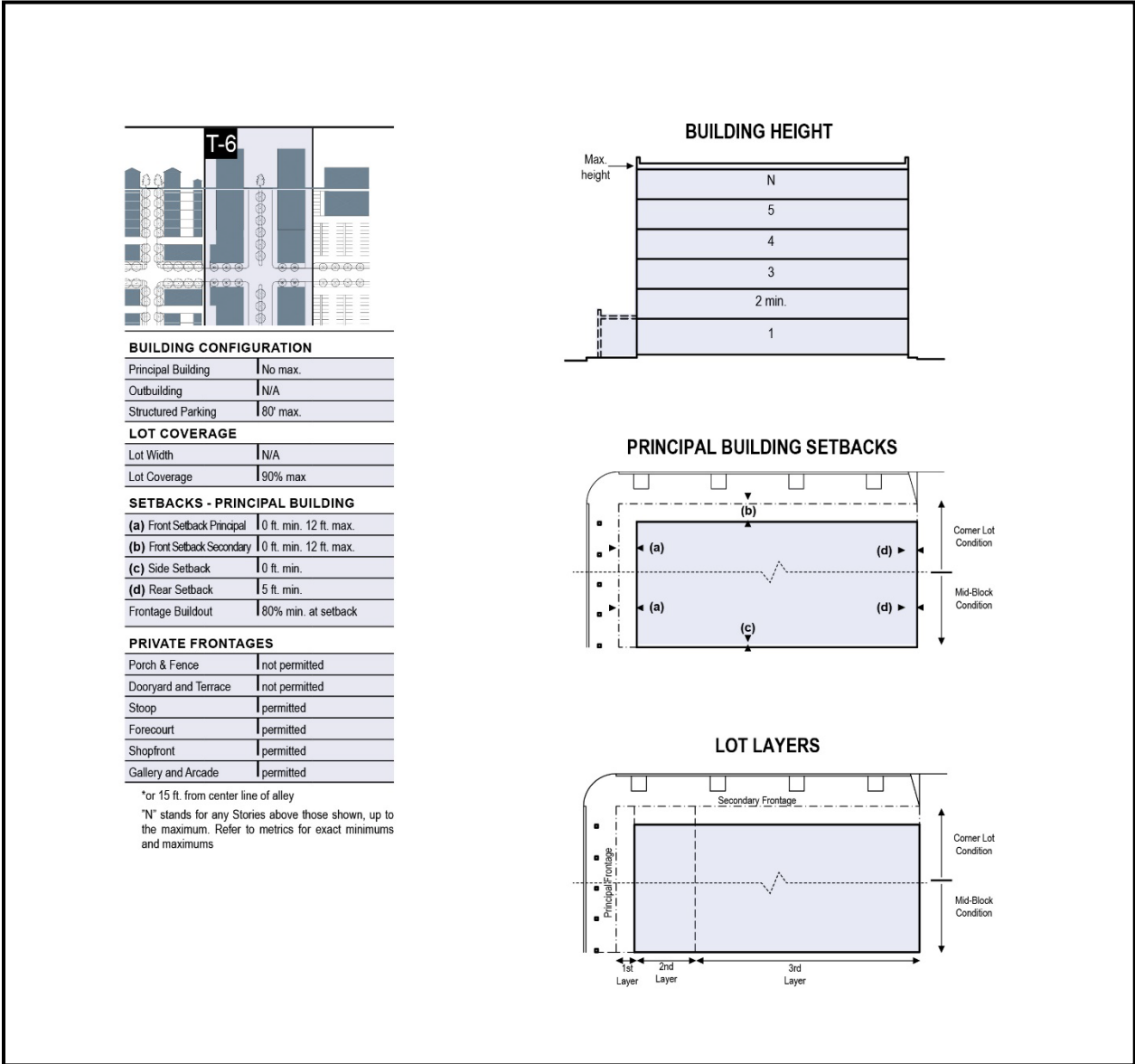


DIAGRAM 3. PRIVATE FRONTAGES.

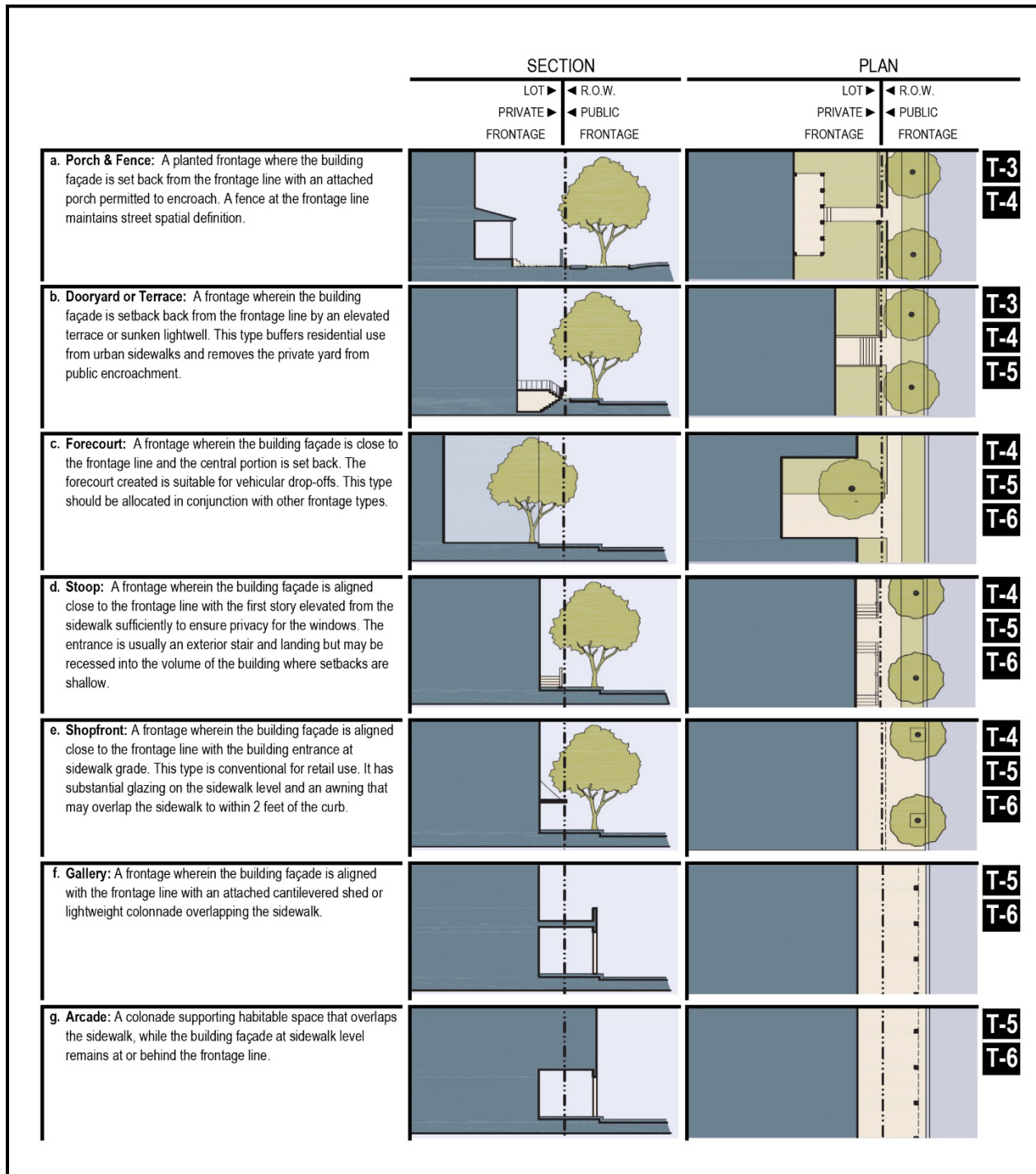


DIAGRAM 4-A. LOT LAYERS.

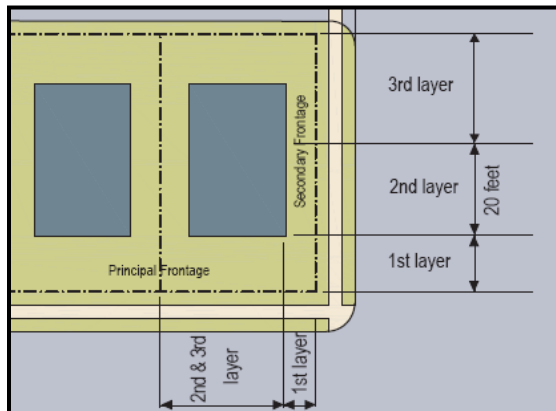


DIAGRAM 4-B. FRONTAGE LINES, LOT LINES, FAÇADES, AND ELEVATIONS.

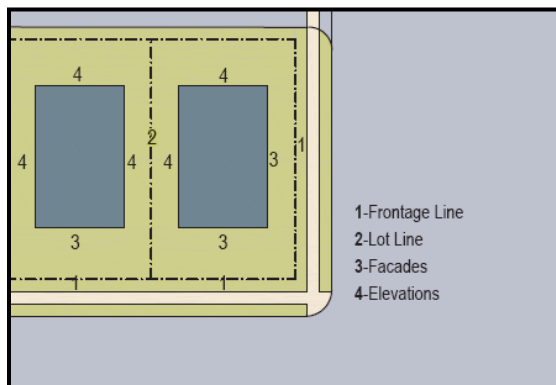


DIAGRAM 4-C. SETBACKS.

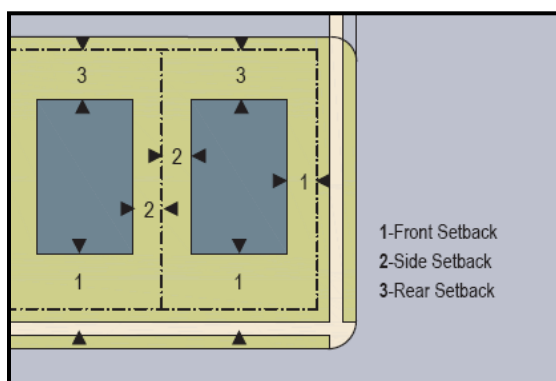


DIAGRAM 5.

SPECIFIC FUNCTION AND SPECIFIC USE				
	T-3	T-4	T-5	T-6
A. RESIDENTIAL.				
ACCESSORY UNIT	■	■	■	■
DUPLEX	■	■	■	■
MIXED-USE BUILDING		■	■	■
MULTI-FAMILY RESIDENTIAL BUILDING		■	■	■
ROW HOUSE		■	■	■
SENIOR HOUSING			■	■
SINGLE-FAMILY RESIDENTIAL (DETACHED)	■	■	■	■
B. LODGING.				
BED AND BREAKFAST (UP TO 5 ROOMS)	■	■	■	■
HOTEL (NO ROOM LIMIT)			■	■
C. OFFICE.				
CO-WORKING SPACE		■	■	■
LIVE-WORK UNIT	■	■	■	■
OFFICE BUILDING		■	■	■

SPECIFIC FUNCTION AND SPECIFIC USE				
	T-3	T-4	T-5	T-6
D. RETAIL.				
ARTISAN STUDIO	■	■	■	■
BREWPUB			■	■
COMMERCIAL KITCHEN		■	■	■
DISPLAY GALLERY		■	■	■
ENTERTAINMENT ESTABLISHMENT			■	■
MOBILE FOOD VENDOR	□	■	■	■
MOBILE FOOD VENDOR PARK	□	■	■	■
OPEN-MARKET BUILDING	□	■	■	■
PERSONAL SERVICE ESTABLISHMENT		■	■	■
RESTAURANT OR CAFÉ		■	■	■
RETAIL BUILDING		■	■	■
E. CIVIC.				
AMPHITHEATER (OUTDOOR)	■	■	■	■
CIVIC BUILDING	□	■	■	■
CONFERENCE CENTER		□	■	■

SPECIFIC FUNCTION AND SPECIFIC USE				
	T-3	T-4	T-5	T-6
CULTURAL ART INCUBATOR		■	■	■
FOUNTAIN OR PUBLIC ART	■	■	■	■
MUSEUM			■	■
PERFORMING ARTS CENTER		□	■	■
RELIGIOUS ASSEMBLY	■	■	■	■
SPORTS STADIUM				■
THEATER			□	■
F. OTHER: AUTOMOTIVE.				
DRIVE-THROUGH FACILITY			□	
GAS STATION		□	□	□
G. OTHER: AGRICULTURE.				
COMMUNITY GARDEN	■	■	■	■
FARMER'S MARKET	■	■	■	■
GARDEN (IN THE PRIVATE FRONTAGE)	■	■	■	■
GREENHOUSE	■	□		
ROOF GARDEN	□	■	■	■

SPECIFIC FUNCTION AND SPECIFIC USE				
	T-3	T-4	T-5	T-6
H. OTHER: CIVIL SUPPORT.				
CEMETERY	<input type="checkbox"/>	<input type="checkbox"/>		
FIRE STATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MEDICAL CLINIC			<input type="checkbox"/>	<input checked="" type="checkbox"/>
VETERINARY CLINIC (NO OUTDOOR KENNELS)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I. OTHER: EDUCATION.				
CHILDCARE CENTER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
COLLEGE				<input checked="" type="checkbox"/>
ELEMENTARY SCHOOL	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
HIGH SCHOOL			<input type="checkbox"/>	<input checked="" type="checkbox"/>
INTERMEDIARY SCHOOL		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
TRADE SCHOOL			<input type="checkbox"/>	<input checked="" type="checkbox"/>
J. OTHER: INDUSTRIAL.				
DATA CENTER			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
ELECTRIC SUBSTATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LABORATORY FACILITY				<input type="checkbox"/>

SPECIFIC FUNCTION AND SPECIFIC USE				
	T-3	T-4	T-5	T-6
LIGHT MANUFACTURING FACILITY				□
RESEARCH FACILITY			□	□

KEY:

- Allowed by-right
- Allowed by approval of a specific use permit
- Not allowed

DIAGRAM 6.

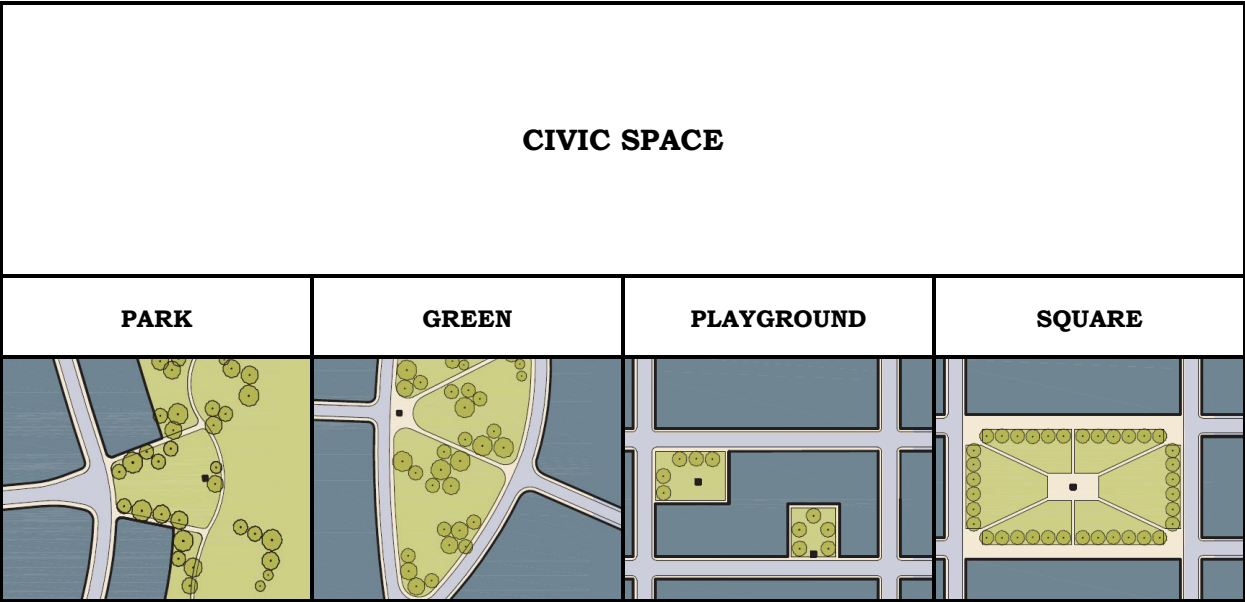


DIAGRAM 7-A. THOROUGHFARES AND FRONTAGES.

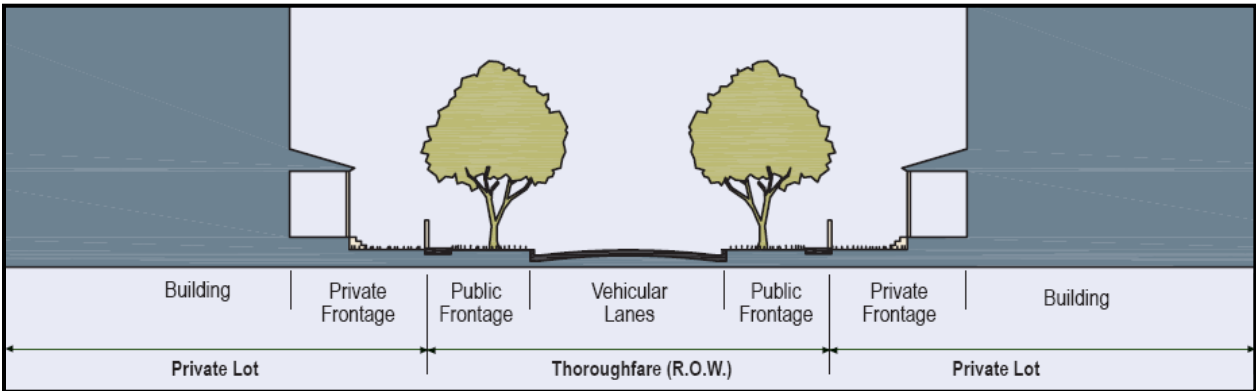


DIAGRAM 7-B. GENERAL CHARACTER OF THE T-3 TRANSECT ZONES.



DIAGRAM 7-C. GENERAL CHARACTER OF THE T-4 TRANSECT ZONES.



DIAGRAM 7-D. GENERAL CHARACTER OF THE T-5 TRANSECT ZONES.



DIAGRAM 7-E. GENERAL CHARACTER OF THE T-6 TRANSECT ZONES.





CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4717

Agenda Date: 6/13/2022

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PD, Planned Development District to S, South Mansfield Form-Based Development District with T-3, Urban Edge Transect, T-4, Urban Transition Transect and T-5, Urban Center Transect Zones on Approximately 54.393 Acres out of the C Vela Survey, Abstract No. 851, Johnson County, Texas, Generally Located at the Northeast Corner of South U.S. 287 and Lone Star Road; City of Mansfield, Applicant; Chisholm Flats, LLC, Owner (ZC#22-008)

Requested Action:

To consider the subject zoning change request.

Recommendation:

The Planning and Zoning Commission held a public hearing on June 6, 2022 and voted 5 to 0 to approve (Commissioners Axen and Gilmore absent).

Staff recommends approval.

Description/History

Existing Use: Vacant

Existing Zoning: PD, Planned Development District for Southpointe, Freeway Commercial Sub-District

Land Use Plan: Sub-Area 7

Surrounding Land Use & Zoning:

North - Vacant and industrial, PD, Planned Development District for The Reserve at Mansfield

South - Hospital, PD, Planned Development District for Southpointe

East - Single-family residential, PD, Planned Development District for Southpointe

West - Industrial (Ramtech) and vacant, I-1, Light Industrial District and PD, Planned Development District for mixed uses

Thoroughfare Plan Specification:

Lone Star Road - 6-lane divided principal arterial street

Two future roads - 3-lane undivided collector streets

Synopsis

This is a City-initiated zoning change from PD, Planned Development District for Southpointe, to the new S, South Mansfield Form-based Development District on approximately 54.393 acres to accommodate a mixed-use development. The proposed rezoning is consistent with the Official Land Use Plan and compatible with surrounding land uses.

Staff Analysis

The subject property consists of two parcels of land totaling 54.393 acres. The City proposes a zoning change from PD, Planned Development District for Southpointe to the new S, South Mansfield Form-based Development District to accommodate a mixed-use development. The development will employ three transect zones described and allowed in the S, South Mansfield Form-based Development District: T-3, Urban Edge Transect, T-4, Urban Transition Transect and T-5, Urban Center Transect zones. Collectively, these zones will establish the character of development throughout the property as described below:

- The T-3 Transect zone is mainly low intensity residential areas with some mixed-use.
- The T-4 Transect zone is mixed-use but has a primarily residential urban fabric and may contain a variety of building types.
- The T-5 Transect zone has higher intensity buildings that can accommodate retail, offices, row houses, and multi-family dwellings.

As proposed, the property will be developed for a mix of residential, retail, office, and other related commercial uses. The property is also subject to the additional provisions of the Regional Center Development Overlay District (RCD), that establishes a minimum height for principal buildings (i.e., four stories) and a minimum area for principal buildings (i.e., 1,500 square feet of net space).

Also, because the property is greater than two acres in area, a special land assemblage plan and a development agreement will be required. The special land assemblage plan will ensure that the property is appropriately master-planned to produce a development that is pedestrian-oriented, mixed-use, and attractive. The special land assemblage plan is subject to administrative approval. The development agreement is subject to approval by the City Council and is intended to reinforce a pattern of development that is mixed-use and will achieve the community's vision for sustainable growth.

The location of these transect zones on the property will be established on a required special land assemblage plan. The special land assemblage plan --- and its transect zones --- will inform the building and site plans submitted for administrative approval. A site plan is required prior to plat approval or the issuance of a building permit, as provided in the City's land development regulations. The code provides methods of ensuring a proper mix of uses within each project site by requiring developers to enter into a Developer's Agreement with the City. This agreement sets out a mix of uses and intensity delivery standards to provide the City with predictable development patterns with the S, South Mansfield Form-based Development District.

New development on the property must comply with the urban design, parking, and

landscaping standards of the S, South Mansfield Form-based Development District. The design elements include architectural standards, building materials, building layout and massing, landscaping standards and signage regulations.

Summary

The property is currently zoned PD, Planned Development District for Southpointe and it is within the Freeway Commercial Subdistrict. Under Southpointe's regulations, this subdistrict allows C-2, Community Business District uses, and promotes the development of a typical retail center with outparcel sites. The subdistrict does not permit any residential uses at all.

Further, as the property fronts U.S. Highway 287, the development of the property is also subject to the additional provisions of the Regional Center Development Overlay District (RCD):

1. Principal buildings shall be no less than 1,500 net square feet.
2. Principal buildings shall be no less than four stories.
3. Principal buildings less than four stories dedicated exclusively to retail establishments or food service establishments may be approved by warrant.

It should be noted that the RCD only applies to land located within 660 feet of a limited-access highway.

The S, South Mansfield Form-based Development District enables and encourages a creative development that is mixed-use, connected, walkable and visually harmonious. In keeping with the City's vision, this style of development is appropriate along U.S. Highway 287, as intentional efforts are underway to transform the highway into an energetic mixed-use corridor and as a gateway into the Southpointe neighborhood.

Prepared By

Art Wright, Planner II
817-276-4226

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A S, SOUTH MANSFIELD FORM BASED DEVELOPMENT DISTRICT WITH T-3, URBAN EDGE TRANSECT, T-4, URBAN TRANSITION TRANSECT AND T-5 URBAN CENTER TRANSECT ZONES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of Chapter 155 “Zoning” of the Code of Ordinances, City of Mansfield, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to owners of the affected properties, the governing body of the City is of the opinion and finds that the Chapter 155 “Zoning” of the Code of Ordinances and Map should be amended.

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

SECTION 1.

That Chapter 155 “Zoning” of the Code of Ordinances, City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district classification of S, South Mansfield Form Based Development District with T-3, Urban Edge Transect, T-4, Urban Transition Transect and T-5, Urban Center Transect zones; said property being described in Exhibit “A” attached hereto and made a part hereof for all purposes.

SECTION 2.

That the locations of the T-3, Urban Edge Transect, T-4, Urban Transition Transect and T-5, Urban Center Transect zones on the property shall be established on the special land assemblage plan required under Section 155.073 of the Code of Ordinances, City of Mansfield, Texas.

SECTION 3.

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

SECTION 4.

That the above-described properties shall be used only in the manner and for the purposes provided for in the Chapter 155 “Zoning” of the Code of Ordinances, City of Mansfield, Texas of the City, as amended herein by the granting of this zoning classification.

SECTION 5.

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Chapter 155 “Zoning” of the Code of Ordinances, City of Mansfield, Texas as a whole.

SECTION 6.

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

SECTION 7.

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

FIRST READING APPROVED ON THE 13TH DAY OF JUNE 2022.

DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 27TH DAY OF JUNE 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney

EXHIBIT "A"
ZC#22-008

WHEREAS, RUBY-07-SPMTGE, LLC. is the owner of a tract of land situated in the Cresanto Vela Survey, Abstract No. 851 and being a portion of a called 873.29 acre tract of land conveyed to RUBY-07-SPMTGE, LLC, as recorded in Instrument No.2012-25181, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found at the south corner of "Tract 2", as described by Warranty deed to Ryan Kohli, recorded in Instrument No. 2012-08217, D.R.J.C.T., said point also being on the northeast right-of-way of U.S. Highway No. 287 (variable width right-of-way) as described in a document to the State of Texas, recorded in Volume 752, Page 534, D.R.J.C.T.;

THENCE, departing said northeasterly right-of-way line, North 59 degrees 39 minutes 33 seconds East, along the southeasterly line of said "Tract 2", passing at a distance of 703.85 feet the common east corner of said "Tract 2" and "Tract 1", as described by said Warranty deed to T.J. Mark, LLC, and continuing along the southeasterly line of said "Tract 1", passing at a distance of 317.00 feet the common east corner of said "Tract 1" and "Tract 1" as described by Warranty deed to TJ Mark, LLC, recorded in Instrument No. 2012-09408, D.R.J.C.T., and continuing along the southeasterly line of said TJ Mark, LLC tract a distance of 310.07 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars" at the north corner of the herein described tract for a total distance of 1,330.92 feet, said point also being the west corner Southpointe Phase 2, an addition to the City of Mansfield, as shown on a plat recorded in Volume 11, Page 506, Plat Records of Johnson County, Texas (P.R.J.C.T.);

THENCE, departing the southeasterly line of said TJ Mark, LLC tract, along the southwest line of said Southpointe Phase 2 tract the following calls and distances:

South 30 degrees 20 minutes 23 seconds East, a distance of 1,361.91 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a central angle of 07 degrees 35 minutes 52 seconds, a radius of 665.00 feet, subtended by a 88.12 foot chord which bears South 34 degrees 08 seconds 19 minutes East;

Along said curve to the left for an arc distance of 88.18 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars";

South 37 degrees, 56 minutes 15 seconds East, a distance of 342.35 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars" on the northwesterly right-of-way of Lone Star Road (variable width right-of-way), said point also being the south corner of said Southpointe Phase 2 and the beginning of a non-tangent curve to the right having a central angle of 09 degrees 23 minutes 34 seconds, a radius of 1,340.00 feet, subtended by a 219.43 foot chord which bears South 55 degrees 30 minutes 04 seconds West;

THENCE, departing said southwest line of Southpointe Phase 2, along said northwest right-of-way line of Lone Star Road the following calls and distances:

Along said curve to the right for an arc distance of 88.18 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars";

South 60 degrees 11 minutes 52 seconds West, a distance of 545.74 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars";

South 64 degrees 01 minutes 13 seconds West, a distance of 150.00 feet to a set chiseled "X" in concrete;

South 60 degrees 11 minutes 52 seconds West, a distance of 200.27 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars" on said northeast right-of-way of U.S. Highway No. 287;

THENCE, departing said northwest right-of-way of Lone Star Road, along said northeast right-of-way line of U.S. Highway No. 287 the following calls and distances:

North 77 degrees 21 minutes 29 seconds West, a distance of 58.95 feet to a found TxDOT concrete right-of-way monument (damaged) at the beginning of a non-tangent curve to the left having a central angle of 19 degrees 16 minutes 25 seconds, a radius of 984.18 feet, subtended by a 329.51 foot chord which bears North 45 degrees 59 minutes 20 seconds West;

Along said curve to the left for an arc distance of 331.07 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars";

North 55 degrees 37 minutes 20 seconds West, a distance of 200.41 feet to a found TxDOT concrete right-of-way monument (damaged) at the beginning of a curve to the right having a central angle of 34 degrees 01 minutes 09 seconds, a radius of 1,402.40 feet, subtended by a 820.49 foot chord which bears North 38 degrees 35 minutes 54 seconds West;

Along said curve to the right for an arc distance of 832.67 feet to a found TxDOT concrete right-of-way monument (disturbed);

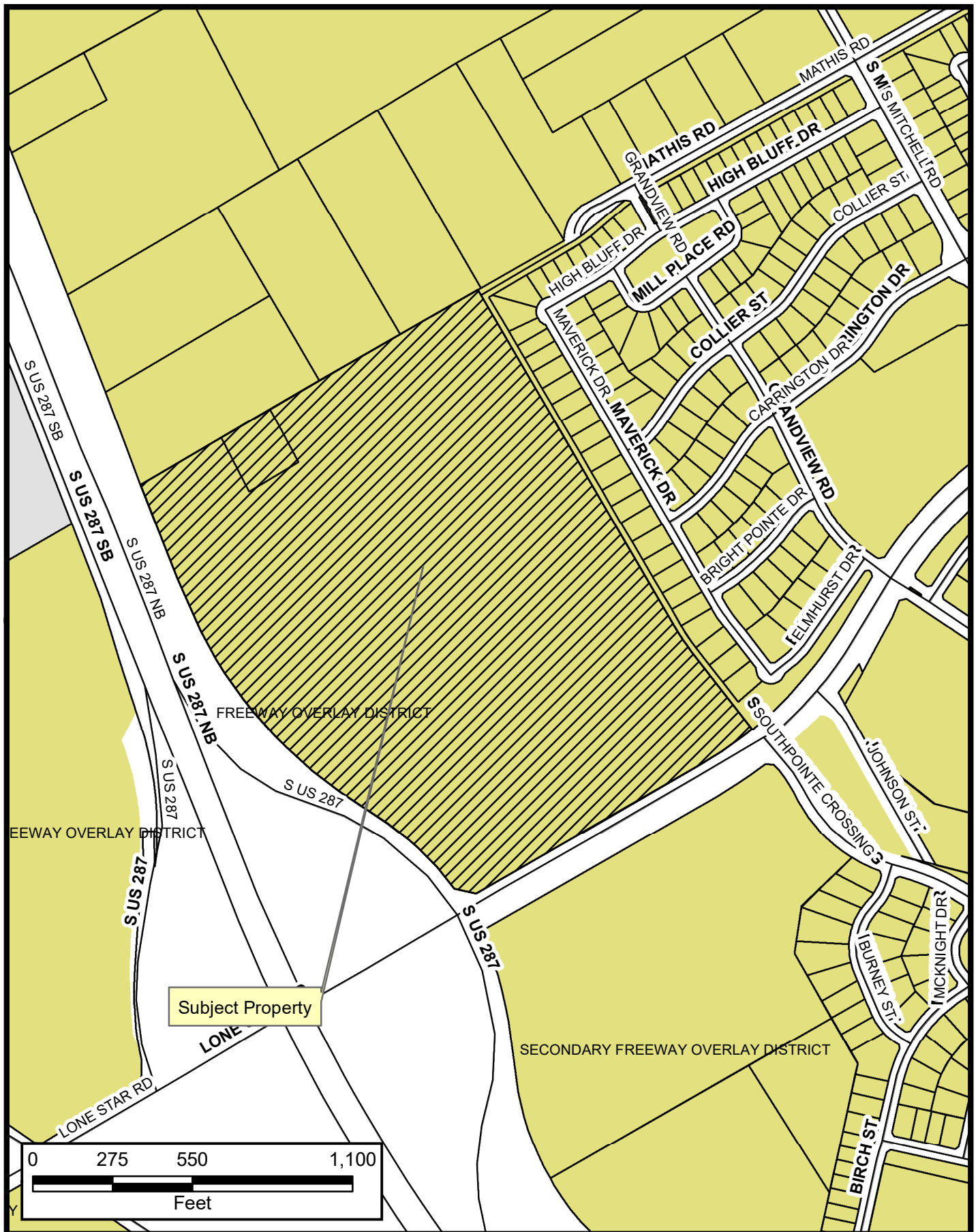
North 21 degrees 29 minutes 51 seconds West, a distance of 441.22 feet to the **POINT OF BEGINNING** and **CONTAINING** 54.393 Acres of land, more or less.



ZC#22-008

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

5/4/2022



Property Owner Notification for ZC#22-008

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
C VELA	TR 1B	CHISHOLM FLATS LLC	23727 HAWTHORNE BLVD STE 1	TORRANCE, CA	90505
C VELA	TR 1B	CHISHOLM FLATS LLC	23727 HAWTHORNE BLVD STE 1	TORRANCE, CA	90505
D DELAY	TR 11	KOHLI RYAN	1 EASTMEARN RD	W DULWICH LONDON 0 SE21 8HA ENGL,AND	
D DELAY	TR 12	KOHLI RYAN	1 EASTMEARN RD	W DULWICH LONDON 0 SE2,1 8	
D DELAY	TR 13	TJ MARK LLC	100 WITHERSPOON ST	LOUISVILLE, KY	40202-1396
D DELAY	TR 14	TJ MARK LLC	100 WITHERSPOON ST	LOUISVILLE, KY	40202-1396
SOUTHPOINTE PH 2	BLK 29	BRYAN BRANDY L ETUX RITA	1317 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	JOHNSON BRANDON WILLIS ETUX GA	1313 MAVERICK DR	MANSFIELD, TX	76063-4972
SOUTHPOINTE PH 2	BLK 29	STANFILL BRYAN ETUX BRITTANY	1309 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	MOSS TRENINE ETVIR JASPER JR	1305 MAVERICK DR	MANSFIELD, TX	76063-4972
SOUTHPOINTE PH 2	BLK 29	DEATHE ANDREW A ETUX EUNBONG K	1301 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	MC CARTHY ANN MAUREEN	1229 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	STEPHENS JOHNATHAN ETUX BRANDI	1225 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	J HOUSTON HOMES LLC	PO BOX 2829	RED OAK, TX	75154-1585
SOUTHPOINTE PH 2	BLK 29	J HOUSTON HOMES LLC	PO BOX 2829	RED OAK, TX	75154-1585
SOUTHPOINTE PH 2	BLK 29	ANELE AMARA	1213 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	DENT DINA	1209 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	JONES BARBARA LIFE ESTATE	1205 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	ELVINGTON WILLIAM ETUX LAUREN	1201 MAVERICK DR	MANSFIELD, TX	76063

Wednesday, May 04, 2022

Page 1 of 3

Property Owner Notification for ZC#22-008

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
SOUTHPOINTE PH 2	BLK 29	HUNT DWIGHT & SYBIL D LEWIS	1137 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	MARTIN GREGORY D ETUX RUBY J	1133 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	JONES JIMMY DOE ETUX KIMBERLY	1129 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	AKERS AUSTIN ETUX CORYANNE DEW	1125 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	EDWARDS TERRENCE M ETUX DHIRAJ	1121 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	GRAND HOMES 2014 LP	15455 DALLAS PKWY STE 1000	ADDISON, TX	75001
SOUTHPOINTE PH 2	BLK 29	DIAZ JOSE	1113 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	HINES ANDREW MICHAEL ETUX HILL	1109 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	WANJIKU BEATRICE	7903 N GLEN DR APT 3005	IRVING, TX	75063
SOUTHPOINTE PH 2	BLK 29	WALKER SHARONDA & JAMIE WALKER	1101 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	JUDIE JOHNNY ETUX MAE JETTON	2401 HIGH BLUFF LN	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	SHERMAN TANA	2403 HIGH BLUFF DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	RUBY 07 SPMTGE LLC	6723 WEAVER RD STE 108	ROCKFORD, IL	61114-8021
SOUTHPOINTE PH 2	BLK 32	SMITH NANCY H	1124 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 32	GOLOVICH STEPHEN ANTHONY JR ET	1120 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 32	MATHEW SUMY ETUX KIRAN GEORGE	1116 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 32	GRAND HOMES 2014 LP	15455 DALLAS PKWY STE 1000	ADDISON, TX	75001
SOUTHPOINTE PH 2	BLK 32	BOGAR JOEL A ETUX LAURANCE	1108 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 32	KYOSHABIRE JULLIAN & RAYMOND B	1104 MAVERICK DR	MANSFIELD, TX	76063

Wednesday, May 04, 2022

Page 2 of 3

Property Owner Notification for ZC#22-008

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
SOUTHPOINTE PH 2	BLK 32	BYARUHANGA ROLAND ETUX	1100 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 33	TUCKER ROLAND CLINTON	2401 CARRINGTON DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 33	BAUCOM MICHELLE M ETUX GRANT A	2400 COLLIER ST	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 34	HUSSEIN MUTAZ FAISAL ETUX NIMA	2401 BRIDGE POINTE DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 34	WILLIAMS DAVID BRYAN ETUX KARI	2400 CARRINGTON DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 35	NEEDHAM JOSEPH MATTHEW & DEBOR	2401 ELMHURST DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 35	BULLARD KEINISHA	2400 BRIGHT POINTE DR	MANSFIELD, TX	76063
SOUTHPOINTE TEXAS HEALTH RESOURCES ADDITION	BLK 1	TEXAS HEALTH HOSPITAL MANSFIEL	612 E LAMAR 6TH FL	ARLINGTON, TX	76011



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4581

Agenda Date: 6/13/2022

Version: 3

Status: Second Reading

In Control: City Council

File Type: Ordinance

Agenda Number:

Title

Ordinance - Public Hearing Continuation and Second and Final Reading of an Ordinance Approving a Zoning Change from SF-7.5/12 Single-Family Residential District to PD, Planned Development District for Single-Family Residential Uses on Approximately 2.997 Acres Known as Lot 15, Mount Zion Estates, Located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC, engineer, on behalf of Christine Panagopoulos of Trinity Habitat for Humanity, owner/developer, (ZC#20-021)

Requested Action:

To consider the subject zoning change request.

Recommendation:

During the May 23rd First Reading, City Council requested that the development team make modifications to their site plan and elevation exhibits to incorporate appropriate standards for architectural design elements to be included with the development. This included signage and carport details, refuse and recyclable collection screening details, and overall architectural and minimum square footage details to be included with the homes. The development team has provided updated exhibits identifying their intentions to meet those requests.

Staff recommends approval of the site plan and elevation exhibits as updated and presented.

Description/History

Existing Use: Vacant land

Existing Zoning: SF-7.5/12, Single-Family Residential District

Surrounding Land Use & Zoning:

North - Single-family residential, SF-7.5/12 District.

South - Single-family residential, SF-7.5/12 District.

East - Vacant land, PR, Pre-Development District.

West - Sayers Street; single-family residential (i.e., SF-7.5/12 District) across the street.

Case History

December 21, 2020:

Habitat for Humanity submits a zoning change request application to a Planned Development for a townhome style project.

February 16, 2021:

The first public hearing for this rezoning request was held. At the time, the development consisted of a townhome style project with 33 dwelling units in 13 buildings. The Planning and Zoning Commission voted 7-0 to continue the public hearing and to table possible action until March 1, 2021. The vote was intended to provide the applicant with a reasonable amount of time to make their presentation in-person, to visit with surrounding property owners, and to present examples of similar developments.

March 1, 2021:

The Planning and Zoning Commission continued the public hearing. There was extensive discussion concerning the proposed project including possible encroachments into the gas pipeline easement; the architecture of the dwellings; the site layout; the development intensity; the location access points and spacing of driveways; the considerations for parking and storage; and the development phasing and maintenance among other considerations. The Planning and Zoning Commission voted 7-0 to table their consideration and possible action until a future meeting so that the applicant could negotiate and secure an agreement with the pipeline operator.

February 21, 2022:

The Planning and Zoning Commission held a continued public hearing on a new site layout and development plan that consisted of 22 detached, alley-served units. After discussion on the merits of the project the Planning and Zoning Commission voted to deny the case, 5-1-1.

March 21, 2022:

City Council remands the case to Planning and Zoning Commission for further consideration and to allow for more public input and to allow adequate and accessible participation in the public planning process.

April 28, 2022:

City Staff invited members of the general public to a forum to receive additional information on current and upcoming projects and to have an opportunity to voice concerns about the Habitat for Humanity (the applicant) ahead of a scheduled public hearing with the Planning and Zoning Commission. At the forum, City Staff and Habitat for Humanity provided the public with updates and renderings that illustrate the inclusion of covered parking with secured storage, addressing a concern previously made on the previously proposed plans.

May 16, 2022

The Planning and Zoning Commission recommended to deny the zoning request with a vote of 5-0-2. Commentary and deliberation centered on overall density, lot layout and site constraints, and parking (resident and guest).

May 23, 2022

City Council First Reading, City Council recommended approval to proceed with a Final

Reading of the request on June 13, 2022 and requested that the development team make modifications to their site plan and elevation exhibits to incorporate appropriate standards for architectural design elements to be included with the development. This included signage and carport details, refuse and recyclable collection screening details, and overall architectural and minimum square footage details to be included with the homes.

Synopsis

The requested PD, Planned Development zoning designation is to accommodate a single-family residential development. The development proposes construction of 22 detached single-family units supported by parking, landscaping, sidewalks, and other related amenities. The development, if approved, will yield a gross density of 7.34 dwelling units per acre. Although the proposed development is compatible with the surrounding properties and is consistent with the recommendations found in the Land Use Plan, opportunities to improve the development and increase community input in its design emerged over time. Habitat for Humanity has made significant strides to address community input and elevate urban design, landscape, and other architectural considerations.

Staff Analysis

The subject property consists of 2.997 acres of vacant land. The applicant is requesting to rezone the property from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for single-family residential uses.

Development Plan and Regulations

The applicant proposes to develop a single-family residential neighborhood with 22 dwelling units-resulting a gross density of 7.34 dwelling units per acre. Each dwelling unit will be constructed on an individual lot; and the lots will be served by a common access driveway and alley system serving surface parking. The development is designed in a manner such that the front façade of the homes either face Sayers Street or open space areas. The parking for the dwellings will be located in the rear, and accessed by a system of alleys and driveways. Additional parking and a landscaped area will be generally located in the central portion of the development, while detention will be located in the northeast. The applicant intends for all units to be owner-occupied. All property outside of the individual residential lots will be under common ownership and will be maintained by a homeowners' association, which will also maintain all alleys, driveways, parking spaces, sidewalks, landscaping, fencing, and amenities. The applicant further intends that waste collection and disposal service will be handled by trash carts; and that the carts will be stored in a series of fenced trash bin corrals off the alleys.

The residential lots will vary in size from 2,356 to 4,093 square feet. The lots will range in width from 31 to 36 feet and will range in depth from 76 to 94 feet. Each lot will have a minimum front yard setback of 20 feet and a minimum rear yard setback of 20 feet. Finally, the dwelling units will be 2-stories in height and vary in size from 1,240 to 1,350 square feet.

A gas pipeline runs along the east and south property lines and the development has

been redesigned not to encroach into the easement, except for permitted fencing.

Access, Circulation, Parking, and Other Considerations

The development will be served by one common access point off Sayers Street. The common access driveway includes alley service to most of the lots, as well as a cul-de-sac like turnaround in the center of the development. Most of the units will include two (2) dedicated parking spaces in the rear of each lot, except for Lots 18, 19, 20, and 21, which will be served by adjacent, covered parking spaces that are located in the front or side of the lots. A total of 55 parking spaces will be provided; which consists of two (2) parking spaces for each dwelling and 11 parking spaces for visitors. To address a concern that was brought up during public hearings, many of the residential units have a carport and secured storage area. Those without a storage area have a carport. These parking structures are to be complementary or visually compatible with the architecture of the dwellings. A network of sidewalks will ensure pedestrian access to the front of each home, the shared parking spaces, and a new sidewalk along Sayers Street.

Elevations and Perspectives

The applicant has provided elevations for the units. As proposed --- and shown --- the primary exterior finish for the units will be cementitious fiber board. Brick and cedar shake are intended to be used as accent materials. A front porch or covered entryway will be provided for each dwelling; and each unit will have a covered rear porch. Roof pitched will range from 4:12 to 8:12. Architectural details have been identified and called out on each elevation (Exhibit C).

Landscaping and Screening

A landscape plan, showing the preservation of over 60 existing trees, has been provided. The majority of the preserved trees are located in the northern portion of the property (around the detention area) and along the east boundary of the property. In addition, several new trees will be planted throughout the development, particularly in common areas, in front of each residence, along Sayers Street, and along the main driveway that goes through the center of the development. Finally, shrubs will line the main driveway and foundation plantings will accent the front of each home. Each residential lot is also planned to be fenced and the trash cart corrals will also be screened. Screening to be approved by the Director of Planning at building permit submittal.

Signage

The applicant has noted on the Development Plan that all signage will follow the typical standards applicable to residential neighborhood signage and provided maximum dimensions (6' l x 4' w) that meet those standards.

Land Use Plan

The subject property is located in Sub-Area 2 of the City's Official Land Use Plan. The Land Use Plan encourages the provision of housing opportunities for those who wish to age in place as well as more intense residential products on lots that are smaller and narrower. In addition, the Land Use Plan calls for preserving heavily wooded areas to provide natural buffers and protect wildlife habitats.

Summary

The proposed development, if approved, will provide for residential infill. The proposed development generally adheres to the vision and goals set forth in the Land Use Plan while providing for single-family housing that is compatible with the area. In addition, the development will provide for the preservation of existing trees in the northern and eastern portions of the property, provides for a natural buffer around the perimeter of the property, avoids encroachment of the pipeline easement, and provides for additional landscaping, sidewalks, parking, fencing, and alleys to serve the development. The development has provided additional elevations with architectural details and renderings of homes to be constructed and carport spaces with secured storage area for most of the residential units.

Staff recommends approval of the site plan and elevation exhibits as updated and presented.

Prepared By:

Arty Wheaton-Rodriguez
(817) 817-4245

Attachments:

Maps and Supporting Information
Ordinance
Exhibit A - Property Description
Exhibit B - Development Plan
Exhibit C - Elevations and Perspectives
Exhibit D - Landscape Plan

ORDINANCE NO. _____

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

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

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

SECTION 1.

That the Comprehensive Zoning Ordinance of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district classification of PD, Planned Development; said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2.

That the use and development of the hereinabove described property shall be in accordance with the development plan shown on Exhibits "B – D" attached hereto and made a part hereof for all purposes.

SECTION 3.

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

SECTION 4.

That the above described properties shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

SECTION 5.

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

SECTION 6.

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

SECTION 7.

This ordinance shall take effect immediately from and after its passage on third 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 MAY, 2022.

DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS THE 9TH DAY OF JUNE, 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney

EXHIBIT A
ZC#20-021

Being Lot 15, Mount Zion Estates, an addition to Tarrant County, Texas according to the plat recorded in Volume 388-11, Page 134, Plat Records, Tarrant County, Texas.

RAGAN LLC
CC #D206052020
D.R.T.C.T.

FENCED TRASH BIN CORRALS WITH
EVERGREEN PLANTING SCREENING

6FT METAL
PERIMETER
FENCE

EXISTING TREES
TO REMAIN

COMMON GREEN
/ DENTENTION

FENCED TRASH BIN CORRAL WITH
EVERGREEN PLANTING SCREENING

COVERED PARKING
AND STORAGE, TYP.

Mary Sansom
V.12210, P.1090
D.R.T.C.T.

6FT METAL
PERIMETER
FENCE

SAYERS STREET
180' - 0"

MONUMENT
SIGN - 6'L X 4'H
concrete
70' - 7 1/2"

10' - 0" SIGN
SETBACK

139' - 0"

ZONING	
ZONING	PD
USE	SINGLE FAMILY
OVERALL LOT AREA	130,550 SF / 2.997 AC
SINGLE LOT SIZE (MIN.)	36' X 76'
SINGLE LOT AREA (MIN.)	2,500 SF
BUILDING HEIGHT (STORIES)	2 STORIES
BUILDING HEIGHT (FEET)	19 FEET 8 INCHES
HOME SQUAREFOOTAGE	1,200 SF TO 1,325 SF
NUMBER OF HOMES	22 HOMES
DENSITY	7.34 UNITS / AC
PARKING	
REQUIRED PARKING	2 SPACES PER UNIT
TOTAL REQUIRED	44
PARKING PROVIDED	
OFF-STREET SPACES	11 SPACES
ON-STREET SPACES	0 SPACES
	44 PRIVATE SPACES
	55 SPACES TOTAL

SITE DATA

12" = 1'-0"

ADDITIONAL SITE DEVELOPMENT REQUIREMENTS:

All carports shall be complementary or visually compatible with the architecture of the dwelling units provided with this development.

All storage of refuse and recyclable collection shall be visually screened with dense evergreen hedges or other appropriate material, subject to the approval of the Director of Planning.

The architectural details provided with home elevations are required as depicted in Exhibit C- Elevations and Perspectives.

Jeanette Chadwick
V.10966, P.1148
D.R.T.C.T.

6FT METAL
PERIMETER
FENCE

HOMEOWNERS ASSOCIATION NOTES:

- OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SCREENING FENCES, DRIVEWAYS, PARKING LOTS, SIDEWALKS, COMMON AREAS, AMENITY CENTERS, LANDSCAPING, HARDSCAPE IMPROVEMENTS, PAVILIONS, AND WALKING PATHS.
- THE OWNER'S ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN COORDANCE WITH THE CITY OF MANSFIELD POLICIES. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MINIMUM OF SIXTY (60) DAYS REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION, ACCEPTANCE OF THE DEVELOPMENT OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.

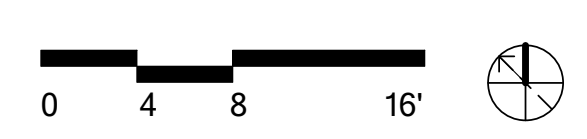
LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T.
2.997 ACRES

HABITAT FOR HUMANITY MANSFIELD COTTAGES

301 SAYERS STREET
MANSFIELD, TEXAS

EXHIBIT C0 CONCEPT SITE PLAN

ZC#20-021
JL

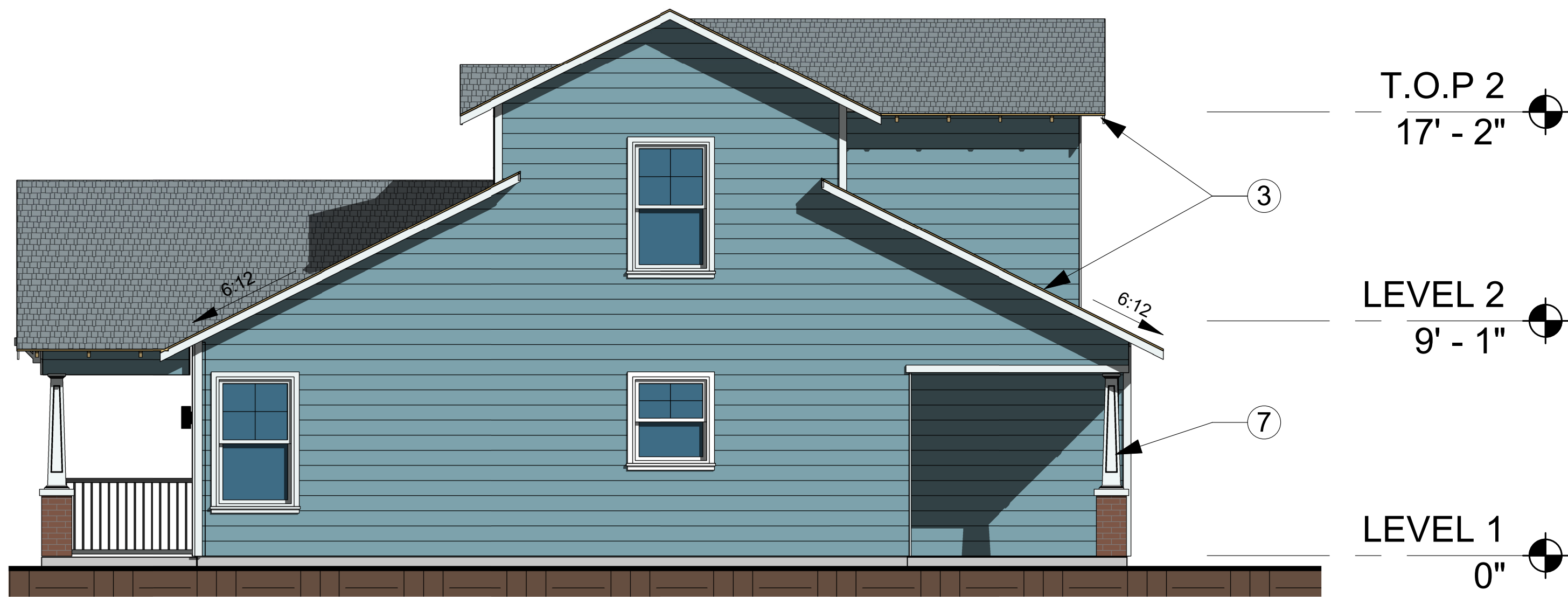


06/08/2022
Job #: 21301

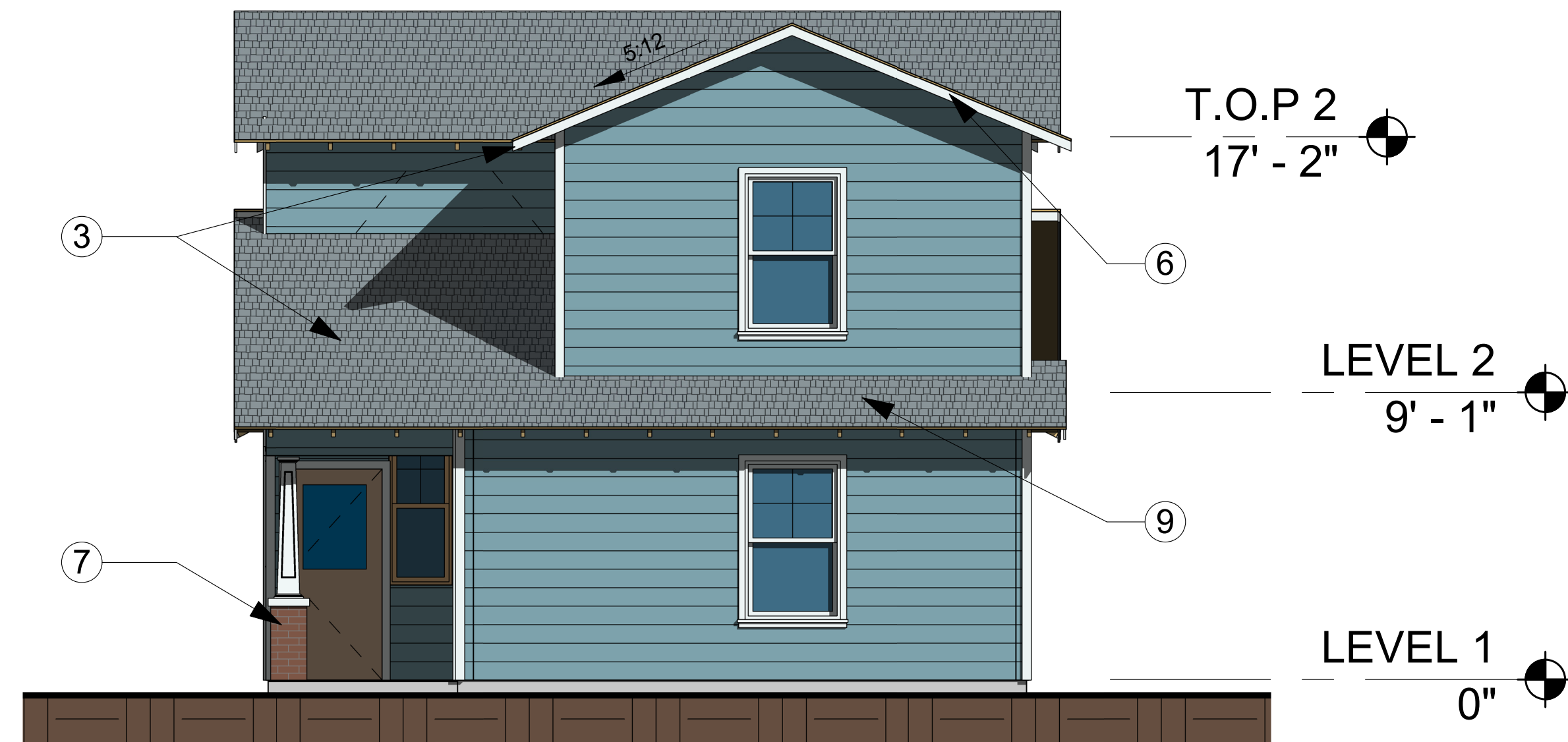
OWNER
CHRISTINE PANAGOPOULOS
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C.PANAGOPOULOS@TRINITYHABITAT.ORG
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ARCHITECT
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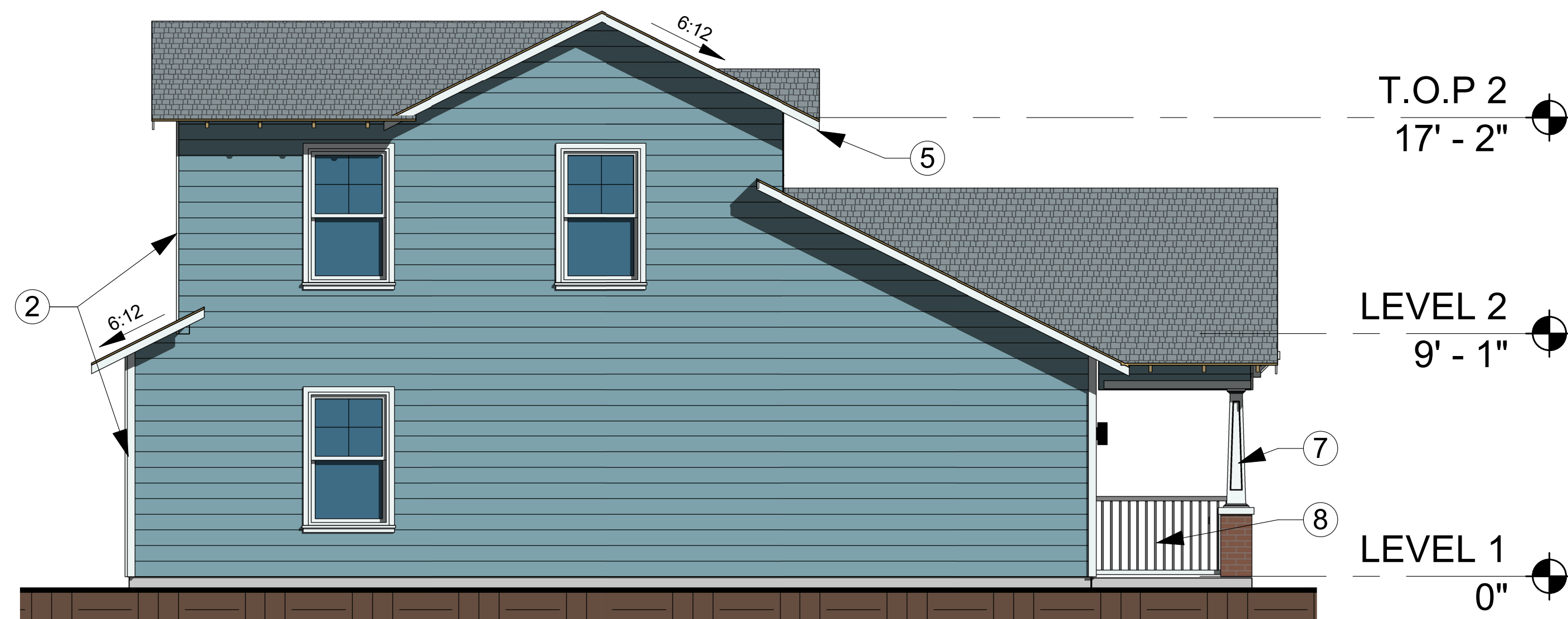
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1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"

ELEVATION NOTES

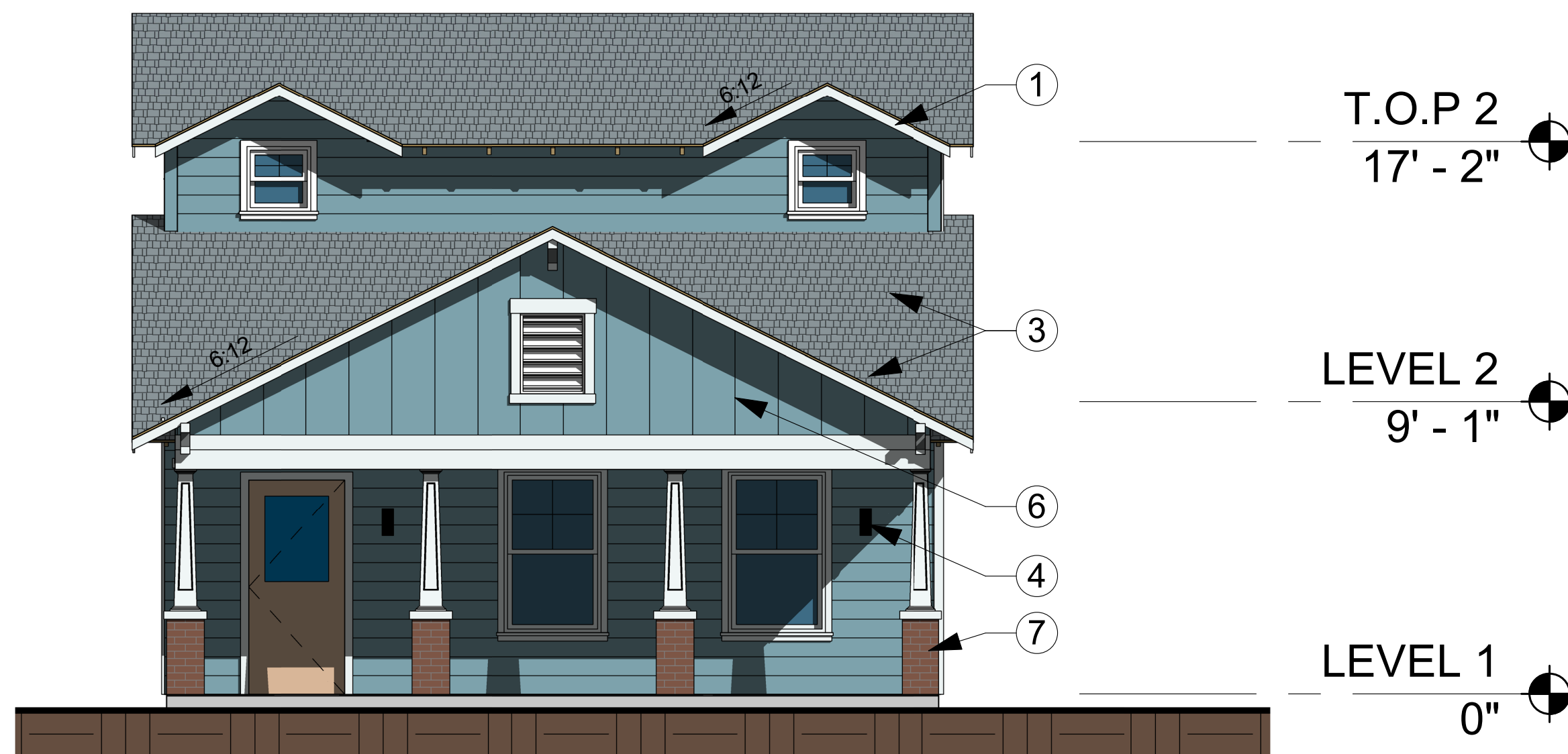
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2. FACADE OFFSET (12" MIN.)
3. VARIED ROOF LINE
4. SCONE LIGHTING
5. ROOF OVERHANG
6. GABLE ROOF ELEMENT
7. PORCH COLUMN (8" SQ MIN.)
8. RAILING
9. HORIZONTAL BANDING



3 LEFT ELEVATION
1/8" = 1'-0"



06/08/2022
Job #: 21301



1 FRONT ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

	BRICK, COLOR TBD
	ASPHALT SHINGLES, COLOR TBD
	FIBER CEMENT TRIM, COLOR TBD
	FIBER CEMENT SIDING, COLOR TBD

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T
2.997 ACRES

HABITAT FOR HUMANITY
3/2 (1,240 sf)
Mansfield, Texas

EXHIBIT C1 ELEVATIONS

ZC#20-021

OWNER

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9333 N. NORMANDELE ST.
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CIVIL ENGINEER

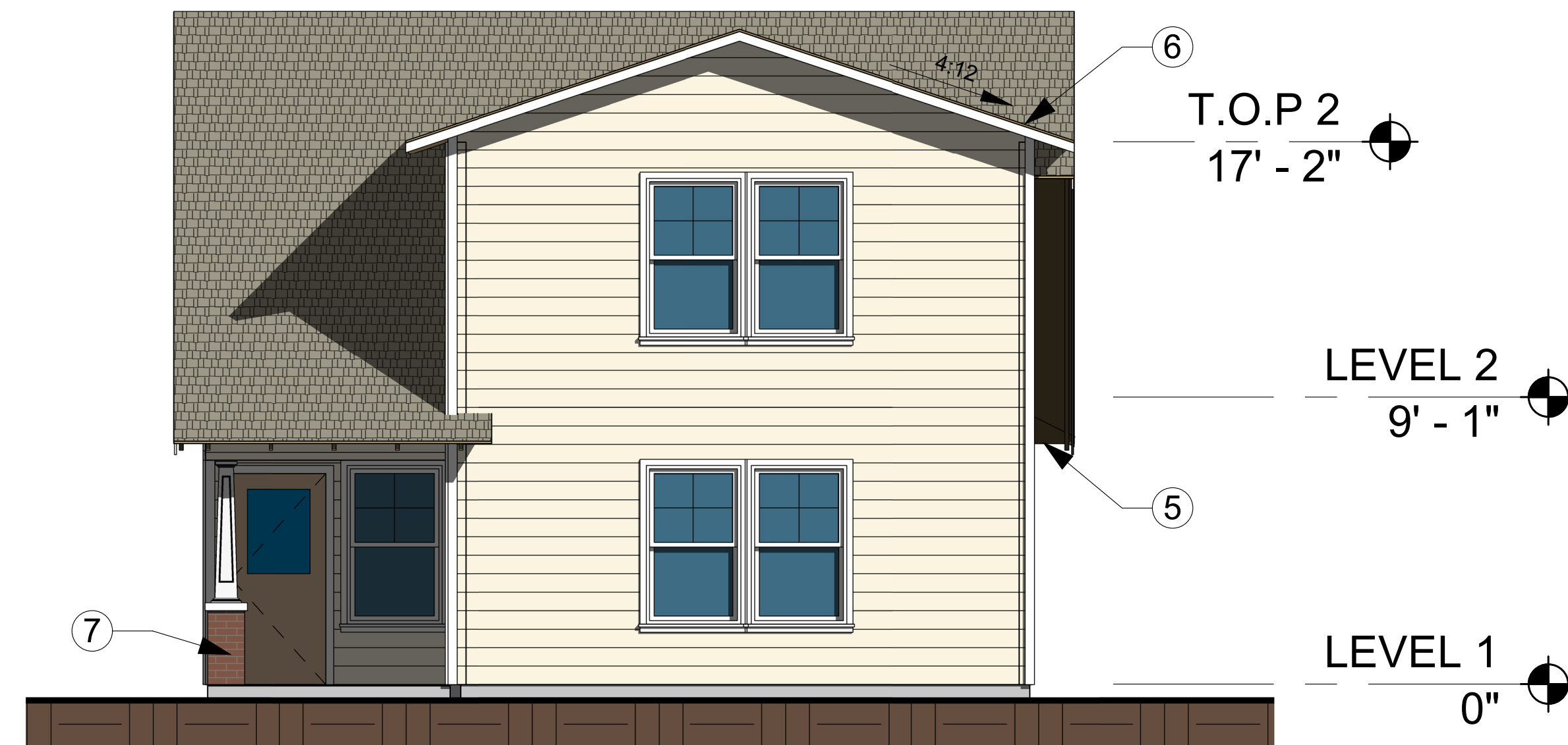
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ARCHITECT

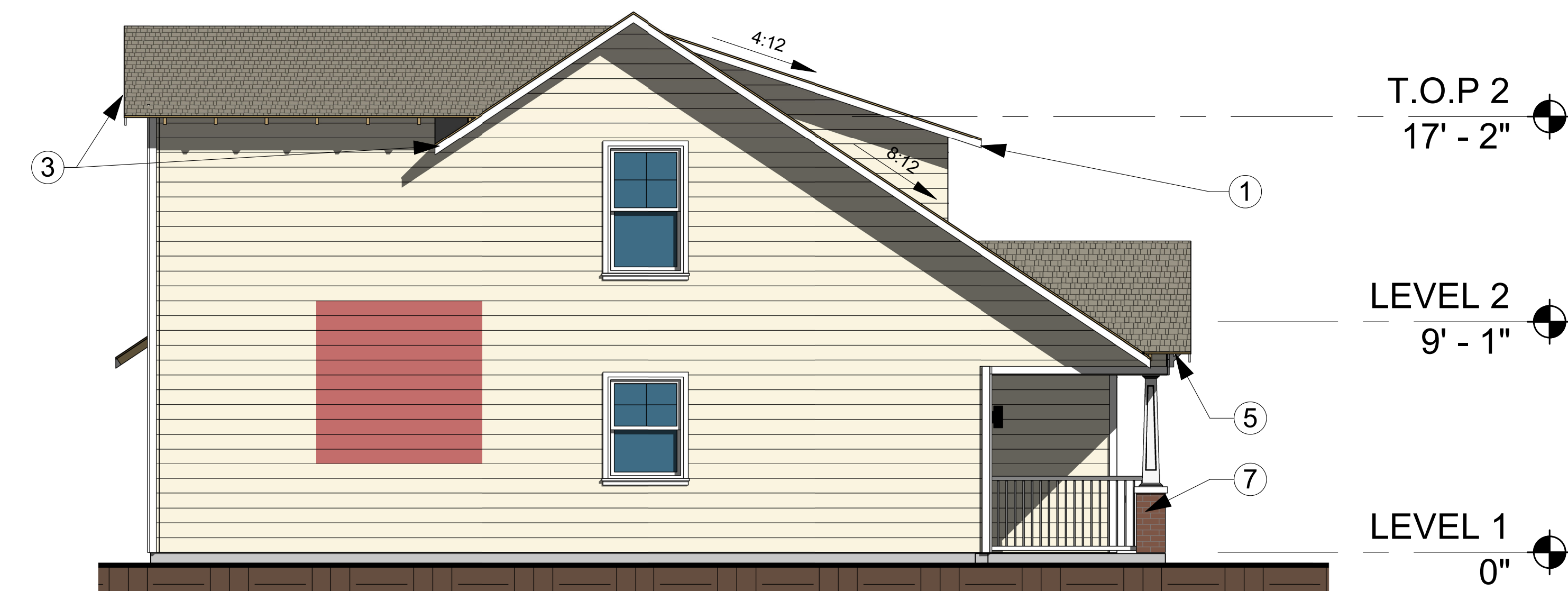
JAMES LAWRENCE
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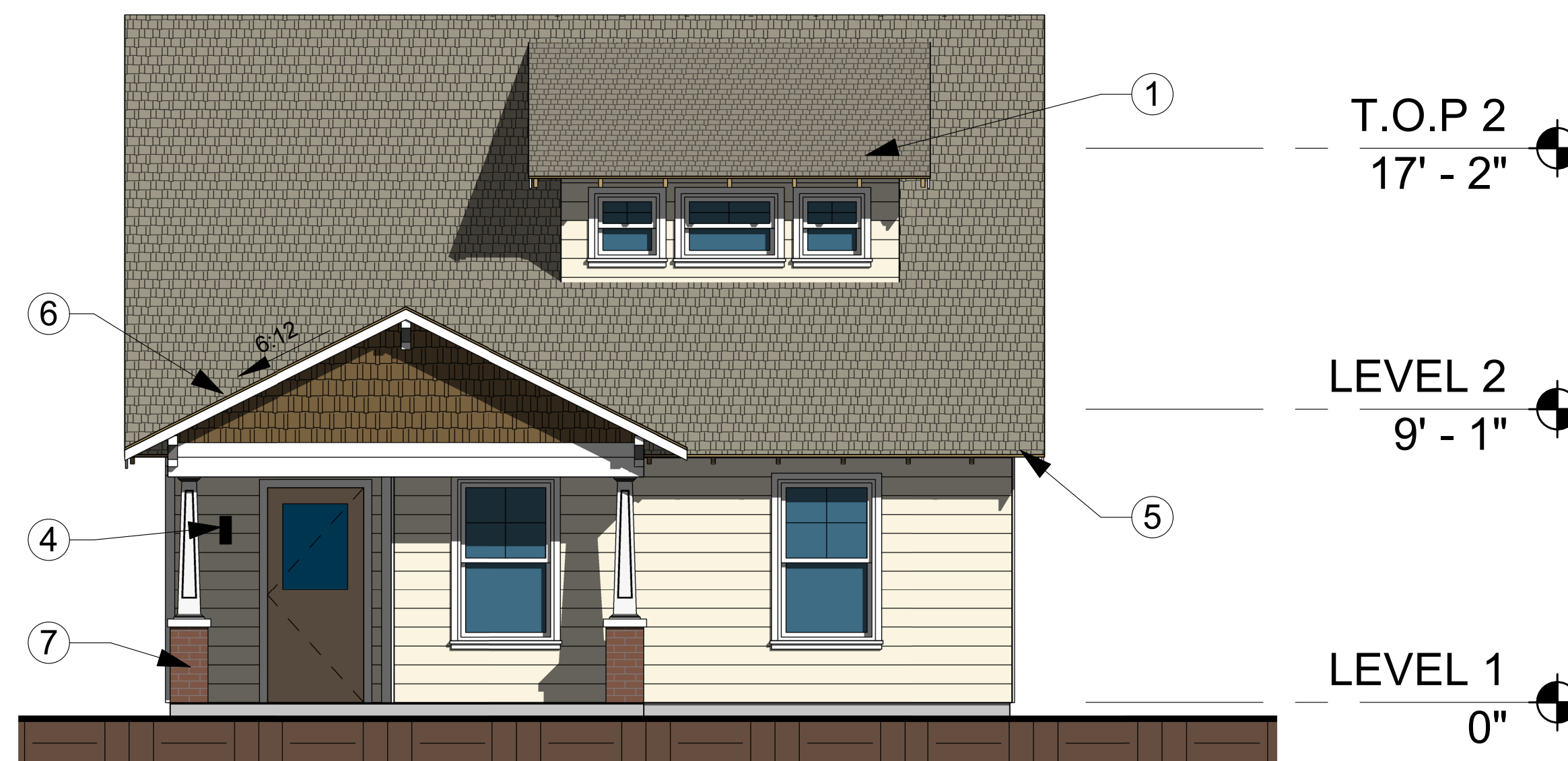
4 RIGHT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



3 LEFT ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

ELEVATION NOTES

1. DORMER ELEMENT
2. FACADE OFFSET (12" MIN.)
3. VARIED ROOF LINE
4. SCENCE LIGHTING
5. ROOF OVERHANG
6. GABLE ROOF ELEMENT
7. PORCH COLUMN (8" SQ MIN.)
8. RAILING
9. HORIZONTAL BANDING

EXTERIOR MATERIAL LEGEND

	BRICK, COLOR TBD
	ASPHALT SHINGLES, COLOR TBD
	FIBER CEMENT TRIM, COLOR TBD
	FIBER CEMENT SIDING, COLOR TBD

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T
2.997 ACRES

HABITAT FOR HUMANITY
3/2.5 (1,350 sf)
Mansfield, TX

EXHIBIT C2 ELEVATIONS

ZC#20-021

OWNER

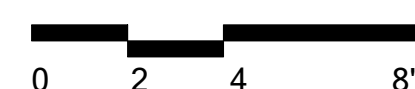
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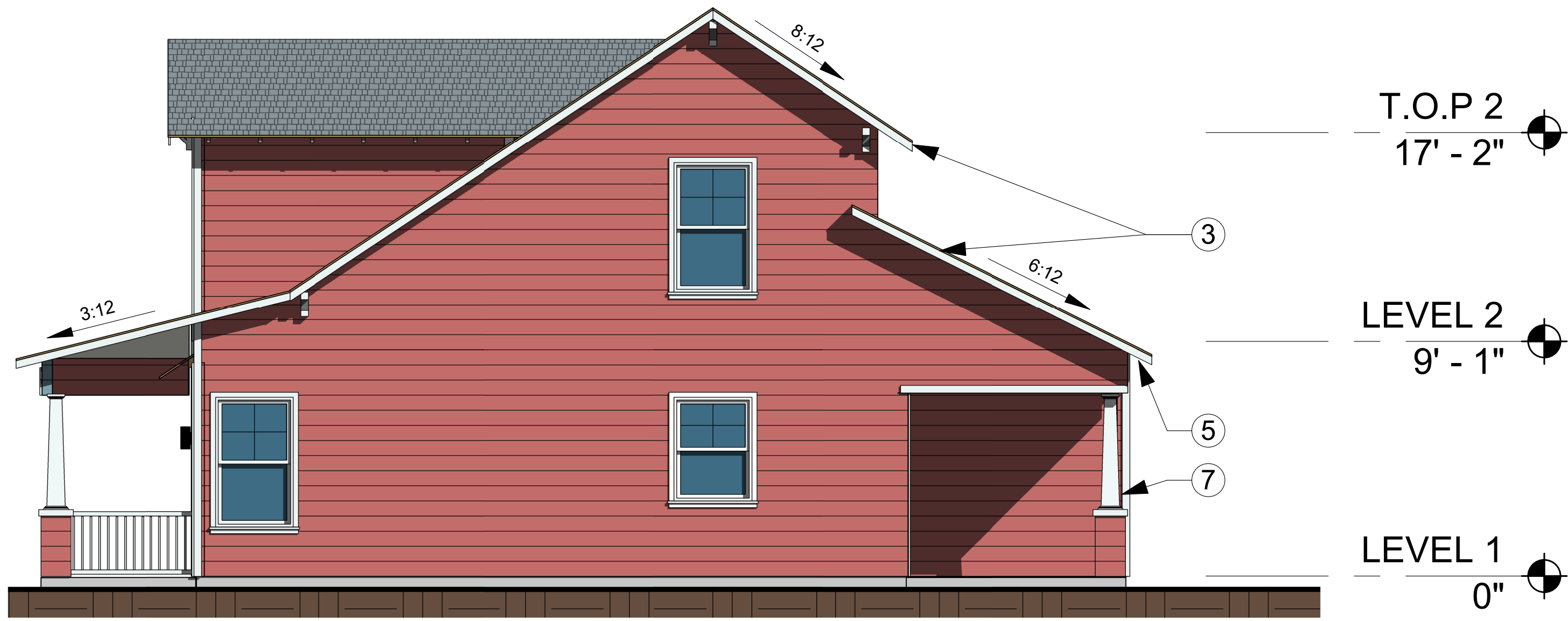
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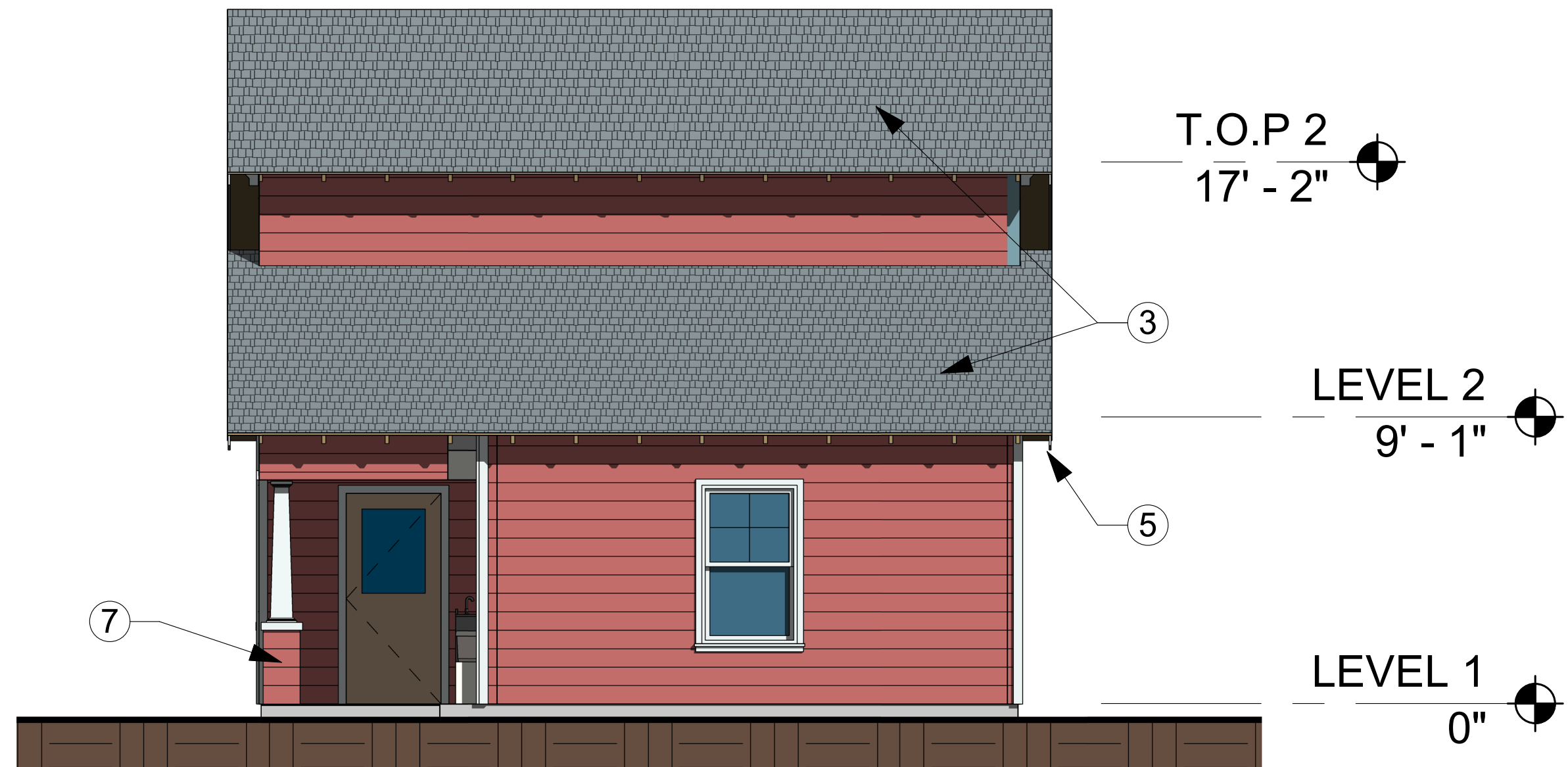
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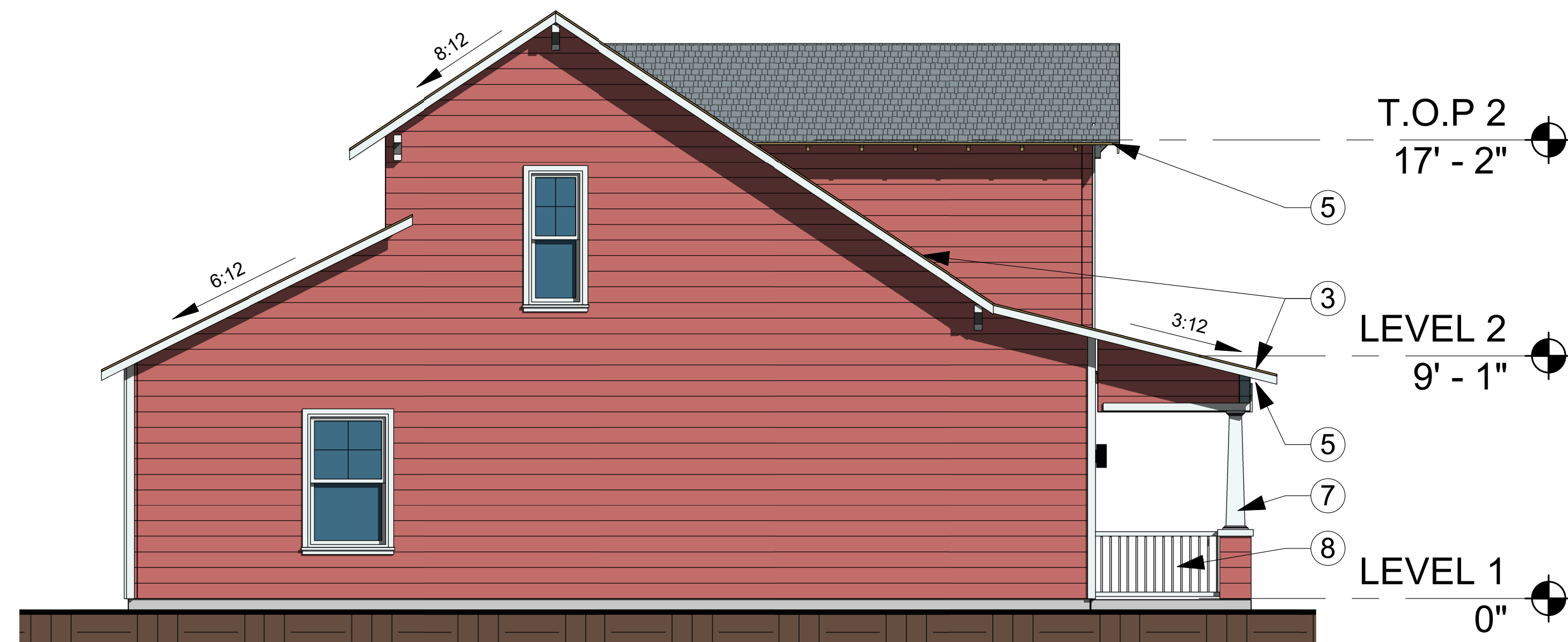
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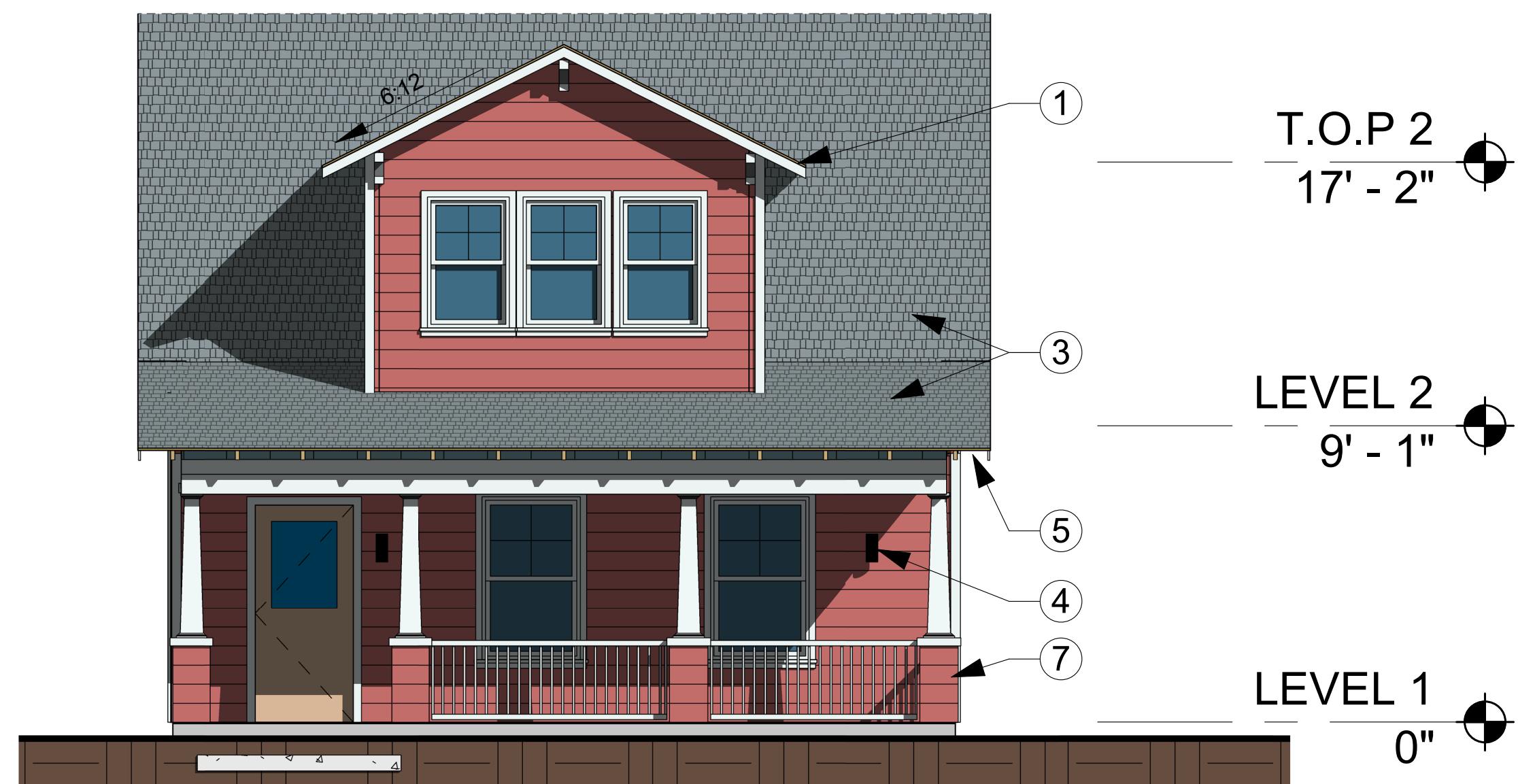
4 RIGHT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



3 LEFT ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

ELEVATION NOTES

1. DORMER ELEMENT
2. FACADE OFFSET (12" MIN.)
3. VARIED ROOF LINE
4. SCONE LIGHTING
5. ROOF OVERHANG
6. GABLE ROOF ELEMENT
7. PORCH COLUMN (8" SQ MIN.)
8. RAILING
9. HORIZONTAL BANDING

EXTERIOR MATERIAL LEGEND

	BRICK, COLOR TBD
	ASPHALT SHINGLES, COLOR TBD
	FIBER CEMENT TRIM, COLOR TBD
	FIBER CEMENT SIDING, COLOR TBD

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T
2.997 ACRES

HABITAT FOR HUMANITY
3/2.5 (1270 sf)
Mansfield, TX

EXHIBIT C3 ELEVATIONS

ZC#20-021
Checker

OWNER

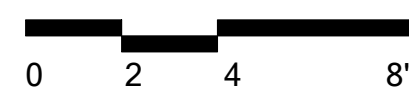
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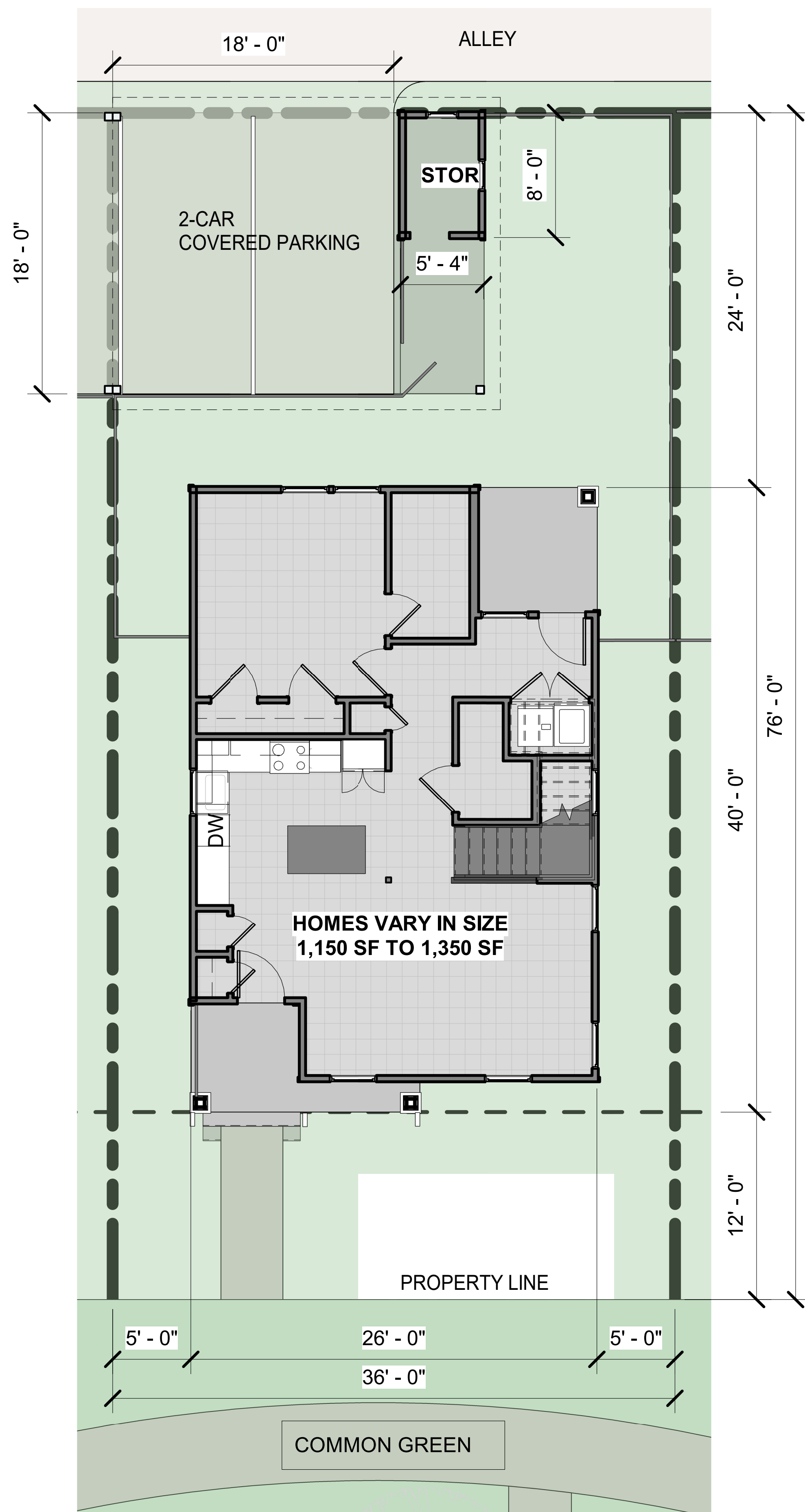
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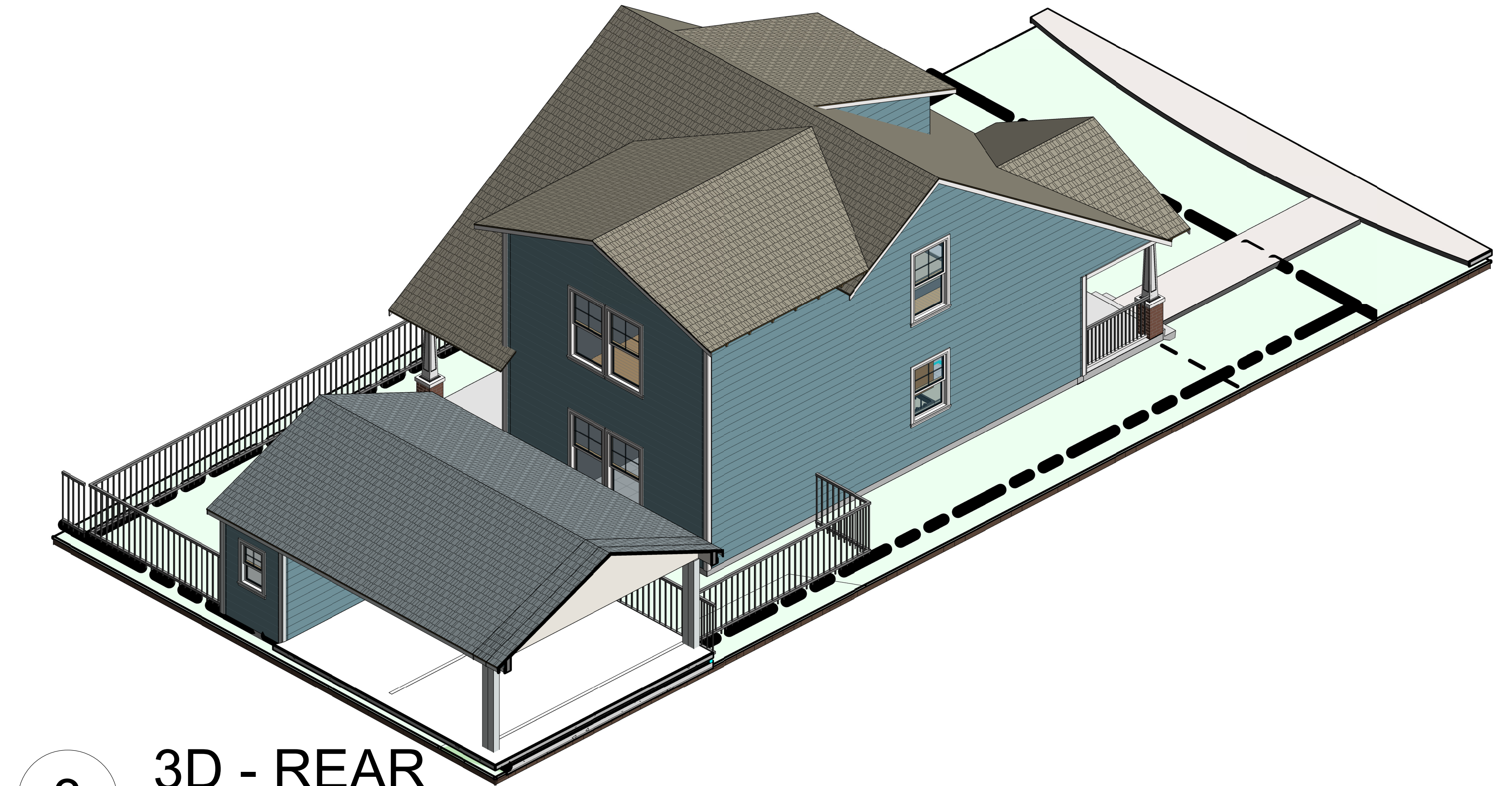
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Job #: 21301



2

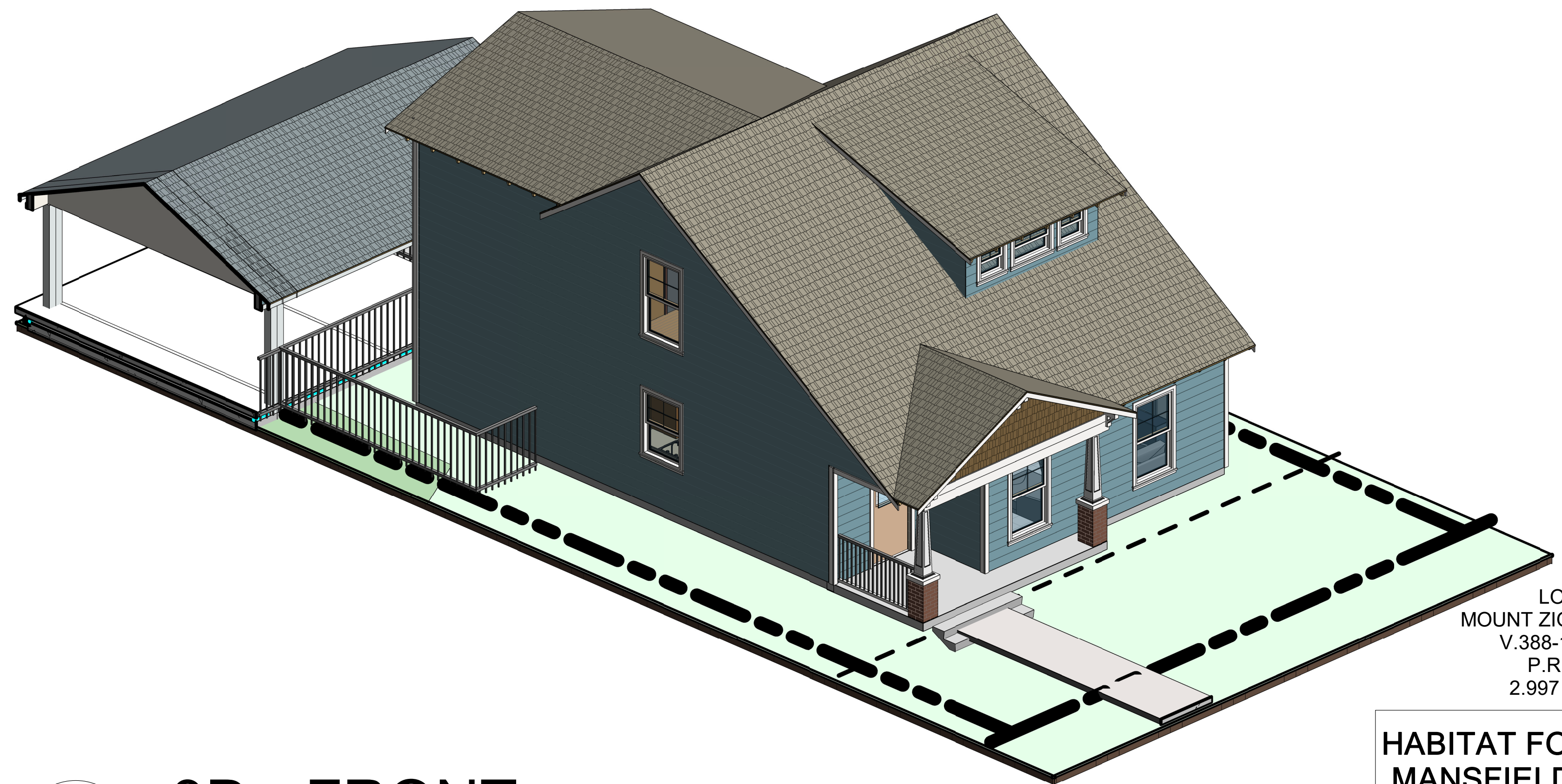
INDIVIDUAL HOME LOT

1" = 10'-0"



3

3D - REAR



1

3D - FRONT

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T
2.997 ACRES

**HABITAT FOR HUMANITY
MANSFIELD COTTAGES**

301 SAYERS STREET
MANSFIELD, TEXAS

**EXHIBIT D3
EXAMPLE HOME LOT**

ZC#20-021
JL

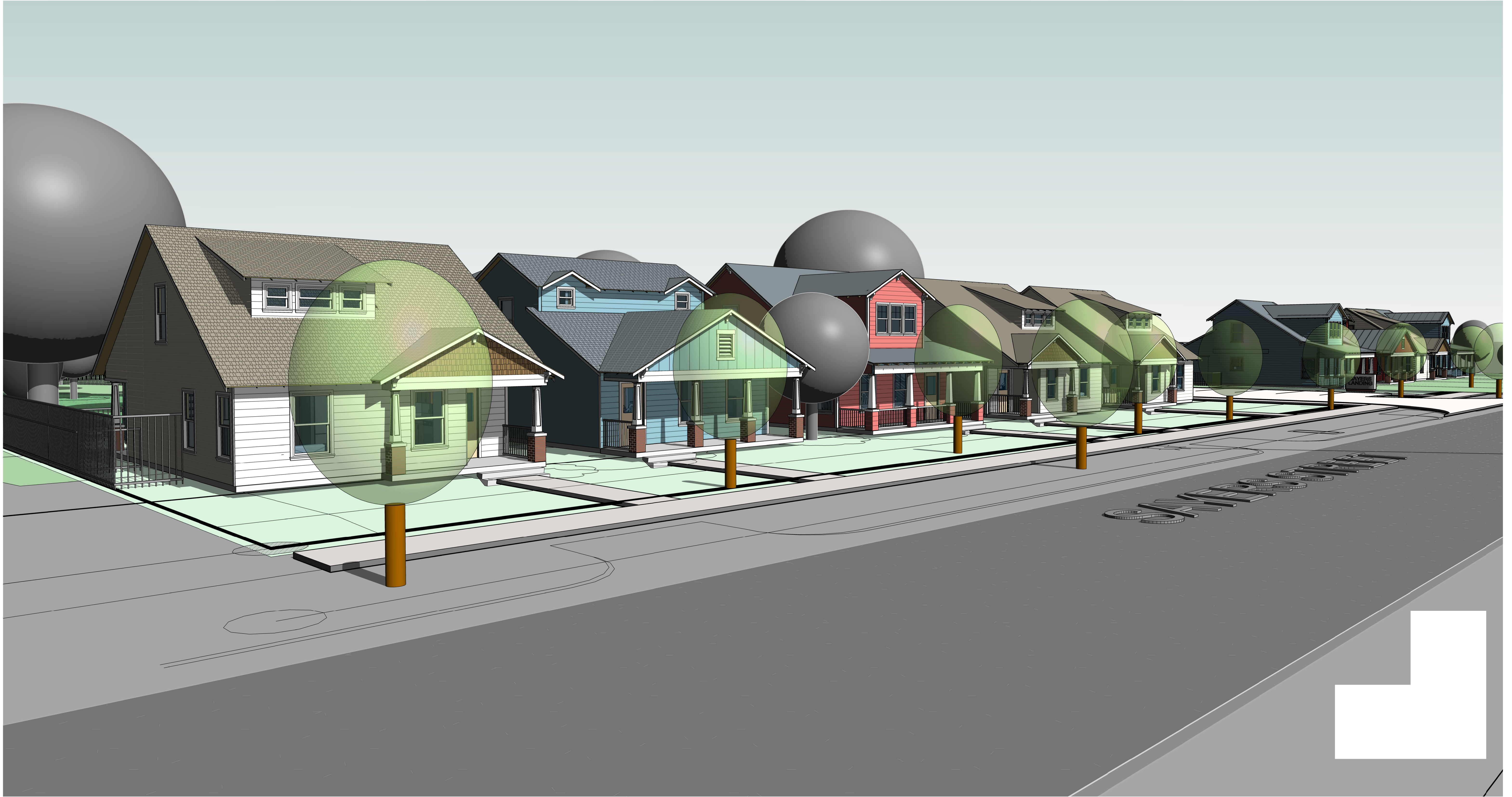


06/08/2022
Job #: 21301

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LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T
2.997 ACRES

**HABITAT FOR HUMANITY
MANSFIELD COTTAGES**
301 SAYERS STREET
MANSFIELD, TEXAS

**EXHIBIT C4
PERSPECTIVE**

ZC#20-021
JL

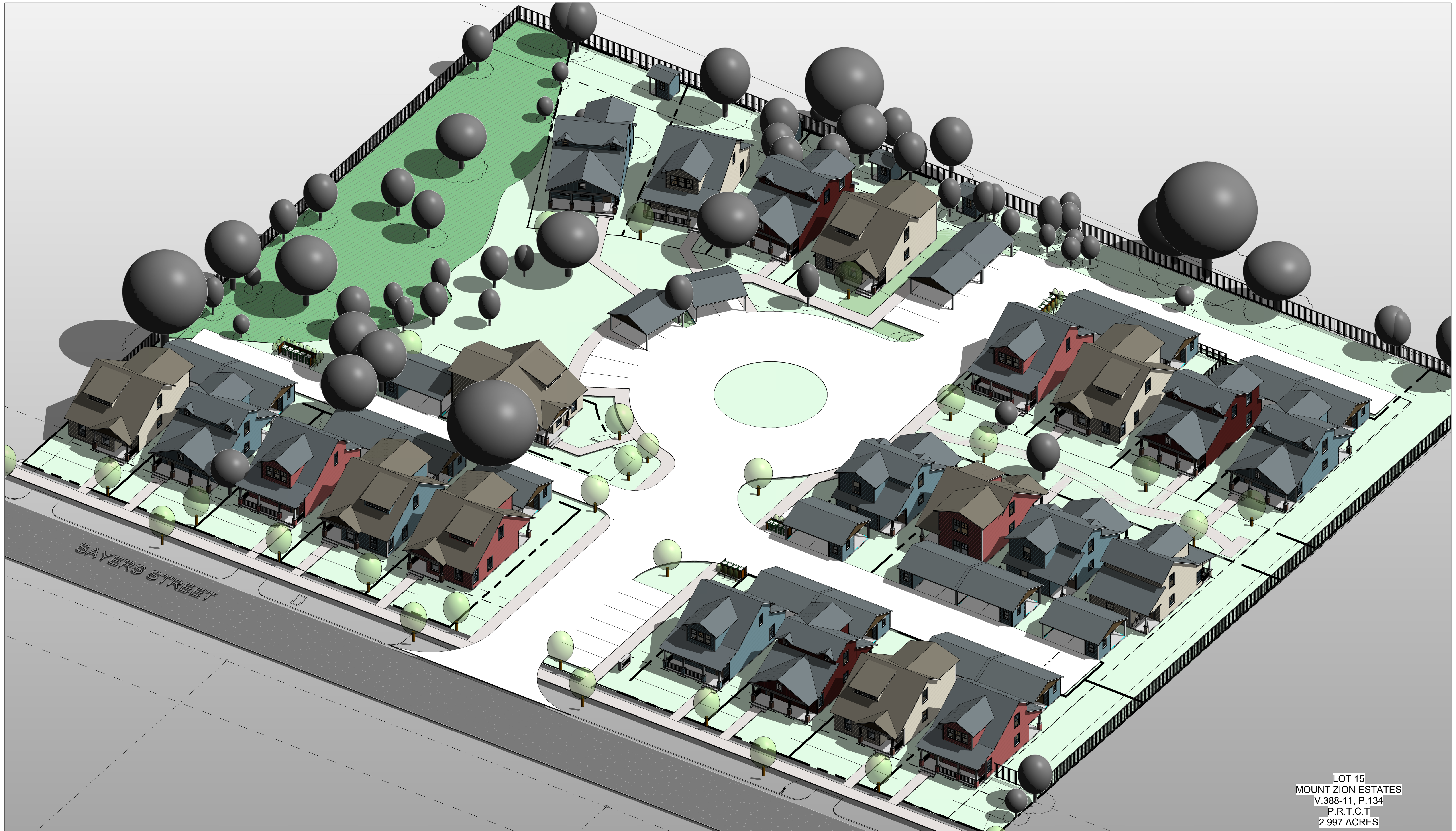


06/08/2022
Job #: 21301

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FORT WORTH, TX 76104



LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T
2.997 ACRES

**HABITAT FOR HUMANITY
MANSFIELD COTTAGES**

301 SAYERS STREET
MANSFIELD, TEXAS

**EXHIBIT C5
3D ISO**

ZC#20-021
JL

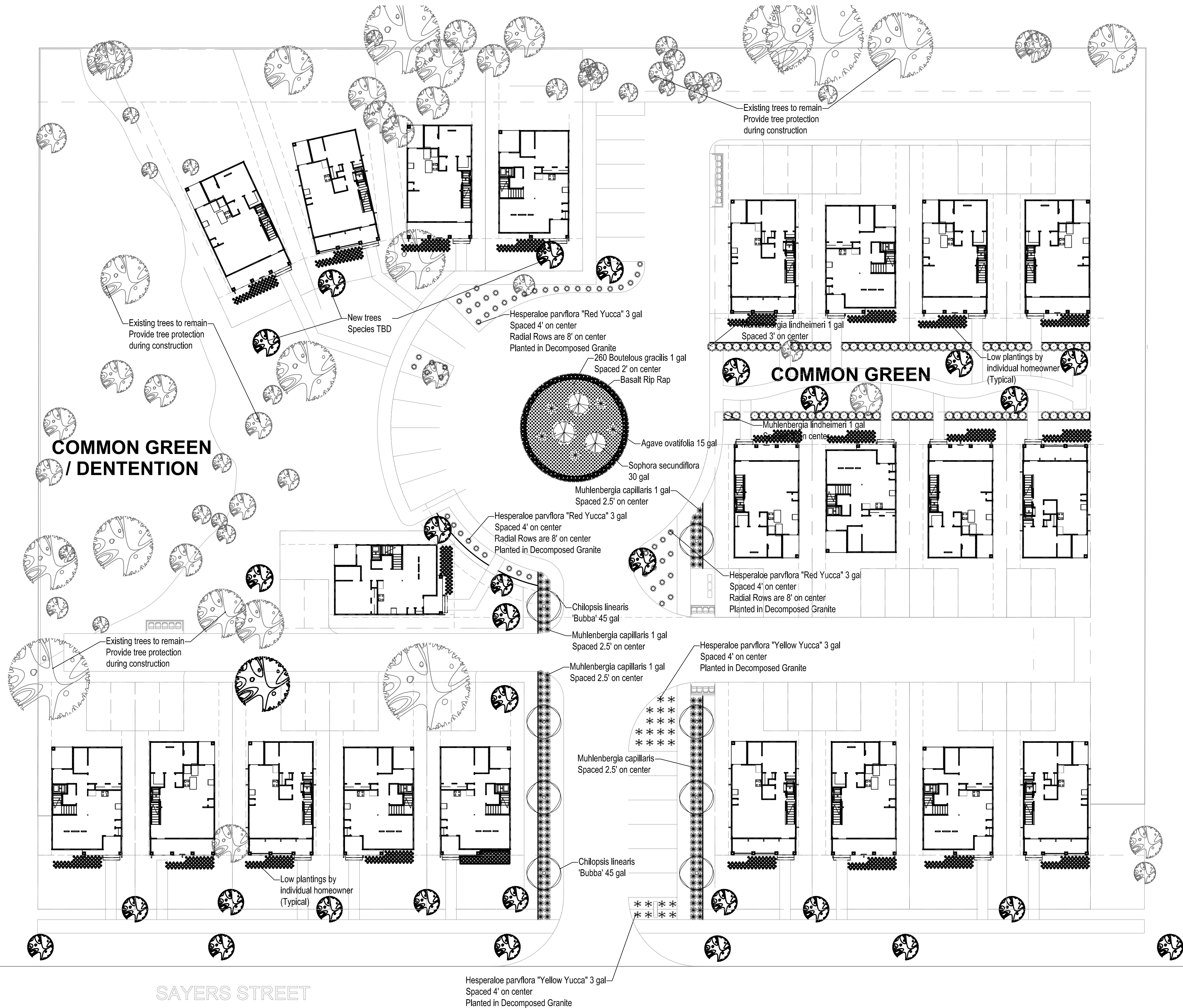


06/08/2022
Job #: 21301

OWNER
CHRISTINE PANAGOPOULOS
TRINITY HABITAT FOR HUMANITY
(817) 926-9219
C.PANAGOPOULOS@TRINITYHABITAT.ORG
9333 N. NORMANDELE ST.
FORT WORTH, TX 76116

CIVIL ENGINEER
MICHAEL THOMAS
MJ THOMAS ENGINEERING, LLC
(817) 996-3446
MICKEYT@MJTHOMASENG.COM
4700 BRYANT IRVIN CT, STE 204
FORT WORTH, TX 76107

ARCHITECT
JAMES LAWRENCE
MEL/ARCH STUDIO
(817) 228-7175
JAMES@MELARCH.COM
1201 EVANS AVE., STE 300
FORT WORTH, TX 76104



HOMEOWNERS ASSOCIATION NOTES:

1. OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SCREENING FENCES, DRIVEWAYS, PARKING LOTS, SIDEWALKS, COMMON AREAS, AMENITY CENTERS, LANDSCAPING, HARDSCAPE IMPROVEMENTS, PAVILIONS, AND WALKING PATHS.
2. THE OWNER'S ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN COORDANCE WITH THE CITY OF MANSFIELD POLICIES. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MINIMUM OF SIXTY (60) DAYS REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION, ACCEPTANCE OF THE DEVELOPMENT OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T
2.997 ACRES

HABITAT FOR HUMANITY
MANSFIELD COTTAGES
301 SAYERS STREET
MANSFIELD, TEXAS

EXHIBIT D1
LANDSCAPE PLAN
ZC#20-021



2/15/2021
Job #: 21301

LANDSCAPE
ARCHITECT

MICHAEL KINLER
REDETA'S DESIGN
michael@redetas.com
FORT WORTH, TX 76112

OWNER

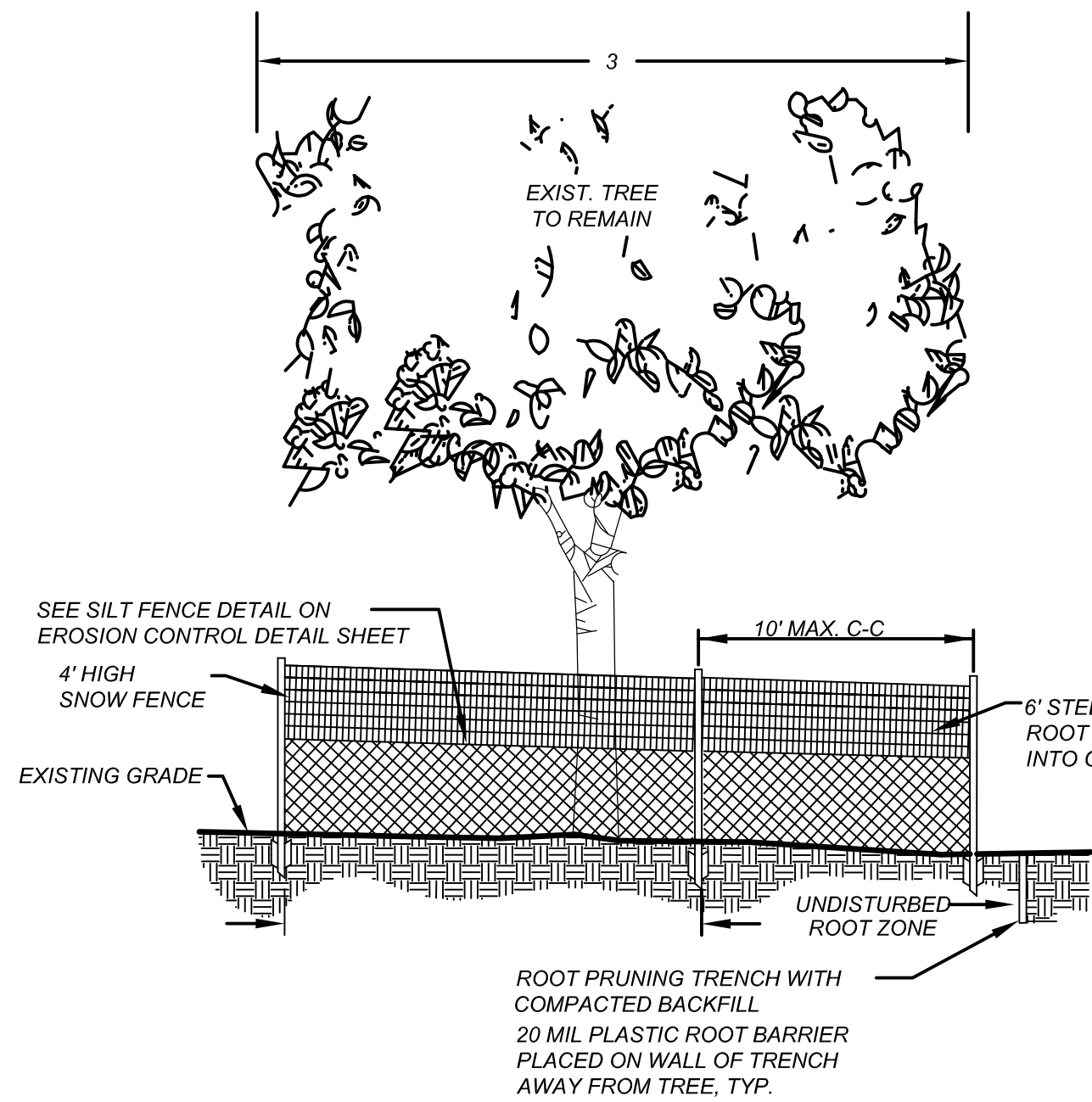
CHRISTINE PANAGOPOULOS
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C.PANAGOPOULOS@TRINITYHABITAT.ORG
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ARCHITECT

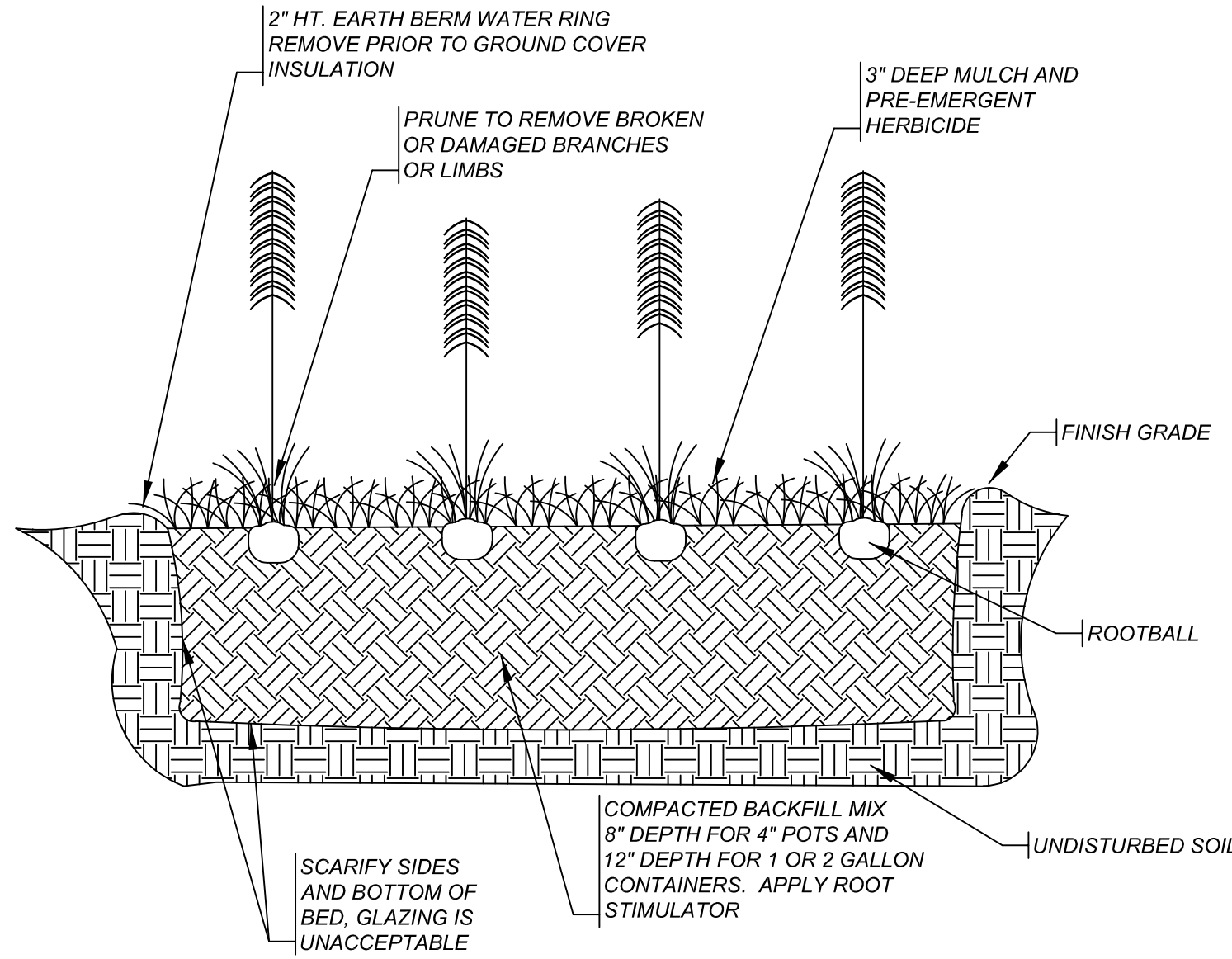
JAMES LAWRENCE
GFF ARCHITECTS
(817)303-1500 EXT. 304
JAMES.LAWRENCE@GFF.COM
3300 WEST 7TH STREET, STE 110
FORT WORTH, TX 76107



COMBINED SILT FENCE, TREE PROTECTION FENCE AND ROOT PRUNING TRENCH ALONG CURB

NOT TO SCALE

- NOTE:
1. SYMBOL USED ON SITE PLAN IS SYMBOLIC ONLY AND SHOULD NOT BE USED FOR ACTUAL FIELD LOCATION OF FENCE.
 2. FILTER FABRIC OVER WIRE FENCE (SEE EROSION CONTROL DETAILS FOR INSTALLATION OF FILTER FABRIC)
 3. CRITICAL DRIP/ROOT ZONE, TREE PROTECTION SUBJECT TO APPROVAL BY OWNER'S REPRESENTATIVE.

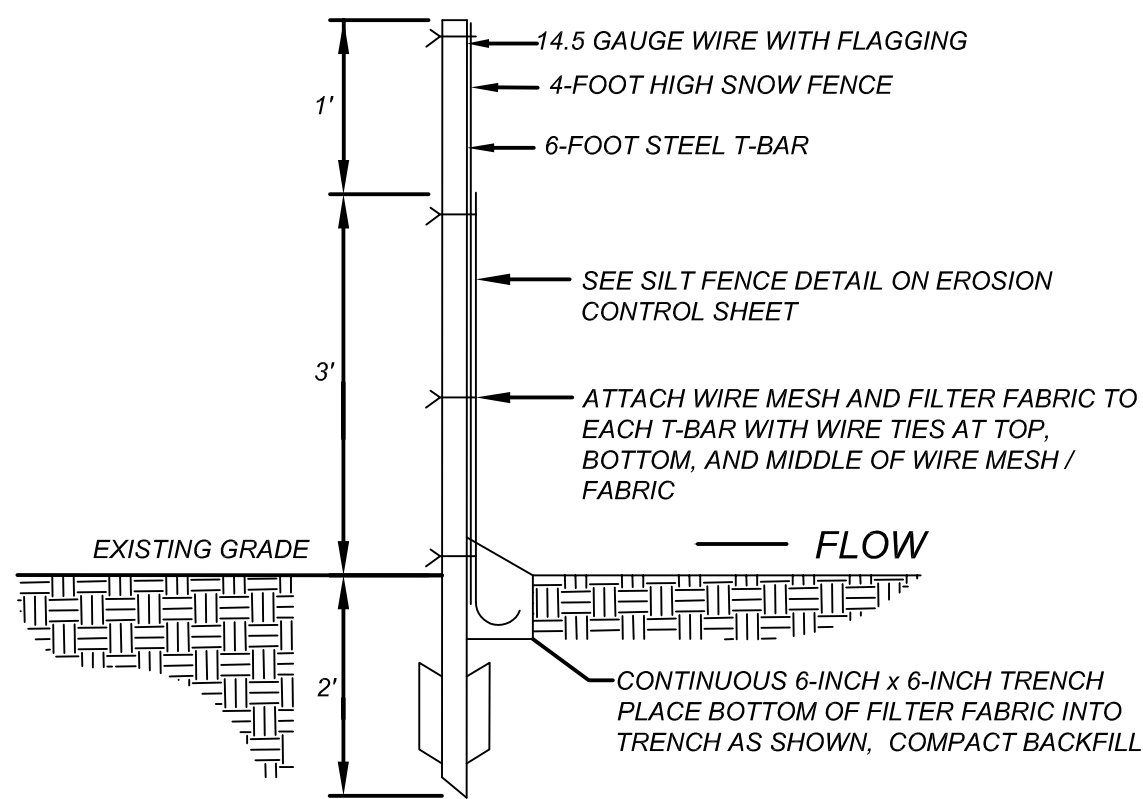


TYP. BED PLANTING DETAIL

NOT TO SCALE

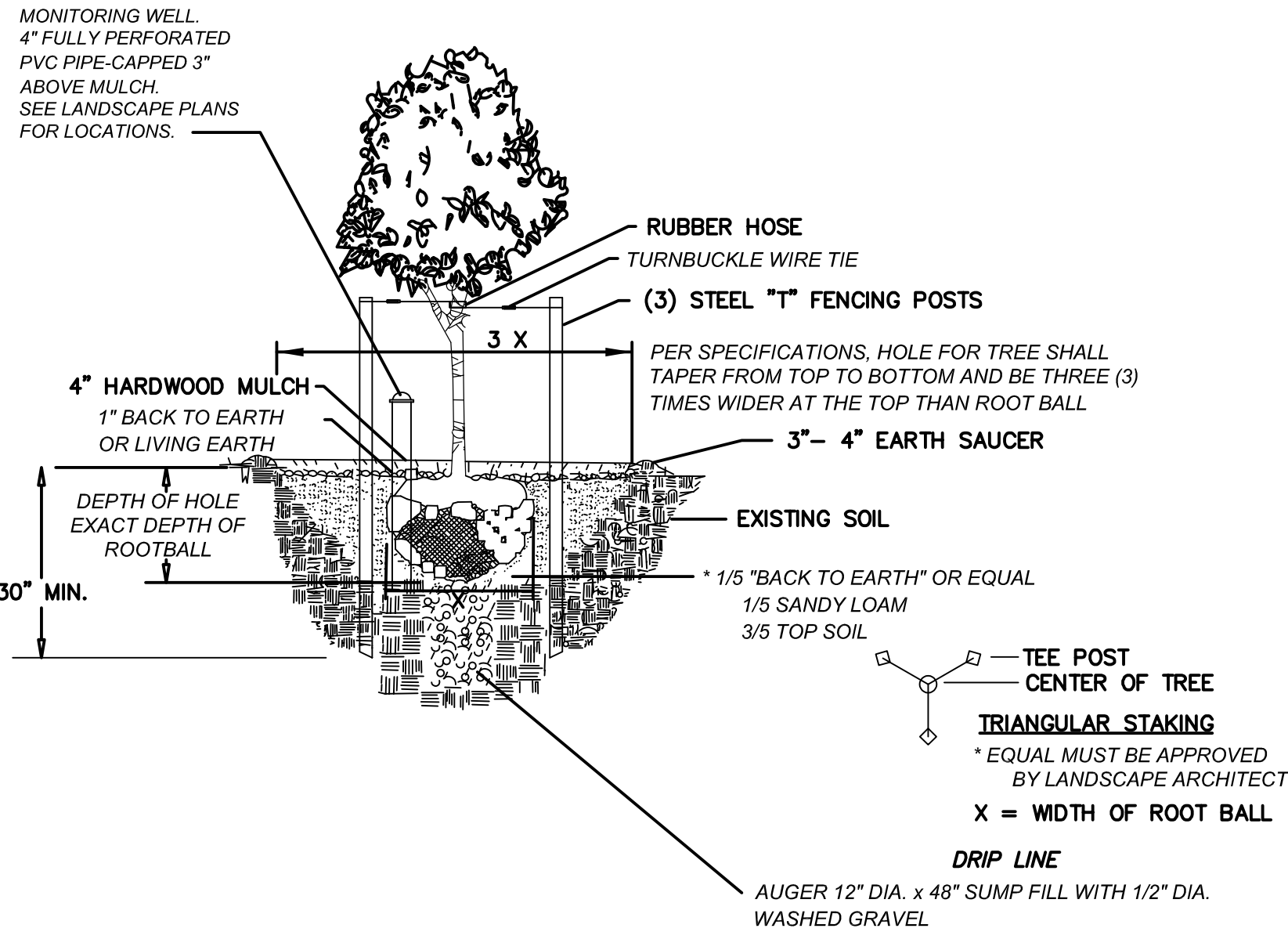
NOTES:

- CONTRACTOR SHALL PERFORM MAINTENANCE AS NEEDED
- SILT MATERIAL SHALL BE REMOVED AS NEEDED TO ENSURE EFFECTIVE PROTECTION
- FABRIC JOINTS SHALL OVERLAP A MINIMUM OF 6-INCHES, FOLDED AND SECURED WITH WIRE TIES



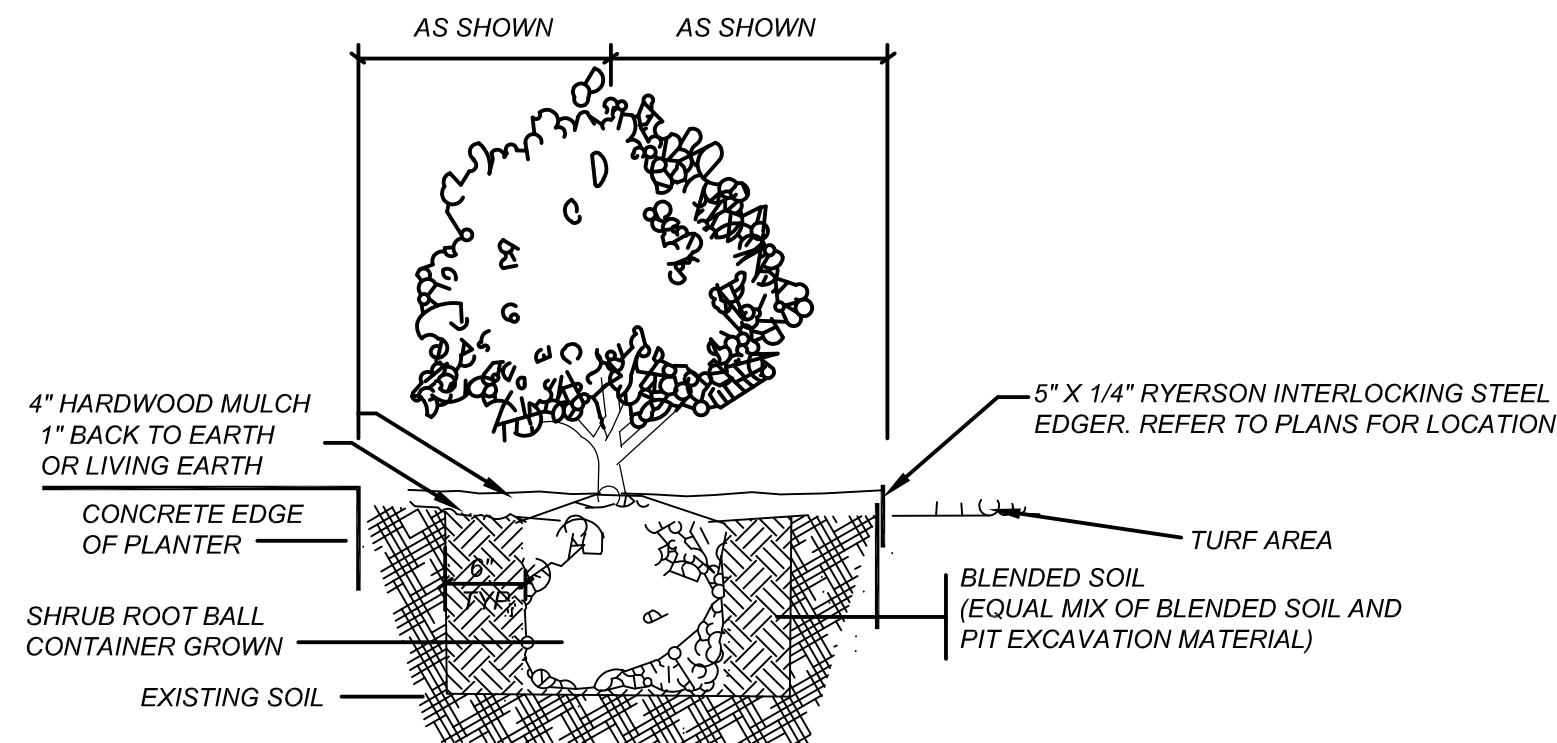
COMBINED SILT AND TREE PROTECTION FENCE SECTION

NOT TO SCALE



TREE PLANTING AND STACK - NORMAL CONDITIONS

NOT TO SCALE



SHRUB PLANTING AND EDGING DETAIL

NOT TO SCALE

HOMEOWNERS ASSOCIATION NOTES:

1. OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SCREENING FENCES, DRIVEWAYS, PARKING LOTS, SIDEWALKS, COMMON AREAS, AMENITY CENTERS, LANDSCAPING, HARDSCAPE IMPROVEMENTS, PAVILIONS, AND WALKING PATHS.
2. THE OWNER'S ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN COORDANCE WITH THE CITY OF MANSFIELD POLICIES. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT. THE DOCUMENTS SHALL BE SUBMITTED I A TIMELY MANNER TO ALLOW FOR A MINIMUM OF SIXTY (60) DAYS REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION. ACCEPTANCE OF THE DEVELOPMENT OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T
2.997 ACRES

HABITAT FOR HUMANITY
MANSFIELD COTTAGES
301 SAYERS STREET
MANSFIELD, TEXAS

LANDSCAPE ARCHITECT

MICHAEL KINLER
REDENTA'S DESIGN
michael@redentas.com
FORT WORTH, TX 76112

OWNER

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JAMES.LAWRENCE@GFF.COM
3300 WEST 7TH STREET, STE 110
FORT WORTH, TX 76107

EXHIBIT D2
LANDSCAPE DETAILS

ZC#20-021



ZC#20-021

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.

2/8/2022

Property Owner Notification for ZC#20-021

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HANKS, THOMAS J SURVEY	A 644	RAGAN LLC	1242 MARION RD SE	ROCHESTER, MN	55904-5729
MOUNT ZION ESTATES	LOT 14	SANSOM, MARY	253 SAYERS DR	MANSFIELD, TX	76063-4518
MOUNT ZION ESTATES	LOT 15	FORT WORTH AREA HABITAT FOR HUMANITY INC	301 SAYERS DR	MANSFIELD, TX	76063
MOUNT ZION ESTATES	LOT 15	FORT WORTH AREA HABITAT FOR HUMANITY INC	301 SAYERS DR	MANSFIELD, TX	76063
MOUNT ZION ESTATES	LOT 16	CHADWICK, JEANETTE	341 SAYERS DR	MANSFIELD, TX	76063-4519
MOUNT ZION ESTATES	LOT 1A	MORENO, AGUSTIN	5533 LASTER RD	FORT WORTH, TX	76119-6561
MOUNT ZION ESTATES	LOT 4	STEWART, JESSICA LATRICE	348 SAYERS ST	MANSFIELD, TX	76063
MOUNT ZION ESTATES	LOT 5A	HERNANDEZ, ROLANDO IBARRA, MARIA	310 SAYERS DR	MANSFIELD, TX	76063-4521
MOUNT ZION ESTATES	LOT 5BR1	ARMSTEAD, RODERICK T	318 SAYERS DR	MANSFIELD, TX	76063
MOUNT ZION ESTATES	LOT 6	SMITH, JAMES & APRIL	507 GLEN COVE CT	MANSFIELD, TX	76063
MOUNT ZION ESTATES	LOT 7	CLEVELAND, DEBRA EST	242 SAYERS DR	MANSFIELD, TX	76063



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4709

Agenda Date: 6/13/2022

Version: 1

Status: New Business

In Control: City Council

File Type: Consideration Item

Agenda Number:

Title

Consideration - Consideration of Championship Basketball, Inc. Reimbursement Request of FY 2021-2022 Hotel/Motel Occupancy Tax Funds in the Amount of \$10,000

Requested Action

Defer to City Council the consideration of Championship Basketball, Inc's reimbursement request.

Recommendation

Staff recommends that the City Council of the City of Mansfield, Texas approve this request for \$5,000.00

Description/History

For FY 2021-2022, \$10,000 were allocated in Hotel/Motel funds to the Championship Basketball, Inc. for the 64th Annual Whataburger Basketball Tournament, a 3-day high school holiday basketball tournament held between December 28-30, 2021. The applicant projected that there would be 80-90 overnight rooms used during the event with 60% of the rooms being paid for by the applicant.

On May 12, 2022, a reimbursement for request was received from the event sponsors. Upon review, it was determined that the reimbursement request could not be approved by staff as it was submitted more than 45 days following the date of the event.

Justification

Championship Basketball, Inc. was awarded \$6,000 for the FY 2020-2021, however the event was cancelled due to the pandemic. For FY 2021-2022, they were awarded \$10,000 in hotel/motel fund allocation. As part of the application process, applicants are required to attend a meeting that details the application and reimbursement processes with all of the required deadlines. The due date for the reimbursement request was February 14, 2022. The request was submitted on May 12, 2022 or 87 days late.

Funding Source

FY 2021-2022 Hotel/Motel Occupancy Tax Funds

Prepared By

Troy Lestina, Chief Financial Officer
817-276-4258



CITY OF MANSFIELD
APPLICATION
HOTEL/MOTEL OCCUPANCY TAX FUNDS

Application Year: October 1, 2021 ru September 30, 2022

Return Application To: City Secretary's Office
City of Mansfield
1200 E. Broad Street
Mansfield, TX 76063
Phone 817-276-4203; Fax 817-473-2925

Thank you for your interest in promoting tourism and the hotel industry in Mansfield through the use of Hotel/Motel Occupancy Tax funds. The use of funds is regulated by law (Chapter 351 of the Tax Code) which includes the use of funds for the direct enhancement and promotion of tourism AND the convention and hotel industry. To determine eligibility, the following section of this tax code which pertains to advertising and promotion must apply to your application: "Advertise and conduct solicitations and promotional programs to attract tourists and convention delegates or registrants to the municipality or its vicinity, any of which may be conducted by the municipality or through contracts with persons or organizations selected by the city."

A. CONTACT INFORMATION

Name of Organization: Championship Basketball, Inc

501c3 or c6 non-profit organization? ☒ Yes No (circle one)

Contact Name: Tom Rogers

Address: 6410 Southwest Blvd Ste 225

Phone Number: 817-870-1919

E-Mail Address: rtom2@att.net

Website: www.whataburgertournament.com

B. TELL US ABOUT YOUR EVENT (Use separate page if not enough room)

1. What specific event or activity is being promoted or marketed? 64th Annual Whataburger Basketball Tournament
3-day High School Holiday Basketball Tournament. 48 Teams from across Texas and surrounding states are invited to play in our basketball tournament. The tournament is divided into 3-divisions with the 16- team large school division played in Mansfield.

2. What is your primary purpose of this event? Sporting Event to raise funds for our non-profit to promote high school basketball and scholarship monies to high schools across Texas.
3. How will your event help promote the hotel industry in Mansfield? We have high school teams that will be staying in hotel rooms, their family and other fans will be also need lodging near the tournament venue. The tournament has out-of-town officials and their families that will stay in hotel rooms during the event. This tournament also attracts several college recruiters and press, both from across the nation, that will need a place to stay during the 3-day event.
4. Total amount of funds requested to promote this event or activity: \$10,000
5. Date(s), Time, Location of Event: December 28, 29 & 30, 2021; 8 am-10 pm; Mansfield Legacy High School
6. Total number of days of the event: 3 Consecutive: ☒ Yes ☐ No (circle one)
7. Has the organization applied for funds for this event before? Yes ☒ No (circle one)
8. Is this a *one-time-only* event or a *recurring* event? (circle one) Once a year, annual event
9. Is one of the goals of this event to raise funds for charity/scholarship? ☒ Yes ☐ No (circle one)
If so, what percentage of the funds raised will be donated or given away? 20%

Choose the category(ies) that applies to your event or activity:

- ☐ Visitor Information Center
- ☐ Furnishing of Facilities and Registration of Visitors
- ☒ Advertising and Promotional Programs and Activities Sporting Events/Activities
- ☐ Arts Promotion
- ☐ Historical Restoration and Preservation
- ☐ Tourist Transportation Systems

C. VISITOR IMPACT

1. Projected Use of Overnight Rooms: 80-90 rooms
Will the Applicant be paying for these hotel room expenses? ☒ Yes ☐ No (circle one)
If yes, what percentage? 60%
2. Projected Attendance: 6,000
3. Previous Year's Attendance: 4,500- 2019 attendance since Covid cause cancellation of 2020 event.
4. Describe your **attendance goals** for this event and identify steps used to achieve these goals on a separate sheet.
5. Registration/Entrance fee per visitor: \$10/day (if any)
6. Estimated amount to be spent with local Mansfield area merchants or rental or transportation facility(ies): \$300,000

D. FUNDING & 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 reach out of area visitors:

1. Describe your **marketing plan**. Please provide a detailed list of the media used, amount spent, type of product used (brochure, website, print ads, etc.):

The City of Mansfield acknowledges that some tourists may read local newspapers and listen to local radio station; however, as these media outlets generally provide PSA opportunities for local events, we prefer that grant funds for projects be spent in OUT OF AREA advertising that is most likely to attract overnight tourists to our community. Local and regional newspapers and magazines are not specifically excluded from reimbursement.

Media/Product Type	Site/Location	Target Audience	\$ Amount
ie 3,000 brochures	bicycle shops in Denton	Cycling Pros	\$2,000
Tournament website that has info prior to the tournament as well as updated information during the tournament			
2,000 posters	local high schools invited/ Whataburger restaurants in the towns of invited teams		\$ 1,500
press releases issued to news outlets in towns of invited teams/print, web, radio & television		traveling fans of teams	
social media ads posted on our social media sites as well as the individual sites of the high schools invited		traveling fans	\$500
tournament pamphlets/ individual teams distribution	family and friends of invited teams with information about the tournament		\$500

2. a. Total advertising/promotion budget for the specific activity/event for which you are applying
\$4,000
- b. What is your organization's direct contribution to the advertising/promotion budget?
\$2,500
- c. What are other sources of funding used for the advertising/promotion of this activity/event?
Title sponsor (Whataburger, Inc) and other sponsors help in the promotion of the tournament
- d. Provide a specific line item accounting description use of funds being requested. Total should match amount being requested. If more space is needed, use attachments.

Payee/Vendor	Description of Expense	\$ Amount
ie. Austin Statesman News	1/4 page ad week of Sep 14	\$540
Game Officials	Officials needed to officiate the 28 games played at Orange Division	\$6,900
Basketballs and racks	Game balls and racks have to be purchased every year	\$1,200
Team Meals	Meals are purchased to help in the travel expenses for out of town teams	\$2,000

3. a. Describe your **financial goals** for this event and identify steps used to achieve these goals:

We are hoping to make a larger impact on youth sports & extracurricular activities, scholarships for high school students and other projects that will benefit the youth of DFW. With expenses getting more expensive each year, it is harder to contribute more to the multitude of communities we touch. We have recently raised our ticket prices to help continue to make a little profit as well as continue to reach out to businesses for sponsorships.

- b. What impact will the funds have on the viability of this event: With expenses increasing each year, it is harder to contribute more to the multitude of communities we touch. With additional funds we will be able to continue with this event as well as have more profit for additional scholarships and funds for youth sports & other extra-curricular activities.

SPECIAL NOTE: Grants of hotel/motel occupancy tax revenues may statutorily be used only for the promotion of tourism and tourism-related activities. Expenditure of funds for unauthorized purposes will impact funding decisions and future funding cycles.

APPLICANT:

Championship Basketball, Inc.

Organization Name

Robyn Rogers Urbani

Signature of Authorized Representative

Robyn M. Urbani

Printed Name of Authorized Representative

Date _____

ATTEST:

Signature

Printed Name

FOR CITY SECRETARY'S OFFICE USE ONLY

Original Received in City Secretary's Office _____

Copy Sent to Business Services Department _____

Copy Sent to Applicant _____

Copy Sent to Legal Department _____

Copy to Tourism Department _____

Attendance Goals

We typically have on average 1,500 visitors per day of the tournament. We are always hoping that we can get more. This year we are hoping that we can average 2,000 visitors each day. When we look at what teams to invite we keep our attendance goals in mind. We try to have some of the most talented and competitive basketball around during this tournament. We always bring in nationally and statewide ranked teams so fans can see how they will compete against other top-notch quality teams. A lot of our match-ups are State Tournament quality match-ups. Fans won't be able to see match-ups like these until the State of Texas Tournament where the best of the best go for the championship. We also have teams with nationally ranked players on them. These players go on to be recruited at top tier division 1 colleges and universities. College recruiters from all over the nation will come to this tournament to recruit for their teams as well as national recruiting services that come to write about and publicize the players and teams in their magazines, blogs, newspapers, etc. We strive to advertise at all of the individual schools that are invited to the tournament. We also will advertise around the cities that the teams reside especially those outside of the DFW metroplex.



CHAMPIONSHIP BASKETBALL, INC.

**501©3 NON PROFIT ORGANIZATION
WHATABURGER BASKETBALL TOURNAMENT**

MISSION STATEMENT

Championship Basketball, Inc. founded 1989 and The Whataburger Basketball Tournament, formerly Ft. Worth West Side Lions Club Tournament founded 1958, mission is to provide for the emotional and physical growth of the youth of the metroplex and State of Texas guiding them to become responsible citizens through education and athletics.

Board of Directors:

Thomas R. Rogers	President
Danny Husband	Vice President
Robyn Rogers	Vice President and Treasurer

Corporate Partners and Years of Participation:

Whataburger	35 years
Fin. & Ins. Associates	39 years
Wilson Sporting Goods	35 years
Radisson Hotels	21 years
Fairfield Inn & Suites	12 years
Dr Pepper	12 years



2021

WHATABURGER TOURNAMENT

TEAM HOTEL LIST

TEAM	NUMBER OF ROOMS	ARRIVAL	DEPARTURE
HUMBLE SUMMER CREEK	10	Dec 27	Dec 30
DUNCANVILLE	10	Dec 28	Dec 30
MCKINNEY	8	Dec 28	Dec 30
DENTON GUYER	10	Dec 28	Dec 30
Tournament Officials	10	Dec 28	Dec 30
ALL DOUBLES			



2021 EXPECTED EXPENSES

Orange Division Expenses

Hotels	Orange Boys Teams and Officials	\$10,000
Meals		2,000
Trophies		1,100
River Oaks Printing		1,200
Wilson Balls and Racks		1,200
Officials		6,900
Workers Gyms		12,000
Coaches Gifts		1,000
Insurance Liability		500
Alert Tape & Gause		120
Reliant Signs Banners		600
Storage		280
Miscellaneous Office Supplies		400
Scholarships		1,000



WHATABURGER BASKETBALL TOURNAMENT

The Whataburger Invitational High School Tournament is in its 64th year of existence. The tournament started in 1958 as a Ft. Worth West Lions Club fundraiser to provide their civic duty projects and to keep the youth involved and off the streets during the Christmas holiday period. The FW West Side Lions, as all Lions Clubs are, was a service oriented club with their main efforts and accepted monies working with and thru the Helen Keller Foundation. The FW West Side Lions Club spent thousands of their proceed dollars each year paying for eyeglass exams along with the physical eyeglasses for all concerted students in three school districts on the west side of Ft. Worth.

The basketball fundraiser was founded in 1958 and has not missed a year since it's inception, even though the FW West Side Lions Club disbanded in 1995. Championship Basketball, Inc. assumed the rights to the tournament at that time and still today assumes the liabilities along with the profits. The tournament proceeds continue to help the youth of the tournament thru each champion of the tournament three divisions of the tournament receiving a \$1,000 scholarship payable to each school fund to send deserving students to further their education, AAU contributions, and many other philanthropic endeavors. The tournament keeps seed money for the next year for general expenditures.

The FW West Side Lions Club and now Whataburger Basketball Tournament is well known, not only in the State of Texas, but nationally known as ESPN a few years back acknowledge the tournament as one of the top 5 high school basketball tournaments in the nation. The tournament over the years have invited and they accepted to participate, high profile high school basketball programs to the metroplex to participate. A few of those are DeMatha, Los Angeles Crenshaw, Baltimore Dunbar, Washington DC Dunbar, Miami Senior, Louisville KY Ballard, oak Hill Academy, New Orleans Cohen, Cleveland St. Josephs, Cincinnati Woodward and many others.

Our basketball tournament has touched and been a part of over 30,000 youth not only from the metroplex, but the entire State of Texas, and the nation.



Part 4
Reimbursement Form



Detach Form and Submit To: City Secretary's Office, City of Mansfield, 1200 E. Broad Street, Mansfield, TX 76063. Telephone 817-276-4203. Email susana.marin@mansfieldtexas.gov.
Note: This form must be submitted with receipts at the end of the project for reimbursement.

A. CONTACT INFORMATION

Name of Organization: Championship Basketball, Inc.

Are you a 501c3 or c6 non-profit organization? ☒ Yes ☐ No (circle one)

Contact Name: Thomas R. Rogers

Address: 6410 Southwest Blvd. Ste 225

Phone Number: 817-870-1919

E-Mail Address: rtom2@att.net

Org. Website: www.whataburgertournament.com

B. VISITOR IMPACT:

1. Projected Attendance 6,000
2. Actual Attendance 8,000
3. Previous Year's Attendance 4,500
4. If you did not achieve your attendance goals, explain why not and steps you plan to take to reach the goals next year: _____

5. Number of hotel rooms occupied during the event:

1 st Night <u>30 rooms</u>	2 nd Night <u>38 rooms</u>
3 rd Night _____	4 th Night _____
5 th Night _____	6 th Night _____ (put N/A if not applicable)

List additional, if needed

6. Registration/Entrance Fee Per Visitor: \$10/day of event
\$0
7. Amount spent on Mansfield area rental facility: _____

C. All receipts should be accompanied by a detail index explaining expense and purpose.



Please submit to:
 Susana Marin, City Secretary
 1200 E. Broad Street
 Mansfield, TX 76063
susana.marin@mansfieldtexas.gov

POST EVENT SUMMARY FORM

SECTION A:

Name of Organization: Championship Basketball, Inc.
 Name of Event: Whataburger Basketball Tournament
 Date of Event: December 28-20, 2021

SECTION B:

You may attach up to two sheets of paper that include the following information about the event.

1) In the space below describe the method used to estimate attendance. If a private group was utilized to collect data through surveys or other methods, please include their information.

We were able to calculate the number of online ticket sales, walk-up ticket sales and total number of complimentary passes distributed for an attendance count.

2) List and describe the advertising and the location utilized in the promotion of the event.

Ad Description	Publication or Media Outlet/Location of Ad
1) website/social media outlets	facebook, twitter, instagram, tournament webpage
2) Posters	hung at participating schools and school gyms
3) Media Guides	posted on our website; sent to publications associated with participating
4) news outlets (print and television)	articles written and guest appearances on local news channels
5) online web bloggers and other articles	

3) List and describe any press or media coverage about the event.

Press or Media Outlet	Description of Coverage (example: sound bite, evening news, front page story, etc.)
1) see attachment	
2)	
3)	
4)	
5)	

SECTION C:

In the table below, evaluate the attendance, marketing and sponsorship of the event.

Evaluation of:	Projected	Actual
1) Attendance	6,000	8,000
2) Marketing Dollars Spent	1,500	2,500
3) Sponsorships/ Cash and In-Kind	35,000	35,000

**** If any area didn't meet the projections, please provide strategies that your organization plans to implement to improve for next year.**

Please submit the Post Event Summary Form, Hotel Room Tracking Form, and Visitor Impact Statement within 45 days of the event to be eligible to apply for funds the next year.

City of Mansfield, Texas

Request for Reimbursement from Hotel/Motel Occupancy Funds

APPLICANT YEAR: OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022

Agency Name **Championship Basketball, Inc.**

Date of Event December 28, 29 & 30, 2021

Date of Reimbursement Request May 12, 2022

[illegible]

Total Amount Requested: 10,000

All funds disbursed must be a direct result of the event and must be clearly defined in the agreement between the agency and the City.

The City reserves the right to deny reimbursement of requested expenditures if the City determines that the expenditure is inconsistent with the purpose of the Occupancy Act, the prescribed policies and guidelines set forth in the Hotel/Motel Occupancy Tax Application for funds.

Amended June 13, 2011


Williams Sign Company

3933 E California Pkwy, Suite C

Fort Worth, TX 76119

817-535-2090

www.williams-sign.com

Invoice 7433
BILL TO

Tom Rogers

The Yellow Tie Guy

DATE

11/11/2021

PLEASE PAY
\$1,358.40
DUE DATE

11/11/2021

SHIP VIA

cpu tom

JOB

Banners & Perf Vinyl

ACTIVITY	QTY	RATE	AMOUNT
Banner, Digital 30x72, hoops extravaganza	1	99.00	99.00T
Banner, Digital 12oz gloss, 2 grommets, 3 ea 8,2019,2020,2021, 36x18 single	12	22.50	270.00T
Banner, Digital 13 oz gloss, tourney banner, 36x96 single, 12 grommets, 17 logos	5	112.38	561.90T
Decal, Perforated Vinyl w/Digital Print 27-1/2" x 53" Whataburger	1	86.00	86.00T
Decal, Perforated Vinyl w/Digital Print 43-1/2" x 50" Whataburger	2	128.50	257.00T
Decal, Perforated Vinyl w/Digital Print 27-1/2" x 52" Whataburger	1	84.50	84.50T

All payments due upon receipt of invoice.

 After 30 days a late fee of 2% per month will be
applied.

SUBTOTAL	1,358.40
TAX	0.00
TOTAL	1,358.40

**CHAMPIONSHIP BASKETBALL INC.
WHATABURGER BASKETBA**

 6410 SOUTHWEST BLVD, STE 225
BENBROOK, TX 76109-3920

08/00

1048

 70-2189/719
7319

 DATE 1-4-22

CHECK AMOUNT

 PAY
TO THE
ORDER OF

WILLIAMS SIGN COMPANY

 \$ 1358⁴⁰
One thousand three hundred fifty eight and 40/100 DOLLARS

 Photo
Safe
Deposit
Outlets on back

PNC BANK

PNC Bank, N.A. 071

 FOR BANNERS - VINYL
Thomas R. Rogers

INVOICE



4706 Barbara Road • Fort Worth, TX 76114 • (817) 738-5461 • Fax (817) 738-5475
www.riveroaksprinting.com

Bill To

Whataburger Basketball
4410 West Vickery Blvd.
Fort Worth TX 76107

Ship To

Invoice # 86248

Date: 12/22/2021	Terms: Net 30	P.O. Number: Tom Rogers
Quantity	Description	Amount
1,000	2021 Basketball Program 8.5 x 11 32 Pages + Cover Cover: 4/4 80#Gloss Text: 1/1 Black Ink 80#Gloss Fold, Collate & Staple	2,968.00

CHAMPIONSHIP BASKETBALL INC. 05/00
WHATABURGER BASKETBALL
5410 SOUTHWEST BLVD. STE 225
BENBROOK, TX 76109-3920

1003

70-106 718
7318

DATE 12-23-21

CHECK 2108

PAY
TO THE
ORDER OF

River Oaks Printing

\$ 2,968.00

Two thousand nine hundred fifty eight and No/100 DOLLARS

PNC BANK

PNC BANK, N.A. 071

FOR

2021 Programs

Thomas R. Rogers

⑈001003⑈ ⑆071921891⑆ 4941771446⑈

	Total	\$2,968.00
--	-------	------------

Payments/Credits \$0.00

Balance Due \$2,968.00

Accent Awards & Trophies, LLC

1815 W Park Row Dr
Arlington, TX 76013

17-469-8791

sales@accentawards.us

Invoice

Date	Invoice #
12/1/2021	21651

Bill To

Championship Basketball, Inc.
Championship Basketball, Inc.
Tom Rogers/Danny Husband
(817) 870-1919
Rtom2@att.net

Ship To**P.O. Number****Terms****Due Date**

12/15/2021

Ship Via

12-14-21

Quantity	Item	Description	Rate	Amount
3	Trophies	JGCB-77, JGCB-66, JGCB-55 Triple Stack SBR251 Large Gold Basketball (JDS), Laser Engrave Logo on JGCB-55, Gold/Black Flexi Plates Below (Champion)	285.00	855.00
3	Trophies	4 Col. PS403 Lid/ Wood Base (JDS) #1263 Risers Basketball Trim Caps 9" PLS Wood Col. #1308 Chalice Cup 2021 Trim M Slam Dunk (2nd Place)	73.00	219.00
3	Trophies	4 Col. PS403 Lid/Wood Base (JDS) #1263 Risers Basketball Trim Caps 9" PLS Wood Col. #1308 Chalice Cup 2021 Trim M Slam Dunk (3rd Place)	73.00	219.00
3	Trophies	2 Col. PS601 Lid/Wood Base (JDS) #1263 Risers Basketball Trim Caps 7" PLS Wood Col. #1207 Cup 2021 Trim M Slam Dunk (5th Place)	56.00	168.00
3	Trophies	2 Col. PS601 Lid/Wood Base (JDS) #1263 Risers Basketball Trim Caps 7" PLS Wood Col. #1207 Cup 2021 Trim M Slam Dunk (Consolation)	56.00	168.00
60	Trophies	R609 Basketball Resin Awards (JDS) (Champions)	8.95	537.00
30	Trophies	CA243 Basketball Resin Awards (JDS) (All Tournament)	19.00	570.00
3	Trophies	CA263 Basketball Resin Award (JDS) (MVP)	23.00	69.00

64TH ANNUAL 2021

Handwritten signature and initials
1001

c you for your business.

Total**\$2,805.00**



REQUIRED TEAM GEAR

INVOICE

Whataburger Basketball Tournament
 Attention: Attn: Tom Rogers
 Championship Basketball
 6410 Southwest Blvd
 FORT WORTH TX 76109

Invoice Date
 Dec 22, 2021

Invoice Number
 INV-17646

Reference
 125306 : Ref Pullovers

Required Team Gear, LLC
 2600 S Cherry Lane
 Suite 186
 FORT WORTH TX 76116
 UNITED STATES

Description	Quantity	Unit Price	Amount USD
71302-1360712-011-MD : Under Armour : WBBT Ref QZ 2021 : Mod Gray MD	4.00	36.00	144.00
71302-1360712-011-LG : Under Armour : WBBT Ref QZ 2021 : Mod Gray LG	11.00	36.00	396.00
71302-1360712-011-XL : Under Armour : WBBT Ref QZ 2021 : Mod Gray XL	8.00	36.00	288.00
71302-1360712-011-XXL : Under Armour : WBBT Ref QZ 2021 : Mod Gray XXL	2.00	36.00	72.00
		Subtotal	900.00

TOTAL USD 900.00

INV. 17643 849.00
 INV. 17644 2850.00
 INV. 17645 1792.00
 INV. 17642 258.00

Due Date: Jan 6, 2022

CHAMPIONSHIP BASKETBALL INC.
 WHATABURGER BASKETBA
 6410 SOUTHWEST BLVD. STE 225
 BENBROOK, TX 76109-3920

08/00

1054

70-2189/719
 7319

DATE

1-9-22

CHECK ARMOR

PAY
 TO THE
 ORDER OF

REQUIRED TEAM GEAR

\$ 6649.00

Six thousand six hundred forty nine and ^{NO}/₁₀₀ DOLLARS

PNC BANK

PNC Bank, N.A. 071

FOR

Thomas Rogers

⑈001054⑈ ⑆071921891⑆ 4941771446⑈


REQUIRED TEAM GEAR

INVOICE

Whataburger Basketball Tournament
 Attention: Attn: Tom Rogers
 Championship Basketball
 6410 Southwest Blvd
 FORT WORTH TX 76109

Invoice Date
 Dec 22, 2021

Invoice Number
 INV-17646

Reference
 125306 : Ref Pullovers

Required Team Gear, LLC
 2600 S Cherry Lane
 Suite 186
 FORT WORTH TX 76116
 UNITED STATES

Description	Quantity	Unit Price	Amount USD
71302-1360712-011-MD : Under Armour : WBBT Ref QZ 2021 : Mod Gray MD	4.00	36.00	144.00
71302-1360712-011-LG : Under Armour : WBBT Ref QZ 2021 : Mod Gray LG	11.00	36.00	396.00
71302-1360712-011-XL : Under Armour : WBBT Ref QZ 2021 : Mod Gray XL	8.00	36.00	288.00
71302-1360712-011-XXL : Under Armour : WBBT Ref QZ 2021 : Mod Gray XXL	2.00	36.00	72.00
Subtotal			900.00
TOTAL USD			900.00

Due Date: Jan 6, 2022



[View and pay online now](#)



REQUIRED TEAM GEAR

INVOICE

Whataburger Basketball Tournament
Attention: Attn: Tom Rogers
Championship Basketball
6410 Southwest Blvd
FORT WORTH TX 76109

Invoice Date
Dec 22, 2021

Invoice Number
INV-17643

Reference
123454 : Boys Division
Tees

Required Team Gear, LLC
2600 S Cherry Lane
Suite 186
FORT WORTH TX 76116
UNITED STATES

Description	Quantity	Unit Price	Amount USD
69940-AL2004-Azure Blue-S : Allmade : 64th Boys Division SS Tee : Azure Blue S	2.00	12.00	24.00
69940-AL2004-Azure Blue-M : Allmade : 64th Boys Division SS Tee : Azure Blue M	6.00	12.00	72.00
69940-AL2004-Azure Blue-L : Allmade : 64th Boys Division SS Tee : Azure Blue L	4.00	12.00	48.00
69941-PC55LS-Royal-SM : Port & Company : 64th Boys Division LS Tee : Royal SM	9.00	15.00	135.00
69941-PC55LS-Royal-MD : Port & Company : 64th Boys Division LS Tee : Royal MD	12.00	15.00	180.00
69941-PC55LS-Royal-LG : Port & Company : 64th Boys Division LS Tee : Royal LG	16.00	15.00	240.00
69941-PC55LS-Royal-XL : Port & Company : 64th Boys Division LS Tee : Royal XL	8.00	15.00	120.00
69941-PC55LS-Royal-2XL : Port & Company : 64th Boys Division LS Tee : Royal 2XL	2.00	15.00	30.00
		Subtotal	849.00
		TOTAL USD	849.00

Due Date: Jan 6, 2022



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Registered Office: 2600 S Cherry Lane, Suite 186, Fort Worth, TX, 76116, United States.



REQUIRED TEAM GEAR

INVOICE

Whataburger Basketball Tournament
 Attention: Attn: Tom Rogers
 Championship Basketball
 6410 Southwest Blvd
 FORT WORTH TX 76109

Invoice Date
 Dec 22, 2021

Invoice Number
 INV-17644

Reference
 123455 : Girls Division
 Tees

Required Team Gear, LLC
 2600 S Cherry Lane
 Suite 186
 FORT WORTH TX 76116
 UNITED STATES

Description	Quantity	Unit Price	Amount USD
70523-AL2004-Grey-S : Allmade : 64th Girls Division SS Tee : Grey S	24.00	12.00	288.00
70523-AL2004-Grey-M : Allmade : 64th Girls Division SS Tee : Grey M	78.00	12.00	936.00
70523-AL2004-Grey-L : Allmade : 64th Girls Division SS Tee : Grey L	34.00	12.00	408.00
70523-AL2004-Grey-XL : Allmade : 64th Girls Division SS Tee : Grey XL	12.00	12.00	144.00
70523-AL2004-Grey-2XL : Allmade : 64th Girls Division SS Tee : Grey 2XL	6.00	12.00	72.00
70523-AL2004-Grey-3XL : Allmade : 64th Girls Division SS Tee : Grey 3XL	1.00	12.00	12.00
69943-PC55LS-Athletic Heather-SM : Port & Company : 64th Girls Division LS Tee : Athletic Heather SM	11.00	15.00	165.00
69943-PC55LS-Athletic Heather-MD : Port & Company : 64th Girls Division LS Tee : Athletic Heather MD	23.00	15.00	345.00
69943-PC55LS-Athletic Heather-LG : Port & Company : 64th Girls Division LS Tee : Athletic Heather LG	18.00	15.00	270.00
69943-PC55LS-Athletic Heather-XL : Port & Company : 64th Girls Division LS Tee : Athletic Heather XL	9.00	15.00	135.00
69943-PC55LS-Athletic Heather-2XL : Port & Company : 64th Girls Division LS Tee : Athletic Heather 2XL	4.00	15.00	60.00
69943-PC55LS-Athletic Heather-3XL : Port & Company : 64th Girls Division LS Tee : Athletic Heather 3XL	1.00	15.00	15.00
Subtotal			2,850.00
TOTAL USD			2,850.00

Due Date: Jan 6, 2022

Registered Office: 2600 S Cherry Lane, Suite 186, Fort Worth, TX, 76116, United States.


REQUIRED TEAM GEAR

INVOICE

Whataburger Basketball Tournament
 Attention: Attn: Tom Rogers
 Championship Basketball
 6410 Southwest Blvd
 FORT WORTH TX 76109

Invoice Date
 Dec 22, 2021

Invoice Number
 INV-17645

Reference
 125305 : Tournament Gear

Required Team Gear, LLC
 2600 S Cherry Lane
 Suite 186
 FORT WORTH TX 76116
 UNITED STATES

Description	Quantity	Unit Price	Amount USD
71290-1361145-408-SM : Under Armour : 2021 WBBT Tounament Polo : 408 SM	1.00	38.50	38.50
71290-1361145-408-LG : Under Armour : 2021 WBBT Tounament Polo : 408 LG	6.00	38.50	231.00
71290-1361145-408-XL : Under Armour : 2021 WBBT Tounament Polo : 408 XL	3.00	38.50	115.50
71290-1361145-408-XXL : Under Armour : 2021 WBBT Tounament Polo : 408 XXL	3.00	38.50	115.50
71290-1361145-408-3XL : Under Armour : 2021 WBBT Tounament Polo : 408 3XL	1.00	38.50	38.50
71293-1326761-400-SM : Under Armour : WBBT Director Jacket 2021 : Royal SM	1.00	31.00	31.00
71293-1326761-400-LG : Under Armour : WBBT Director Jacket 2021 : Royal LG	6.00	31.00	186.00
71293-1326761-400-XL : Under Armour : WBBT Director Jacket 2021 : Royal XL	3.00	31.00	93.00
71293-1326761-400-XXL : Under Armour : WBBT Director Jacket 2021 : Royal XXL	3.00	31.00	93.00
71293-1326761-400-3XL : Under Armour : WBBT Director Jacket 2021 : Royal 3XL	1.00	31.00	31.00
71298-1326774-Royal-XL : Under Armour : Women's WBBT Director Jacket 2021 : Royal XL	1.00	31.00	31.00
71297-1326761-410-XL : Under Armour : WBBT Tournament Jacket 2021 : Midnight Navy XL	1.00	31.00	31.00

Registered Office: 2600 S Cherry Lane, Suite 186, Fort Worth, TX, 76116, United States.

Description	Quantity	Unit Price	Amount USD
71300-1326774-410-XL : Under Armour : Women's WBBT Tournament Jacket 2021 : Midnight Navy XL	1.00	31.00	31.00
71306-1366267-100-XXL : Under Armour : WBBT Director LS Polo : White / Halo Gray XXL	2.00	43.50	87.00
71307-1366267-296-XXL : Under Armour : WBBT Director LS Polo : Phoenix Fire/Concrete XXL	1.00	43.50	43.50
71308-1366267-Royal/Academy-XXL : Under Armour : WBBT Director LS Polo : Royal/Academy XXL	1.00	43.50	43.50
71305-1364407-Barley-34/30 : Under Armour : WBBT Pants 2021 : Barley 34/30	4.00	46.00	184.00
71305-1364407-Barley-40/30 : Under Armour : WBBT Pants 2021 : Barley 40/30	2.00	46.00	92.00
71305-1364407-Barley-42/30 : Under Armour : WBBT Pants 2021 : Barley 42/30	1.00	46.00	46.00
71305-1364407-Barley-38/32 : Under Armour : WBBT Pants 2021 : Barley 38/32	1.00	46.00	46.00
71305-1364407-Barley-42/32 : Under Armour : WBBT Pants 2021 : Barley 42/32	1.00	46.00	46.00
71305-1364407-Barley-38/34 : Under Armour : WBBT Pants 2021 : Barley 38/34	1.00	46.00	46.00
71396-1364407-Academy-40/30 : Under Armour : WBBT Director Pants : Academy 40/30	2.00	46.00	92.00
		Subtotal	1,792.00
		TOTAL USD	1,792.00

Due Date: Jan 6, 2022



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REQUIRED TEAM GEAR

INVOICE

Whataburger Basketball Tournament
 Attention: Attn: Tom Rogers
 Championship Basketball
 6410 Southwest Blvd
 FORT WORTH TX 76109

Invoice Date
 Dec 22, 2021

Invoice Number
 INV-17642

Reference
 123453 : Orange Division
 Tees

Required Team Gear, LLC
 2600 S Cherry Lane
 Suite 186
 FORT WORTH TX 76116
 UNITED STATES

Description	Quantity	Unit Price	Amount USD
69938-AL2004-BLACK-S : Allmade : 64th Orange Division SS Tees : Black S	1.00	12.00	12.00
69938-AL2004-BLACK-M : Allmade : 64th Orange Division SS Tees : Black M	1.00	12.00	12.00
69938-AL2004-BLACK-L : Allmade : 64th Orange Division SS Tees : Black L	10.00	12.00	120.00
69938-AL2004-BLACK-XL : Allmade : 64th Orange Division SS Tees : Black XL	2.00	12.00	24.00
69939-PC55LS- BLACK-MD : Port & Company : 64th Orange Division LS Tee : BLACK MD	1.00	15.00	15.00
69939-PC55LS- BLACK-LG : Port & Company : 64th Orange Division LS Tee : BLACK LG	5.00	15.00	75.00
		Subtotal	258.00
		TOTAL USD	258.00

Due Date: Jan 6, 2022



View and pay online now

Registered Office: 2600 S Cherry Lane, Suite 186, Fort Worth, TX, 76116, United States.



Date	Outlet	Media Type	Headline	URL	Reach	Advertising Equivalency Value	Sentiment	DMA
17-Dec	Waxahatchie Daily Light	Online	Runnin' Indians light up Red Oak on road	https://www.waxahatchie.com/story/sports/high-sch	13,202	\$122.12	Neutral	Dallas-Ft. Worth
17-Dec	Denton Record-Chronicle	Online	High school basketball roundup: Ponder dominates Pilo	https://dentonrecord.com/sports/high_school/high-sch	107,917	\$998.23	Positive	Dallas-Ft. Worth
20-Dec	Midlothian Mirror	Online	Jags rout South Hills in final district tune-up	https://www.midlothianmirror.com/story/sports/high	2,830	\$26.18	Neutral	Dallas-Ft. Worth
20-Dec	Midlothian Mirror	Online	No. 6 Jags assist one of their own	https://www.midlothianmirror.com/story/sports/high	2,830	\$26.18	Neutral	Dallas-Ft. Worth
20-Dec	Denton Record-Chronicle	Online	Lumsden's 30 helps Argyle ease past Bideport	https://dentonrecord.com/sports/lumsden-30-helps-arg	107,917	\$998.23	Positive	Dallas-Ft. Worth
21-Dec	North Texas e-News	Online	Dodd City Lady Hornets 43, Whiteboro 41	https://www.ntke-news.com/ntkman/publish/article	21,776	\$201.43	Positive	Dallas-Ft. Worth
21-Dec	Tyler Morning Telegraph	Online	Boys Basketball: Chapel Hill opens district with win over	https://tylerpaper.com/sports/boys-basketball-chapel	189,961	\$1,757.14	Neutral	Tyler-Longview (Lufkin & Nacogdoches)
21-Dec	Herald Democrat	Online	Girls Basketball Roundup — Gunter, Pottsboro still perfs	https://www.herald-democrat.com/story/sports/2022-12-21	42,434	\$392.51	Positive	Sherman
21-Dec	Yahoo News	Online	Girls Basketball Roundup — Gunter, Pottsboro still perfs	https://news.yahoo.com/girls-basketball-roundup-at	64,948,780	\$600,776.22	Neutral	National
21-Dec	WCMessenger.com	Online	Girls basketball schedule	https://www.wcmessenger.com/articles/girls-basket	36,818	\$340.57	Neutral	Dallas-Ft. Worth
21-Dec	WCMessenger.com	Online	Boys basketball schedule	https://www.wcmessenger.com/articles/boys-basket	36,818	\$340.57	Neutral	Dallas-Ft. Worth
21-Dec	Denton Record-Chronicle	Online	Guy's defense, versatility too much for Braswell	https://dentonrecord.com/sports/guys-defense-versatil	107,917	\$998.23	Neutral	Dallas-Ft. Worth
21-Dec	Denton Record-Chronicle	Online	Arlington: See This Weekend's Upcoming Events in The	https://patch.com/texas/arlington-tx/arlington-see-y	20,559	\$190.17	Neutral	New York City
23-Dec	Patch.com - Round Rock	Online	This Weekend's Upcoming Humble-Kingwood Area Ever	https://patch.com/texas/humble-kingwood/weekend	20,559	\$190.17	Neutral	New York City
23-Dec	The Dallas Morning News	Online	Return of holiday hoops tournaments a welcome site for	https://www.dallasnews.com/high-school-sports/boys	6,525,408	\$60,360.02	Positive	Dallas-Ft. Worth
23-Dec	Denton Record-Chronicle	Online	Whataburger Tournament to provide big test for five De	https://dentonrecord.com/sports/whataburger-tournam	107,917	\$998.23	Positive	Dallas - Ft. Worth
24-Dec	Tyler Morning Telegraph	Online	2021-22 Area Basketball Schedule	https://tylerpaper.com/sports/2021-22-area-basket	189,961	\$1,757.14	Neutral	Tyler-Longview (Lufkin & Nacogdoches)
24-Dec	Blue Mountain Eagle	Online	2021-22 Area Basketball Schedule	https://www.bluemountaineagle.com/dlife/national/2	11,238	\$103.95	Neutral	Portland
24-Dec	Tyler Morning Telegraph	Online	Holiday hoops: Plenty of basketball tournaments to wat	https://tylerpaper.com/sports/holiday-hoops-climb	189,961	\$1,757.14	Neutral	Tyler-Longview (Lufkin & Nacogdoches)
27-Dec	Patch.com	Online	Humble-Kingwood Area Events: See What's Coming Up	https://patch.com/texas/humble-kingwood/humble	20,559	\$190.17	Neutral	New York City
27-Dec	Patch.com - Round Rock	Online	This Week's Dallas Area Events	https://patch.com/texas/arlington-tx/arlington-see-y	20,559	\$190.17	Neutral	New York City
27-Dec	KOAE-TV	Online	Warriors in motion: Liberty Christian to play in Whatabu	https://patch.com/texas/arlington-tx/arlington-event	53,635	\$496.12	Positive	Dallas - Ft. Worth
27-Dec	Midlothian Mirror	Online	No. 6 HHS eases past Venus at home	https://www.midlothianmirror.com/story/sports/high	2,830	\$26.18	Neutral	Dallas - Ft. Worth
27-Dec	Midlothian Mirror	Online	HHS boys handle Venus in district debut	https://www.midlothianmirror.com/story/sports/high	2,830	\$26.18	Neutral	Dallas - Ft. Worth
27-Dec	The Marshall News Messenger	Online	ET Basketball: Schedule for Dec. 28-Jan. 1	https://www.marshallnewsmessenger.com/sports/et	43,011	\$397.85	Neutral	Dallas - Ft. Worth
27-Dec	Longview News-Journal	Online	ET Basketball: Schedule for Dec. 28-Jan. 1	https://www.wcmessenger.com/articles/final-warms	165,259	\$1,528.65	Neutral	Tyler-Longview (Lufkin & Nacogdoches)
28-Dec	The Waxahatchie Sun	Online	Everything Under The Sun: Things to do in Ellis County	https://www.waxahatchie.com/arts_and_entertai	3,752	\$34.71	Neutral	Dallas - Ft. Worth
28-Dec	Waxahatchie Daily Light	Online	WHS boys drop district opener on road	https://www.waxahatchie.com/story/sports/high-sch	13,202	\$122.12	Neutral	Dallas - Ft. Worth
28-Dec	Star-Telegram.com	Online	High school basketball holiday tournament scores from	https://www.star-telegram.com/sports/dfwvarsity/ai	1,247,665	\$11,540.90	Neutral	Dallas - Ft. Worth
28-Dec	WCMessenger.com	Online	Update for Tuesday, December 28, 2021	https://www.wcmessenger.com/articles/update-for	36,818	\$340.57	Neutral	Dallas - Ft. Worth
28-Dec	Tyler Morning Telegraph	Online	Boys basketball: Laneville head coach Tracy Kincaid coll	https://tylerpaper.com/sports/boys-basketball-laney	189,961	\$1,757.14	Positive	Tyler-Longview (Lufkin & Nacogdoches)
28-Dec	Denton Record-Chronicle	Online	Whataburger Tournament roundup: Richardson uses bi	https://dentonrecord.com/sports/high_school/whatabu	107,917	\$998.23	Neutral	Dallas - Ft. Worth
29-Dec	WCMessenger.com	Online	Update for Wednesday, December 29, 2021	https://www.wcmessenger.com/articles/final-warms	36,818	\$340.57	Neutral	Dallas - Ft. Worth
29-Dec	Seminole Sentinel	Online	Malden Miss Free Throws, Lose to Peaster	https://www.seminole-sentinel.com/content/malden	1,005	\$9.30	Negative	Midland-Odessa
29-Dec	Seminole Sentinel	Online	Indians Lose to Chapel Hill at Whataburger	https://www.seminole-sentinel.com/content/indians	1,005	\$9.30	Positive	Midland-Odessa
29-Dec	Longview News-Journal	Online	ET Basketball: Schedule for Dec. 30-31	https://www.news-journal.com/varsity/et-basketb	165,259	\$1,528.65	Positive	Tyler-Longview (Lufkin & Nacogdoches)
29-Dec	Longview News-Journal	Online	ET Basketball	https://www.news-journal.com/varsity/et-basketb	165,259	\$1,528.65	Positive	Tyler-Longview (Lufkin & Nacogdoches)
29-Dec	The Marshall News Messenger	Online	Area Basketball: Argyle edges Chapel Hill in Whataburge	https://www.marshallnewsmessenger.com/sports/ai	43,011	\$397.85	Neutral	Shreveport
29-Dec	Tyler Morning Telegraph	Online	Agarwal's 32 paces Cowboys past Mansfield Legacy; Co	https://tylerpaper.com/sports/area-basketball-argyle	189,961	\$1,757.14	Positive	Tyler-Longview (Lufkin & Nacogdoches)
29-Dec	Star Local Media	Online	CBS 11 News at 6 PM	https://starlocalmedia.com/coppelgazette/sports/aa	144,799	\$1,333.84	Positive	Dallas-Ft. Worth
29-Dec	KTXA	Broadcast	CBS 11 News at 6 PM	https://mms.tvnews.com/MediaView/7c3bhdGvbb02A	24,733	\$228.78	Neutral	Dallas-Ft. Worth
29-Dec	KFDX (NBC)	Broadcast	KFDX 3 News at 10	https://mms.tvnews.com/9p9k6	9,242	\$85.49	Neutral	Wichita Falls
29-Dec	Dallas Morning News	Online	Wednesday's Boys Holiday Hoops roundup: Allen, Frisc	https://www.dallasnews.com/high-school-sports/boy	2,873,320	\$26,578.21	-	Dallas-Ft. Worth
30-Dec	KTVT-DAL (CBS)	Broadcast	CBS 11 News at 10 PM	https://mms.tvnews.com/MediaView/7c3bhdGvbb0b	34,160	\$315.98	Neutral	Dallas-Ft. Worth
30-Dec	Wichita Falls Times-Record	Online	HIGH SCHOOL BASKETBALL ROUNDUP: Holiday tournam	https://www.timesrecordnews.com/story/sports/hig	77,532	\$717.17	Neutral	Wichita Falls
30-Dec	Yahoo News	Online	HIGH SCHOOL BASKETBALL ROUNDUP: Holiday tournam	https://news.yahoo.com/high-school-basketball-rou	64,948,780	\$600,776.22	Neutral	National
30-Dec	WCMessenger.com	Online	Update for Thursday December 30, 2021	https://www.wcmessenger.com/articles/update-for	36,818	\$340.57	Neutral	Dallas-Ft. Worth
30-Dec	Star-Telegram.com	Online	Birdville teammates go off back board for the dunk at t	https://www.star-telegram.com/sports/dfwvarsity/ai	661,080	\$6,114.99	-	Dallas - Ft. Worth
30-Dec	WCMessenger.com	Online	Update for Thursday December 30, 2021	https://www.wcmessenger.com/articles/update-for	36,818	\$340.57	-	Dallas - Ft. Worth
30-Dec	The Dallas Morning News	Online	Thursday's boys: Holiday Hoops roundup: Richardson be	https://news.yahoo.com/high-school-sports/boy	6,525,408	\$60,360.02	Positive	Dallas-Ft. Worth
30-Dec	Yahoo News	Online	Wylie boys basketball wins twice, beats Brownwood fo	https://news.yahoo.com/wylie-boys-basketball-wins	25,889,872	\$248,731.32	Neutral	San Francisco-Oakland-San Jose
30-Dec	Denton Record-Chronicle	Online	Whataburger Tournament roundup: Argyle edged in Bl	https://dentonrecord.com/sports/high_school/whatabu	107,917	\$998.23	Positive	Dallas-Ft. Worth
30-Dec	Tyler Morning Telegraph	Online	Boys Basketball: Chapel Hill scores win over No. 3 Brock	https://tylerpaper.com/sports/boys-basketball-chapel	189,961	\$1,757.14	Neutral	Tyler-Longview (Lufkin & Nacogdoches)
30-Dec	KTVT-DAL (CBS)	Broadcast	CBS 11 News at 10 PM	https://mms.tvnews.com/MediaView/7c3bhdGvbb0b	55,555	\$513.88	Neutral	Dallas-Ft. Worth
30-Dec	WFAA-DAL (ABC)	Broadcast	News 8 Update at 6pm	https://mms.tvnews.com/6f5E9c	102,891	\$951.74	Neutral	Dallas-Ft. Worth
31-Dec	KTVT-DAL (CBS)	Broadcast	CBS 11 News at 10 PM	https://mms.tvnews.com/6f5E9c	12,839	\$118.76	Neutral	Dallas-Ft. Worth
31-Dec	WCMessenger.com	Online	Passing the final test	https://www.wcmessenger.com/articles/passing-the	36,818	\$340.57	Neutral	Dallas-Ft. Worth
31-Dec	Yahoo news	Online	Wylie boys basketball wins twice, beats Brownwood fo	https://news.yahoo.com/wylie-boys-basketball-wins	64,948,780	\$600,776.22	Neutral	National
31-Dec	Abilene Reporter-News	Online	Wylie boys basketball wins twice, beats Brownwood fo	https://www.reporternews.com/story/sports/high-sch	107,352	\$993.01	Neutral	Abilene-Sweetwater

31-Dec	The Dallas Morning News Print	Richardson overcomes Duncanville	https://my.tvn.us/1997x	N/A	N/A Neutral	Dallas-Ft.Worth
1-Jan	KXAS-DAL (NBC)	Inside High-School Sports	https://www.wcmessenger.com/articles/update-for-update-for-Monday-January-3-2022	69,192	\$640.03	Dallas-Ft.Worth
3-Jan	WCMessenger.com	Update for Monday, January 3, 2022	https://dentonarc.com/sports/high-schools/denton-area-basketball-littered-with-ranked-programs	36,618	\$340.57	Dallas-Ft.Worth
3-Jan	Denton Record-Chronicle	Denton-area basketball littered with ranked programs	https://www.cbssports.com/high-school/basketball/	107,917	\$998.23	Dallas-Ft.Wo Positive
3-Jan	CBSSports.com	High school basketball: Camden takes top spot in MaxPrep	https://www.maxpreps.com/news/ONIGSD/kw46GQ	36,027,888	\$333,257.96	Miami-Ft.Lan Neutral
3-Jan	Star Local Media	High school basketball: Camden takes top spot in MaxPrep	https://starlocalmedia.com/coppellexette/sports/w	11,298,560	\$104,511.68	National
3-Jan	MaxPreps	Whataburger Basketball Tournament: Cowboys go 2-2 v	https://www.waahachiefs.com/story/sports/high-s	144,199	\$122.12	Dallas-Ft.Wo Positive
4-Jan	Wahachiefs Daily Light	No. 18 Tribe reaches Whataburger semis	https://www.midlothianmirror.com/story/sports/hig	13,202	\$26.18	Dallas-Ft.Wo Positive
4-Jan	Midlothian Mirror	Jags go 1-2 in tournament play	https://www.vanastynyleader.com/story/sports/202	2,830	\$78.79	Sherman Tx- Positive
4-Jan	Van Alstyne Leader	IHS girls 4th in Whataburger	https://www.seminolesentinel.com/content/indians-rosalez-named-to-whataburger-all-tournament-team	8,518	\$9.30	Lubbock Negative
5-Jan	Seminole Sentinel	Panthers win the prestigious Whataburger Tourney	https://www.nbcdfw.com/news/sports/his-sports/ins	1,005	\$1,215.30	Dallas-Ft.Wo Positive
5-Jan	Seminole Sentinel	Indians Fall to Amarillo Tascosa	https://www.herald-democrat.com/story/sports/202	13,384	\$13,710.15	Dallas-Ft.Wo Positive
7-Jan	Star Local Media	Rosalez Named to Whataburger All-Tournament Team	https://news.yahoo.com/boiling-triple-double-hoops	29,677	\$274.51	Sherman Positive
7-Jan	Star Local Media	Cowboys clip Hawks: Coppell explodes for 25 third-quar	https://www.mdonline.com/tribune/regional/boiling	64,809,254	\$599,485.60	National Positive
8-Jan	KXAS-TV (NBC)	Inside High School Sports: Jan. 8, 2022	https://www.dallasnews.com/high-school-sports/bai	355,943	\$57,133.99	Dallas-Ft.Wo Positive
8-Jan	Herald Democrat	Boiling's triple-double helps Panthers power past Coyote	https://www.dallasnews.com/high-school-sports/bai	6,176,648	\$3,292.47	Atlanta Positive
8-Jan	Yahoo news	Boiling's triple-double helps Panthers power past Coyote	https://www.maxpreps.com/in/news/BAWTDHEUW	355,943	\$77,792.50	National Positive
9-Jan	The Marietta Daily Journal	Boiling's triple-double helps Panthers power past Coyote	https://www.vanastynyleader.com/story/sports/202	8,410,000	\$70.60	Sherman Positive
9-Jan	The Marietta Daily Journal	Dallas-area boys district storylines to watch: Mansfield Timber	https://www.dallasnews.com/high-school-sports/bai	7632	\$57,133.99	Dallas-Ft.Wo Neutral
10-Jan	Max Preps	Dallas-area district storylines to watch: Mansfield Timber	https://www.reporternews.com/story/sports/2022/1	6,176,648	\$1,346.91	Abilene-Swei Positive
11-Jan	Van Alstyne Leader	High school basketball: Martin Luther King Jr. weekend	https://news.yahoo.com/different-style-same-result	145,612	\$599,485.60	National Positive
12-Jan	The Dallas Morning News	Stuffing the star sheet boiling's triple-double helps Pant	https://dentonarc.com/sports/high-schools/basketba	64,809,254	\$57,133.99	Dallas-Ft.Wo Positive
13-Jan	Abilene Reporter-News	Boys basketball rankings (1/12): Richardson, Mansfield	https://www.vanastynyleader.com/story/sports/202	617,6648	\$1,076.21	Dallas-Ft.Wo Positive
13-Jan	Yahoo news	Different Style, Same Result: No. 6 Jim Ned Lady Indians	https://dentonarc.com/sports/high-schools/jul-playoi	116,347.00	\$50.48	Sherman Positive
16-Jan	The Dallas Morning News	Different Style, Same Result: No. 6 Jim Ned Lady Indians	https://starlocalmedia.com/cellin-record/sports/pros	5,457	\$1,313.01	Dallas-Ft.Wo Neutral
26-Jan	Denton Record-Chronicle	These Eagles are boldly going where no Richardson tear	https://www.dallasnews.com/high-school-sports/bai	141,947	\$63,153.27	Dallas-Ft.Wo Positive
15-Feb	Van Alstyne Leader	Basketball notebook: Valentino a steady scorer for def	https://www.dallasnews.com/cellin-record/sports/pros	6,827,380	\$1,611.17	Dallas-Ft.Wo Neutral
16-Feb	Denton Record-Chronicle	Senior Spotlight: JJ Boiling honored for time with VA ch	https://www.dallasnews.com/high-school-sports/bai	174,180.00	\$63,153.27	Dallas-Ft.Wo Neutral
17-Feb	The Dallas Morning News	UIL playoffs: Six Denton-area girls teams ready for area	https://www.dallasnews.com/high-school-sports/bai	5,670,216	\$52,449.50	Dallas-Ft.Wo Positive
18-Feb	Star Local Media	Basketball playoffs: Cedar Hill wins in final seconds; Dun	https://www.vanastynyleader.com/story/sports/202	487	\$4.50	Sherman-Adi Neutral
21-Feb	The Dallas Morning News	Prosper tops Braswell in play-in game; co-champ McKin				
29-Mar	The Dallas Morning News	Is NBA's next slam dunk champion in D-FW? Meet the t				
29-Mar	The Dallas Morning News	End-of-year boys basketball rankings: See which Dallas				
29-Mar	Van Alstyne Leader	Van Alstyne Boys hoops earn season awards				
Total Reach				469,620,750	\$4,343,991.99	

TWITTER			FACEBOOK	
Date	Tweets	Organic Impressions	Date	Page Reach
November 28	0	80	November 28	10
November 29	0	89	November 29	10
November 30	0	74	November 30	6
December 1	0	79	December 1	8
December 2	0	20	December 2	9
December 3	0	9	December 3	6
December 4	0	8	December 4	5
December 5	0	33	December 5	12
December 6	0	56	December 6	12
December 7	0	53	December 7	7
December 8	0	25	December 8	6
December 9	0	24	December 9	7
December 10	0	70	December 10	13
December 11	1	1415	December 11	26
December 12	0	2080	December 12	19
December 13	0	1103	December 13	14
December 14	0	4476	December 14	11
December 15	0	486	December 15	8
December 16	2	692	December 16	18
December 17	2	2547	December 17	11
December 18	0	1677	December 18	13
December 19	0	244	December 19	10
December 20	0	156	December 20	11
December 21	0	224	December 21	13
December 22	0	561	December 22	129
December 23	0	288	December 23	122
December 24	0	204	December 24	156
December 25	1	606	December 25	337
December 26	0	1016	December 26	425
December 27	9	16997	December 27	2,500
December 28	26	37752	December 28	3,300
December 29	40	83950	December 29	4,400
December 30	48	110564	December 30	4,800
December 31	8	71357	December 31	2,000
January 1	0	7094	January 1	1,800
January 2	0	2220	January 2	1,100
January 3	0	1890	January 3	
January 4	0	1693	January 4	272
January 5	0	1607	January 5	130
January 6	0	739	January 6	70

Engagement Rate During Nov. 28 - Jan 6
6.10%

3.4K = Roughly 64 link clicks/day

408 retweets = 10/day

1.4K Likes = 35/day

31 replies = 1/day

Engagement Rate During Tournament Dates
4.30%

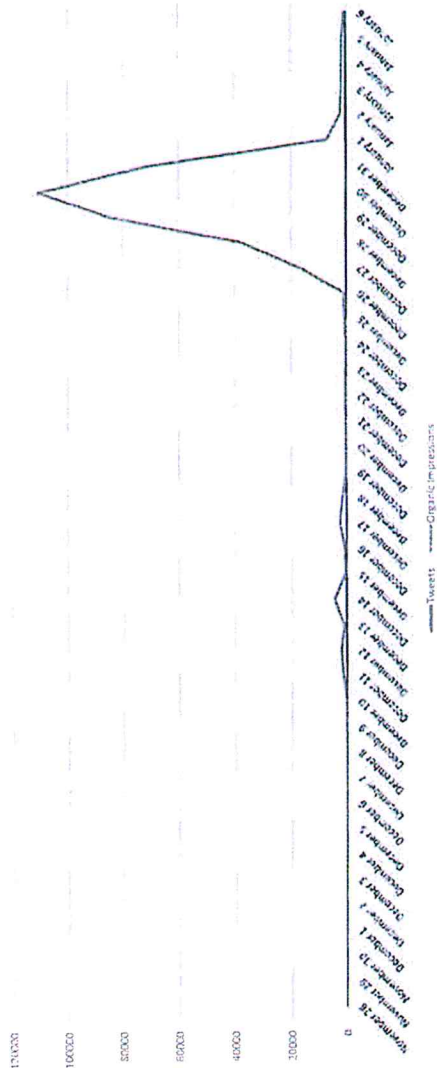
1.8 link clicks = 609/day

300 retweets w/o comments = 100/day

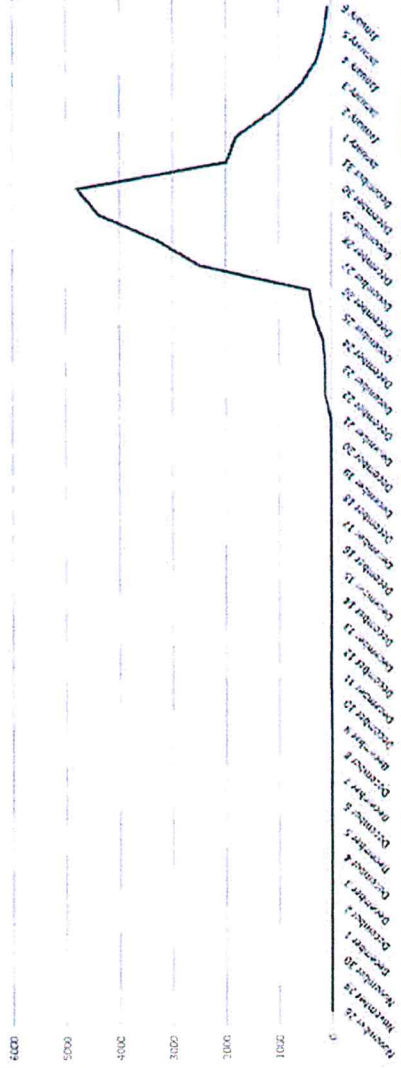
989 likes = 330/day

21 replies = 7/day

Twitter Analytics

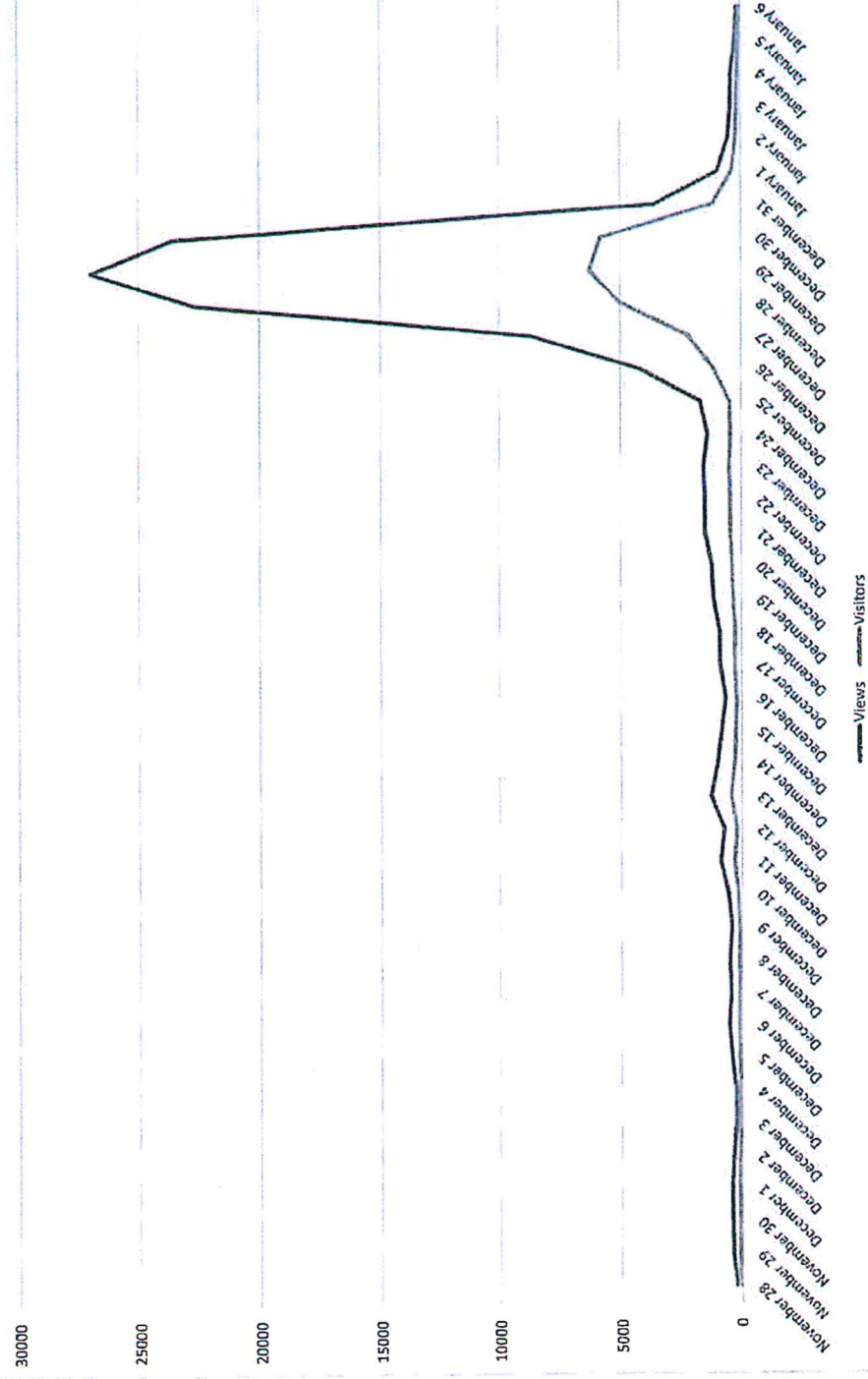


Facebook Page Reach



DATE	Views	Visitors
November 28	215	82
November 29	374	98
November 30	396	97
December 1	425	114
December 2	342	112
December 3	269	82
December 4	263	81
December 5	423	111
December 6	550	133
December 7	459	118
December 8	522	114
December 9	440	123
December 10	575	173
December 11	895	310
December 12	740	207
December 13	1291	430
December 14	1018	304
December 15	844	244
December 16	678	205
December 17	902	283
December 18	919	264
December 19	1175	338
December 20	1240	385
December 21	1522	459
December 22	1520	460
December 23	1593	514
December 24	1421	463
December 25	1732	497
December 26	4239	1172
December 27	8648	2237
December 28	22713	5027
December 29	26977	6282
December 30	23582	5820
December 31	3608	1193
January 1	974	369
January 2	535	209
January 3	429	175
January 4	393	140
January 5	247	88
January 6	141	56

Web Traffic



Agreement



**AGREEMENT BETWEEN THE CITY OF MANSFIELD AND THE
CHAMPIONSHIP BASKETBALL, INC. CONCERNING THE USE OF FUNDS
FROM THE HOTEL OCCUPANCY TAX**

STATE OF TEXAS §

COUNTY OF TARRANT §

This Agreement is made this 1st day of October, 2021, by and between the City of Mansfield, a Municipal Corporation of the State of Texas, hereinafter called "City", acting herein by and through its Mayor, and the **Championship Basketball, Inc.**, a private association, hereinafter called "Organization", acting by and through its Executive Director.

SECTION 1. LEGAL AUTHORITY

The City of Mansfield collects a local hotel occupancy tax as authorized by Section 351 of the Texas Tax Code ("Act"). Pursuant to the Act, the City expends the funds collected for the purpose of advertising and encouraging the growth of tourism and convention activity in the City as outlined in Title III, Chapter 38 - Hotel Occupancy Tax, Section 38.15 to 38.99 of the Mansfield Code of Ordinances ("Code").

SECTION 2. TERM OF AGREEMENT

- A. This Agreement shall become effective on October 1, 2021 and terminate no later than September 30, 2022. All funds approved herein must be expended within this time or they are forfeited.
- B. The Championship Basketball, Inc. has been allocated \$10,000.00 to be used for the following:

64th Annual Whataburger Basketball Tournament

Stipulation(s): Hotel stays must be in Mansfield; recipient must work with the Convention and Visitors Bureau (CVB) on event; must state that the City is a sponsor and promote the City as such; all media produced from the event must be provided to the City.

SECTION 3. INDEPENDENT CONTRACTOR

It is expressly understood and agreed by and between the parties that the Organization is an independent contractor and is not an officer, agent or employee of the City, as a result of this

Agreement

Agreement.

SECTION 4. PAYMENT OF FUNDS

A financial report including copies of invoices and checks or the electronic equivalent for the specific items must be provided to the City of Mansfield prior to reimbursement. The report shall include a cover letter that describes the project and shall include copies of advertisements, postcards, brochures, and any other related documents.

SECTION 5. INDEMNIFICATION

The Organization agrees to indemnify the City, its officers, agents, employees and City Council from any and all claims, losses, causes of action and damages, suits, and liability of every kind including all expenses of litigation, courts costs, and attorney fees, for injury to or death to any person, or for damage to any property arising from or in connection with the operations of the Organization, its officers, agents and employees carried out in furtherance of this Agreement.

SECTION 6. INSURANCE

Any recipient of funds shall carry liability insurance for the event or activity, for which they are receiving funding from hotel-motel funds, and shall include the city, employees and officers as additional insured.

SECTION 7. TERMINATION

If the recipient fails to satisfy all of the requirements of this Agreement and any required by applicable law, they shall forfeit any claim to funding contained in this Agreement, this Agreement shall terminate and all, if any, funds paid to recipient shall be repaid to the City.

SECTION 8. NOTICE

All communication required by this Agreement between the City and Organization shall be addressed to the City Secretary's Office at 1200 East Broad Street, Mansfield, Texas 76063 and to the Executive Director or Controlling Officer of the Organization.

SECTION 9. COMPLIANCE WITH LAWS

In performing its duties under this Agreement, the Organization shall, at all times, comply with the ordinances of the City of Mansfield and all applicable laws of the State of Texas.

SECTION 10. PROHIBITION AGAINST DISCRIMINATION

In the performance of this Agreement, the Organization shall not discriminate against any employee or applicant for employment because of an individual's race, color, religion, national origin, sex, or mental or physical disability. Proven breach of this provision may be regarded as a material breach of this Agreement allowing for termination.

Agreement

SECTION 11. CONTROLLING LAW

It is understood and agreed that in the event any provision of this Agreement is deemed unenforceable, illegal or invalid the remainder of the agreement shall remain in full force and read as if the unenforceable, illegal or invalid provision were not present. If due to the removal of any provision the clear intent of this agreement is frustrated such provision may be modified so as to achieve the clear intent of the parties.

SECTION 12. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties, relative to the hotel occupancy tax funds made the basis hereof

IN WITNESS WHEREOF, the parties have hereunto set their hands in duplicate originals, in the City of Mansfield, Tarrant County, Texas on the 25th day of October, 2021.

CITY OF MANSFIELD

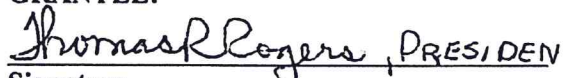

Michael Evans, Mayor


Troy Lestina, Chief Financial Officer

ATTEST:


Susana Marin, City Secretary

GRANTEE:


Signature

THOMAS R. ROGERS
Printed Name

ATTEST:

Signature

APPROVED AS TO FORM:

City Attorney

FOR CITY SECRETARY OFFICE USE ONLY

Original Sent to City Secretary's Office _____
Copy Sent to Business Services Department _____
Copy Sent to Applicant _____
Copy Sent to Legal Department _____
Copy to Tourism Department _____



WHATABURGER BASKETBALL TOURNAMENT

The Whataburger Invitational High School Tournament is in its 63rd year of existence. The tournament started in 1958 as a Ft. Worth West Lions Club fundraiser to provide their civic duty projects and to keep the youth involved and off the streets during the Christmas holiday period. The FW West Side Lions, as all Lions Clubs are, was a service oriented club with their main efforts and accepted monies working with and thru the Helen Keller Foundation. The FW West Side Lions Club spent thousands of their proceed dollars each year paying for eyeglass exams along with the physical eyeglasses for all concerted students in three school districts on the west side of Ft. Worth.

The basketball fundraiser was founded in 1958 and has not missed a year since it's inception, even though the FW West Side Lions Club disbanded in 1995. Championship Basketball, Inc. assumed the rights to the tournament at that time and still today assumes the liabilities along with the profits. The tournament proceeds continue to help the youth of the tournament thru each champion of the tournament three divisions of the tournament receiving a \$1,000 scholarship payable to each school fund to send deserving students to further their education, AAU contributions, and many other philanthropic endeavors. The tournament keeps seed money for the next year for general expenditures.

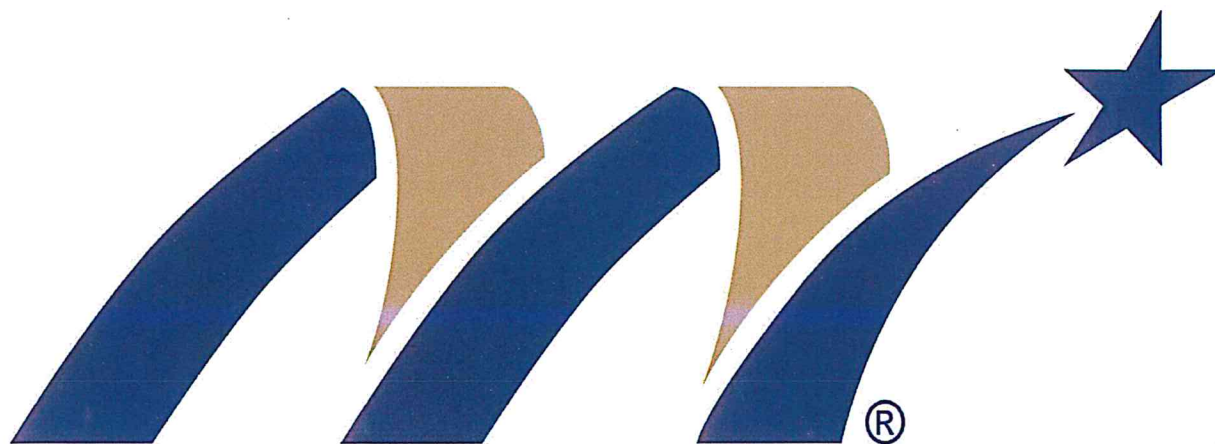
The FW West Side Lions Club and now Whataburger Basketball Tournament is well known, not only in the State of Texas, but nationally known as ESPN a few years back acknowledge the tournament as one of the top 5 high school basketball tournaments in the nation. The tournament over the years have invited and they accepted to participate, high profile high school basketball programs to the metroplex to participate. A few of those are DeMatha, Los Angeles Crenshaw, Baltimore Dunbar, Washington DC Dunbar, Miami Senior, Louisville KY Ballard, oak Hill Academy, New Orleans Cohen, Cleveland St. Josephs, Cincinnati Woodward and many others.

Our basketball tournament has touched and been a part of over 30,000 youth not only from the metroplex, but the entire State of Texas, and the nation.



The Whataburger Tournament Honors Close Friend and Blue Boys Division Director Steve Grissom

Steve migrated to Ft. Worth from Southwest Missouri years ago to move closer to his parents. He was a lifetime educator, retiring from the public school system only a few years ago. Steve had been an integral part of the Whataburger Basketball Tournament for over 30 years. Starting as a ticket taker and jack of all trades at the 4A Division at Billingsley Fieldhouse, he continued supporting the tournament when we moved to Burleson High School, then to Haltom High School and then finally to Saginaw High School. During the tournaments expansions and moves, Steve ran the Boys Blue Division as the Division Director. Steve always had a smile on his face and was always willing to help wherever needed. He welcomed all the patrons, guests, media, participants, and coaches at our events with that infectious smile and always looked forward to tournament time. He loved basketball and being able to help young student athletes. Please join the Tournament Family as we honor and remember Steve Grissom.



MANSFIELD

T E X A S

This project was made possible, in part, by a grant from the City of Mansfield.













Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. CHAMPIONSHIP BASKETBALL, INC.	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input checked="" type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ► _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)
	5 Address (number, street, and apt. or suite no.) See instructions. 6410 SOUTHWEST BLVD. SUITE 225	Requester's name and address (optional)
6 City, state, and ZIP code FT. WORTH, TX. 76109		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
			-				-		
or									
Employer identification number									
7	5		-	2	2	7	5	6	1 0

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date
		8-30-21

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4721

Agenda Date: 6/13/2022

Version: 1

Status: New Business

In Control: City Council

File Type: Consideration Item

Agenda Number:

Title

Consideration - Consideration of City of Mansfield's Reimbursement Request of FY 2021-2022 Hotel/Motel Occupancy Tax Funds in the Amount of \$51,155.73

Requested Action

Defer to City Council the consideration of City of Mansfield's reimbursement request.

Recommendation

Staff recommends that the City Council of the City of Mansfield, Texas approve this request for \$51,155.73 for overtime reimbursement.

Description/History

The 2022 Pickle Parade and Palooza was held on March 18-19, 2022. The Police, Fire and Parks Departments provide city-related services to the event. These services are not reimbursed to the city by the event provider.

Justification

The 2022 Pickle Parade and Palooza was held on March 18-19, 2022. The Police, Fire and Parks Departments provide city-related services to the event. These services are not reimbursed to the city by the event provider. The amount requested is for reimbursement of employee overtime only and does not account for additional support provided by the city for this event, such as salaried employees who do not earn overtime and advertising provided by the city's Convention & Visitors Bureau Department.

Funding Source

FY 2021-2022 Hotel/Motel Occupancy Tax Funds

Prepared By

Troy Lestina, Chief Financial Officer
817-276-4258