### **CITY OF MANSFIELD**



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

### Meeting Agenda

**City Council** 

Monday, July 11, 2022

3:00 PM

**Council Chambers** 

### REGULAR MEETING AMENDED AGENDA

#### 1. <u>3:00 P.M. - CALL MEETING TO ORDER</u>

#### 2. WORK SESSION

Cultural Arts Master Plan Update

FY '23 Budget Work Session

#### 3. <u>RECESS INTO EXECUTIVE SESSION</u>

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 Rough Proportionality and Impact Fees

Seek Advice of City Attorney Regarding Legal Duties, Responsibilities, and Authority of Elected Officials

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

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

Land Acquisition for Future Development

### C. Personnel Matters Pursuant to Section 551.074

City Manager's Quarterly Update

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 #15-02 (Addendum to Agenda)

Economic Development Project #21-27

Economic Development Project #22-23

#### 4. <u>6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION</u>

### 5. <u>7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE</u> INTO REGULAR BUSINESS SESSION

- 6. INVOCATION
- 7. PLEDGE OF ALLEGIANCE

#### 8. <u>TEXAS PLEDGE</u>

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

#### 9. <u>RECOGNITION</u>

Recognition of the Mansfield Veterans Memorial and Tribute Foundation

#### 10. <u>CITIZEN COMMENTS</u>

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. Please refrain from "personal criticisms."

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. <u>SUB-COMMITTEE REPORTS</u>

Update - TIF Reinvestment Zone Number One Board of Directors (Chair - Larry Broseh)

#### 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

Special Event Policy Update

#### B. Business Services Department Report

<u>22-4763</u> Presentation of the Monthly Financial Report for the Period Ending May 31, 2022

<u>Presenters:</u> Troy Lestina <u>Attachments:</u> <u>Monthly Financials - May 2022</u>

#### 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

22-4740 Ordinance - Consideration and Approval of an Ordinance to Adopt a Proposed Modification to Title XV "Land Usage" of the Mansfield Code of Ordinances Chapter 158.013 "Standards, Registration, and Inspection Requirements for Multi-Family Dwelling Complexes" Regarding Inspections

Presenters: Nicolette Ricciuti

Attachments: Ordinance

Exhibit A

22-4761 Resolution - A Resolution Authorizing a Contract Between the City of Mansfield, Texas and Tarrant County and the County's Tax Assessor/Collector for the Collection of the City of Mansfield, Texas Tax Collection Services

	<u>Presenters:</u> Troy Lestina <u>Attachments:</u> <u>Resolution</u>
	Tarrant County Tax Office Contract 2022-2024
<u>22-4762</u>	Resolution - A Resolution Authorizing Funding in an Amount Not to Exceed \$153,510 and Approval of a Contract for Design Services with Halff Associates, Inc. for Glen Abbey Drainage Analysis and Improvements (Drainage Fund)
	<u>Presenters:</u> Bart VanAmburgh
	Attachments: Resolution
	<u>Мар</u>
<u>22-4766</u>	Resolution - A Resolution Authorizing Funding in an Amount Not to Exceed \$886,715 and Approval of Contracts, Including Design, Survey and Easement Acquisition Services with LJA Engineering, to Prepare the Tributary to Mountain Creek Sewer Interceptor for Public Bidding and Construction (Utility Fund)
	<u>Presenters:</u> Bart VanAmburgh
	Attachments: Resolution
	Map
<u>22-4772</u>	Resolution - A Resolution Repealing Resolution No. RE-3855-22; and Providing an Effective Date
	<u>Presenters:</u> Troy Lestina
	Attachments: Resolution
<u>22-4764</u>	Minutes - Approval of the June 27, 2022 Regular City Council Meeting Minutes
	<u>Presenters:</u> Susana Marin
	Attachments: 6-27-22 DRAFT Meeting Minutes
<u>22-4765</u>	Minutes - Approval of the June 30, 2022 Special City Council Meeting Minutes
	<u>Presenters:</u> Susana Marin
	Attachments: 6-30-22 DRAFT Meeting Minutes
	END OF CONSENT AGENDA

#### 16. PUBLIC HEARING

22-4729 Ordinance - Public Hearing and First and Final Reading on an Ordinance Amending Section 155.072(B) of the Mansfield Code of Ordinances Regarding Definitions for an Accessory Unit and Section 155.072(J)(5)(c) of the Mansfield Code of Ordinances Regarding the habitable area of an Accessory Unit (OA#22-005)

Presenters: Jason Alexander

#### Attachments: Ordinance

22-4757 Ordinance - Public Hearing and First and Final Reading of an Ordinance Amending Chapter 155, "Zoning" of the Code of Ordinances of the City of Mansfield, Texas, to Revise the Landscaping and Screening Standards in Section 155.092 (OA#22-006)

> <u>Presenters:</u> Jason Alexander <u>Attachments:</u> <u>Ordinance</u> Exhibit A

22-4725 Resolution - Public Hearing on a Resolution of the City of Mansfield, Texas Approving a Policy Statement for Tax Abatement

Presenters: Richard Nevins

Attachments: Resolution

2022 Tax Abatement Policy

#### 17. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

<u>22-4717</u>

Ordinance - Public Hearing Continuation and Second and Final 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 28-008)

> <u>Presenters:</u> Jason Alexander <u>Attachments:</u> <u>Ordinance</u>

> > Exhibit A

Maps and Supporting Information

22-4730 Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Historic Landmark Overlay District Classification for the Front Gable Bungalow, c. 1925, Located at 205 North Street; The Wilson Revocable Trust, Owner (HLC#22-006)

> <u>Presenters:</u> Art Wright <u>Attachments:</u> Ordinance

> > <u>Exhibit A</u>

Maps and Supporting Information

Photograph of 205 North St

#### 18. <u>ADJOURN</u>

#### **CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the July 11, 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 Friday, July 8, 2022 prior to 3:00 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: 22-4763

Agenda Date: 7/11/2022

Version: 1

Status: To Be Presented

File Type: Consideration Item

In Control: City Council

Agenda Number:

**Title** Presentation of the Monthly Financial Report for the Period Ending May 31, 2022

### **Requested Action**

Attached is the Monthly Financial Report for the period ending May 31, 2022 for Council's review.

**Recommendation** Review the Financial Statement for the period ending May 31, 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 eight months ending May 31, 2022 of the fiscal year ending September 30, 2022.

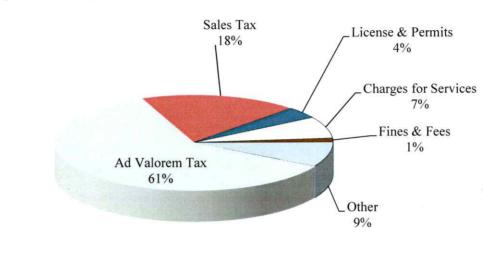
Significant Financial Activity through the Period

- Capital Improvements
  - Equipment replaced, \$2,222,752
  - · Streets, \$2,195,620
  - Fire Station #5 (including land), \$5,856,404, current year \$70,398
  - Man House renovation, \$1,447,596, current year \$4,679
  - Police Station, \$1,160,823, current year \$571,050
  - Library Expansion, \$1,058,577, current year \$1,128,115
  - Tactical Training Facility, \$1,666,029, current year \$1,520,623

### General Fund Financial Activity

Overall general fund revenue collected as of May 31, 2022 is 85.61% of anticipated collections. Expenditures as of May 31, 2022 are in line with budgeted expectations or 64.44% of the expected expenditures have been spent as of May 31, 2022. As of May 31, 2022 the City's current net assets are at estimated results.

## City of Mansfield, Texas interim unaudited financial report for the month and eight (8) month period ended May, 2022

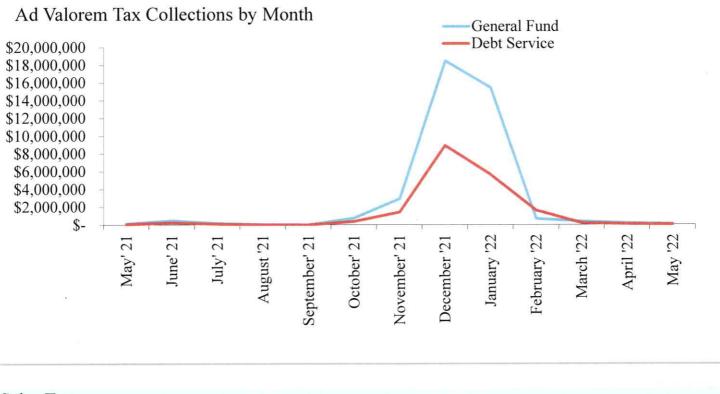


### General Fund Revenues Allocation of Receipts as of May 31, 2022

### 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 May 31, 2022 are \$38,438,895. Last year's collections were \$39,611,610 for the same period, a -2.96% 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.

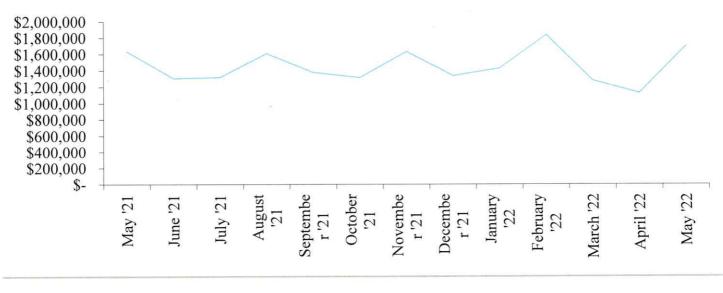
As of May 31, 2022, actual debt service property tax collections were \$18,419,784. For the same period last year, property tax collections were \$17,533,064 an increase of 5.06%.



### Sales Tax

Sales tax per capita is \$200 as budgeted. Sales Tax collections for the period May 1, 2022 through May 31, 2022, total \$1,708,435 as compared to \$1,635,008 for the same period last year. This is an increase of 4.49% over the same period as last year.

### Sales Tax Collections

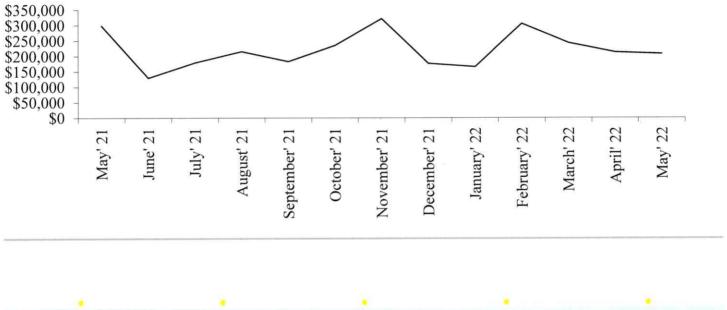


## City of Mansfield, Texas interim unaudited financial report for the month and eight (8) month period ended May, 2022

### **Building Permits**

Building activity has increased in year over year comparisons. Building permits revenues in May 2022 compared to May 2021 are \$207,259 and \$298,703 respectively, representing a decrease of \$91,444 or 30.61% less than the same period last year. Building activity for the year is more than budgeted estimates.

Building Permits Collections by Month

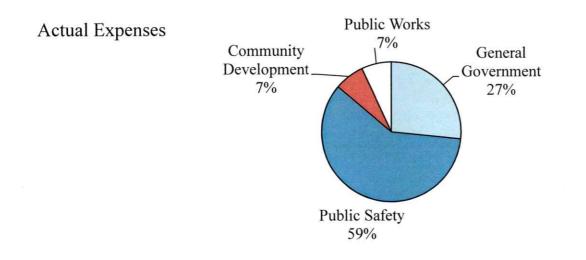


### Expenditure/Uses

The City has spent \$47,134,837 of its expected expenditures of \$73,140,492 or 64.44% 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 May 31, 2022.

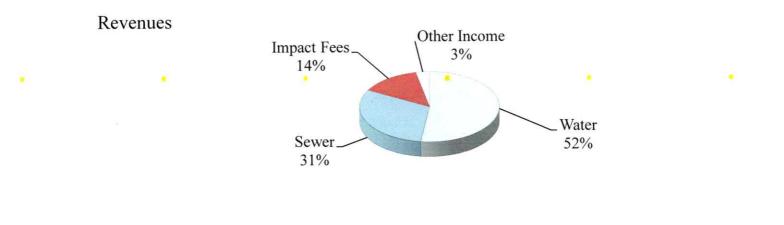
2022

### City of Mansfield, Texas interim unaudited financial report for the month and eight (8) month period ended May, 2022



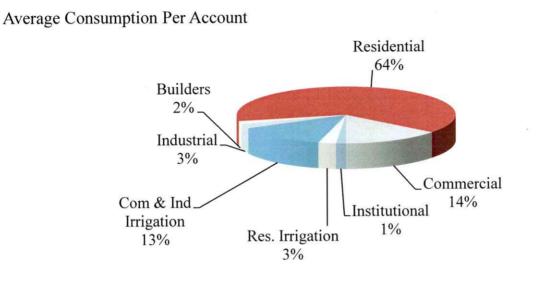
### Water & Sewer Financial Activity

Currently the Fund has collected 78.79% of its Budgeted Revenue to date or \$30,022,640 of \$38,104,975 in Budgeted Revenue.



Consumption to date is up over prior year's consumption due to increasing connections. In a year over year comparison, customer accounts have increased by 1,253 new connections.

2022



The Department's expenses are at anticipated levels to date. The overall expenditure activity of the fund (excluding depreciation) indicates 65.54% of the budgeted expenses to date. The costs of raw water and sewer treatment are within budgeted estimates.

### **INVESTMENT SCHEDULE:**

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A schedule of investments is included in your packet for period ended May 31, 2022.

### TABLE OF CONTENTS

1

### TABLE OF CONTENTS

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

#### CAPITAL PROJECTS FUNDS

Definition	31
Street Construction Fund Comparative Statement of Net Position Comparative Statement of Activities	32 33
Building Construction Fund Comparative Statement of Net Position Comparative Statement of Activities	34 35
Equipment Replacement Fund Comparative Statement of Net Position Comparative Statement of Activities	36 37
Park Construction Fund Comparative Statement of Net Position Comparative Statement of Activities	38 39
ENTERPRISE FUNDS	
Definition	40
Utility Fund Comparative Statement of Net Position Comparative Statement of Activities Revenue Bond Coverage Graphic Analysis – Water Consumption Graphic Analysis – Water Sales Graphic Analysis – Sewer Service Graphic Analysis – Total Revenues Graphic Analysis – Total Revenues Graphic Analysis – Total Expenditures	41 42 43 44 45 46 47 48
Drainage Utility Fund Comparative Statement of Net Position Comparative Statement of Activities	49 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.

#### Comparative Statement of Net Position May 31, 2022 and 2021 (Unaudited)

General Fund	Fiscal 2022	Fiscal 2021
ASSETS		
Cash and Investments	\$ 40,685,577	\$ 40,207,240
Receivables:	0 10,000,011	
Current Year Taxes	405,106	982,198
Delinquent Taxes (Net of		,
Allowance of \$1,560,035)	-	-
Accounts (Net of Allowance of \$254,026)	1,759,988	874,128
Ambulance	1,908,026	1,405,579
Municipal Court	42,342	28,122
Due From Other Funds	1,791,139	-
Capital Assets (net of accumulated	545 <b>8</b> 27 (5047) <b>5</b> 37 (504	
depreciation)	483,749,129 *	453,053,593
Total Assets	\$ 530,341,307	\$ 496,550,860
DEFERRED OUTFLOW OF RESOURCES		
Deferred Pension Contributions	\$ 3,955,241	\$ 3,925,423
Deferred OPEB Contributions	689,754	2,145,464
Deferred Investment Losses	10 	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	544,622,423	514,730,220
RESOURCES, AND FUND BALANCES		
Accounts Payable	\$ 369,645	\$ 429,009
Accrued Liabilities	513,598	507,242
Deferred Revenue	2,355,475	2,415,899
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	203,652,042	265,047,282
DEFERRED INFLOWS OF RESOURCES		
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
FUND BALANCES:		
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	43,353,460	40,145,117
Total Fund Balances	314,296,884	243,323,089
Total Liabilities, Deferred Inflows of		
Resources, and Fund Balances	\$ 544,622,423	\$ 514,730,220

\* 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.

#### Summary Statement of Activites For the Month and Eight Months Ended May 31, 2022 and 2021 (Unaudited)

For	the Month and I	Eight Months I	Ended May 31,	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
DEVENITES.							
<u>REVENUES:</u>	6 1.000.010	¢ 1040.20/	¢ 54 400 205	¢ 50.007 570	¢ (0)(050(7	¢ (0.125.((2))	07.010/
Taxes License And Permits	\$ 1,990,019	and antic contraction	\$ 54,490,305	\$ 52,826,573	\$ 62,625,967	\$ (8,135,662)	87.01%
Grant Revenue	281,955 5,138	424,726	2,511,920	2,517,124	2,368,344	143,576	106.06%
Charges For Services	816,869	5,920	164,861 4,646,539	178,402 4,282,336	200,000 6,302,012	(35,139)	82.43% 73.73%
Fines And Fees	78,852	622,147				(1,655,473)	
Interest Earnings	18,832	101,440 465	820,198	698,881	1,228,878	(408,680)	66.74%
Contributions	-	465	6,841	6,991	50,000	(43,159)	13.68%
Miscellaneous			-	-	1 507 272	-	0.00%
Miscenaneous	85,713	116,621	1,029,682	819,184	1,597,273	(567,591)	64.46%
Total Revenues	3,258,565	3,213,705	63,670,346	61,329,491	74,372,474	(10,702,128)	85.61%
EXPENDITURES:							
General Government	1,656,275	1,225,628	12,570,869	11,562,088	19,101,216	6,530,347	65.81%
Public Safety	3,270,266	2,993,361	28,041,261	25,385,302	42,362,806	14,321,545	66.19%
Public Works	778,488	427,406	3,271,282	1,989,081	5,857,019	2,585,737	55.85%
Community Development	432,820	471,632	3,251,425	2,870,194	5,819,451	2,568,026	55.87%
Total Expenditures	6,137,849	5,118,027	47,134,837	41,806,665	73,140,492	26,005,655	64.44%
EXCESS REVENUES OVER(UNDER)							
EXPENDITURES	(2,879,284)	(1,904,322)	16,535,509	19,522,826	1,231,982		
OTHER FINANCING SOURCES (USES)						1 <b>a</b> 1	
Reserve/Contingency		-		-	(61,178)	(141,861)	0.00%
Sale of Capital Assets, net	-	<del></del>	-	2	-		0.00%
Financing, net	-	<u>~</u>	-	<u> </u>	-	설	0.00%
Sources	1,426,922	Ξ.	1,426,922	-	2,759,961	2,759,961	0.00%
(Uses)			(2,002,876)	(1,565,008)	(3,930,765)	2,550,234	50.95%
Total Other Financing Sources (Uses)	1,426,922	<u> </u>	(575,954)	(1,565,008)	(1,231,982)	5,168,334	46.75%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER)							
EXPENDITURES AND OTHER FINANCING USES	(1,452,362)	(1,904,322)	15,959,555	17,957,818			
FUND BALANCE BEGINNING	44,805,822	42,049,439	27,393,905	22,187,299	21,934,063		
ENDING	\$ 43,353,460	\$ 40,145,117	\$ 43,353,460	\$ 40,145,117	\$ 21,934,063		

5

### Statement of Activites - Budget and Actual For the Month and Eight Months Ended May 31, 2022 and 2021 (Unaudited)

For the Month and Eight Months Ended May 31, 2022 and 2021 (Unaudited)											
Charles and the second second		TRAD	TNOT	ENGO	The second s		FY22	FY22			
General Fund		FY22	FY21	FY22	FY21	FY22	POSITIVE	PERCENT			
General Fund		MONTH TO	MONTH TO	YEAR TO	YEAR TO	ORIGINAL	(NEGATIVE)	COLLECTED TO			
	min and	DATE	DATE	DATE	DATE	BUDGET	BUDGET	BUDGET			
REVENUES:											
Taxes-Current		\$ 120,202	\$ 124,783	\$ 38,240,639	\$ 39,504,053	\$ 43,052,467	\$ (4,811,828)	88.82%			
Taxes-Prior		0	1,854	198,256	107,557	174,144	24,112	113.85%			
Gas Royalty Income		-	589	432,179	428,281	433,879	(1,700)	99.61%			
Franchise Taxes		121,079	147,325	3,567,553	3,364,295	3,559,504	8,049	100.23%			
Sales Taxes		1,712,087	1,638,163	11,712,298	9,054,082	14,985,082	(3,272,784)	78.16%			
Mix Drink Taxes		28,420	24,745	193,714	137,708	238,831	(45,117)	81.11%			
Delinquent P& I		8,231	4,927	145,666	230,597	182,060	(36,394)	80.01%			
							(00,000)	00.0170			
Total Taxes		1,990,019	1,942,386	54,490,305	52,826,573	62,625,967	(8,135,662)	87.01%			
LICENSE & PERMITS											
Building Permits		207,259	298,703	1,866,888	1,819,284	1,739,701	127,187	107.31%			
Other Lic/Permits		74,696	126,023	645,032	697,840	628,643	16,389	102.61%			
Total License & Permits		281,955	424,726	2,511,920	2,517,124	2,368,344	143,576	106.06%			
GRANT REVENUE		5,138	5,920	164,861	178,402	200,000	(35,139)	82.43%			
CHARGES FOR SERVICES											
Sanitation		410,543	389,245	2,828,471	2,699,365	4,049,047	(1,220,576)	69.86%			
Ambulance Services		140,323	141,053	1,195,758	1,092,628	1,868,965	(673,207)	63.98%			
Fines & Fees-Engineering		266,003	91,849	622,310	490,343	384,000	238,310	162.06%			
Total Charges For Services		816,869	622,147	4,646,539	4,282,336	6,302,012	(1,655,473)	73.73%			
FINES & FEES											
Fines & Fees-Court		65,738	77,318	615,992	472,763	858,769	(242,777)	71.73%			
Fines & Fees-Other	٠	13,114	24,122	204,206	226,118	370,109	(165,903)	55.17%			
Total Fines & Fees		78,852	101,440	820,198	698,881	1,228,878	(408,680)	66.74%			
INTEREST EARNINGS		19	465	6,841	6,991	50,000	(43,159)	13.68%			
MISCELLANEOUS											
Jail Contract Housing		0	0	180,491	220,607	287,937	(107,446)	62.68%			
Certificate Of Occupancy		1,260	1,560	9,720	11,040	14,400	(4,680)	67.50%			
Mowing		1,363	1,080	13,298	3,099	-	13,298	0.00%			
Sale Of Property		0	0	12,383	19,624	-	12,383	0.00%			
Zoning Fees		5,800	13,300	59,158	58,500	78,000	(18,842)	75.84%			
Health & Rent Inspection Fees		20,975	0	191,310	0	583,375	(392,065)	32.79%			
Miscellaneous		56,315	100,681	563,322	506,314	633,561	(70,239)	88.91%			
Total Miscellaneous		85,713	116,621	1,029,682	819,184	1,597,273	(567,591)	64.46%			
Total Revenues		\$ 3,258,565	\$ 3,213,705	\$ 63,670,346	\$ 61,329,491	\$ 74,372,474	\$ (10,702,128)	85.61%			

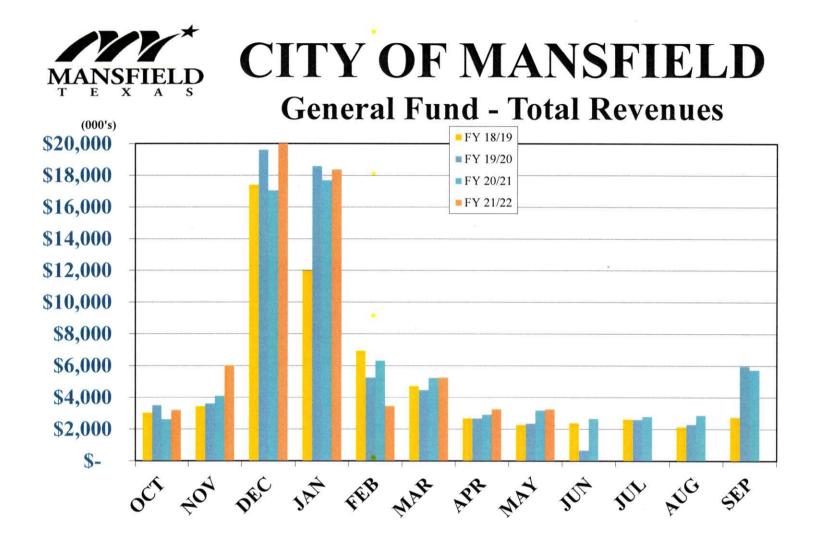
### Statement of Activites - Budget and Actual For the Month and Eight Months Ended May 31, 2022 and 2021 (Unaudited)

		ine infontin a	ind Eight Mon	this Ended May	51, 2022 and 2	021 (Unaudited)	Victory and a second second second second	Carl State Street
General Fund		FY22 IONTH 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	\$	170,361	\$ 180,746	\$ 1,591,295	\$ 2,081,341	\$ 3,256,867	\$ 1,665,572	48,86%
City Council		60,622	9,164	207,694	109.875	231,059	23,365	48.80%
Intern Program		3,083	4,367	11,051	12,724	51,907	40,856	21.29%
Administration		124,282	107,173	1,139,467	1,243,798	1,598,654	459,187	71.28%
Legal		24,689	20,575	175,488	509,729	332,500	157,012	52.78%
Human Resources		159,926	83,011	739,855	633,272	839,816	99,961	88.10%
Finance		36,737	33,086	338,652	174,803	497,155	158,503	68.12%
Accounting		28,120	27,446	364,439	273,285	530,667	166,228	68.68%
Purchasing		61,283	25,653	472,474	226,566	394,807	(77,667)	119.67%
Tax Collection		-	-	353,651	322,895	366,008	1190 0000000000000000000000000000000000	
Information Technology		74,739	63,105	721,332	542,293	and a second framework	12,357	96.62%
Sanitation		288,902	280,786	2,025,786		1,128,882	407,550	63.90%
Public Records		288,902		1.00 × 0.00 × 0.00 × 0.00 × 0.00	1,929,337	3,316,513	1,290,727	61.08%
City Secretary		48,343	10,578	165,444	36,331	299,629	134,185	55.22%
Planning Administration		and a second	33,795	308,000	298,102	498,744	190,744	61.76%
Construction Codes Boards		89,448	78,494	764,642	768,500	1,186,623	421,981	64.44%
		-	270	305	639	30,175	29,870	1.01%
Planning/Zoning Comm		469	218	4,761	3,445	14,021	9,260	33.95%
Engineering		48,214	44,757	430,139	339,964	519,177	89,038	82.85%
Historic Landmark				21	363	3,150	3,129	0.67%
Development Services		19,123	15,402	279,658	247,553	368,753	89,095	75.84%
Building Inspection		206,674	90,358	1,125,354	751,645	1,283,724	158,370	87.66%
Board of Adjustments		-	-	1	156	1,948	1,947	0.03%
Code Compliance		48,855	43,064	379,411	386,118	546,261	166,850	69.46%
Rental & Health Inspection		34,335		222,974		518,275	295,301	43.02%
Building Maintenance		106,582	73,580	748,975	669,314	1,285,901	536,926	58.25%
Total		1,656,275	1,225,628	12,570,869	• 11,562,088	19,101,216	6,530,347	65,81%
PUBLIC SAFETY								
Police Administration		117,046	159,464	1,380,869	1,307,559	1,901,909	521,040	72.60%
Communications		209,437	223,317	2,186,643	2,017,497	3,234,850		
Patrol		753,968	702,905	6,099,683	5,997,551	- 10,059,714	1,048,207 3,960,031	67.60%
CID And Narcotics		241,972	221,060	2,175,745	2,059,895	3,499,688		60.63%
Jail Operations							1,323,943	62.17%
Animal Control		218,036 66,073	100,303 67,011	1,166,021	799,668 501,206	1,437,858	271,837	81.09%
CVE Traffic Enforcement			C1110-000000000000000000000000000000000	540,364	1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	830,773	290,409	65.04%
		24,392	22,645	221,838	188,087	335,508	113,670	66.12%
Traffic Enforcement		53,177	36,564	421,897	527,610	641,442	219,545	65.77%
K-9 Patrol		9,992	9,336	89,428	81,524	142,687	53,259	62.67%
COPS		95,392	60,485	667,233	456,017	751,191	83,958	88.82%
Municipal Court		36,299	41,684	327,506	380,915	671,626	344,120	48.76%
Training		49,778	54,996	592,493	404,769	790,659	198,166	74.94%
Police Grant Expenditures		30,894	27,900	324,212	408,289	401,473	77,261	80.76%
Fire Administration		169,642	125,673	1,524,851	903,480	2,087,516	562,665	73.05%
Fire Prevention		65,558	64,461	533,766	484,213	848,824	315,058	62.88%
Emergency Management		92,875	56,936	671,995	560,802	895,450	223,455	75.05%
Fire Operations		1,035,737	1,018,621	9,116,717	8,306,220	13,831,638	4,714,921	65.91%
Total	-	3,270,266	2,993,361	28,041,261	25,385,302	42,362,806	14,321,545	66.19%

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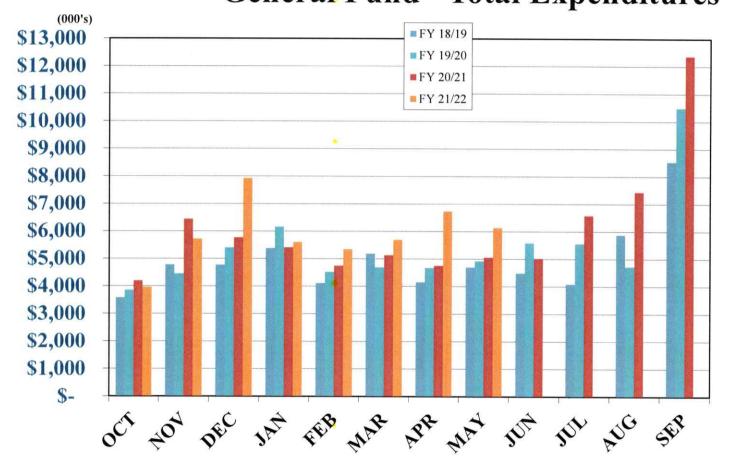
### Statement of Activites - Budget and Actual For the Month and Eight Months Ended May 31, 2022 and 2021 (Unaudited)

Openeral Fund         MONTH TO DATE         P122 DATE         P121 VER TO DATE         P122 VER TO DATE         OPENTAL TO BUDGET         OPENTAL BUDGET         OPENTAL	FO	or the Month a	ind Eight Mont	hs Ended May	31, 2022 and 20	021 (Unaudited		
PIEBLC WORKS         State Maintenance         778,488         427,406         3,271,232         1,989,081         5,857,019         2,585,737         95,858,737           Toal         778,488         427,406         3,271,232         1,989,081         5,857,019         2,585,737         55,859,           COMMUNITY SERVICES         Parks Recreation Operations         176,111         172,129         1,214,805         1,127,612         2,403,505         1,188,700         55,549           Communications & Markeing         64,370         151,934         460,891         402,748         272,932         22,684,104         61,318           Dewittown Parking         64,70         293         4,873         3,183         -         (4,873)         0,00%           Cultural Services         55,512         27,063         442,984         22,526,776         60,748           Lubray         111,733         99,376         91,828         91,6239         1,623,936         56,518           Total         43,2820         471,632         3,251,425         2,870,144         5,819,431         2,568,066         5,879,577           Total         43,2820         471,642         3,251,425         2,870,144         5,218,561         0,00%           Tota	General Fund	MONTH TO	MONTH TO	YEAR TO	YEAR TO	ORIGINAL	(NEGATIVE)	PERCENT COLLECTED TO
Traffic Control       1.00110       1.00110       1.00100       1.00100       1.00100         Total       778,488       427,406       3.271,282       1.980,081       5,857,019       2.585,737       55.85%         COMMUNITY SERVICES       Park & Recreation Operations       176,111       172,129       1.214,805       1.127,612       2,403,505       1.188,700       50.54%         Communications & Munkcing       64370       131,934       460,891       402,748       723532       206,841       66.31%         Downsom Parking       647       233       4,473       31,83	PUBLIC WORKS		Part	DATE	DAIL	BUDGET	DUDGET	BUDGEI
Traffic Control       1.00110       1.00110       1.00100       1.00100       1.00100         Total       778,488       427,406       3.271,282       1.980,081       5,857,019       2.585,737       55.85%         COMMUNITY SERVICES       Park & Recreation Operations       176,111       172,129       1.214,805       1.127,612       2,403,505       1.188,700       50.54%         Communications & Munkcing       64370       131,934       460,891       402,748       723532       206,841       66.31%         Downsom Parking       647       233       4,473       31,83	Street Maintenance	778 488	427 406	3 271 282	1 080 081	5 857 010	2 595 727	55 950/
Total         778,488         427,406         3.271,282         1,980,081         5,857,019         2,585,737         55,85%           COMMUNTY SERVICES         Parks & Recreation Operations         176,111         172,129         1,214,805         1,127,612         2,403,505         1,188,700         55,85%           Communications Marking         64370         131,934         460,891         402,748         729,532         266,841         63,19%           Downtown Parking         64370         2043         204,833         3,183         -         4,4873         0,00%           Cultural Services         55,512         206,631         442,998         262,232         729,574         66,74%           Library         111,733         9,9376         91,8238         91,424,365         760,118         55,85%           Total         422,580         471,652         3,251,425         2,870,194         5,819,451         2,568,66         55,87%           Total         422,580         471,642         3,251,425         2,870,194         5,819,451         2,6005,655         64,44%           EXCESS REVENUES OVER(UNDER)         5         5,118,027         5         41,400,665         5         73,140,492         2,6005,655         64,44%		-	-	5,271,262	1,969,081	5,857,019	2,385,757	
COMMUNITY SERVICES         District         District <thdistrict< th="">         District         District<td></td><td>-</td><td>i<del></del></td><td></td><td></td><td></td><td></td><td>0.00%</td></thdistrict<>		-	i <del></del>					0.00%
Parks & Revention Openations         177.111         172.129         1.214.805         1.127.1212         2.403.505         1.188.700         55.349           Communications & Marketing         64.370         15.1934         460.891         402.748         729.532         288.641         63.189           Downteron Parking         24.347         20.0372         209.620         114.489         332.644         123.064         63.018           Columnal Services         55.612         27.663         442.948         916.539         1.623.356         706.118         56.538           Total         452.820         471.632         3.251.425         2.870.194         5.819.451         2.568.026         55.87%           TOTAL EXPENDITURES         \$ 6.137.849         \$ 5.118.027         \$ 41.306.665         \$ 73.140.492         \$ 2.6005.655         64.44%           EXCESS REVENCES OVER(INDER)         EXPENDITURES         (2.879.284)         (1.904.322)         16.535.509         19.522.826         1.231.982         0.00%           OTHER FINANCING SOURCES (USES)         SUBINF Finander         -         -         2.18.561         0.00%           Total Other Financing Sources         1.426.922         -         (1.426.922)         0.00%           Total Other Financing So	Total	778,488	427,406	3,271,282	1,989,081	5,857,019	2,585,737	55.85%
Communications & Marketing         64.370         151.934         460.391         402.748         729.532         268,041         63.185           Dwintows Parking         64.370         151.934         460.391         402.748         729.532         268,041         66.3185           Dwintows Parking         64.373         0.005         154.489         332.684         123.064         65.016           Callmant Services         35.612         27.063         144.2998         265.223         729.374         26.676         66.774           Total         432.820         471.652         3.251.425         2.870.194         5.819.451         2.568.026         55.87%           TOTAL EXPENDITURES         S         6.137.849         S         5.118.027         S         47.134.837         S         41.306.665         S         73.140.492         S         2.60.05.655         64.4495           EXCESS REVENUES OVER(UNDER)         EXPENDITURES         (1.904.322)         16.535.509         19.522.826         1.231.982         0.005           SOURCES:         Unito Finand-Transfer         -         -         2.41.400         0.005           Bond Proceds         -         -         -         0.005         0.005 <t< td=""><td>COMMUNITY SERVICES</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	COMMUNITY SERVICES							
Communications & Marking, 64.370 151,934 460,891 402,748 729,532 268,841 63.189 Senior Citizens 24,347 20,837 209,620 154,489 332,644 123,064 65.01% Cultural Services 55,612 27,063 442,998 265,223 729,373 226,976 66.74% Lubary 111,733 93,76 91,22,85 91,624,356 770,61.18 55.55% Total 432,820 471,632 3,251,425 2,870,94 5,819,451 2,568,026 55 87% TOTAL EXPENDITURES 5 6,137,849 5 5,118,027 5 47,134,837 5 41,866,665 5 7,31,40,492 5 26,005,655 64.44% EXCESS REVENUES OVERUNDERS EXPENDITURES (2,879,284) (1,904,322) 16,535,509 19,522,826 1,231,962 OTHER FINANCING SOURCES (USES) SOURCES: Unity Fund-Transfer	Parks & Recreation Operations	176,111	172,129	1,214,805	1,127,612	2,403,505	1 188 700	50 54%
Downtown Parking         647         293         4,873         3,183         -         (4,873)         0.00%           Cultural Services         55,612         27,063         442,998         265,223         729,374         226,64         63,01%           Cultural Services         55,612         27,063         442,998         265,223         729,374         226,60,26         55,87%           Total         432,820         471,632         3,251,425         2,870,194         5,819,451         2,566,026         55,87%           TOTAL EXPENDITURES         \$6,137,849         \$5,118,027         \$47,134,837         \$4,866,665         \$7,3,140,492         \$2,60,05,655         64,44%           EXCESS REVENUES OVER(UNDER)         EXPENDITURES         (2,879,284)         (1,904,322)         16,535,509         19,522,826         1,231,982         0.00%           OTHER FINANCING SOURCES (USES)         SOURCES:         . </td <td>Communications &amp; Marketing</td> <td>64,370</td> <td>151,934</td> <td>460,891</td> <td></td> <td>Constraint Constraints</td> <td>Second Second</td> <td></td>	Communications & Marketing	64,370	151,934	460,891		Constraint Constraints	Second Second	
Senior Citizens         24,347         20.837         200,020         154,489         332,684         123,064         63,014           Library         111,733         99,376         942,982         225,232         729,374         226,6376         60,748           Library         111,733         99,376         918,238         916,939         1,624,336         706,118         55,557%           Total         432,420         471,632         3,251,425         2,870,114         5,819,451         2,568,026         55,87%           TOTAL EXPENDITURES         5         6,137,849         5         5,118,027         5         41,806,665         5         7,31,40,492         5         2,606,655         64,44%           EXCESS REVENUES OVER(UNDER)         EXPENDITURES         (2,879,284)         (1,904,322)         16,535,509         19,522,826         1,231,982           OTHER FINANCING SOURCES (USES)         SOURCES:         1,426,922         1,426,922         0,00%           Boil Proceeds         -         -         -         0,00%         0,00%           Sole of Capital Asets, net         -         -         -         0,00%           Total Other Financing Sources         1,426,922         -         2,759,961         1,33	Downtown Parking	647	293				(1)()	
Cultural Services         55.612         27.063         442.998         26.523         729.374         28.6376         60.74%           Library         111.733         99.376         918.238         916.939         1.624.356         706.118         56.539%           Total         432.820         471.632         3.251,425         2.870,194         5.819.451         2.568,026         55.87%           TOTAL EXPENDITURES         5         6.137,849         \$ 5.118,027         \$ 47,134,837         \$ 41,806,665         \$ 73,140,492         \$ 2.6005,655         64.44%           EXCESS REVENUES OVER(UNDER)         (2.879,284)         (1,904,322)         16,535,509         19,522,826         1,231,982           OTHER FINANCING SOURCES (USES)         SOURCES:         1110116 Yand-Transfer         -         -         2.518,561         0.00%           Bod Precedis         1.426,922         -         1.426,922         -         0.00%           Total Other Financing Sources         1.426,922         -         1.426,922         -         0.00%           CUSES):         -         -         -         -         0.00%           CUSES):         -         -         -         0.00%           Transfer         - <t< td=""><td>Senior Citizens</td><td>24,347</td><td>20,837</td><td>209,620</td><td></td><td>332,684</td><td>24. 000000000000000000000000000000000000</td><td></td></t<>	Senior Citizens	24,347	20,837	209,620		332,684	24. 000000000000000000000000000000000000	
Library 111,733 99,376 918,238 916,939 1,624,356 706,118 56,358 Total 432,820 471,632 3,251,425 2,870,194 5,819,451 2,568,026 55 87% TOTAL EXPENDITURES \$ 6,137,849 \$ 5,118,027 \$ 47,134,837 \$ 41,806,665 \$ 73,140,492 \$ 26,005,655 644,44% EXCESS REVENUES OVER(UNDER) EXPENDITURES (2,879,284) (1,904,322) 16,535,509 19,522,826 1,231,982 OTHER FINANCING SOURCES (USES) SOURCES Utility Fund-Transfer 1,426,922 1,422,922 2, 2,518,561 2,518,561 0,00% Bad Foreceds 2,518,561 2,518,561 0,00% Sale of Capital Assets, net 0,00% Sale of Capital Assets, net 0,00% Sale of Capital Assets, net 0,00% REPCD UTER Financing Sources 1,426,922 - 1,426,922 - 2,759,961 1,333,039 0,00% REPCD 0,00% Sale of Capital Assets, net 0,00% Represent in Bond Issuance 0,00% REPCD 0,00% REPCD 0,00% Represent 0,00% Represent 0,00% Represent 0,00% Reserve/Contingency 0,00% Reser	Cultural Services	55,612	27,063			Contraction and Contraction		
Total         432,820         471,632         3,251,425         2,870,194         5,819,451         2,568,026         558,87%           TOTAL EXPENDITURES         \$ 6,137,849         \$ 5,118,027         \$ 47,134,837         \$ 41,806,665         \$ 73,140,492         \$ 26,005,655         64,44%           EXCESS REVENUES OVER(UNDER)         (2,879,284)         (1,904,322)         16,535,509         19,522,826         1,231,982           OTHER FINANCING SOURCES (USES)         SOURCES:         Utility Fund-Transfer         -         -         2,518,561         0.00%           Bond Proceeds         -         -         -         241,400         241,400         0.00%           Premuims on Bond Issuance         -         -         -         0.00%         0.00%           Sale of Capital Assets, net         -         -         -         0.00%         0.00%           Tausfers         -         -         -         -         0.00%         0.00%           Total Other Financing Sources         1,426,922         -         1,426,922         -         2,759,961         1,333,039         0.00%           Total Other Financing Sources         1,426,922         -         1,426,481         1,333,772         0.00%           Discount on B	Library	111,733	99,376	918,238		an ann an Anna		
TOTAL EXPENDITURES         5         6,137,849         5         5,118,027         5         41,806,665         5         73,140,492         5         26,005,655         64,44%           EXCESS REVENUES OVER(UNDER) EXPENDITURES         (2,879,284)         (1,904,322)         16,535,509         19,522,826         1,231,982           OTHER FINANCING SOURCES (USES)         SOURCES:         Ultility Fund-Transfer         -         -         2,518,561         2,518,561         0,00%           MEDC - Transfer         1,426,922         -         1,426,922         -         (1,426,022)         0,00%           Premuins on Bond Issuance         -         -         -         -         0,00%           Sale of Capital Assets, net         -         -         -         -         0,00%           Land         -         -         -         -         -         0,00%           MPEDC         -         -         -         -         0,00%           Tasifer         1,426,922         -         1,426,922         -         0,00%           Total Other Financing Sources         1,426,922         -         2,759,961         1,333,039         0,00%           MPEDC         -         -         -         <	Total	432,820	471.632	3 251 425	2 870 194	10		
EXCESS REVENUES OVER(UNDER)         Expenditure         Excess Revenues         Expenditure         Ex					2,010,171		2,500,020	55.8776
EXPENDITURES       (2,879,284)       (1,904,322)       16,535,509       19,522,826       1,231,982         OTHER FINANCING SOURCES (USES)         SOURCES:         Utility Fund-Transfer       -       -       2,518,561       2,518,561       0,00%         MEDC - Transfer       1,426,922       -       241,400       241,400       0,00%         Bond Proceeds       -       -       -       0,00%       0,00%         Bond Proceeds       -       -       -       0,00%       0,00%         Sale of Capital Assets, net       -       -       -       0,00%         Total Other Financing Sources       1,426,922       -       1,426,922       -       0,00%         Land       -       -       -       -       0,00%         MPFDC       -       -       -       0,00%         Transfers       -       -       -       0,00%         Economic Incentives       -       -       -       0,00%         Reserve/Contingency       -       -       -       0,00%         Reserve/Contingency       -       -       -       0,00%         Bond Issuance       -       -       -       0,00%	TOTAL EXPENDITURES	\$ 6,137,849	\$ 5,118,027	\$ 47,134,837	\$ 41,806,665	\$ 73,140,492	\$ 26,005,655	64.44%
SOURCES:       2,518,561       2,518,561       0,00%         MEDC - Transfer       1,426,922       1,426,922       -       (1,426,922)       0,00%         Transfer       1,426,922       -       -       1,426,922       0,00%         Premuims on Bond Issuance       -       -       -       0,00%         Sale of Capital Assets, net       -       -       -       0,00%         Total Other Financing Sources       1,426,922       -       1,426,922       2,759,961       1,333,039       0,00%         (USES):       -       -       -       -       -       0,00%         Itand       -       -       -       -       0,00%         MPFDC       -       -       -       0,00%         Fansfers       -       -       -       0,00%         Economic Incentives       -       -       -       0,00%         Biscount on Bord Issuance       -       -       -       0,00%         Bord Issuance       -       -       -       0,00%         Reserve/Contingency       -       -       -       0,00%         Total Other Financing Uses       -       -       -       0,00% <td></td> <td>(2,879,284)</td> <td>(1,904,322)</td> <td>16,535,509</td> <td>19,522,826</td> <td>1,231,982</td> <td></td> <td></td>		(2,879,284)	(1,904,322)	16,535,509	19,522,826	1,231,982		
Utility Fund-Transfer       -       -       -       2,518,561       2,518,561       0.00%         MEDC       Transfer       1,426,922       -       -       241,400       241,400       0.00%         Bond Proceeds       -       -       -       241,400       0.00%         Bond Proceeds       -       -       -       0.00%         Bond Issuance       -       -       -       -       0.00%         Sale of Capital Assets, net       -       -       -       -       0.00%         Total Other Financing Sources       1,426,922       -       2,759,961       1,333,039       0.00%         (USES):       -       -       -       -       -       0.00%         Idual       -       -       -       -       0.00%         (USES):       -       -       -       0.00%         Idual       -       -       -       0.00%         PFA Insurance       -       -       0.00%       1535,772       0.00%         Broomonic Incentives       -       -       -       0.00%       366,001       396,000)       586,707       3.38%         Discount on Bond Issuance       -	OTHER FINANCING SOURCES (USES)							
MEDC - Transfer       1,426,922       1,426,922       241,400       241,400       000%         Transfer       1,426,922       1,426,922       -       (1,426,922)       0.00%         Bond Proceeds       -       -       -       0.00%       0.00%         Premuins on Bond Issuance       -       -       -       0.00%         Sale of Capital Assets, net       -       -       -       0.00%         Total Other Financing Sources       1,426,922       -       2,759,961       1,333,039       0.00%         (USES):       Land       -       -       -       0.00%       0.00%         Land       -       -       -       0.00%       0.00%       0.00%         MEDC       -       -       -       0.00%       0.00%       0.00%         (USES):       Land       -       -       0.00%       0.00%       0.00%         Inafers       -       -       (221,132)       499,592       0.00%         Economic Incentives       -       -       (1,132,017)       (848,985)       (71,137)       109,99%         Economic Incentives       -       -       -       0.00%       0.00%       0.00% <t< td=""><td>SOURCES:</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	SOURCES:							
MEDC - Transfer       .	Utility Fund-Transfer	-	-		-	2 518 561	2 518 561	0.00%
Transfer       1,426,922       -       1,426,922       -       -       0,00%         Bond Proceeds       -       -       -       -       0,00%         Sale of Capital Assets, net       -       -       -       0,00%         Total Other Financing Sources       1,426,922       -       2,759,961       1,333,039       0,00%         (USES):       Land       -       -       -       -       0,00%         Land       -       -       -       -       0,00%         MPFDC       -       -       -       0,00%         Transfers       -       -       -       0,00%         MPFDC       -       -       -       0,00%         Transfers       -       -       -       0,00%         PFA Insurance       -       -       -       0,00%         Economic Incentives       -       -       -       0,00%         Bond Issuance       -       -       -       0,00%         Bond Issuance Costs       -       -       -       0,00%         Reserve/Contingency       -       -       -       0,00%         Total Other Financing Uses       -	MEDC - Transfer	<del>,</del>	-	-	-			
Bond Proceeds         Image: Constraint of the second	Transfer	1,426,922	2	1.426.922	-	2.11,100	1 20	
Premuins on Bond Issuance       -       -       -       -       0.00%         Sale of Capital Assets, net       -       -       -       0.00%         Total Other Financing Sources       1,426,922       -       2,759,961       1,333,039       0.00%         (USES):       Land       -       -       -       0.00%         Land       -       -       -       0.00%         MPFDC       -       -       -       0.00%         Transfers       -       -       -       0.00%         PFA Insurance       -       -       -       0.00%         Economic Incentives       -       -       -       0.00%         Discount on Bond Issuance       -       -       -       0.00%         Bond Issuance Costs       -       -       -       0.00%         Reserve/Contingency       -       -       -       0.00%         Total Other Financing Uses       -       -       -       0.00%         Total Other Financing Sources (Uses)       1,426,922       .       (575,954)       (1,565,008)       (1,231,982)       3,741,412         EXCESS OF REVENUES AND OTHER       EXPENDITURES AND OTHER       -       - </td <td>Bond Proceeds</td> <td>-</td> <td>-</td> <td></td> <td></td> <td>-</td> <td>(1,420,722)</td> <td></td>	Bond Proceeds	-	-			-	(1,420,722)	
Sale of Capital Assets, net         -         -         -         0.00%           Total Other Financing Sources         1,426,922         -         2,759,961         1,333,039         0.00%           (USES):         Land         -         -         -         -         0.00%           MPFDC         -         -         -         0.00%         0.00%           Transfers         -         -         -         0.00%           FFA Insurance         -         -         -         0.00%           Discourt on Bond Issuance         -         -         -         0.00%           Discourt on Bond Issuance         -         -         -         0.00%           Reserve/Contingency         -         -         -         0.00%           Total Other Financing Uses         -         -         -         0.00%           Reserve/Contingency         -         -         -         0.00%           Total Other Financing Sources (Uses)         1,426,922         -         (575,954)         (1,565,008)         (3,991,943)         2,408,373         28.99%           Total Other Financing Sources (Uses)         1,426,922         -         (575,954)         (1,565,008)         (1,231,982) <td>Premuims on Bond Issuance</td> <td>· •</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td>	Premuims on Bond Issuance	· •	-					
USES):         1         1         1         1         1         0.00%           MPFDC         -         -         -         0.00%         1,920,60%         499,592         0.00%           Transfers         -         -         -         (1,924,648)         1,535,772         0.00%           PFA Insurance         -         -         -         (1,924,648)         1,535,772         0.00%           Discount on Bond Issuance         -         -         (1,132,017)         (685,041)         (936,000)         586,707         3.38%           Discount on Bond Issuance         -         -         -         -         0.00%           Reserve/Contingency         -         -         -         -         0.00%           Reserve/Contingency         -         -         -         0.00%           Total Other Financing Uses         -         -         (1,178)         (141,861)         575.52%           Total Other Financing Sources (Uses)         1,426,922         -         (575,954)         (1,565,008)         (1,231,982)         3,741,412           EXCESS OF REVENUES AND OTHER         FINANCING SOURCES OVER (UNDER)         EXPENDITURES AND OTHER         -         -         -         -	Sale of Capital Assets, net		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
Land       -       -       -       -       0.00%         MPFDC       -       -       -       (221,132)       499,592       0.00%         Transfers       -       -       -       (1,924,648)       1,535,772       0.00%         PFA Insurance       -       -       (870,859)       (879,967)       (848,985)       (71,837)       109.99%         Economic Incentives       -       -       (1,132,017)       (685,041)       (936,000)       586,707       3.38%         Discount on Bond Issuance       -       -       -       -       0.00%         Bond Issuance Costs       -       -       -       0.00%         Reserve/Contingency       -       -       -       0.00%         Reserve/Contingency       -       -       -       0.00%         Total Other Financing Uses       -       -       (2.002,876)       (1,565,008)       (1,231,982)       3,741,412         EXCESS OF REVENUES AND OTHER       FINANCING SOURCES OVER (UNDER)       -       (1,452,362)       (1,904,322)       15,959,555       17,957,818       -         UNRESERVED FUND BALANCE       BEGINNING       44,805,822       42,049,439       27,393,905       22,187,299       2	Total Other Financing Sources	1,426,922		1,426,922	<u> </u>	2,759,961	1,333,039	0.00%
MPFDC       -       -       -       (221,132)       499,592       0.00%         Transfers       -       -       (1,924,648)       1,535,772       0.00%         PFA Insurance       -       -       (870,859)       (879,967)       (848,985)       (71,837)       109.99%         Economic Incentives       -       -       (1,132,017)       (685,041)       (936,000)       586,707       3.38%         Discount on Bond Issuance       -       -       -       -       -       0.00%         Bond Issuance Costs       -       -       -       -       0.00%         Reserve/Contingency       -       -       -       0.00%         Total Other Financing Uses       -       -       -       0.00%         Total Other Financing Sources (Uses)       1,426,922       -       (575,954)       (1,565,008)       (3,991,943)       2,408,373       28.99%         Total Other Financing Sources (Uses)       1,426,922       -       (575,954)       (1,565,008)       (1,231,982)       3,741,412         EXCESS OF REVENUES AND OTHER       FINANCING USES       (1,452,362)       (1,904,322)       15,959,555       17,957,818       -         UNRESERVED FUND BALANCE       BEGINNING <td>(USES):</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	(USES):							
MPFDC       -       -       -       (221,132)       499,592       0.00%         Transfers       -       -       -       (1,924,648)       1,535,772       0.00%         PFA Insurance       -       -       (870,859)       (879,967)       (848,985)       (71,837)       109.99%         Economic Incentives       -       -       (1,132,017)       (685,041)       (936,000)       586,707       3.38%         Discount on Bord Issuance       -       -       -       -       0.00%         Bord Issuance Costs       -       -       -       0.00%         Reserve/Contingency       -       -       -       0.00%         Total Other Financing Uses       -       -       (2,002,876)       (1,565,008)       (3,991,943)       2,408,373       28.99%         Total Other Financing Sources (Uses)       1,426,922       -       (575,954)       (1,565,008)       (1,231,982)       3,741,412         EXCESS OF REVENUES AND OTHER       FINANCING SOURCES OVER (UNDER)       EXPENDITURES AND OTHER       -       -       -       -       -       -       -       -       -       -       -       -       -       -       -       -       -       - <td< td=""><td>Land</td><td>-</td><td></td><td>-</td><td>-</td><td>-</td><td>-</td><td>0.00%</td></td<>	Land	-		-	-	-	-	0.00%
Transfers       -       -       -       (1,924,648)       1,535,772       0.00%         PFA Insurance       -       (870,859)       (879,967)       (848,985)       (71,837)       109.99%         Economic Incentives       -       (1,132,017)       (685,041)       (936,000)       586,707       3.38%         Discount on Bond Issuance       -       -       -       -       0.00%         Bond Issuance Costs       -       -       -       -       0.00%         Reserve/Contingency       -       -       -       0.00%         Total Other Financing Uses       -       -       (1,565,008)       (3,991,943)       2,408,373       28.99%         Total Other Financing Sources (Uses)       1,426,922       -       (575,954)       (1,565,008)       (1,231,982)       3,741,412         EXCESS OF REVENUES AND OTHER       -       -       (1,555,008)       (1,231,982)       3,741,412         EXCESS OF REVENUES AND OTHER       -       -       (1,904,322)       15,959,555       17,957,818       -         UNRESERVED FUND BALANCE       BEGINNING       44,805,822       42,049,439       27,393,905       22,187,299       21,934,063	MPFDC	-	Ξ.	-	-	(221, 132)	499 592	
PFA Insurance       -       -       (870,859)       (879,967)       (848,985)       (71,837)       109.99%         Economic Incentives       -       -       (1,132,017)       (685,041)       (936,000)       586,707       3.38%         Discount on Bond Issuance       -       -       -       -       -       0.00%         Bond Issuance Costs       -       -       -       -       0.00%         Reserve/Contingency       -       -       -       0.00%         Total Other Financing Uses       -       -       (1,565,008)       (3,991,943)       2,408,373       28.99%         Total Other Financing Sources (Uses)       1,426,922       -       (575,954)       (1,565,008)       (1,231,982)       3,741,412         EXCESS OF REVENUES AND OTHER       FINANCING SOURCES OVER (UNDER)       EXPENDITURES AND OTHER       FINANCING USES       (1,452,362)       (1,904,322)       15,959,555       17,957,818       -         UNRESERVED FUND BALANCE       BEGINNING       44,805,822       42,049,439       27,393,905       22,187,299       21,934,063	Transfers	-	÷	2	-			
Economic Incentives       -       -       (1,132,017)       (685,041)       (936,000)       586,707       3.38%         Discount on Bond Issuance       -       -       -       -       0.00%         Bond Issuance Costs       -       -       -       -       0.00%         Reserve/Contingency       -       -       -       0.00%         Total Other Financing Uses       -       -       (1,565,008)       (3,991,943)       2,408,373       28.99%         Total Other Financing Sources (Uses)       1,426,922       -       (575,954)       (1,565,008)       (1,231,982)       3,741,412         EXCESS OF REVENUES AND OTHER       FINANCING SOURCES OVER (UNDER)       EXPENDITURES AND OTHER       EXPENDITURES AND OTHER       EXPENDITURES AND OTHER         FINANCING USES       (1,452,362)       (1,904,322)       15,959,555       17,957,818       -         UNRESERVED FUND BALANCE       BEGINNING       44,805,822       42,049,439       27,393,905       22,187,299       21,934,063	PFA Insurance	-		(870,859)	(879,967)	<ol> <li>Securitizană</li> </ol>		
Discount on Bond Issuance       -       -       -       -       0.00%         Bond Issuance Costs       -       -       -       -       0.00%         Reserve/Contingency       -       -       -       -       0.00%         Total Other Financing Uses       -       -       (61,178)       (141,861)       575.52%         Total Other Financing Sources (Uses)       1,426,922       -       (575,954)       (1,565,008)       (3,991,943)       2,408,373       28.99%         Total Other Financing Sources (Uses)       1,426,922       -       (575,954)       (1,565,008)       (1,231,982)       3,741,412         EXCESS OF REVENUES AND OTHER       FINANCING SOURCES OVER (UNDER)       EXPENDITURES AND OTHER       EXPENDITURES AND OTHER       -       0.00%         EXCESS OF REVENUES AND OTHER       FINANCING USES       (1,452,362)       (1,904,322)       15,959,555       17,957,818       -       -       -       -       -       0.00%       -       -       -	Economic Incentives	-	-			i terre a cherron de marte		
Bond Issuance Costs       -       -       -       -       0.00%         Reserve/Contingency       -       -       (61,178)       (141,861)       575.52%         Total Other Financing Uses       -       -       (2,002,876)       (1,565,008)       (3,991,943)       2,408,373       28.99%         Total Other Financing Sources (Uses)       1,426,922       -       (575,954)       (1,565,008)       (1,231,982)       3,741,412         EXCESS OF REVENUES AND OTHER       FINANCING SOURCES OVER (UNDER)       EXPENDITURES AND OTHER       EXPENDITURES AND OTHER       EXPENDITURES AND OTHER       UNRESERVED FUND BALANCE       -       -       -       -       -       -       -       -       0.00%         UNRESERVED FUND BALANCE       44,805,822       42,049,439       27,393,905       22,187,299       21,934,063       -       -       -       -       0.00%	Discount on Bond Issuance	-	-	-	-			
Reserve/Contingency       -       -       -       (141,861)       575.52%         Total Other Financing Uses       -       (2,002,876)       (1,565,008)       (3,991,943)       2,408,373       28.99%         Total Other Financing Sources (Uses)       1,426,922       -       (575,954)       (1,565,008)       (1,231,982)       3,741,412         EXCESS OF REVENUES AND OTHER       EXCESS OF REVENUES AND OTHER       575.52%       (1,565,008)       (1,231,982)       3,741,412         EXCESS OF REVENUES AND OTHER       FINANCING SOURCES OVER (UNDER)       575.52%       17,957,818       -         UNRESERVED FUND BALANCE       44,805,822       42,049,439       27,393,905       22,187,299       21,934,063	Bond Issuance Costs	÷.	-	-	-	-	-	
Total Other Financing Sources (Uses)       1,426,922       -       (575,954)       (1,565,008)       (1,231,982)       3,741,412         EXCESS OF REVENUES AND OTHER       FINANCING SOURCES OVER (UNDER)       EXPENDITURES AND OTHER       575,954)       (1,565,008)       (1,231,982)       3,741,412         EXCESS OF REVENUES AND OTHER       FINANCING SOURCES OVER (UNDER)       575,955       17,957,818       -         UNRESERVED FUND BALANCE       BEGINNING       44,805,822       42,049,439       27,393,905       22,187,299       21,934,063	Reserve/Contingency	2		<u> </u>		(61,178)	(141,861)	
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES (1,452,362) (1,904,322) 15,959,555 17,957,818 - UNRESERVED FUND BALANCE BEGINNING <u>44,805,822</u> 42,049,439 27,393,905 22,187,299 21,934,063	Total Other Financing Uses			(2,002,876)	(1,565,008)	(3,991,943)	2,408,373	28.99%
FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES (1,452,362) (1,904,322) 15,959,555 17,957,818 - UNRESERVED FUND BALANCE BEGINNING <u>44,805,822</u> 42,049,439 27,393,905 22,187,299 21,934,063	Total Other Financing Sources (Uses)	1,426,922	-	(575,954)	(1,565,008)	(1,231,982)	3,741,412	
BEGINNING <u>44,805,822</u> <u>42,049,439</u> <u>27,393,905</u> <u>22,187,299</u> <u>21,934,063</u>	The state of the second sec	6 5	(1,904,322)	15,959,555	17,957,818			
ENDING \$43,353,460 \$40,145,117 \$43,353,460 \$40,145,117 \$21,934,063	UNRESERVED FUND BALANCE BEGINNING	44,805,822	42,049,439	27,393,905	22,187,299	21,934,063		
	ENDING	\$ 43,353,460	\$ 40,145,117	\$ 43,353,460	\$ 40,145,117	\$ 21,934,063		



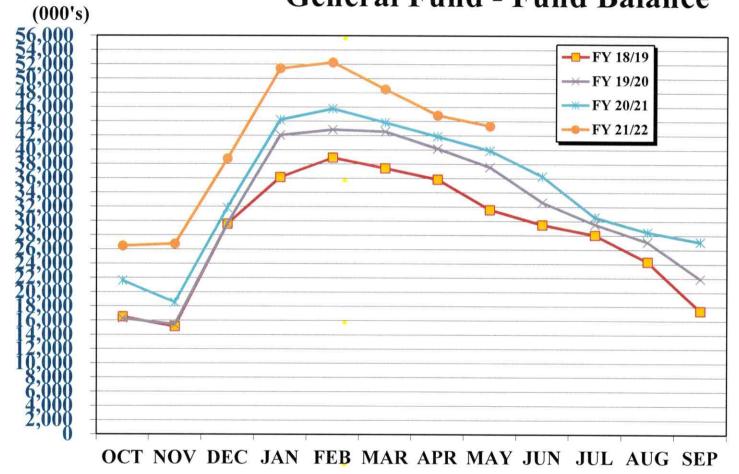


# **CITY OF MANSFIELD** General Fund - Total Expenditures



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### 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  $\frac{1}{2}$  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.

### Comparative Statement of Net Position May 31, 2022 and 2021 (Unaudited)

Tax Increment Reinvestment Zone Fund One	Fiscal 2022		F	iscal 2021
ASSETS				
Cash And Investments	\$ 8,141,814		\$	4,944,655
Due From Other Funds	24,581			24,581
Total Assets	\$ 8,166,395	-	\$	4,969,236
LIABILITIES & FUND BALANCES				
LIABILITIES: Accounts Payable Retainage Payable	\$ 524,769		\$	604,987
Total Liabilities	 524,769			604,987
FUND BALANCES: Fund Balance Excess Revenues Over Expenditures	 5,252,236 2,389,390	_		4,178,778 185,471
Total Fund Balances	 7,641,626	-		4,364,249
Total Liabilities And Fund Balances	\$ 8,166,395	•	\$	4,969,236

### Comparative Statement of Activites For the Month and Eight Months Ended May 31, 2022 and 2021 (Unaudited)

Tax Increment Reinvestment Zone Fund Number One	FY22 MONTH TO DATE		N	FY21 MONTH TO DATE		FY22 YEAR TO DATE		FY21 YEAR TO DATE
REVENUES: Taxes, Penalties, And Interest	\$	220,634	\$	184,961		2,872,388		184,961
Interest Income	÷	-	Ψ	13		596		510
Total Revenues		220,634	. <u>11 - T</u>	184,974		2,872,984		185,471
EXPENDITURES:								
General Government Debt Service -		-		-		483,594		-
Principal Retirement		-		=		-		-
Interest		-		-		-		V. <del></del> .
Lease Payments		-		-		-		-
Bond Issuance Cost				-		-		
Fiscal Charges						-		-
Total Expenditures			-	-		483,594	174	-
Excess Of Revenues Over								
(Under) Expenditures		220,634		184,974		2,389,390		185,471
OTHER FINANCING SOURCES (USES)								
Transfers Out				12		-		-
Bonds Issued		-		-		-		-
Premium on Bonds Issued		-		87		-		-
Discounts on Bonds Issued		-	•	-		-		
Payment to Refunded Bond Escrow Agent		-	0	-				-
Total Other Financing Sources (Uses)		-		÷.		-		-
Net Change in Fund Balances	-	220,634		184,974		2,389,390		185,471
FUND BALANCE, BEGINNING		7,420,992		4,179,275		5,252,236		4,178,778
FUND BALANCE, ENDING	\$	7,641,626	\$	4,364,249	\$	7,641,626	\$	4,364,249

### Comparative Statement of Net Position May 31, 2022 and 2021 (Unaudited)

Tax Increment Reinvestment Zone Fund Two		Fiscal 2022			Fiscal 2021
ASSETS					
Cash And Investments	\$	572,867		\$	537,417
Receivable		700,000			-
Total Assets	\$	1,272,867		\$	537,417
LIABILITIES & FUND BALANCES					
LIABILITIES: Accounts Payable Due To Other Funds Retainage Payable	\$	1,791,139		\$	-
Total Liabilities		1,791,139			-
FUND BALANCES: Fund Balance Excess Revenues Over		(814,140)			389,497
Expenditures		295,868			144,920
Total Fund Balances	-	(518,272)	۲	-	534,417
Total Liabilities And Fund Balances	\$	1,272,867		\$	534,417

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### Comparative Statement of Activites For the Month and Eight Months Ended May 31, 2022 and 2021 (Unaudited)

Tax Increment Reinvestment Zone Fund Number Two	FY22 MONTH TO DATE		TO MONTI		TH TO YEAR TO			FY21 YEAR TO DATE
<u>REVENUES:</u> Taxes, Penalties, And Interest Interest Income	\$	133,638	\$	144,920	\$	720,706	\$	144,920
Total Revenues		133,638		144,920		720,706	. <u></u>	144,920
EXPENDITURES: General Government Debt Service -		-		-		424,838		-
Principal Retirement Interest		-		-		-		-
Lease Payments		-		-		-		-
Bond Issuance Cost						-		-
Fiscal Charges		2000 2014		-		1		-
Total Expenditures				-		424,838		-
Excess Of Revenues Over (Under) Expenditures		133,638		144,920		295,868		144,920
OTHER FINANCING SOURCES (USES) Transfers In / (Out) Premium on Bonds Issued Discounts on Bonds Issued Payment to Refunded Bond Escrow Agent		-		-				
Total Other Financing Sources (Uses) Net Change in Fund Balances		133,638	•	144,920		295,868	- 	144,920
FUND BALANCE, BEGINNING		(651,910)		389,497		(814,140)		389,497
FUND BALANCE, ENDING	\$	(518,272)	\$	534,417	\$	(518,272)	\$	534,417

### Comparative Statement of Net Position May 31, 2022 and 2021 (Unaudited)

Hotel/Motel Occupancy Tax Fund		Fiscal 2022	Fiscal 2021		
ASSETS					
Cash And Investments Accounts Receivable	\$	1,678,751 2,277	\$	1,171,038 2,577	
Total Assets	\$	1,681,028	\$	1,173,615	
LIABILITIES & FUND BALANCES					
LIABILITIES: Accrued Liabilities	\$	17,142	\$	13,979	
Total Liabilities	0	17,142	: <u></u>	13,979	
FUND BALANCES: Fund Balance Excess Revenues Over Expenditures		1,492,875 171,011		1,034,174 125,462	
Total Fund Balances	2. <del></del>	1,663,886		1,159,636	
Total Liabilities And Fund Balances	\$	1,681,028	\$	1,173,615	

### Statement of Activites - Budget and Actual For the Month and Eight Months Ended May 31, 2022 and 2021 (Unaudited)

Hotel/Motel Occupancy Tax Fund	cy Tax Fund FY22 FY21 FY22 FY21 DATE DATE DATE DATE		YEAR TO	EAR TO ORIGINAL		FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED 1 BUDGET				
REVENUES											
Hotel Occupancy Tax	\$ 8	39,387	\$ 54,0	91	\$ 542,480	\$	360,886	S	725,000	\$ (182,520)	74.82
Miscellaneous Income	\$	513	\$ 1,7		17,530		11,638		-	17,530	0.00
Total Revenues		39,900	55,8	76	560,010		372,524		725,000	(164,990)	77.24
EXPENDITURES:											
Mansfield Historical Society		-	-		-		<u>.</u>			-	0.004
Mansfield Invitational		-								-	0.00
The LOT		-									0.004
Mansfield Rotary Club		-			-		-		-	-	0.005
Farr Best Theater		178	83	29	2,778		1,337			(2,778)	0.009
Discover Historic Mansfield		-	-		2,770		1,557		-	(2,778)	0.009
Mansfield Tourism	2	2,569	27,21	77	258,067		216,196		395,613	137,546	65.239
Pickled Mansfield Society		8,100	-	0.067	68,100		7,891		68,100	157,540	100.009
Mansfield Commission for the Arts		2,613			47,210		1,803		47,100	(110)	100.239
Historic Landmark Commission		-,			47,210		1,005		47,100	(110)	0.009
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)	0.009
Reserve			-		8,000		6,500		204,187	196,187	3.92%
Total Expenditures	9	3,460	28,10	)6	388,999		247,062		725,000	336,001	53.66%
Excess Of Revenues Over											
(Under) Expenditures	(	3,560)	27,77	0	171,011		125,462				
FUND BALANCE, BEGINNING	1,66	7,446	1,131,86	6	1,492,875		1,034,174				
FUND BALANCE, ENDING	\$ 1,66	3,886	\$ 1,159,63	6	\$ 1,663,886	\$	1,159,636			•	

### Comparative Budget and Cash Analysis For the Month and Eight Months Ended May 31, 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	\$ 542,481	\$ 182,519	74.82%
Rental of Facilities	-	17.296	(17.296)	0.00%
Interest Income	-	233	(233)	
Total Revenues	725,000	560,010	164,990	77.24%
EXPENDITURES:				
Mansfield Historical Society	-	-	-	0.00%
Mansfield Invitational	-	=		0.00%
The LOT	14	2	S20	0.00%
Discover Historic Mansfield - Farr Best Concerts	-	2,778	2,778	0.00%
Mansfield Tourism	395.613	258,066	(137,547)	65.23%
Pickled Mansfield Society	68,100	68.100	-	100.00%
Manfield Police Dept.	-	- 1000 - 11	ш <i>о</i>	0.00%
Mansfield Commission for the Arts	47,100	47.211	111	100.24%
Historic Landmark Commission	-		÷.	0.00%
Desert Love Film Festival	-	-	141	0.00%
Man House Museum	-	-		0.00%
Tommy King Foundation	-	5		0.00%
Sister Cities Celebration	-	-	-	0.00%
Wayfinding Program Friends of the Library	-	4.844	4.844	0.00%
Championship Basketball	10.000	5	(10,000)	0.00% 0.00%
Reserve	204.187	8,000	(196,187)	3.92%
Total Expenditures	725,000	388.999	(336,001)	53.66%
Revenues / (Expenditures)		171.011	(171.011)	
SUPPLEMENTAL INFORMATION: CASH ANALYSIS Beginning Cash Balance for Fiscal Year 2022	5 1,507,742			

Plus: FY2022 Cash Collections	560,010
Less: FY2022 Cash Expenditures	(388,999)
Cash Balance as of May 31, 2022	1,678,753
Remaining Hotel/Motel Occupancy Funds to Collect	182,519
Remaining Hotel/Motel Occupancy Funds to Expend	(336,001)
Projected Cash Balance at September 30, 2022	1,525,271

### Comparative Statement of Net Position May 31, 2022 and 2021 (Unaudited)

Mansfield Parks Facility Development Corp		Fiscal 2022		Fiscal 2021		
ASSETS:						
Cash And Investments Restricted Cash and Investments Receivables:	\$	5,988,168 6,101,523	\$	5,449,940 4,848,595		
Accounts		751,657		311,166		
Total Assets	\$	12,841,348	\$	10,609,701		
LIABILITIES & FUND BALANCES:						
LIABILITIES: Accounts Payable Other Liabilities Deferred Revenue	\$	157,217 1,000,000 1,462,813	\$	192,841 1,000,000 1,754,665		
Total Liabilities	5	2,620,030		2,947,506		
FUND BALANCES: Fund Balance Excess Revenues Over (Under) Expenditures		9,776,664 444,654	_	5,758,216 1,903,979		
Total Fund Balances		10,221,318		7,662,195		
Total Liabilities And Fund Balances	\$	12,841,348	\$	10,609,701		

### Statement of Activites - Budget and Actual For the Month and Eight Months Ended May 31, 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 TC BUDGET
REVENUES:							×
Sales Tax Revenue	\$ 591,560	\$ 555,338	\$ 3,741,971	\$ 2,419,256	\$ 4,333,942	\$ (591,971)	86.34%
Contributions	-	237	3,081	9,896	32,862	(29,781)	9.38%
Interest Earnings		83	2,027	1,560	12,000	(9,973)	16.89%
Other Income		20,553	4,480	28,580	12,000	4,480	0.00%
MAC Revenue	113.062	69,076	1,556,211	1,150,386	2,153,000	(596,789)	72.28%
Lease Royalties	23,301	11,889	133,416	71,241	100,000	33,416	133.42%
Park Land Dedication Revenue	62,000	67,750	904,000	1,087,250	-	904,000	0.00%
Total Revenues	789,923	724,926	6,345,186	4,768,169	6,631,804	(286,618)	95.68%
EXPENDITURES:							
Administration	326,684	174,997	1,364,948	1,132,900	1,903,318	538,370	71.71%
Field Operations	65,773	72,689	467,277	418,714	842,991		
Community Park Operations	87,379	78,056	687,551	605,438		375,714	55.43%
Nature Education Operations	10,332	11,270	73,487	77,973	1,217,808	530,257	56.46%
Recreational Center	68,050	61,375	549,020	415,179	227,089	153,602	32.36%
Neighborhood Park Operations	26,840	13,251	137,990		1,039,701	490,681	52.81%
Quadrants	20,840	15,251	282,000	72,488	259,245	121,255	53.23%
Non-Departmental	13,202	13,135	125,037	141,498	1,362,783	(282,000) 1,237,746	0.00% 9.18%
Total Expenditures	598,260	424,773	3,687,310	2,864,190	6,852,935	3,165,625	53.81%
						-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	191,663	300,153	2,657,876	1,903,979	(221,131)	2,879,007	-1201.95%
OTHER FINANCING SOURCES (USES):							
Operating Transfers In							
Operating Transfers (Out)	(2,213,222)	-	(2 212 222)	-	221,132	(221,132)	0.00%
Cash Reserves	(2,213,222)		(2,213,222)	-	-	-	0.00%
Bond Proceeds			.=	-	-	-	0.00%
Premium on Bonds issued				-	-	-	0.00%
Discounts on Bond issued	•		-	•	-	•	0.00% 0.00%
	52 D-5 6 D C						1
Total Other Financing Sources (Uses)	(2,213,222)		(2,213,222)	<u> </u>	221,132	(221,132)	-1000.86%
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND							
OTHER FINANCING USES	(2,021,559)	300,153	444,654	1,903,979			
FUND BALANCE, BEGINNING	12,242,877	7,362,042	9,776,664	5,758,216			
FUND BALANCE, ENDING	\$ 10,221,318	\$ 7,662,195	\$ 10,221,318	\$ 7,662,195			

### Comparative Statement of Net Position May 31, 2022 and 2021 (Unaudited)

Mansfield Economic Development Corporation		Fiscal 2022	Fiscal 2021		
ASSETS					
Cash And Investments Accounts Receivable	\$	11,290,418 660,152	\$	8,971,272 1,764	
Restricted Assets: Cash and Investments, Projects		1,103,316		1,401,855	
Fixed Assets (net of accumulated depreciation)	_	36,758,068		14,827,043	
Total Assets	\$	49,811,954	\$	25,201,934	
LIABILITIES AND NET ASSETS					
LIABILITIES: Accounts Payable Accrued Liabilities Retainage Payable Bonds Payable Unamortized Discounts on Bonds Unamortized Premiums Deferred Amount on Refunding Contract Commitments	\$	8,557 3,240 20,133 21,635,000 (138,685) 964,103 (64,821) 34,014,146 *	\$	2,685 3,240 254,785 23,430,000 (152,080) 1,030,757 (92,602) 24,596,139	
Total Liabilities	a <del></del>	56,441,673		49,072,924	
NET ASSETS: Restricted Unassigned	1	1,103,316 (7,733,035)		1,401,855 (25,272,845)	
Total Net Assets	-	(6,629,719)	······	(23,870,990)	
Total Liabilities & Net Assets	\$	49,811,954	\$	25,201,934	

\*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.

**Comparative Statement of Activites** For the Month and Eight Months Ended May 30, 2022 and 2021 (Unaudited)

Mansfield Economic Development Corp.	FY22 conomic Development Corp. MONTH TO DATE			FY21 MONTH TO DATE			FY22 YEAR TO DATE		FY21 YEAR TO DATE	
OPERATING REVENUES:										
Sales Tax Revenue	\$	856,043		\$	819,081	\$	5,856,149	9	4,527,041	
Gas Royalties		-					-		-	
Miscellaneous		-			-		10,608		-	
Rental Of Facilities	-	=0	-		-		-	-	-	
Total Operating Revenues		856,043	3		819,081		5,866,757		4,527,041	
OPERATING EXPENDITURES:										
Administration		181,498	3		102,541		751,514		435,809	
Promotions		11,379			1.076		54,184		18.072	
Retention		11,575			-		75		69	
Development Plan					2		947		8	
Projects		385			130,241		1,423,031		1,656,005	
Non-Departmental		1,928			3,500					
Depreciation		1,928			-		36,978		2,815,531	
Total Operating Expenditures		195,190			237,358		2,266,729		4,925,494	
OPERATING INCOME		660,853			581,723		3,600,028		(398,453)	
NONODED ATING DEVENINES (EVDENCES).										
NONOPERATING REVENUES (EXPENSES): Interest Revenue					12		1 510		1.007	
Gain or (loss) on sale of property		-			13		1,510		1,096	
Bonds issued					-		-		6,181,329	
Premiums on bonds issued		-			-		-		-	
Discounts on bonds issued					-		-		-	
Amortization		-			-		-		-	
Interest and fiscal charges					-		(405 420)		-	
interest and lisear charges	-		-		-	-	(405,428)		(436,916)	
Total Nonoperating Revenue		-	-		13	-	(403,918)	-	5,745,509	
INCOME BEFORE OPERATING TRANSFERS	•	660,853			581,736		3,196,110		5,347,056	
OPERATING TRANSFERS:										
Operating Transfers In (Out)		-			-		-		. <u></u>	
CHANGE IN NET ASSETS		660,853			581,736		3,196,110	_	5,347,056	
NET ASSETS, BEGINNING NET ASSETS, PROJECTS		(7,290,572)	**	(24,	452,726)		(9,825,829)	**	(9,788,636) (19,429,410)	
NET ASSETS, ENDING	\$	(6,629,719)	-	\$ (23,	870,990)	\$	(6,629,719)	\$	(23,870,990)	

\*\*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.

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# Comparative Statement of Net Position May 31, 2022 and 2021 (Unaudited)

South Pointe PID	Fiscal 2022	Fis	cal 2021
ASSETS			
Cash And Investments Receivables: Current Year PID Assessment	\$ 199,857	\$	186,045
Total Assets	\$ 199,857	\$	186,045
LIABILITIES & FUND BALANCES			
LIABILITIES: Accounts Payable Deferred Revenue	\$ 24,582	\$	24,582
Total Liabilities	 24,582		24,582
FUND BALANCES: Fund Balance Excess Revenues Over	(23,582)		(12,288)
Expenditures	 198,857	1.5	173,751
Total Fund Balances	 175,275		161,463
Total Liabilities And Fund Balances	\$ 199,857	\$	186,045

# **Comparative Statement of Activites** For the Month and Eight Months Ended May 31, 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 Penalties & Interest	\$	2,079	\$	5,475 2	\$	449,973 2,440	\$	314,144 1,925
Total Revenues	·	2,079		5,477	. <del>.</del>	452,413		316,069
EXPENDITURES: General government Public safety Public works Culture and recreation		52,492		34,858		253,556		142,318
Total Expenditures		52,492		34,858		253,556		142,318
Excess Of Revenues Over (Under) Expenditures		(50,413)		(29,381)		198,857		173,751
Net Change in Fund Balances		(50,413)		(29,381)		198,857		173,751
FUND BALANCE, BEGINNING		225,688		190, <mark>8</mark> 44		(23,582)	3 <b></b>	(12,288)
FUND BALANCE, ENDING	\$	175,275	\$	İ61,463	\$	175,275	\$	161,463

### DEBT SERVICE FUNDS

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

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

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

# Comparative Statement of Net Position May 31, 2022 and 2021 (Unaudited)

General Obligation Debt	Fiscal 2022	Fiscal 2021
ASSETS		
Cash And Investments Receivables:	\$ 7,551,601	\$ 7,776,655
Current Year Taxes	200,116	460,387
Delinquent Taxes (Net of Allowance of \$829,721)	<u> </u>	
Total Assets	\$ 7,751,717	\$ 8,237,042
LIABILITIES & FUND BALANCES		
LIABILITIES: Accounts Payable	\$ -	\$ -
Deferred Revenue	200,116	460,387
Total Liabilities	200,116	460,387
FUND BALANCES:		
Fund Balance Excess Revenues Over	5,365,013	3,888,921
Expenditures	2,186,588	3,887,734
Total Fund Balances	7,551,601	7,776,655
Total Liabilities And Fund Balances	\$ 7,751,717	\$ 8,237,042

# Comparative Statement of Activites For the Month and Eight Months Ended May 31, 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
<u>REVENUES</u> Taxes, Penalties, And Interest Miscellaneous Interest Income	\$ 61,970	\$ 64,660 \$ 48 13	\$ 18,419,784 75 125	\$ 17,533,064 \$ 248 116	\$ 16,410,032	\$ 2,009,752 75 125	112.25% 0.00% 0.00%
Total Revenues	61,970	64,721	18,419,984	17,533,428	16,410,032	2,009,951	112.25%
EXPENDITURES: Debt Service -							
Principal Retirement	-		13,310,000	10,660,000	16,410,032	3,100,032	81.11%
Interest	-	1. The second	2,909,819	2,972,873	-	(2,909,819)	0.00%
Lease Payments	-	-		-		-	0.00%
Bond Issuance Cost		( <b>-</b> 1	-	-		-	0.00%
Fiscal Charges	3,500	3,500	13,577	12,821		(13,577)	0.00%
Total Expenditures	3,500	3,500	16,233,396	13,645,694	16,410,032	176,636	98.92%
Excess Of Revenues Over (Under) Expenditures	58,470	61,221	2,186,588	3,887,734			
OTHER FINANCING SOURCES (USES) Refunding Bonds Issued		-	-				
Premium on Bonds Issued	-						
Discounts on Bonds Issued	-		( <b>5</b> )	-			
Payment to Refunded Bond Escrow Agent	<u> </u>						
Total Other Financing Sources (Uses) Net Change in Fund Balances	58,470	61,221	2,186,588	3,887,734			
FUND BALANCE, BEGINNING	7,493,131	7,715,434	5,365,013	3,888,921			
FUND BALANCE, ENDING	\$ 7,551,601	\$ 7,776,655	\$ 7,551,601	\$ 7,776,655			

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# Comparative Statement of Net Position May 31, 2022 and 2021 (Unaudited)

Mansfield Parks Facility Development Corp. Debt Service	Fiscal 2022	Fiscal 2021
ASSETS		
Cash And Investments	\$ 2,001,379	\$ 1,963,084
Total Assets	\$ 2,001,379	\$ 1,963,084
LIABILITIES AND FUND BALANCES		
LIABILITIES:	* A * * ****	
Accrued Interest Payable	\$ 4,649	\$ 4,651
Total Liabilities	4,649	4,651
FUND BALANCES:		
Fund Balance Excess Revenues Over	521,661	510,814
(Under) Expenditures	1,475,069	1,447,619
Total Fund Balances	1,996,730	1,958,433
Total Liabilities And Fund Balances	\$ 2,001,379	\$ 1,963,084

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### Statement of Activites - Budget and Actual

### For the Month and Eight Months Ended May 31, 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 Other Income	\$ 263,155	\$ 262,780	\$ 2,105,241	\$ 2,102,240	\$ 3,157,861	\$ (1,052,620)	66.67% 0.00%
Total Revenues	263,155	262,780	2,105,241	2,102,240	3,157,861	(1,052,620)	66.67%
EXPENDITURES: Debt Service Principal Retirement Interest And Fiscal Charges Non-departmental	3,500	3,500	630,172	654,621	1,910,000 1,247,861	1,910,000 617,689	0.00% 50.50% 0.00%
Total Expenditures	3,500	3,500	630,172	654,621	3,157,861	2,527,689	19.96%
Excess Of Revenues Over (Under) Expenditures	259,655	259,280	1,475,069	1,447,619			
OTHER FINANCING SOURCES (USES): Bond Proceeds	÷		20				
Total Other Financing Sources (Uses)					л Б		
FUND BALANCE, BEGINNING	1,737,075	1,699,153	521,661	510,814	-		
FUND BALANCE, ENDING	\$ 1,996,730	\$ 1,958,433	\$ 1,996,730	\$ 1,958,433			

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### CAPITAL PROJECTS FUNDS

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

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

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

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

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

# Comparative Statement of Net Position May 31, 2022 and 2021 (Unaudited)

Street Construction Fund	F	iscal 2022		Fiscal 2021
ASSETS				
Cash And Investments	\$	22,642,812		\$ 24,805,020
Receivables		-		-
Projects In Process				
Current Year		2,195,620		854,025
Prior Year		12,689,757		10,890,226
Total Assets	\$	37,528,189	=	\$ 36,549,271
LIABILITIES AND FUND BALANCES LIABILITIES: Accounts Payable Deposits Retainage Payable Other Liabilities	\$	55,418 343,807 113,031	-	\$ 55,418 442,178 104,769
Total Liabilities		512,256		602,365
· ·			•	
FUND BALANCES:				
Fund Balance		34,875,197		33,411,130
Excess Revenues Over (Under)		,,		, ,
Expenditures		2,140,736	_	2,535,776
Total Fund Balance		37,015,933	_	35,946,906
Total Liabilities And Fund Balance	\$	37,528,189	<u></u>	\$ 36,549,271

### **Comparative Statement of Activites** For the Month and Eight Months Ended May 31, 2022 and 2021 (Unaudited)

Street Construction Fund	FY22 MONTH TO DATE	ONTH TO MONTH TO YE		FY21 YEAR TO DATE
REVENUES:				
Recoveries	\$ -	\$ -	\$ -	\$ -
Contributions	-	<b>1</b>	<b>=</b> :	<del>-</del>
Intergovernmental	-			10 - 10 - 10 - 10 - 10 - 10 - 10 - 10 -
Roadway Impact Fees	296,619	461,360	2,522,326	2,886,363
Interest Income		209	4,387	3,821
Total Revenues	296,619	461,569	2,526,713	2,890,184
EXPENDITURES:				
Administrative	44,502	40,774	385,977	354,408
Street Improvements	25:	-		
Total Expenditures	44,502	40,774	385,977	354,408
EXCESS OF REVENUES OVER(UNDER) EXPENDITURES	252,117	420,795	2,140,736	2,535,776
OTHER FINANCING SOURCES (USES):				
Transfers	-	-	. <del></del> )]	<del></del> .
Bond Proceeds		· · ·		
Bond Issuance Costs		-	-	
Premiums on Bond Issuance Discounts on Bond Issuance	-		-	-
Total Other Financing Sources (Uses)				<u> </u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES				
OVER (UNDER) EXPENDITURES AND OTHER USES	252,117	420,795	2,140,736	2,535,776
FUND BALANCE, BEGINNING	36,763,816	35,526,111	34,875,197	33,411,130
FUND BALANCE, ENDING	\$ 37,015,933	\$ 35,946,906	\$ 37,015,933	\$ 35,946,906

# Comparative Statement of Net Position May 31, 2022 and 2021 (Unaudited)

Building Construction Fund	Fiscal 2022		Fiscal 2021		
ASSETS					
Cash And Investments Construction in Progress	\$	13,239,950	\$	10,441,138	
Total Assets	\$	13,239,950	\$	10,441,138	
LIABILITIES AND FUND BALANCE					
LIABILITIES:					
Accounts Payable	\$	1,087	\$	141	
Due to Other Funds		-		8_	
Retainage Payable		401,721	1	272,322	
Total Liabilities		402,808		272,463	
FUND BALANCE:		17,693,965		13,760,605	
Excess Revenues Over (Under)					
Expenditures		(4,856,823)		(3,591,930)	
Total Fund Balance		12,837,142		10,168,675	
Total Liabilities And Fund Balance	\$	13,239,950	\$	10,441,138	

## Comparative Statement of Activites For the Month and Eight Months Ended May 31, 2022 and 2021 (Unaudited)

Building Construction Fund	FY22 MONTH TO DATE	MONTH TO MONTH TO		FY21 YEAR TO DATE
REVENUES:				
Interest Income	\$ -	<b>\$</b> 46	\$ 406	\$ 380
Rental Of Facilities		-	6 <b>—</b> 6	-
Contributions Miscellaneous Income	-		-	-
Grant Revenue	-	-	21,964	22,236
Total Revenues	-	46	22,370	22,616
EXPENDITURES:				
Administration	-	-	-	-
Library	222,508	51,289	1,128,115	89,858
Fire Station #5	i	313,354	70,398	2,488,429
Man House	-	124,633	4,679	567,311
Wayfinding		-	84,328	4,905
Police Station	61,500	20,846	571,050	406,996
Tactical Training Facility	288,086	15,233	1,520,623	57,047
Total Expenditures	572,093	525,355	3,379,193	3,614,546
Excess Revenues Over (Under)				
Expenditures	(572,093)	(525,309)	(3,356,823)	(3,591,930)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-		-	-
Bond Issuance Costs	) <b></b> .	-	<b>-</b> :	
Premiums on Bond Issuance	-	1. <b>.</b> .	-	-
Discounts on Bond Issuance			2000 - 20000 - 20000 - 2000 - 2000 - 2000 - 2000 - 2000 - 2000 -	15.
Operating Transfer In (Out)	(1,500,000)		(1,500,000)	
Total Other Financing Sources (Uses)	(1,500,000)		(1,500,000)	·
EXCESS (DEFICIENCY) OF REVENUES				
AND OTHER FINANCING SOURCES				
OVER (UNDER) EXPENDITURES				
AND OTHER FINANCING USES	(2,072,093)	(525,309)	(4,856,823)	(3,591,930)
FUND BALANCE, BEGINNING	14,909,235	10,693,984	17,693,965	13,760,605
FUND BALANCE, ENDING	\$ 12,837,142	\$ 10,168,675	\$ 12,837,142	\$ 10,168,675

# Comparative Statement of Net Position May 31, 2022 and 2021 (Unaudited)

Equipment Replacement Fund	Fiscal 2022		Fiscal 2021		
ASSETS					
Cash And Investments	\$	173,275	\$	3,436,916	
Total Assets	\$	173,275	\$	3,436,916	
LIABIITIES AND FUND BALANCES					
LIABILITIES: Accounts Payable Retainage Payable	\$	520	\$	7,749	
Total Liabilities	\$	520	\$	7,749	
FUND BALANCE:		2,338,999		4,247,249	
Excess Revenues Over Expenditures	8400	(2,166,244)	y <u></u>	(818,082)	
Total Fund Balance		172,755		3,429,167	
Total Liabilities And Fund Balance	\$	173,275	\$	3,436,916	

# **Comparative Statement of Activites**

# For the Month and Eight Months Ended May 31, 2022 and 2021 (Unaudited)

Equipment Replacement Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 VEAR TO DATE
REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Grants			in the	11 = 2 
Other Income	-	759	27,455	32,421
Interest Income		-	( <b>-</b> 2)	2
Total Revenues	<u> </u>	759	27,455	32,423
EXPENDITURES:				
Administration	-	-	<b>-</b> 3	-
Information Services		-	76,613	40,655
Code Enforcement	-	-	-	-
Planning	32,660	37,299	283,163	116,819
Streets			10,446	
Animal Control	-	-		66,345
City Hall	<b></b>	<b>.</b>	. <del></del> 22	-
Parks Department	-		31,818	178,526
Library	-	24,933		28,328
Fire	601	82,703	1,361,641	276,503
Police Department	116,156	39,013	459,071	277,923
Total Expenditures	149,417	183,948	2,222,752	985,099
EXCESS (DEFICIENCY) OF				
REVENUES OVER (UNDER)				
EXPENDITURES	(149,417)	(183,189)	(2,195,297)	(952,676)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	÷		
Bond Issuance Costs	-	-	1 <b>2</b> 3	-
Premium on Bond Issuance	÷.			-
Discounts on Bond Issuance	-	-	5 <u>4</u> 11	÷
Sale of city property	-	-	29,051	19,944
Transfer In (Out)	-			114,650
Total Other Financing Sources (Uses)	<u> </u>	<u> </u>	29,051	134,594
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER				
FINANCING USES	(149,417)	(183,189)	(2,166,244)	(818,082)
FUND BALANCE, BEGINNING	322,172	3,612,356	2,338,999	4,247,249
FUND BALANCE, ENDING	\$ 172,755	\$ 3,429,167	\$ 172,755	\$ 3,429,167

# Comparative Statement of Net Position May 31, 2022 and 2021 (Unaudited)

Parks Construction Fund	F	iscal 2022	Fis	Fiscal 2021		
ASSETS						
Cash And Investments	\$	4,172,692	\$	65,812		
Total Assets	\$	4,172,692	\$	65,812		
LIABILITIES AND FUND BALANCE						
LIABILITIES: Accounts Payable Retainage Payable	\$	-	\$	-		
Total Liabilities		<u> </u>				
FUND BALANCE:		(116,948)		66,306		
Excess Revenues Over Expenditures		4,289,640		(494)		
Total Fund Balance	( <u></u>	4,172,692		65,812		
Total Liabilities And Fund Balance	\$	4,172,692	\$	65,812		

### Comparative Statement of Activites For the Month and Eight Months Ended May 31, 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	\$-	s -	\$ -	\$ -
Recoveries	( <del>-</del>	-	-	÷
Interest Income	·=:	)	<b></b>	
Total Revenues				<u> </u>
EXPENDITURES:				
Parks Administration Building	-	· ·	-	-
Dog Park	-	56	56	494
FieldHouse	9 <u>4</u> 1	-	11 <b>1</b> 1	-
Matlock Community Park		-	2 <b>7</b> .	-
Gertie Barrett Park	13,735		111,526	
Pond Branch			12,000	
Total Expenditures	13,735	56	123,582	494
EXCESS (DEFICIENCY) OF				
REVENUES OVER (UNDER)				
EXPENDITURES	(13,735)	(56)	(123,582)	(494)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-		12 C	-
Bond Issuance Costs	-	× <del>.</del>	S. <del></del> .	
Premiums on Bond Issuance	12°	12 (A)	1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 -	-
Discounts on Bond Issuance	5. 	•	-	•
Transfer In (out)	4,413,222	-	4,413,222	
Total Other Financing Sources (Uses)	4,413,222		4,413,222	
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER				
FINANCING USES	4,399,487	(56)	4,289,640	(494)
FUND BALANCE, BEGINNING	(226,795)	65,868	(116,948)	66,306
FUND BALANCE, ENDING	\$ 4,172,692	\$ 65,812	\$ 4,172,692	\$ 65,812

### **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.

#### Comparative Statement of Net Position May 31, 2022 and 2021 (Unaudited)

Utility Fund		Fiscal 2022	A State	Fiscal 2021
ASSETS				
Cash And Investments Receivables:	s	30,749,972	S	26,684,076
Accounts (net of allowance of \$1,360,337)		3,406,503		4,542,899
Inventory		957,955		668,432
Restricted Assets: Cash and Investments		16,425,956		12,553,021
Fixed Assets (net of accumulated depreciation)		223,811,529	a <u></u>	212,588,838
Total Assets		275,351,915		257,037,266
DEFERRED OUTFLOWS OF RESOURCES				
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	\$	279,071,786	\$	261,329,642
LIABILITIES				
Accounts Payable	s	18,505	s	32,847
Accrued Liabilities	D.	193,447	0	181,621
Payable From Restricted Assets:		195,447		181,021
Deposits		1,776,145		1,668,240
Accrued Interest		376,963		478,624
Retainage Payable		556,420		757,481
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		38,449,246		45,017,572
DEFERRED INFLOWS OF RESOURCES				
D-free days with a strength of the strength of		77.100		100 100
Deferred assumption changes		75,422		108,403
Deferred investment gains		661,777		473,309
Deferred actuarial experience Plan Change		70,470 2,287,734		-
Total deferred inflows of resources		3,095,403		581,712
NET POSTION		5,050,105		
Invested In Capital Assets (net of				£
related debt)		194,976,788		180,514,897
Reserved for Debt Service		6,031,317		5,897,873
Reserved for Capital Projects		10,394,639		6,655,148
Unreserved		26,124,393		22,662,440
Total Net Positon		237,527,137		215,730,358
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$	279,071,786	\$	261,329,642
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# Statement of Activites - Budget and Actual

For the Month	and Eight Mor	ths Ended Ma	ay 31, 2022 and	2021 (Unaudited)
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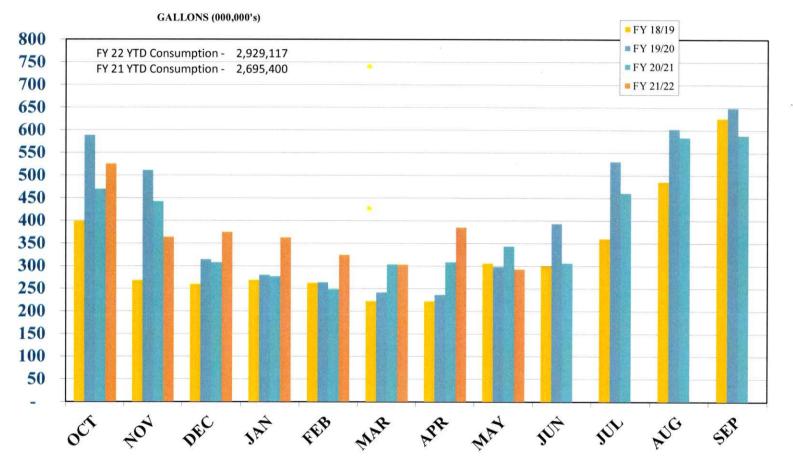
Utility Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Water Service	\$ 2,001,473	\$ 1,718,978	\$ 15,623,441	\$ 13,630,504	\$ 22,316,266	\$ (6,692,825)	70.01%
Sewer Service	1,206,713	1,131,905	9,272,923	8,832,231	13,519,835	(4,246,912)	
Water Penalties	43,090	÷.	197,889	-	250,000	(52,111)	
Water Taps	-		( <del>-</del>		18,811	(18,811)	
Meter Set Fee	35,280	34,190	261,540	209,030	98,940	162,600	264.34%
Utility Miscellaneous	6,030	6,970	39,514	51,956	60,000	(20,486)	65.86%
Restore Service Fee	12,233	383	40,927	4,638	90,000	(49,073)	45.47%
Sewer Tap		-	÷	-	2,000	(2,000)	0.00%
Water Impact Fees	347,400	430,500	2,823,880	2,540,280	900,000	1,923,880	313.76%
Sewer Impact Fees	168,600	196,350	1,363,070	1,073,208	600,000	763,070	227.18%
Pretreatment Fees	-	295,455	203,076	368,061	60,000	143,076	338.46%
Other Income	37,324	-	196,380	180,368	189,123	7,257	103.84%
Contribution	<u> </u>	·	. <u> </u>				0.00%
Total Revenues	\$ 3,858,143	\$ 3,814,731	\$ 30,022,640	\$ 26,890,276	\$ 38,104,975	\$ (8,082,335)	78.79%
OPER ATRIC EVERYARIA							
OPERATING EXPENSES:	02 222	101 615					
Administration	92,737	101,712	885,717	829,389	1,517,105	631,388	58.38%
Billing And Collection	75,907	63,574	558,476	584,254	986,221	427,745	56.63%
Meter Reading/Repairs Water Distribution	75,054	63,578	753,733	646,065	1,216,799	463,066	61.94%
Wastewater Collection	86,417	62,222	664,410	521,157	1,137,244	472,834	58.42%
Water Treatment	411,760	1,234,034	6,251,770	6,151,251	9,251,077	2,999,307	67.58%
Water Quality	831,090	1,081,682	7,047,324	6,035,066	10,591,924	3,544,600	66.53%
Water Demand Management	44,805 12,223	44,401 10,817	399,472	355,224	565,347	165,875	70.66%
Depreciation	317,000		102,753	81,466	160,543	57,790	64.00%
Depreciation	517,000	313,500	2,539,275	2,507,695		(2,539,275)	0.00%
Total Operating Expenses	1,946,993	2,975,520	19,202,930	17,711,567	25,426,260	6,223,330	75.52%
OPERATING INCOME (LOSS)	1,911,150	839,211	10,819,710	9,178,709	12,678,715	(1,859,005)	
NONOPERATING REVENUES (	EXPENSES)						
Non-Departmental	(78,635)	(258,422)	(879,675)	(864,483)	(6,671,154)	5,791,479	13.19%
Interest Revenue	(70,055)	258	9,616	7,855	24,000	(14,384)	40.07%
Debt Service	(94,240)	(119,656)	(753,926)	(957,250)	(3,465,000)	2,711,074	21.76%
Bad Debt Expense		(11),050)	(155,526)	(337,230)	(48,000)	48,000	0.00%
N N.							
Net Nonoperating Revenues (Expenses)	(172,875)	(377,820)	(1,623,985)	(1,813,878)	(10,160,154)	8,536,169	15.98%
- <b></b>							
INCOME (LOSS) BEFORE							
OPERATING TRANSFERS	1,738,275	461,391	9,195,725	7,364,831	2,518,561	6,677,164	365.12%
OPER LTDIG TR LLIGERDA							
OPERATING TRANSFERS:				102121012200	0007/00/00 ST0/007		
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	1,738,275	461,391	9,195,725	7,033,736	-	9,195,725	
NET POSITION, BEGINNING	235,788,862	215,268,967	228,331,412	208,696,622	228,331,412		
					121 12 DB1 2204 AMM		
NET POSITON, ENDING	\$ 237,527,137	\$ 215,730,358	\$ 237,527,137	\$ 215,730,358	\$ 228,331,412	\$ 9,195,725	

### CITY OF MANSFIELD UTILITY FUND REVENUE BOND COVERAGE

#### Definition of Bond Coverage:

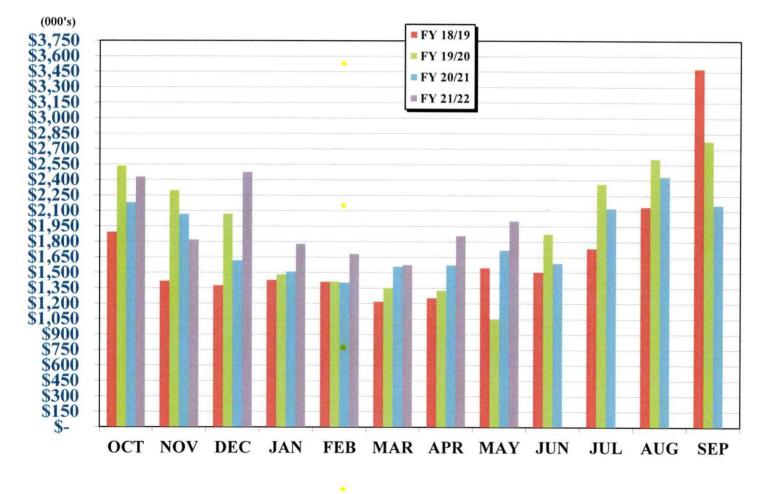
The ordinance authorizing the issuance of Water and Sewer System revenue bonds requires that the City establish a sinking fund (Revenue Bond Sinking and Reserve Fund) in an amount not less than the average annual requirement for the payment of principal and interest on all the revenue bonds. At September 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.



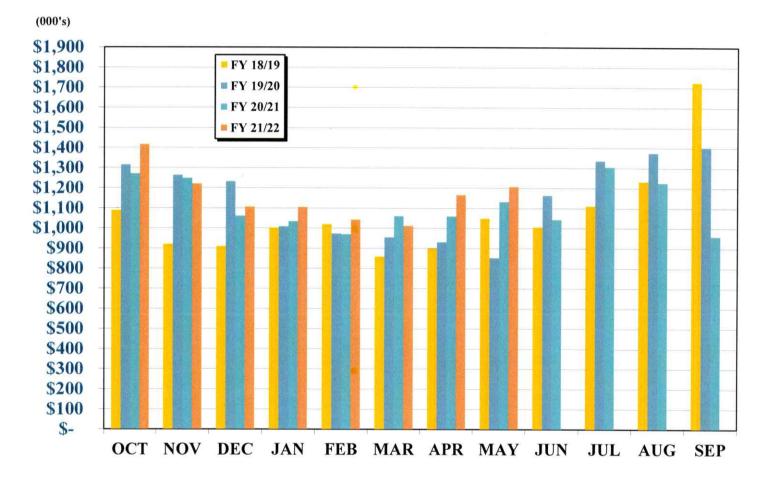


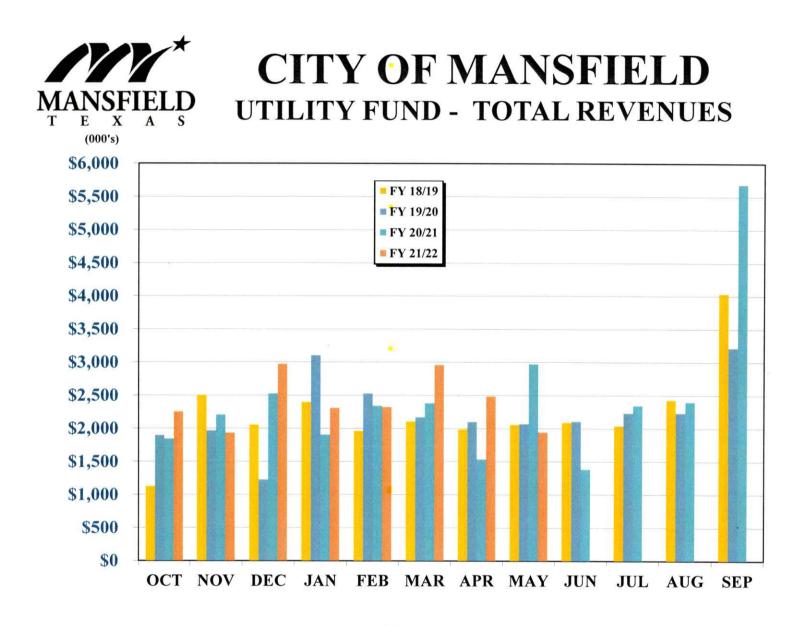
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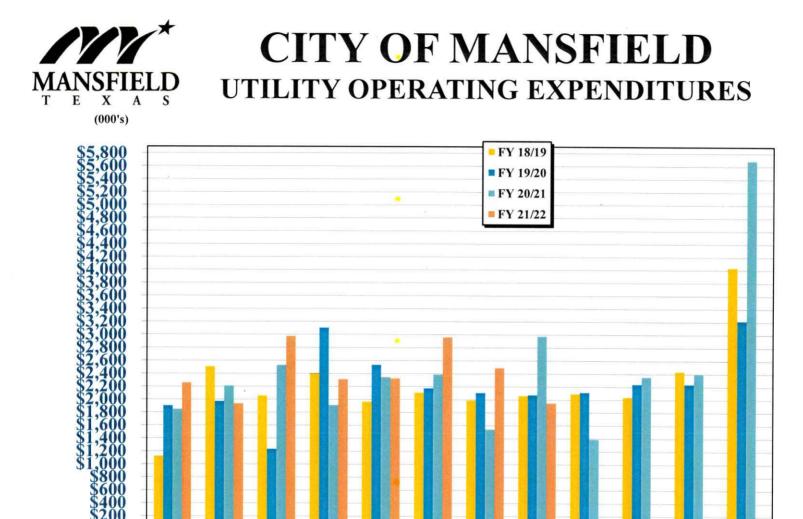












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### Comparative Statement of Net Position May 31, 2022 and 2021 (Unaudited)

Accounts Receivable         226,737         307,411           Retricted Assets         384,214         377,081           Fixed Assets (Net of accumulated depreciation)         8,598,514         8,656,721           Total Assets         14,873,429         14,262,161           DEFERRED OUTFLOWS OF RESOURCES         10,912         23,151           Deferred OPEB contributions         5,626         3,022           Deferred or depreciation on tributions         5,626         3,022           Deferred or actuarial experience         10,912         23,151           Deferred or actuarial experience         10,9438         113,460           Deferred oscination on funding         71,480         95,503           Total deferred os on refunding         71,480         95,503           Total Assets and Deferred Outflows of Resources         \$ 15,125,164         \$ 14,549,078           LIABILITIES         Accrued Liabilities         78,935         57,333           Accrued Liabilities         78,935         57,335         286,012           Unamotized Prevalue         9,262         5,126         3,144           Unamotized Prevalue         9,263         2,31,345         5,000           Unamotized Prevalue         9,264         3,1345         10,661	Drainage Utility Fund	Fiscal 2022	Fiscal 2021
Accounts Receivable         226,737         307,411           Restricted Assets:         384,214         377,081           Cash and Investments         384,214         377,081           Fixed Assets (Net of accumulated depreciation)         8,598,514         8,656,721           Deferred pension contributions         54,279         47,800           Deferred OPEB contributions         10,912         23,151           Deferred OPEB contributions         10,912         23,151           Deferred dots on tributions         5,626         3,022           Deferred or dots on tributions         5,626         3,022           Deferred ots on refunding         71,480         95,503           Total Assets and Deferred Outflows of Resources         \$ 15,125,164         \$ 14,549,078           LIABILITIES         Accound Liabilities         78,393         57,333           Retainage Payable         9,262         5,123         286,917           Accound Liabilities         78,393         57,333         14,340,078           LIABILITIES         Accound Liabilities         78,393         57,333           Unamortized Prevalues         9,262         5,122         5,032           Unamortized Discounts on Bonds         (14,363)         (18,334)	ASSETS		
Accounts Receivable         226,737         307,411           Retricted Assets         384,214         377,081           Fixed Assets (Net of accumulated depreciation)         8,598,514         8,656,721           Total Assets         14,873,429         14,262,161           DEFERRED OUTFLOWS OF RESOURCES         10,912         23,151           Deferred OPEB contributions         5,626         3,022           Deferred or depreciation on tributions         5,626         3,022           Deferred or actuarial experience         10,912         23,151           Deferred or actuarial experience         10,9438         113,460           Deferred oscination on funding         71,480         95,503           Total deferred os on refunding         71,480         95,503           Total Assets and Deferred Outflows of Resources         \$ 15,125,164         \$ 14,549,078           LIABILITIES         Accrued Liabilities         78,935         57,333           Accrued Liabilities         78,935         57,335         286,012           Unamotized Prevalue         9,262         5,126         3,144           Unamotized Prevalue         9,263         2,31,345         5,000           Unamotized Prevalue         9,264         3,1345         10,661	Cash And Investments	\$ 5,663,964	\$ 4,920,937
Restricted Assets:         384,214         377,08:           Cash and Investments         384,214         377,08:           Fixed Assets (Net of accumulated depreciation)         8,598,514         8,656,72:           Total Assets         14,873,429         14,262,161           DEFERRED OUTFLOWS OF RESOURCES          41,67           Deferred OPEB contributions         10,912         23,151           Deferred OPEB contributions         10,912         23,151           Deferred outgraphics         5,626         3,022           Deferred outgraphics         5,626         3,022           Deferred outgraphics         71,480         95,530           Total Assets and Deferred Outflows of Resources         \$ 15,125,164         \$ 14,549,078           LABILITIES         Accrued Liabilities         7,835         5,7333           Accounts Payable         9,862         \$ 3,714           Accounts Payable         1,875,000         2,315,000           Accrued Liabilities         7,835         5,7333           Restinge Payable         1,875,000         2,315,000           Accrued Liabilities         7,844         2,850         5,1335           Unamotized Premiums on Bonds         16,662         23,134	Accounts Receivable	226,737	307,418
Fixed Assets (Net of accumulated depreciation)         8,598,514         8,656,721           Total Assets         14,873,429         14,262,161           DEFERRED OUTFLOWS OF RESOURCES         10,912         23,151           Deferred pension contributions         54,279         47,800           Deferred oregan contributions         10,912         23,151           Deferred oregan contributions         5,626         3,002           Deferred assets         -         4,165           Deferred asset and beferred Outflows of resources         251,735         228,691           Total Assets and Deferred Outflows of Resources         \$ 15,125,164         \$ 14,549,078           LIABILITIES         Accounts Payable         \$ 852         \$ 3,714           Accounts Payable         \$ 18,5000         2,3150           Account Payable         1,875,000         2,3150           Defered assumption changes         9,616         10,611	Restricted Assets:		
Fixed Assets (Net of accumulated depreciation)       8,598,514       8,656,721         Total Assets       14,873,429       14,262,161         DEFERRED OUTFLOWS OF RESOURCES       10,912       23,151         Deferred pension contributions       54,279       47,800         Deferred investment loses       -       4,161         Deferred actuarial experience       109,438       113,466         Deferred actuarial experience       109,438       113,466         Deferred outflows of resources       251,735       286,037         Total Assets and Deferred Outflows of Resources       \$ 15,125,164       \$ 14,549,078         LIABILITIES       Accounts Payable       \$ 852       \$ 3,714         Accounts Payable       \$ 18,5000       2,3150         Account Payable       1,875,000       2,3150         Account Payable       1,662       23,131         Total Assets and Deferred outflows of Besources       16,662       23,134         Outmontized Discounts on Bonds       16,662       23,134         Otal OPEB liability       19,781       12,500         Net OPEB liability       230,794       208,355         Total OPEB liability       230,794       208,355         Total OPEB liability       295,35 <td< td=""><td>Cash and Investments</td><td>384,214</td><td>377.085</td></td<>	Cash and Investments	384,214	377.085
Total Assets         14,873,429         14,262,161           DEFERRED OUTFLOWS OF RESOURCES         10,912         23,151           Deferred OPEB contributions         10,912         23,151           Deferred OPEB contributions         10,912         23,151           Deferred OPEB contributions         10,912         23,151           Deferred assumption changes         5,626         3,022           Deferred assumption changes         5,626         3,022           Deferred assumption changes         251,735         286,917           Total deferred outflows of resources         \$ 15,125,164         \$ 14,549,078           LIABILITIES         Accounts Payable         \$ 852         \$ 3,714           Accounts Payable         \$ 8,852         \$ 5,125,000         \$ 2,315,000           Accounts Payable         \$ 1,875,000         \$ 2,315,000         \$ 2,315,000           Accounts Payable         \$ 1,875,000         \$ 2,315,000         \$ 2,315,000           Accounts Payable         \$ 1,875,000         \$ 2,315,000         \$ 2,315,000         \$ 2,315,000           Accounts Payable         \$ 1,875,000         \$ 2,31,34         \$ 1,825,000         \$ 2,31,34           Total OPEB liability         \$ 19,72,26         444,8915         \$ 3,082,324	Fixed Assets (Net of		- 1, 1 <b>4</b> - 7 - 7
Deferred pension contributions         54,279         47,803,220           Deferred OPEB contributions         10,912         23,151           Deferred OPEB contributions         10,912         23,151           Deferred assumption changes         5,626         3,022           Deferred assumption changes         5,626         3,022           Deferred assumption changes         25,735         286,917           Total deferred outflows of resources         \$ 15,125,164         \$ 14,549,078           LIABILITIES         Accounts Payable         \$ 852         \$ 3,714           Accounts Payable         \$ 852         \$ 3,714         Accounts Payable         \$ 22,337           Caccude Liabilities         78,935         57,333         Retainage Payable         9,262         \$ 5,120           Bond Payable         1,875,000         2,315,000         2,315,000         2,315,000         2,315,000           Accrued Liabilities         78,935         5,333         (14,363)         (18,334)           Unamortized Premiums on Bonds         (14,363)         (18,334)         (18,334)           Unamortized Premiums on Bonds         10,662         23,15,000         23,15,000           Net OPEB liability         19,781         12,2500         3,082,324	accumulated depreciation)	8,598,514	8,656,721
Deferred pension contributions $54,279$ $47,500$ Deferred OPEB contributions $10,912$ $23,151$ Deferred investment losses $1,620$ $30,220$ Deferred assumption changes $5,626$ $3,020$ Deferred duratial experience $109,438$ $113,466$ Deferred outflows of resources $251,735$ $286,917$ Total deferred outflows of Resources $$$$ $15,125,164$ $$$$ $14,549,078$ LIABILITIES         Accounts Payable $$$$ $852$ $$$$ $3,714$ Accounts Payable $$$         852 $$         3,714           Accounts Payable         $$         852 $$         3,714           Accounts Payable         $$         852 $$         3,714           Accounts Inspace         $$         $$         $$         $$$	Total Assets	14,873,429	14,262,161
Deferred OPEB contributions         10,912         22,151           Deferred investment losses         -         4,165           Deferred sumption changes         5,626         3,020           Deferred actuarial experience         109,438         113,466           Deferred actuarial experience         109,438         113,460           Deferred outflows of resources         251,735         286,917           Total deferred outflows of Resources         \$         15,125,164         \$         14,549,078           LIABILITIES         Accrued Liabilities         78,935         57,333         73,350           Accrued Liabilities         78,935         57,335         23,1000         2,315,000         2,31,34         Unamortized Discourts on Bonds         (14,363)         (18,334)         Unamortized Discourts on Bonds         (16,662         223,134         Unamortized Discourts on Bonds	DEFERRED OUTFLOWS OF RESOURCES		
Deferred investment losses         4,165           Deferred assumption changes         5,626         3,020           Deferred loss on refunding         71,480         95,507           Total deferred outflows of resources         251,735         286,917           Total Assets and Deferred Outflows of Resources         \$ 15,125,164         \$ 14,549,078           LIABILITIES         Accounts Payable         \$ 852         \$ 3,714           Accounts Payable         \$ 9,262         5,128           Bond Payable         \$ 9,262         \$,133           Occrued Interest Payable         \$ 22,237         26,583           Unamortized Discounts on Bonds         (14,363)         (18,334           Unamortized Premiums on Bonds         16,662         23,134           Total Asets examption changes         9,616         10,611           Net OPEB liability         19,781         12,500           Net OPEB liability         217,226         448,915           Net OPEB liability         217,226         448,915           Deferred assumption changes         9,616         10,611           Deferred investment gains         80,501         49,875           Deferred assumption changes         295,535         -           Deferred astuarial expe	Deferred pension contributions	54,279	47,806
Deferred assumption changes         5,626         3,020           Deferred actuarial experience         109,438         113,466           Deferred loss on refunding         71,480         95,307           Total deferred outflows of resources         251,735         286,917           Total Assets and Deferred Outflows of Resources         \$ 15,125,164         \$ 14,549,078           LIABILITIES         Accrued Liabilities         \$ 852         \$ 3,714           Accrued Liabilities         78,935         57,333           Retainage Payable         9,262         5,126           Bond Payable         9,262         5,126           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         230,794         208,350           Total Liabilities         2,456,386         3,082,324           Deferred assumption changes         9,616         10,611           Deferred inflows of resources         394,178         66,503           NET POSITION         Invested in Capital Assets (net of related debt)         6,409,	Deferred OPEB contributions	10,912	23,151
Deferred actuarial experience         109,438         113,466           Deferred loss on refunding         71,480         95,307           Total deferred outflows of resources         251,735         286,917           Total Assets and Deferred Outflows of Resources         \$ 15,125,164         \$ 14,549,078           LIABILITIES         Accounts Payable         \$ 852         \$ 3,714           Accounts Payable         \$ 852         \$ 3,714           Accounts Payable         \$ 18,5500         \$ 2,315,000           Bond Payable         \$ 1,875,000         \$ 2,315,000           Accrued Liabilities         \$ 78,935         \$ 5,326           Bond Payable         \$ 1,875,000         \$ 2,315,000           Accrued Interest Payable         \$ 22,237         \$ 26,683           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         \$ 2,456,386         \$ 3,082,324           DEFERRED INFLOWS OF RESOURCES         \$ 2,456,386         \$ 3,082,324           Deferred assumption changes         \$ 9,616         \$ 10,611           Deferred inflows of resources         \$ 394,178	Deferred investment losses	e e e e e e e e e e e e e e e e e e e	4,167
Deferred loss on refunding         71,480         95,307           Total deferred outflows of resources         251,735         286,917           Total Assets and Deferred Outflows of Resources         \$ 15,125,164         \$ 14,549,078           LIABILITIES         Accrued Liabilities         \$ 852         \$ 3,714           Accrued Liabilities         78,935         \$ 57,335           Retainage Payable         9,262         \$ 5,126           Accrued Liabilities         78,935         \$ 2315,000           Accrued Interest Payable         22,237         266,583           Unamorized Discounts on Bonds         (14,363)         (18,334           Unamorized Premiums on Bonds         (14,363)         (18,334           Unamorized Premiums on Bonds         16,662         23,134           Net OPEB liability         19,781         12,500           Net OPEB liability         217,226         448,915           Deferred assumption changes         9,616         10,611           Deferred investment gains         80,501         49,875           Deferred actuarial experience         8,526         6,017           Plan Changes         295,535         -           Total deferred inflows of resources         394,178         66,503 <t< td=""><td>Deferred assumption changes</td><td>5,626</td><td>3,020</td></t<>	Deferred assumption changes	5,626	3,020
Deferred loss on refunding         71,480         95,307           Total deferred outflows of resources         251,735         286,917           Total Assets and Deferred Outflows of Resources         \$ 15,125,164         \$ 14,549,078           LIABILITIES         S         852         \$ 3,714           Accounts Payable         \$ 852         \$ 3,714           Accounts Payable         \$ 9,262         \$ 5,126           Bond Payable         \$ 9,262         \$ 5,126           Accrued Liabilities         78,935         \$ 23,315,000           Accrued Interest Payable         \$ 22,237         \$ 26,583           Unamortized Discounts on Bonds         \$ (14,363)         \$ (18,334)           Unamortized Premiums on Bonds         \$ (14,363)         \$ (18,334)           Net OPEB liability         \$ 19,781         \$ 12,500           Net OPEB liability         \$ 21,726         \$ 448,915           Net pension liability         \$ 23,0794         \$ 208,350           Total Assets (net of resources         \$ 9,616         \$ 10,611           Deferred actuarial experience         \$ 8,526         \$ 6,017           Plan Changes         \$ 295,535         \$ - 205,535           Total deferred inflows of resources         \$ 394,178         \$ 66,503	Deferred actuarial experience	109,438	113,466
Total Assets and Deferred Outflows of Resources $\underline{S}$ $\underline{15},\underline{125},\underline{164}$ $\underline{S}$ $\underline{14},\underline{549},078$ LIABILITIES Accounts Payable $S$ $852$ $S$ $3,714$ Accrued Liabilities $78,935$ $57,335$ Retainage Payable $9,262$ $5,112$ Bond Payable $1,875,000$ $2,315,000$ Accrued Interest Payable $22,237$ $22,6583$ Unamortized Discounts on Bonds $(14,363)$ $(18,334)$ Unamortized Premiums on Bonds $16,662$ $22,313$ Unamortized Premiums on Bonds $16,662$ $23,134$ DefEERRED Instructure $24,56,386$ $3,082,324$ DEFERRED INFLOWS OF RESOURCESDeferred actuarial experience $8,526$ Deferred investment gains $80,501$ $49,875$ Deferred inflows of resources $394,178$ $66,503$ NET POSITIONInvested in Capital Assets (net of related debt) $6,409,361$ $6,432,827$ Reserved for Debt Service $406,451$ $403,668$ Unrestricted $5,458,788$ $4,563,756$ Total Liabilities, Deferred Inflows of $11,400,251$	Deferred loss on refunding		95,307
LIABILITIES         Chilomonia         Chilomonia         Chilomonia           Accrued Liabilities         78,935         57,335           Retainage Payable         9,262         5,126           Bond Payable         1,875,000         2,315,000           Accrued Interest Payable         22,237         26,583           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         19,781         12,500           Net OPEB liability         230,794         208,350           Total OPEB liability         230,794         208,350           Total Liabilities         2,456,386         3,082,324           DEFERRED INFLOWS OF RESOURCES         2         9,616         10,611           Deferred assumption changes         9,616         10,611         29,535           Deferred assumption changes         29,515         -         -           Deferred assumption changes         295,535         -         -           Total deferred inflows of resources         394,178         66,503         -           NET POSITION         6,409,361 <t< td=""><td>Total deferred outflows of resources</td><td>251,735</td><td>286,917</td></t<>	Total deferred outflows of resources	251,735	286,917
Accounts Payable       \$       852       \$       3,714         Accrued Liabilities       78,935       57,335         Retainage Payable       9,262       5,126         Bond Payable       1,875,000       2,315,000         Accrued Interest Payable       22,237       26,583         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 OPEB liability       230,794       208,350         Total Liabilities       2,456,386       3,082,324         DEFERRED INFLOWS OF RESOURCES       2       6,017         Plan Changes       9,616       10,611         Deferred assumption changes       9,616       10,611         Deferred inflows of resources       394,178       66,503         NET POSITION       1       403,661       6,432,827         Neet of Debt Service       406,451       403,668       403,656         Uhrestricted       5,458,788       4,563,756       11,400,251         Total Liabilities, Deferred Inflows of       12,274,600       11,400,251 <td>Total Assets and Deferred Outflows of Resources</td> <td>\$ 15,125,164</td> <td>\$ 14,549,078</td>	Total Assets and Deferred Outflows of Resources	\$ 15,125,164	\$ 14,549,078
Accrued Liabilities       78,935       57,335         Retainage Payable       9,262       5,126         Bond Payable       1,875,000       2,315,000         Accrued Interest Payable       22,237       26,583         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       217,226       448,915         Oral Liabilities       2,456,386       3,082,324         DEFERRED INFLOWS OF RESOURCES       208,350       3082,324         Deferred assumption changes       9,616       10,611         Deferred assumption changes       9,616       10,611         Deferred actuarial experience       8,526       6,017         Plan Changes       295,535       -         Total deferred inflows of resources       394,178       66,503         NET POSITION       1       403,668         Invested in Capital Assets (net of related debt)       6,409,361       6,432,827         Reserved for Debt Service       406,451       403,668         Unrestricted       5,458,788	LIABILITIES		
Retainage Payable         9,262         5,126           Bond Payable         1,875,000         2,315,000           Accrued Interest Payable         22,237         26,583           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 persion liability         230,794         208,350           Total Liabilities         2,456,386         3,082,324           DEFERRED INFLOWS OF RESOURCES         2,456,386         3,082,324           Deferred assumption changes         9,616         10,611           Deferred actuarial experience         8,526         6,017           Plan Changes         295,535         -           Total deferred inflows of resources         394,178         66,503           NET POSITION         10,274,600         11,400,251           Total Net Position         12,274,600         11,400,251           Total Net Position         12,274,600         11,400,251		\$ 852	\$ 3,714
Bond Payable         1,875,000         2,315,000           Accrued Interest Payable         22,237         26,583           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 persion liability         230,794         208,350           Total Liabilities         2,456,386         3,082,324           DEFERRED INFLOWS OF RESOURCES         24,56,386         3,082,324           Deferred assumption changes         9,616         10,611           Deferred investment gains         80,501         49,875           Deferred actuarial experience         8,526         6,017           Plan Changes         295,535         -           Total deferred inflows of resources         394,178         66,503           NET POSITION         10,404,451         403,668           Net debt         6,409,361         6,432,827           Reserved for Debt Service         406,451         403,668           Unrestricted         5,458,788         4,563,756           Total Net Position         12,274,600         11,400		78,935	57,335
Accrued Interest Payable       22,237       26,583         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       230,794       208,350         Total Liabilities       2,456,386       3,082,324         DEFERRED INFLOWS OF RESOURCES       2       29,616       10,611         Deferred assumption changes       9,616       10,611       29,875         Deferred assumption changes       9,616       6,017       295,535       -         Deferred investment gains       80,501       49,875       -       -       -         Deferred actuarial experience       8,526       6,017       -	and the second sec	9,262	5,126
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 $230,794$ $208,350$ Total Liabilities $2,456,386$ $3,082,324$ DEFERRED INFLOWS OF RESOURCESDeferred assumption changes $9,616$ $10,611$ Deferred assumption changes $9,616$ $10,611$ Deferred assumption changes $9,616$ $10,611$ Deferred actuarial experience $8,526$ $6,017$ Plan Changes $295,535$ $-7$ Total deferred inflows of resources $394,178$ $66,503$ NET POSITION $6,409,361$ $6,432,827$ Invested in Capital Assets (net of related debt) $6,409,361$ $6,432,827$ Reserved for Debt Service $406,451$ $403,668$ Unrestricted $5,458,788$ $4,563,756$ Total Liabilities, Deferred Inflows of $11,400,251$		1,875,000	2,315,000
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         230,794         208,350           Total Liabilities         2,456,386         3,082,324           DEFERRED INFLOWS OF RESOURCES         2,456,386         3,082,324           Deferred assumption changes         9,616         10,611           Deferred assumption changes         9,616         10,611           Deferred actuarial experience         8,526         6,017           Plan Changes         295,535         -           Total deferred inflows of resources         394,178         66,503           NET POSITION         Invested in Capital Assets (net of related debt)         6,409,361         6,432,827           Reserved for Debt Service         406,451         403,668         403,668           Unrestricted         5,458,788         4,563,756         11,400,251           Total Liabilities, Deferred Inflows of         12,274,600         11,400,251		22,237	26,583
Total OPEB liability       19,781       12,500         Net OPEB liability       217,226       448,915         Net oPEB liability       230,794       208,350         Total Liabilities       2,456,386       3,082,324         DEFERRED INFLOWS OF RESOURCES       2,456,386       3,082,324         Deferred assumption changes       9,616       10,611         Deferred assumption changes       9,616       10,611         Deferred actuarial experience       8,526       6,017         Plan Changes       295,535       -         Total deferred inflows of resources       394,178       66,503         NET POSITION       10,6451       403,668         Unrestricted       5,458,788       4,563,756         Total Net Position       12,274,600       11,400,251         Total Liabilities, Deferred Inflows of       11,400,251       11,400,251		(14,363)	(18,334)
Net OPEB liability         217,226         448,915           Net pension liability         230,794         208,350           Total Liabilities         2,456,386         3,082,324           DEFERRED INFLOWS OF RESOURCES         2         2           Deferred assumption changes         9,616         10,611           Deferred investment gains         80,501         49,875           Deferred actuarial experience         8,526         6,017           Plan Changes         295,535         -           Total deferred inflows of resources         394,178         66,503           NET POSITION         6,409,361         6,432,827           Reserved for Debt Service         406,451         403,668           Unrestricted         5,458,788         4,563,756           Total Net Position         12,274,600         11,400,251	Unamortized Premiums on Bonds	16,662	23,134
Net pension liability         230,794         208,350           Total Liabilities         2,456,386         3,082,324           DEFERRED INFLOWS OF RESOURCES         9,616         10,611           Deferred assumption changes         9,616         10,611           Deferred assumption changes         9,616         10,611           Deferred assumption changes         9,616         10,611           Deferred actuarial experience         8,526         6,017           Plan Changes         295,535         -           Total deferred inflows of resources         394,178         66,503           NET POSITION         Invested in Capital Assets (net of related debt)         6,409,361         6,432,827           Reserved for Debt Service         406,451         403,668         403,668           Unrestricted         5,458,788         4,563,756         11,400,251           Total Liabilities, Deferred Inflows of         11,400,251         11,400,251	Total OPEB liability	19,781	12,500
Total Liabilities2,456,3863,082,324DEFERRED INFLOWS OF RESOURCESDeferred assumption changes9,61610,611Deferred investment gains80,50149,875Deferred actuarial experience8,5266,017Plan Changes295,535-Total deferred inflows of resources394,17866,503NET POSITION6,409,3616,432,827Reserved for Debt Service406,451403,668Unrestricted5,458,7884,563,756Total Liabilities, Deferred Inflows of11,400,251	Net OPEB liability	217,226	448,915
DEFERRED INFLOWS OF RESOURCESDeferred assumption changes9,61610,611Deferred investment gains80,50149,875Deferred actuarial experience8,5266,017Plan Changes295,535-Total deferred inflows of resources394,17866,503NET POSITION6,409,3616,432,827Reserved for Debt Service406,451403,668Unrestricted5,458,7884,563,756Total Liabilities, Deferred Inflows of11,400,251	Net pension liability	230,794	208,350
Deferred assumption changes         9,616         10,611           Deferred investment gains         80,501         49,875           Deferred actuarial experience         8,526         6,017           Plan Changes         295,535         -           Total deferred inflows of resources         394,178         66,503           NET POSITION         Invested in Capital Assets (net of related debt)         6,409,361         6,432,827           Reserved for Debt Service         406,451         403,668         Unrestricted           Unrestricted         5,458,788         4,563,756         11,400,251           Total Liabilities, Deferred Inflows of         12,274,600         11,400,251	Total Liabilities	2,456,386	3,082,324
Deferred investment gains80,50149,875Deferred actuarial experience8,5266,017Plan Changes295,535-Total deferred inflows of resources394,17866,503NET POSITION100,0516,409,3616,432,827Invested in Capital Assets (net of related debt)6,409,3616,432,827Reserved for Debt Service406,451403,668Unrestricted5,458,7884,563,756Total Liabilities, Deferred Inflows of11,400,251	DEFERRED INFLOWS OF RESOURCES		
Deferred actuarial experience8,5266,017Plan Changes295,535-Total deferred inflows of resources394,17866,503NET POSITIONInvested in Capital Assets (net of related debt)6,409,3616,432,827Reserved for Debt Service406,451403,668Unrestricted5,458,7884,563,756Total Net Position12,274,60011,400,251Total Liabilities, Deferred Inflows of	Deferred assumption changes	9,616	10,611
Plan Changes295,535Total deferred inflows of resources394,178MET POSITIONInvested in Capital Assets (net of related debt)6,409,3616,409,3616,432,827Reserved for Debt Service406,451406,451403,668Unrestricted5,458,7884,563,756Total Net Position12,274,600Total Liabilities, Deferred Inflows of	Deferred investment gains	80,501	49,875
Total deferred inflows of resources394,17866,503NET POSITIONInvested in Capital Assets (net of related debt)6,409,3616,432,827Reserved for Debt Service406,451403,668Unrestricted5,458,7884,563,756Total Net Position12,274,60011,400,251Total Liabilities, Deferred Inflows of6,409,36110,000	Deferred actuarial experience	8,526	6,017
NET POSITIONInvested in Capital Assets (net of related debt)6,409,3616,409,3616,432,827Reserved for Debt Service406,451403,668Unrestricted5,458,7884,563,756Total Net Position12,274,600Total Liabilities, Deferred Inflows of	Plan Changes	295,535	-
Invested in Capital Assets (net of related debt)         6,409,361         6,432,827           Reserved for Debt Service         406,451         403,668           Unrestricted         5,458,788         4,563,756           Total Net Position         12,274,600         11,400,251	Total deferred inflows of resources	394,178	66,503
related debt)       6,409,361       6,432,827         Reserved for Debt Service       406,451       403,668         Unrestricted       5,458,788       4,563,756         Total Net Position       12,274,600       11,400,251	NET POSITION		
Reserved for Debt Service         406,451         403,668           Unrestricted         5,458,788         4,563,756           Total Net Position         12,274,600         11,400,251	Invested in Capital Assets (net of		
Reserved for Debt Service         406,451         403,668           Unrestricted         5,458,788         4,563,756           Total Net Position         12,274,600         11,400,251	related debt)	6,409,361	6,432,827
Unrestricted         5,458,788         4,563,756           Total Net Position         12,274,600         11,400,251           Total Liabilities, Deferred Inflows of         11,400,251         11,400,251	Reserved for Debt Service	406,451	403,668
Total Net Position     12,274,600     11,400,251       Total Liabilities, Deferred Inflows of     11,400,251	Unrestricted		4,563,756
	Total Net Position		11,400,251
Resources and Net Position \$ 15 125 164 \$ 14 540 079	Total Liabilities, Deferred Inflows of		
	Resources, and Net Position	\$ 15,125,164	\$ 14,549,078

# Comparative Statement of Activites For the Month and Eight Months Ended May 31, 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	-		<u>.</u>	3. <del></del> .	
Drainage Fee	230,938	227,204	1,841,439	1,799,181	
Total Operating Revenues	230,938	227,204	1,841,439	1,799,181	
OPERATING EXPENSES:					
Administration	69,084	78,442	641,248	557,164	
General Maintenance	27,155	275,479	194,886	288,626	
Depreciation	17,670	19,914	141,361	123,880	
Total Operating Expenses	113,909	373,835	977,495	969,670	
OPERATING INCOME (LOSS)	117,029	(146,631)	863,944	829,511	
NONOPERATING REVENUES (EXPENSES):					
Interest Revenue		8	400	343	
Other Income	=		8,997	7,114	
Amortization		.#3	75	-	
Interest and fiscal charges	(9,059)	(10,146)	(49,665)	(58,358)	
Net Nonoperating Revenue	(9,059)	(10,138)	(40,268)	(50,901)	
INCOME (LOSS) BEFORE OPERATING					
TRANSFERS	• 107,970	• (156,769)	823,676	778,610	
OPERATING TRANSFERS					
Operating Transfers In	20 <del>0</del> 1	-	-	-	
Operating Transfers Out	-		-	-	
Net Operating Transfers		.=.)			
CHANGE IN NET POSITION	107,970	(156,769)	823,676	778,610	
NET POSITION, BEGINNING	12,166,630	11,557,020	11,450,924	10,621,641	
NET POSITION, ENDING	\$ 12,274,600	\$ 11,400,251	\$ 12,274,600	\$ 11,400,251	

# 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
		96 20174990	F I 2021/2022	F F 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	1,635,008.34	1,708,434.56	73,426.22	4.49%
JUNE			0.00	
JULY	×		0.00	¥ 1
AUGUST			0.00	
SEPTEMBER			0.00	
YTD TOTAL	10,119,268.23	11,687,257.66	1,567,989.43	15.50%
BUDGET		14,951,607.00		
OVER/(UNDER) BUDGET		(3,264,349.35)		

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### 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	670,717.72	101,907.48	17.92%
JANUARY	579,289.19	716,791.90	137,502.71	23.74%
FEBRUARY	797,991.21	921,063.99	123,072.78	15.42%
MARCH	556,192.28	640,630.60	84,438.32	15.18%
Subtotal	3,756,405.07	4,425,287.33	668,882.26	17.81%
APRIL	485,724.89	564,124.21	78,399.32	16.14%
MAY	817,504.17	854,217.28	36,713.11	4.49%
JUNE			0.00	
JULY			0.00	
AUGUST			0.00	
SEPTEMBER			0.00	
YTD TOTAL	5,059,634.13	5,843,628.82	783,99 <mark>4</mark> .69	15.50%

### 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	817,504.17	854,217.28	36,713.11	4.49%
JUNE			0.00	
JULY		2 X	0.00	
AUGUST			0.00	
SEPTEMBER			0.00	
YTD TOTAL	5,059,634.13	5,843,628.82	783,994.69	15.50%

### 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		.3
	¥		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	3,270,016.68	3,416,869.12	146,852.44	4.49%
JUNE	*	×	0.00	
JULY			0.00	
AUGUST			0.00	
SEPTEMBER			0.00	
YTD TOTAL	20,238,536.47	23,374,515.29	3,135,978.82	15.50%
DUDODT				
BUDGET		29,903,214.00		
OVER/(UNDER) BUDGET		(6,528,698.71)		

# SCHEDULE OF INVESTMENTS



### **INVESTMENT OFFICERS' REPORT**

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

Bryan Rebel Investment Officer

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City of Mansfield Portfolio Holdings Tracker Portfolio Set Up - by Issuer Report Format: By Transaction Group By: Issuer Average By: Face Amount / Shares Portfolio / Report Group: All Portfolios As of 5/31/2022

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	468,338.32	468,338.32	468,338.32	468,338.32	N/A	1		0.51	15 - Street Construction
Sub Total / Average AIM Invesco			0.240	468,338.32	468,338.32	468,338.32	468,338.32		1	0.00	0.51	
CLASS												
CLASS LGIP	CLASS	5/27/2021	0.813	1,714,726.28	1,714,726.28	1,714,726.28	1,714,726.28	N/A	1		1.87	110 - ARPA
Sub Total / Average CLASS			0.813	1,714,726.28	1,714,726.28	1,714,726.28	1,714,726.28		1	0.00	1.87	: :
LOGIC												
LOGIC LGIP	LOGIC	5/28/2022	0.811	5,000,604.84	5,000,604.84	5,000,604.84	5,000,604.84	N/A	1		5.44	25 - Water & Sewer
LOGIC LGIP	LOGIC	5/28/2022	0.811	8,000,967.75	8,000,967.75	8,000,967.75	8,000,967.75	N/A	1		8.71	01 - General Fund
LOGIC LGIP	LOGIC	5/28/2022	0.811	4,000,483.88	4,000,483.88	4,000,483.88	4,000,483.88	N/A	1		4.36	39 - Economic Development
LOGIC LGIP	LOGIC	5/28/2022	0.811	3,000,362.91	3,000,362.91	3,000,362.91	3,000,362.91	N/A	1		3.27	50 - TIF
Sub Total / Average LOGIC		98 -	0.811	20,002,419.38	20,002,419.38	20,002,419.38	20,002,419.38		1	0.00	21.78	
Nations Fund	s											
Nations Funds MM	MF0008	10/25/1999	0.639	4,876,347.60	4,876,347.60	4,876,347.60	4,876,347.60	N/A	1		5.31	25 - Water & Sewer
Funas MM	MF0008	10/25/1999	0.639	3,363,726.58	3,363,726.58	3,363,726.58	3,363,726.58	N/A	1		3.66	15 - Street Construction
Funds MM	MF0008	10/25/1999	0.639	4,170,982.20	4,170,982.20	4,170,982.20	4,170,982.20	N/A	1		4.54	01 - General Fund
Nations Funds MM	MF0008	10/25/1999	0.639	152,279.61	152,279.61	152,279.61	152,279.61	N/A	1		0.17	39 - Economic Development
Nations Funds MM	MF0008	10/25/1999	0.639	1,458,249.62	1,458,249.62	1,458,249.62	1,458,249.62	N/A	1		1.59	28 - Utility Construction Fund 28
Funds Iviivi	MF0008	10/25/1999	0.639	26,614.60	26,614.60	26,614.60	26,614.60	N/A	1			06 - Tree Mitigation
Nations Funds MM	MF0008	10/25/1999	0.639	445,812.15	445,812.15	445,812.15	445,812.15	N/A	1		0.49	10 - Debt Services
Nations Funds MM	MF0008	10/25/1999	0.639	607,122.27	607,122.27	607,122.27	607,122.27	N/A	1		0.66	24 - Mansfield Parks Land Dedication
Nations Funds MM	MF0008	10/25/1999	0.639	2,293,497.73	2,293,497.73	2,293,497.73	2,293,497.73	N/A	1		2.50	23 - Mansfield Parks 1/2 Sales Tax
Nations Funds MM	MF0008	4/11/2012	0.639	3,010,843.20	3,010,843.20	3,010,843.20	3,010,843.20	N/A	1		3.28	27 - Revenue Bond Reserve
Nations Funds MM	MF0008	8/1/2016	0.639	1,616,868.95	1,616,868.95	1,616,868.95	1,616,868.95	N/A	1		1 76	309 - Library Expansion
Nations Funds MM	MF0008	8/1/2016	0.639	1,543,135.54	1,543,135.54	1,543,135.54	1,543,135.54	N/A	1		1.68	86 - 2016 Streets Construction

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Tracker Report

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date		Accrued Interest	% of Portfolio	Portfolio Name
Nations Funds MM	MF0008	12/1/2017	0.639	25,976.48	25,976.48	25,976.48	25,976.48	N/A	1		0.03	87 - 2017 Streets Constructio
Nations Funds MM	MF0008	7/2/2018	0.639	1,601,010.67	1,601,010.67	1,601,010.67	1,601,010.67	N/A	1		1.74	873 - MEDO Construction
Sub Total / Average Nations Funds			0.639	25,192,467.20	25,192,467.20	25,192,467.20	25,192,467.20		1	0.00	27.43	
TexStar												
TexStar LGIP	TEXSTAR	11/2/2012	0.646	231,781.82	231,781.82	231,781.82	231,781.82	N/A	1		0.25	38 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.646	11,288,737.91	11,288,737.91	11,288,737.91	11,288,737.91	N/A	1		12.29	25 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	0.646	79,672.97	79,672.97	79,672.97	79,672.97	N/A	1		0.09	16 - Building Construction
TexStar LGIP	TEXSTAR	11/2/2012	0.646	1,958,167.52	1,958,167.52	1,958,167.52	1,958,167.52	N/A	1		2.13	15 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	0.646	8,508,933.40	8,508,933.40	8,508,933.40	8,508,933.40	N/A	1		9.26	01 - Genera Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.646	833,758.89	833,758.89	833,758.89	833,758.89	N/A	1		0.91	39 - Economic Developmer
TexStar LGIP	TEXSTAR	11/2/2012	0.646	7,307,901.10	7,307,901.10	7,307,901.10	7,307,901.10	N/A	1		7.96	28 - Utility Construction Fund 28
TexStar LGIP	TEXSTAR	11/2/2012	0.646	1,485,547.98	1,485,547.98	1,485,547.98	1,485,547.98	N/A	1		1.62	50 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	0.646	53,899.44	53,899.44	53,899.44	53,899.44	N/A	1		0.06	10 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	0.646	1,064,509.53	1,064,509.53	1,064,509.53	1,064,509.53	N/A	1		1.16	24 - Mansfield Parks Land Dedication
TexStar _GIP	TEXSTAR	11/2/2012	0.646	997,997.09	997,997.09	997,997.09	997,997.09	N/A	1		1.09	19 - Drainage Utility Fund
TexStar _GIP	TEXSTAR	11/2/2012	0.646	2,444,384.50	2,444,384.50	2,444,384.50	2,444,384.50	N/A	1		2.66	23 - Mansfield Parks 1/2 Sales Tax
TexStar	TEXSTAR	11/2/2012	0.646	1,517,644,19	1 517 644 10	1 517 644 10	1 517 644 10	NI/A			1.05	81 - Street
LGIP	I LAGIAR	1112/2012	0.040	1,517,044,19	1,517,644.19	1,517,644.19	1,517,644.19	N/A	1		1.05	Construction 2012 Issue 22 -
TexStar _GIP	TEXSTAR	1/8/2014	0.646	4,842.20	4,842.20	4,842.20	4,842.20	N/A	1		0.01	Equipment Replacement
TexStar _GIP	TEXSTAR	11/30/2014	0.646	583,786.90	583,786.90	583,786.90	583,786.90	N/A	1		0.64	08 - Hotel
TexStar ₋GIP	TEXSTAR	8/31/2016	0.646	973,109.15	973,109.15	973,109.15	973,109.15	N/A	1		1.06	86 - 2016 Streets Constructior
TexStar ₋GIP	TEXSTAR	12/31/2017	0.646	3,439,440.83	3,439,440.83	3,439,440.83	3,439,440.83	N/A	1		3.74	87 - 2017 Streets Constructior
TexStar _GIP	TEXSTAR	7/31/2018	0.646	1,690,000.30	1,690,000.30	1,690,000.30	1,690,000.30	N/A	1		1.84	873 - MEDC Construction
Sub Total / Average FexStar			0.646	44,464,115.72	44,464,115.72	44,464,115.72	44,464,115.72		1	0.00	48.41	
Total / Average			0.681	91,842,066.90	91.842.066.90	91,842,066,90	91,842,066,90		1	0.00	100	

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Tracker Report

City of Mansfield Portfolio Holdings Tracker Portfolio Set Up - by Portfolio (Fund) Report Format: By Transaction Group By: Portfolio Name Average By: Face Amount / Shares Portfolio / Report Group: All Portfolios As of 5/31/2022

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											Tordono
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	0.811	8,000,967.75	8,000,967.75	8,000,967.75	8,000,967.75	N/A	1		8.71
Nations Funds MM	MF0008	Money Market	10/25/1999	0.639	4,170,982.20	4,170,982.20	4,170,982.20	4,170,982.20	N/A	1		4.54
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.646	8,508,933.40	8,508,933.40	8,508,933.40	8,508,933.40	N/A	1		9.26
Sub Total / Average 01 - General Fund		25.		0.709	20,680,883.35	20,680,883.35	20,680,883.35	20,680,883.35		1	0.00	22.52
06 - Tree Mitig	gation											
Nations Funds MM	MF0008	Money Market	10/25/1999	0.639	26,614.60	26,614.60	26,614.60	26,614.60	N/A	1		0.03
Sub Total / Average 06 - Tree Mitigation				0.639	26,614.60	26,614.60	26,614.60	26,614.60		1	0.00	0.03
08 - Hotel												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/30/2014	0.646	583,786.90	583,786.90	583,786.90	583,786.90	N/A	1		0.64
Sub Total / Average 08 - Hotel	(*)			0.646	583,786.90	583,786.90	583,786.90	583,786.90		1	0.00	0.64
10 - Debt Serv	vices											
Nations Funds MM	MF0008	Money Market	10/25/1999	0.639	445,812.15	445,812.15	445,812.15	445,812.15	N/A	1		0.49
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.646	53,899.44	53,899.44	53,899.44	53,899.44	N/A	1		0.06
Sub Total / Average 10 - Debt Services		S.		0.640	499,711.59	499,711.59	499,711.59	499,711.59		1	0.00	0.54
110 - ARPA												
CLASS LGIP	CLASS	Local Government Investment Pool	5/27/2021	0.813	1,714,726.28	1,714,726.28	1,714,726.28	1,714,726.28	N/A	1		1.87
Sub Total / Average 110 - ARPA				0.813	1,714,726.28	1,714,726.28	1,714,726.28	1,714,726.28		1	0.00	1.87
15 - Street Co	nstruction											
AIM Invesco MM	AIM	Money Market	9/30/1999	0.240	468,338.32	468,338.32	468,338.32	468,338.32	N/A	1		0.51
Nations Funds MM	MF0008	Money Market	10/25/1999	0.639	3,363,726.58	3,363,726.58	3,363,726.58	3,363,726.58	N/A	1		3.66
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.646	1,958,167.52	1,958,167.52	1,958,167.52	1,958,167.52	N/A	1		2.13

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Tracker Report

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity		% of Portfolio
Sub Total / Average 15 - Street Construction				0.609	5,790,232.42	5,790,232.42	5,790,232.42	5,790,232.42		1	0.00	6.30
16 - Building	Construction											
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.646	79,672.97	79,672.97	79,672.97	79,672.97	N/A	1		0.09
Sub Total / Average 16 - Building Construction				0.646	79,672.97	79,672.97	79,672.97	79,672.97		1	0.00	0.09
19 - Drainage	Utility Fund											
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.646	997,997.09	997,997.09	997,997.09	997,997.09	N/A	1		1.09
Sub Total / Average 19 - Drainage Utility Fund				0.646	997,997.09	997,997.09	997,997.09	997,997.09		1	0.00	1.09
22 - Equipme	nt Replacemen	t										
TexStar LGIP	TEXSTAR	Local Government Investment Pool	1/8/2014	0.646	4,842.20	4,842.20	4,842.20	4,842.20	N/A	1		0.01
Sub Total / Average 22 - Equipment Replacement				0.646	4,842.20	4,842.20	4,842.20	4,842.20		1	0.00	0.01
23 - Mansfield	l Parks 1/2 Sale	es Tax										
Nations Funds MM	MF0008	Money Market	10/25/1999	0.639	2,293,497.73	2,293,497.73	2,293,497.73	2,293,497.73	N/A	1		2.50
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.646	2,444,384.50	2,444,384.50	2,444,384.50	2,444,384.50	N/A	1		2.66
Sub Total / Average 23 - Mansfield Parks 1/2 Sales Tax		ł		0.643	4,737,882.23	4,737,882.23	4,737,882.23	4,737,882.23		1	0.00	5.16
24 - Mansfield	Parks Land De	edication										
Nations Funds MM	MF0008	Money Market	10/25/1999	0.639	607,122.27	607,122.27	607,122.27	607,122.27	N/A	1		0.66
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.646	1,064,509.53	1,064,509.53	1,064,509.53	1,064,509.53	N/A	1		1.16
Sub Total / Average 24 - Mansfield Parks Land Dedication				0.644	1,671,631.80	1,671,631.80	1,671,631.80	1,671,631.80		1	0.00	1.82
25 - Water & S	Sewer											
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	0.811	5,000,604.84	5,000,604.84	5,000,604.84	5,000,604.84	N/A	1		5.44
Nations Funds MM	MF0008	Money Market	10/25/1999	0.639	4,876,347.60	4,876,347.60	4,876,347.60	4,876,347.60	N/A	1		5.31
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.646	11,288,737.91	11,288,737.91	11,288,737.91	11,288,737.91	N/A	1		12.29
Sub Total / Average 25 - Water & Sewer				0.683	21,165,690.35	21,165,690.35	21,165,690.35	21,165,690.35		1	0.00	23.05

27 - Revenue Bond Reserve

#### Tracker Report

Description	CUSIP/Ticker	Security	Settlement	<u> </u>	Face	<b>A</b>			Maturity	Days To	Accrued	% of
Nations	MF0008	Money	4/11/2012	0.639	Amount/Shares 3,010,843.20	Cost Value	Book Value	Market Value	Date	Maturity	Interest	Portfo
Funds MM Sub Total / Average 27 - Revenue Bond Reserve		Market		0.639	3,010,843.20	3,010,843.20 3,010,843.20	3,010,843.20 3,010,843.20	3,010,843.20 	N/A	1 1	0.00	3.28 3.28
28 - Utility Co Nations	nstruction Fun											
Funds MM	MF0008	Money Market Local	10/25/1999	0.639	1,458,249.62	1,458,249.62	1,458,249.62	1,458,249.62	N/A	1	,	1.59
TexStar LGIP	TEXSTAR	Government Investment Pool	11/2/2012	0.646	7,307,901.10	7,307,901.10	7,307,901.10	7,307,901.10	N/A	1		7.96
Sub Total / Average 28 - Utility Construction Fund 28				0.645	8,766,150.72	8,766,150.72	8,766,150.72	8,766,150.72		1	0.00	9.54
309 - Library E	Expansion											
Nations Funds MM	MF0008	Money Market	8/1/2016	0.639	1,616,868.95	1,616,868.95	1,616,868.95	1,616,868.95	N/A	1		1.76
Sub Total / Average 309 - Library Expansion				0.639	1,616,868.95	1,616,868.95	1,616,868.95	1,616,868.95		1	0.00	1.76
38 - MEDC I&S	S Fund											
TexStar LGIP		Local Government Investment	11/2/2012	0.646	231,781.82	231,781.82	231,781.82	231,781.82	N/A	1		0.25
Sub Total / Average 38 - MEDC I&S Fund		Pool		0.646	231,781.82	231,781.82	231,781.82	231,781.82		1	0.00	0.25
39 - Economic	Development	Local										
	LOGIC	Government Investment Pool	5/28/2022	0.811	4,000,483.88	4,000,483.88	4,000,483.88	4,000,483.88	N/A	1		4.36
Nations Funds MM	WF0008	Money Market	10/25/1999	0.639	152,279.61	152,279.61	152,279.61	152,279.61	N/A	1		0.17
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.646	833,758.89	833,758.89	833,758.89	833,758.89	N/A	1		0.91
Sub Total / Average 39 - Economic Development				0.778	4,986,522.38	4,986,522.38	4,986,522.38	4,986,522.38		1	0.00	5.43
50 - TIF												
OGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	0.811	3,000,362.91	3,000,362.91	3,000,362.91	3,000,362.91	N/A	1		3.27
exStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.646	1,485,547.98	1,485,547.98	1,485,547.98	1,485,547.98	N/A	1		1.62
Sub Total / Average 50 - TF				0.757	4,485,910.89	4,485,910.89	4,485,910.89	4,485,910.89		1	0.00	4.88
1 - Street Con	struction 2012	Issue										
exStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.646	1,517,644.19	1,517,644.19	1,517,644.19	1,517,644.19	N/A	1		1.65
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Tracker Report

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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
86 - 2016 Stre	ets Constructio	on										
Nations Funds MM	MF0008	Money Market	8/1/2016	0.639	1,543,135.54	1,543,135.54	1,543,135.54	1,543,135.54	N/A	1		1.68
TexStar LGIP	TEXSTAR	Local Government Investment Pool	8/31/2016	0.646	973,109.15	973,109.15	973,109.15	973,109.15	N/A	1		1.06
Sub Total / Average 86 - 2016 Streets Construction				0.642	2,516,244.69	2,516,244.69	2,516,244.69	2,516,244.69		1	0.00	2.74
87 - 2017 Stre	ets Constructio	'n										
Nations Funds MM	MF0008	Money Market	12/1/2017	0.639	25,976.48	25,976.48	25,976.48	25,976.48	N/A	1		0.03
TexStar LGIP	TEXSTAR	Local Government Investment Pool	12/31/2017	0.646	3,439,440.83	3,439,440.83	3,439,440.83	3,439,440.83	N/A	1		3.74
Sub Total / Average 87 - 2017 Streets Construction				0.646	3,465,417.31	3,465,417.31	3,465,417.31	3,465,417.31		1	0.00	3.77
873 - MEDC C	onstruction											
Nations Funds MM	MF0008	Money Market	7/2/2018	0.639	1,601,010.67	1,601,010.67	1,601,010.67	1,601,010.67	N/A	1		1.74
TexStar LGIP	TEXSTAR	Local Government Investment Pool	7/31/2018	0.646	1,690,000.30	1,690,000.30	1,690,000.30	1,690,000.30	N/A	1		1.84
Sub Total / Average 873 • MEDC Construction				0.643	3,291,010.97	3,291,010.97	3,291,010.97	3,291,010.97		1	0.00	3.58
Total / Average				0.681	91,842,066.90	91,842,066.90	91,842,066.90	91,842,066.90		1	0.00	100

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# **CITY OF MANSFIELD**



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

# **STAFF REPORT**

#### File Number: 22-4740

Agenda Date: 7/11/2022

Version: 1

Status: Consent

In Control: City Council

File Type: Ordinance

#### Agenda Number:

Title

Ordinance - Consideration and Approval of an Ordinance to Adopt a Proposed Modification to Title XV "Land Usage" of the Mansfield Code of Ordinances Chapter 158.013 "Standards, Registration, and Inspection Requirements for Multi-Family Dwelling Complexes" Regarding Inspections

Requested Action Approval of Proposed Ordinance Amendments.

Recommendation Approval of Proposed Ordinance Amendments.

Description/History

In October 2021 the City Council adopted Chapter 158 "Standards, Registration, and Inspection Requirements for Multi-Family Dwelling Complexes" to establish the City of Mansfield Rental Inspections Program. The provisions of this ordinance ensure quality maintenance and upkeep is considered as the city continues to experience growth and interest in multi-family development. The Rental Inspections Program protects the health and safety of residents and visitors of multi-family complexes and lodging establishments.

Justification

The proposed ordinance revisions allow for improvements in defining the minimum standards for landscape maintenance requirements; and, outlines Rental Inspections Officers as a regulatory authority in the enforcement of those standards. Funding Source N/A

Prepared By Nicolette Ricciuti, Director of Regulatory Compliance Department of Regulatory Compliance

#### ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AMENDING SECTION 158.013, "INSPECTION BY REGULATORY COMPLIANCE DEPARTMENT," OF CHAPTER 158, "STANDARDS, REGISTRATION, AND INSPECTION REQUIREMENTS FOR MULTI-FAMILY DWELLING COMPLEXES," OF TITLE XV, "LAND USAGE," OF THE CODE OF MANSFIELD, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE

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

**WHEREAS**, the City Council has previously adopted regulations regarding inspection requirements for multi-family dwelling complexes; and,

**WHEREAS**, the City Council believes it is in the best interest of the public to amend those inspection requirements to include landscaping and screening features.

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

#### **SECTION 1.**

All of the declarations and findings contained in the preambles of this Ordinance are made a part hereof and shall be fully effective as a part of the ordained subject matter of this Ordinance.

#### **SECTION 2.**

The following subsections of Section 158.013, "Inspection by Regulatory Compliance Department," of Chapter 158, "Standards, Registration, and Inspection Requirements for Multi-Family Dwelling Complexes," of Title XV, "Land Usage," of the Code of Mansfield, Texas are hereby amended to read as follows:

# **"§ 158.013 INSPECTION BY REGULATORY COMPLIANCE DEPARTMENT.**

(A) The regulatory compliance department may conduct:

. . .

(3) Inspections of the following areas of a multi-family dwelling complex or lodging establishment:

(a) All building exteriors, including landscaping and screening features pursuant to Chapter 155, Zoning;

. . .

(F) A landlord commits an offense if a multi-family dwelling complex, nursing or assisted living facility, or lodging establishment under this chapter has one or more, in any combination, of the following conditions existing on the premises:

. . .

(11) The presence of deteriorating or unsightly landscaping or screening features and the existence of dead trees, tree limbs, holes, excavations, or other conditions reasonably capable of causing injury to a person or otherwise in violation of applicable provisions found in Chapter 99, Natural Resources Management, and Chapter 155, Zoning;

. . . ''

### **SECTION 3.**

This Ordinance shall be cumulative of all provisions of ordinances of the City of Mansfield, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

#### **SECTION 4.**

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

#### **SECTION 5.**

Any person, firm, corporation, agent, or employee thereof who violates any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed Two Thousand and No/100 Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

# **SECTION 6.**

All rights and remedies of the City of Mansfield are expressly saved as to any and all violations of the provisions of the Code of Mansfield, Texas, as amended, or any other ordinances affecting the inspection of multi-family dwelling complexes which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

# **SECTION 7.**

The City Secretary of the City of Mansfield is hereby directed to publish this Ordinance to the extent required by law.

# **SECTION 8.**

This Ordinance shall take effect immediately upon and after its passage and the publication of the caption and penalty clause, 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 11TH DAY OF JULY, 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

**APPROVED AS TO FORM AND LEGALITY:** 

Drew Larkin, City Attorney

# Exhibit A

# § 158.013 INSPECTION BY REGULATORY COMPLIANCE DEPARTMENT.

(A) The regulatory compliance department may conduct:

(1) Inspections to verify a valid certificate of occupancy;

(2) Inspections based on indications of code violations, including complaints filed with the regulatory compliance department except where stated otherwise, that may result in:

- (a) Periodic inspections; and
- (b) Follow-up inspections.

(3) Inspections of the following areas of a multi-family dwelling complex or lodging establishment:

(a) All building exteriors, including landscaping and screening features pursuant to Chapter 155, Zoning;

(b) All public areas within a multi-family dwelling complex, nursing or assisted living facility, or lodging establishment;

(c) Unoccupied dwelling units; and

(d) Occupied dwelling units upon the consent of the tenant or the landlord when subject to a warrant issued by a court of competent jurisdiction.

(4) The regulatory compliance department may inspect portions of a multifamily dwelling complex, nursing or assisted living facility, or lodging establishment as frequently as the regulatory compliance department deems necessary due to landlord's failure to comply with the provisions of this chapter and with the minimum building standards. However, the regulatory compliance department shall schedule periodic inspections of multi-family dwelling complexes, nursing or assisted living facilities, or lodging establishments not less than once per calendar year.

(5) The landlord of a multi-family dwelling complex, nursing or assisted living facility, or lodging establishment shall make all exterior areas, interior public areas, and all vacant dwelling units of the complex available to the regulatory compliance department for inspections at all reasonable times.

(6) A multi-family dwelling complex, nursing or assisted living facility, or lodging establishment fails inspection if it does not score at least 70 points, out of a possible 100

points, according to the periodic inspection report scale as promulgated by the regulatory compliance department.

(7) The regulatory compliance department is authorized to make follow-up inspections of a multi-family dwelling complex, nursing or assisted living facility, or lodging establishment to inspect all areas included in the periodic inspection as well as occupied dwelling units, in such frequency and scope as the regulatory compliance department deems necessary to determine compliance with this chapter and with the minimum building standards.

(8) The landlord of a multi-family dwelling complex, nursing or assisted living facility, or lodging establishment shall timely correct all violations identified in an inspection report.

(9) Whenever a periodic inspection is made for an alleged violation at a multifamily dwelling complex, nursing or assisted living facility, or lodging establishment, the findings shall be recorded on a form prepared by the city. The landlord, owner, or property manager of the property shall be provided a copy of the inspection report, either in person or by mail. Notice of the alleged violation(s) shall be deemed given to an owner when a copy of the inspection report ("Notice"):

or

(a) Is delivered in person to the landlord, owner, or property manager;

(b) Two days after the copy of the inspection report is deposited with the US Postal Service and addressed to the landlord, owner, or property manager, with proper postage affixed. The inspection report may establish violation categories, which shall be corrected within a time specified in this section. The completed inspection report form is a public document that shall be made available for public disclosure to any person who requests it according to law.

(B) A violation listed in a notice of violation issued under this section shall be corrected in accordance with the time specified in the notice of violation, subject to the following:

(1) A life safety violation shall be corrected within 24 hours of the issuance of the notice of violation;

(2) A critical violation shall be corrected within 72 hours of the issuance of the notice of violation; and

(3) A maximum of 30 days shall be allowed for the correction of a noncritical violation.

(C) In addition to other authority granted by this section, the regulatory compliance department has all rights and authority granted by Tex. Code of Criminal Procedure Article 18.05. Inspections shall comply with all federal, state, and local laws, regulations and ordinances.

Page 2

(D) When considering a violation created by a tenant, the regulatory compliance department may consider the timeliness of the landlord's response to the violation, actions taken by the landlord to address a tenant's activities that may have caused the condition that was a violation, and actions taken by the landlord, owner, or property manager to prevent or reduce similar violations in the future.

(E) The regulatory compliance department is authorized to publish the results of inspections.

(F) A landlord commits an offense if a multi-family dwelling complex, nursing or assisted living facility, or lodging establishment under this chapter has one or more, in any combination, of the following conditions exists on the premises:

- (1) Inadequate sanitation;
- (2) Lack of a bathroom or the existence of an improper bathroom;
- (3) Lack of or an improper kitchen;
- (4) Lack of hot and cold running water to plumbing fixtures;
- (5) Lack of or improper required heating, mechanical ventilation or electric

facilities;

- (6) Lack of required amounts of natural light and ventilation;
- (7) Lack of or improper space or floor area;
- (8) Lack of required electrical lighting;
- (9) Dampness of habitable space;
- (10) Infestation of insects, vermin, or rodents;

(11) The presence of deteriorating and unsightly landscaping or screening features and the existence of dead trees, tree limbs, holes, excavations, or other conditions reasonably capable of causing injury to a person or otherwise in violation of all applicable provisions found in Chapter 99, Natural Resources Management, and Chapter 155, Zoning;

- (12) Lack of or improper connection to required sewage disposal;
- (13) Lack of or improper garbage and rubbish storage and removal facilities;

(14) Lack of or improper drainage to prevent standing or stagnant water on the premises;

- (15) Structural hazards;
- (16) Improper foundations;

(17) Improper flooring or floor supports of insufficient size to carry imposed loads safely;

(18) Members of walls, partitions or other vertical supports that split, lean, list, or buckle due to defective material, deterioration, improper construction, or insufficient size to carry imposed loads safely;

(19) Members of ceilings, roofs, ceiling, and roof supports or other horizontal members which sag, split or buckle due to defective material, deterioration, improper construction, or insufficient size to carry imposed loads with safety;

(20) Fireplaces or chimneys which list, bulge or settle due to defective material, deterioration, improper construction, or insufficient size or strength to carry imposed loads safely;

- (21) Lack of or improper required railings, stairs, steps and balconies;
- (22) Faulty or insufficient smoke detectors and/or carbon monoxide detectors;

(a) Each dwelling unit within a multi-family dwelling shall be equipped with at least one smoke alarm and carbon monoxide detector on each floor of the dwelling unit and a smoke detector within each sleeping room. In addition, if multiple sleeping rooms are served by the same corridor, at least one smoke alarm and carbon monoxide detector shall be installed in the corridor in the immediate vicinity of the sleeping rooms in compliance with the International Building Code (IBC), International Fire Code (IFC) and the International Property Maintenance Code (IPMC) as adopted. A smoke alarm and/or carbon monoxide detector may be either battery operated or hard wired.

(b) All required smoke alarms and carbon monoxide detectors shall be maintained in proper working order. It shall be unlawful for any occupant of a dwelling, or any individual, to render a smoke alarm and/or carbon monoxide detector inoperable by removal of the batteries or other source of power for the smoke alarm and/or carbon monoxide detector except during battery replacement or repairs to the smoke alarm.

(c) A lodging establishment shall be equipped with smoke detectors as required by Chapter 792 of the Texas Health and Safety Code.

(23) *Hazardous wiring*. Any wiring except that which conformed to all applicable laws in effect at the time of installation and which has been maintained in operating condition;

(24) Failure of mechanical equipment. All mechanical equipment, including

heating facilities and cooling units shall be maintained in an operating condition;

(a) Every landlord of a multi-family dwelling complex shall provide heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit (20 degrees Celsius) in all habitable rooms.

# (25) Faulty weather protection.

(a) Improper, crumbling, or loose plaster or wall coverings;

(b) Lack of or improper weather protection of exterior walls, roof, foundations, or floors, including broken windows and doors;

(c) Lack of or improper protective treatment for exterior wall coverings including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences, maintained in good condition; or

(d) Lack of or improper exterior wall coverings or roof coverings.

(26) *Inadequate exits*. Exit facilities of buildings or portions thereof shall conform with all applicable codes, ordinances, and laws at the time of construction. When an unsafe condition exists due to improper location of exits, additional exits may be required to be installed.

(27) *Improper occupancy*. Any building, or portion thereof, occupied for living, sleeping, cooking or dining purposes which was not designed or intended to be used for such occupancies.

(28) *Unsecured buildings*. Any building that is vacant and open. A building is open if any door, window or other opening is not securely closed to prevent unauthorized entry.

(29) *Stairway identification signs*. Any buildings or premises which does not meet the following standards:

(a) Stairway identification signs shall be provided at each floor landing in an interior exit stairway and ramp connecting more than three stories designating the floor level, the terminus of the top and bottom of the interior exit stairway and ramp and the identification of the stairway or ramp. The signage shall also state the story of, and the direction to, the exit discharge and the availability of roof access from the interior exit stairway and ramp for the fire department. The sign shall be located 5 feet (1524 mm) above the floor landing in a position that is readily visible when the doors are in the open and closed positions. In addition to the stairway identification sign, a floor-level sign in visual characters, raised characters and braille complying with ICC A117.1 shall be located at each floor-level landing adjacent to the door leading from the interior exit stairway and ramp into the corridor to identify the floor level.

(b) All stairway identification signage requirements shall be in

compliance with the International Fire Code Section 1023.9.1, as amended.

(c) Where there is a conflict between the requirement of this section, another code or referenced standard, the most restrictive shall govern.

(d) Every building at a multi-family dwelling complex, nursing or assisted living facility, or lodging establishment shall have the premises identification properly installed and maintained. Each building will position the numbers or addresses to be plainly readable from the public or private roadway fronting such building. Immediately below each building address or number the letters or numbers indicating the range of dwelling units within such building. Such numbers or letters shall be of a color that contrasts with their background and shall be a minimum of four inches (4") in height.

(e) Each dwelling unit upon or near the exterior front door shall have the dwelling unit number posted in a color that contrasts with the background.

# **CITY OF MANSFIELD**



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

# **STAFF REPORT**

#### File Number: 22-4761

Agenda Date: 7/11/2022

Version: 1

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

#### Title

Resolution - A Resolution Authorizing a Contract Between the City of Mansfield, Texas and Tarrant County and the County's Tax Assessor/Collector for the Collection of the City of Mansfield, Texas Tax Collection Services

#### **Requested Action**

Approve the Contract between the City of Mansfield, Texas and Tarrant County and the County's Tax Assessor/Collector, to collect property taxes on behalf of the City of Mansfield, Texas

#### Recommendation

Staff recommends that the City Council of the City of Mansfield, Texas approve the Contract by authorizing the City Manager or his designee to enter into a contract with Tarrant County and the County's Tax Assessor/Collector for the City's tax collection services.

#### Description/History

Over 20 years ago, the City of Mansfield, Texas managed its own tax collection office until the City contracted with Tarrant County's tax collection office for the collection of the City's property taxes. The decision was determined on the costs of the City providing the collection services compared to the cost of Tarrant County providing the collection services. Tarrant County was able to provide the services at a cost below what the City's cost of services were at the time. This is still true today.

#### Justification

City staff performs a simple analysis every year to determine if this cost of service is more economical for the City's taxpayer whether the service is provided by the County or the City. Staff has reviewed the decision model again and concluded that it is more economical for the City to contract with the County's Tax office for the collection of the City's property taxes than it is for the City of Mansfield, Texas re-establish its own Tax Collection Office. The cost per account is \$0.98 cents per account within Tarrant County and the cost per account outside Tarrant County, Johnson and Ellis County, is \$2.00 per account. According to the latest collection figures provided by Tarrant County, the City

has 63,415 total tax accounts. Through discussions with the County's Tax office, the City has 7,559 accounts outside Tarrant County. This means there are 55,856 accounts within Tarrant County with the remaining accounts in Johnson and Ellis County. The math projects the total cost of these services to be \$69,856.88 for fiscal year 2023 (\$54,738.88 Tarrant County + \$15,118.00 Johnson/Ellis County).

## Funding Source

General Fund

### Prepared By

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

# RESOLUTION NO.

# A RESOLUTION APPROVING, RATIFYING, AND CONFIRMING, THAT THE CITY MANAGER OR HIS DESIGNEE OF THE CITY OF MANSFIELD, TEXAS IS AUTHORIZED TO ENTER INTO A CONTRACT BY AND BETWEEN WENDY BURGESS, TARRANT COUNTY TAX ASSESSOR-COLLECTOR, TARRANT COUNTY AND THE CITY OF MANSFIELD FOR THE PROVISION OF TAX COLLECTION SERVICES FOR THE CITY OF MANSFIELD

**WHEREAS,** the City of Mansfield is a home rule municipal corporation existing pursuant to the laws of the State of Texas, and located within Tarrant County, Texas; and,

**WHEREAS,** Tarrant County is a general purpose unit of government existing pursuant to the constitution and laws of the State of Texas; and,

**WHEREAS,** Wendy Burgess is the duly elected Tax Assessor/Collector of Tarrant County, Texas; and,

**WHEREAS,** in 1997, the City of Mansfield determined that it was cost beneficial for the City to outsource the tax collection and assessment operation of the City through the office of the Tax Assessor/Collector of Tarrant County; and,

**WHEREAS,** the State of Texas authorizes general purpose governmental entities to enter into interlocal agreements for the provision of services; and,

**WHEREAS,** Wendy Burgess as Tax Assessor/Collector for Tarrant County has offered to provide the services of tax assessment and collection for the City of Mansfield pursuant to the terms on the agreement set forth in the document identified as Exhibit "A" a fair and reasonable agreement for the provision of tax collection services; and,

**WHEREAS,** the City Council of the City of Mansfield has determined that the renewal of the contract for tax collection services set forth in Exhibit "A" is a fair and reasonable agreement for tax collection services for the City.

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

#### **SECTION 1.**

The City Manager, or his designee, of the City of Mansfield, Texas is authorized to enter into the contract for tax assessment and collection services with Wendy Burgess as Tax Assessor/Collector for Tarrant County in the form as set forth in Exhibit "A" attached hereto and incorporated herein for all purposes.

# DULY PASSED AND APPROVED THIS 11<sup>TH</sup> DAY OF JULY, 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



# TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100 taxoffice@tarrantcounty.com In God We Trust WENDY BURGESS Tax Assessor-Collector

May 27, 2022

City of Mansfield Attn: Michael Evans 1200 E. Broad St. Mansfield, TX 76063

Dear Mr. Evans,

I am pleased to enclose our tax collection contract for your entity. This will be a three-year contract. The commission rate for Tax Years 2022-2024 will remain at \$0.98 per account for the contract term. This rate continues to be the lowest collection fee rate of any urban county in Texas. Due to new technologies that allow our office to process out-of-county accounts more efficiently, the fee will remain at \$2.00 per account. The rates will be applied to the number of accounts as of September 30<sup>th</sup> for the previous year.

Enclosed are three original contracts for the assessment and collection of your ad valorem taxes by my office for the Tax Years 2022-2024. After the contracts have been signed, please return <u>ALL</u> copies to the attention of Amelia Rice, Property Tax Director. I will mail a fully executed contract to you after the Commissioner's Court has made formal approval of the contract. This will be at the end of September, so the contract will be returned in October. If you require more than one original, please make extra copies as needed of the contract and mail all copies back to my office. In order to have your contract in place prior to the upcoming tax season, I would ask that you have the properly executed contracts returned to me no later than August 15, 2022.

You will be invoiced for your collection commission by last day of January for each contract year with payment due no later than the last day of February of each contract year.

The time for rate calculations is rapidly approaching and many of you are already in budget preparations. Please remember the importance of getting the rate and exemption information to us prior to the **September rate** submission deadline. My office will provide more information on this requirement in the near future.

If you have questions, please contact Property Tax Director, Amelia Rice, at 817-884-1123 or by email arice@tarrantcounty.com. You may also contact me at 817-884-1106 or by e-mail WGBurgess@tarrantcounty.com.

Sincerely,

lundy Busgess

Wendy Burgess, PCC, CTOP, PDAC, CSTA Tax Assessor-Collector Tarrant County

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Agreement made this \_\_\_\_\_day of \_\_\_\_\_, 2022, by and between the Tarrant County Tax Assessor/Collector, hereinafter referred to as **ASSESSOR/COLLECTOR**, and Tarrant County, hereinafter referred to as the **COUNTY**, both of whom are addressed at 100 E. Weatherford Street, Fort Worth, Texas 76196-0301, and the City of Mansfield hereinafter referred to as **City**, whose address is 1200 E Broad St, Mansfield, TX 76063.

#### PURPOSE OF AGREEMENT

The purpose of this Agreement is to state the terms and conditions under which the ASSESSOR/COLLECTOR will provide assessment and collection services of Ad Valorem taxes levied by the City.

NOW THEREFORE, in consideration of the mutual promises herein contained, the parties hereto agree as follows:

#### Ι.

#### SERVICES TO BE PERFORMED

The ASSESSOR/COLLECTOR agrees to bill and collect the taxes due and owing on taxable property upon which the City has imposed said taxes. The ASSESSOR/COLLECTOR shall perform the said services in the same manner and fashion as Tarrant County collects its own taxes due and owing on taxable property. The services performed are as follows: receiving the Certified Appraisal Roll from the appropriate Appraisal District and monthly changes thereto; providing mortgage companies, property owners and tax representatives, tax roll and payment data; providing all necessary assessments of taxes and Truth in Taxation calculations as required; the transmittal of tax statements via the U.S. Mail or electronic transfer of data; and payment processing. All City disbursements, made by check or by electronic transfer (ACH), for collected tax accounts will be made to the City on the day the COUNTY Depository Bank indicates the mandatory assigned "float" period has elapsed and the funds are posted to the collected balance. If any daily collection total is less than one hundred dollars (\$100.00), the disbursement may be withheld until the cumulative total of taxes collected for the City equals at least one hundred dollars (\$100.00), or at the close of the month.

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# REPORTS

The ASSESSOR/COLLECTOR will provide the City of Mansfield the following reports via internet access:

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	Detail Collection Summary Report
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Current Assessment Roll

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# IV.

#### AUDITS

The ASSESSOR/COLLECTOR will provide to the City auditor necessary explanations of all reports and access to ASSESSOR/COLLECTOR in-house tax system computer terminals to assist the City auditor in verifying audit samples of the financial data previously provided by the ASSESSOR/COLLECTOR during the past audit period. Additional support for entity verification or entity auditor verification is not a part of this contract. Each request for support will be reviewed individually. Costs for providing audit support will be determined by the ASSESSOR/COLLECTOR and will be charged to and must be paid by the City.

#### *V*.

#### TAX RATE REQUIREMENT

The City will provide the ASSESSOR/COLLECTOR copies of the resolution, ordinance, or order signed by the governing body adopting the City's current tax rate and exemption schedule to be applied for assessing purposes along with a copy of the rate calculation worksheets, if applicable, by the third Monday in September of each year of the contract. Under authority of Section 31.01 (h) of the Property Tax Code, any additional cost of printing and mailing tax statements because of late reporting of the tax rate or the exemption schedule will be charged to and must be paid by the City. Any additional cost or expense requiring recalculation or rebilling due to an inaccurate or erroneous tax rate provided by City of Mansfield will be paid by City of Mansfield.

The tax rate and the exemption schedule for each of the last five (5) years in which an ad valorem tax was levied, or all prior years where there remains delinquent tax, must be furnished in writing to the ASSESSOR/COLLECTOR at the time of the initial contract.

#### VI.

#### COMPLIANCE WITH APPLICABLE STATUTES, ORDINANCES, AND REGULATIONS

In performing the services required under this Agreement, the ASSESSOR/COLLECTOR shall comply with all applicable federal and state statutes, final Court orders and Comptroller regulations. If such compliance is impossible for reasons beyond its control, the ASSESSOR/COLLECTOR shall immediately notify the City of that fact and the reasons therefore.

#### VII.

#### DEPOSIT OF FUNDS

All funds collected by the ASSESSOR/COLLECTOR in the performance of the services stated herein for the City shall be promptly transferred to the account of the City at the City's depository bank. All payments to entities will be made electronically by the automated clearing house (ACH). The ASSESSOR/COLLECTOR has no liability for the funds after initiation of the ACH transfer of the City's funds from the COUNTY Depository to the City's designated depository. ASSESSOR/COLLECTOR has the authority to temporarily suspend payments to City of Mansfield due to unforeseen or unanticipated circumstances.

#### VIII.

#### INVESTMENT OF FUNDS

The City hereby agrees that the COUNTY, acting through the COUNTY Auditor, may invest collected ad valorem tax funds of the City during the period between collection and payment. The COUNTY agrees that it will invest such funds in compliance with the Public Funds Investment Act. The COUNTY further agrees that it will pay to the City all interest or other earnings attributable to taxes owed to the City. All parties agree that this Agreement will not be construed to

Page 2 of 4

lengthen the time period during which the COUNTY or the ASSESSOR/COLLECTOR may hold such funds before payment to the City.

# IX.

#### REFUNDS

Refunds will be made by the ASSESSOR/COLLECTOR except as set forth herein. The ASSESSOR/COLLECTOR will advise the City of changes in the tax roll which were mandated by the appropriate Appraisal District.

The ASSESSOR/COLLECTOR will not make refunds on prior year paid accounts unless the prior year paid accounts for the past five (5) years are provided to the ASSESSOR/COLLECTOR.

If the amount of refunds processed for City of Mansfield exceeds collections for City of Mansfield, City of Mansfield will be placed in a negative status and no distributions will be made to City of Mansfield until collections exceed the negative balance.

All refunds of overpayments or erroneous payments due, but not requested, and as described in Section 31.11 of the Texas Property Tax Code, will after three years from the date of payment, be proportionately disbursed to those entities contracting with the ASSESSOR/COLLECTOR. The contract must have been in force, actual assessment and collection functions begun and the tax account was at the time of the over or erroneous payment within the City's jurisdiction. The proportional share is based upon the City's percent of the tax account's total levy assessed at the time of receipt of the over or erroneous payment.

In the event any lawsuit regarding the collection of taxes provided for in this agreement to which the City is a party, is settled or a final judgment rendered, and which final judgment is not appealed, and the terms of such settlement agreement or final judgment require that a refund be issued by the City to the taxpayer, such refund shall be made by ASSESSOR/COLLECTOR by debiting funds collected by ASSESSOR/COLLECTOR on behalf of the City and remitting such refund to the taxpayer in conformity with the terms of the settlement agreement or final judgment.

#### Х.

### DELINQUENT COLLECTIONS

The ASSESSOR/COLLECTOR will assess and collect the collection fee pursuant to Sections, 33.07, 33.08, 33.11 and 33.48 of the Property Tax Code, when allowed. The ASSESSOR/COLLECTOR will collect attorney fees that are specified by the City through written agreement with a delinquent collection Attorney. The ASSESSOR/COLLECTOR will disburse the amount directly to the Firm under contract to the City.

If the delinquent collection Attorney contracted by the City requires attendance of ASSESSOR/COLLECTOR personnel at a court other than the District Courts in downtown Fort Worth, and the COUNTY is not a party, the employee's expenses and proportionate salary will be the responsibility of the City and will be added to the collection expenses and charged to the City.

The ASSESSOR/COLLECTOR will not be responsible for the collection of prior year delinquent accounts unless all delinquent accounts information is provided to the ASSESSOR/COLLECTOR.

#### XI.

#### TERM OF AGREEMENT

This Agreement shall become effective as of the date hereinabove set out, and shall continue in effect through the 2024 tax year, unless sooner terminated by providing sixty (60) day written notice, as outlined in paragraph XII.

#### XII.

#### NOTICES

Any notices to be given hereunder by either party to the other may be effected by e-mail, or in writing, either by personal delivery or by mail, registered or certified, postage prepaid with return receipt requested. Mailed notices shall be addressed to the address of the parties as they appear in the introductory paragraph of this Agreement, but each party may change this address by notice in accordance with this paragraph.

Page 3 of 4

#### XIII.

#### MISCELLANEOUS PROVISIONS

This instrument hereto contains the entire Agreement between the parties relating to the rights herein granted and obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force or effect.

This Agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Tarrant County, Texas.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives and successors.

In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or enforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provisions had never been contained.

This Agreement and the attachments hereto constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Executed on the day and year first above written, Tarrant County, Texas.

BY:	
WENDY BURGESS	DATE
TAX ASSESSOR/COLLECTOR	
TARRANT COUNTY	
WGBurgess@tarrantcounty.com	
FOR: City of Mansfield	
BY:	
	DATE
<i>TITLE:</i>	
EMAIL:	
FOR TARRANT COUNTY:	
BY:	
B. GLEN WHITLEY	DATE
TARRANT COUNTY JUDGE	
APPROVED AS TO FORM:	
<i>BY</i> :	
CRIMINAL DISTRICT ATTORNEY'S OFFICE*	DATE

\*By law, the Criminal District Attorney's Office may only approve contracts for its clients. We reviewed this document as to form from our client's legal perspective. Other parties may not rely on this approval. Instead those parties should seek contract review from independent counsel.

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This Agreement and the attachments hereto constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Executed on the day and year first above written, Tarrant County, Texas.

BY:	
WENDY BURGESS	DATE
TAX ASSESSOR/COLLECTOR	
TARRANT COUNTY	
WGBurgess@tarrantcounty.com	
FOR: City of Mansfield	
BY:	
	DATE
<i>TITLE:</i>	
EMAIL:	
FOR TARRANT COUNTY:	
BY:	
B. GLEN WHITLEY	DATE
TARRANT COUNTY JUDGE	
APPROVED AS TO FORM:	
BY:	
CRIMINAL DISTRICT ATTORNEY'S OFFICE*	DATE

\*By law, the Criminal District Attorney's Office may only approve contracts for its clients. We reviewed this document as to form from our client's legal perspective. Other parties may not rely on this approval. Instead those parties should seek contract review from independent counsel.

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The following weekly reports are available upon request only and provided via email:

Current Assessment Roll

Weekly: Detail Collection Summary Report Detail Collection Summary by Year

#### III.

#### **COMPENSATION**

In consideration of the services to be performed by the ASSESSOR/COLLECTOR, compensation for the services rendered

is a rate of ninety-eight cents (\$0.98) per account located within Tarrant County, and two-dollars (\$2.00) per account located outside Tarrant County. The number of accounts billed will be based on the ending number of accounts on the certified roll as of September 30<sup>th</sup> for the previous year as provided by the Appraisal District. The ASSESSOR/COLLECTOR will invoice for these accounts by **January 31 of each contract year** with payment to be received from the City by **February 28 of each contract year**. The scope of services identified in this contract does not include the administration of a rollback election. In the event of a successful rollback election, these costs incurred by the Tarrant County Tax Office will be separately identified, billed, and paid by the entity.

# IV.

### AUDITS

The ASSESSOR/COLLECTOR will provide to the City auditor necessary explanations of all reports and access to ASSESSOR/COLLECTOR in-house tax system computer terminals to assist the City auditor in verifying audit samples of the financial data previously provided by the ASSESSOR/COLLECTOR during the past audit period. Additional support for entity verification or entity auditor verification is not a part of this contract. Each request for support will be reviewed individually. Costs for providing audit support will be determined by the ASSESSOR/COLLECTOR and will be charged to and must be paid by the City.

#### V.

#### TAX RATE REQUIREMENT

The City will provide the ASSESSOR/COLLECTOR copies of the resolution, ordinance, or order signed by the governing body adopting the City's current tax rate and exemption schedule to be applied for assessing purposes along with a copy of the rate calculation worksheets, if applicable, by the third Monday in September of each year of the contract. Under authority of Section 31.01 (h) of the Property Tax Code, any additional cost of printing and mailing tax statements because of late reporting of the tax rate or the exemption schedule will be charged to and must be paid by the City. Any additional cost or expense requiring recalculation or rebilling due to an inaccurate or erroneous tax rate provided by City of Mansfield will be paid by City of Mansfield.

The tax rate and the exemption schedule for each of the last five (5) years in which an ad valorem tax was levied, or all prior years where there remains delinquent tax, must be furnished in writing to the ASSESSOR/COLLECTOR at the time of the initial contract.

#### VI.

#### COMPLIANCE WITH APPLICABLE STATUTES, ORDINANCES, AND REGULATIONS

In performing the services required under this Agreement, the ASSESSOR/COLLECTOR shall comply with all applicable federal and state statutes, final Court orders and Comptroller regulations. If such compliance is impossible for reasons beyond its control, the ASSESSOR/COLLECTOR shall immediately notify the City of that fact and the reasons therefore.

#### VII.

#### **DEPOSIT OF FUNDS**

All funds collected by the ASSESSOR/COLLECTOR in the performance of the services stated herein for the City shall be promptly transferred to the account of the City at the City's depository bank. All payments to entities will be made electronically by the automated clearing house (ACH). The ASSESSOR/COLLECTOR has no liability for the funds after initiation of the ACH transfer of the City's funds from the COUNTY Depository to the City's designated depository. ASSESSOR/COLLECTOR has the authority to temporarily suspend payments to City of Mansfield due to unforeseen or unanticipated circumstances.

#### VIII.

#### **INVESTMENT OF FUNDS**

The City hereby agrees that the COUNTY, acting through the COUNTY Auditor, may invest collected ad valorem tax funds of the City during the period between collection and payment. The COUNTY agrees that it will invest such funds in compliance with the Public Funds Investment Act. The COUNTY further agrees that it will pay to the City all interest or other earnings attributable to taxes owed to the City. All parties agree that this Agreement will not be construed to

Page 2 of 4

lengthen the time period during which the COUNTY or the ASSESSOR/COLLECTOR may hold such funds before payment to the City.

# IX.

#### REFUNDS

Refunds will be made by the ASSESSOR/COLLECTOR except as set forth herein. The ASSESSOR/COLLECTOR will advise the City of changes in the tax roll which were mandated by the appropriate Appraisal District.

The ASSESSOR/COLLECTOR will not make refunds on prior year paid accounts unless the prior year paid accounts for the past five (5) years are provided to the ASSESSOR/COLLECTOR.

If the amount of refunds processed for City of Mansfield exceeds collections for City of Mansfield, City of Mansfield will be placed in a negative status and no distributions will be made to City of Mansfield until collections exceed the negative balance.

All refunds of overpayments or erroneous payments due, but not requested, and as described in Section 31.11 of the Texas Property Tax Code, will after three years from the date of payment, be proportionately disbursed to those entities contracting with the ASSESSOR/COLLECTOR. The contract must have been in force, actual assessment and collection functions begun and the tax account was at the time of the over or erroneous payment within the City's jurisdiction. The proportional share is based upon the City's percent of the tax account's total levy assessed at the time of receipt of the over or erroneous payment.

In the event any lawsuit regarding the collection of taxes provided for in this agreement to which the City is a party, is settled or a final judgment rendered, and which final judgment is not appealed, and the terms of such settlement agreement or final judgment require that a refund be issued by the City to the taxpayer, such refund shall be made by ASSESSOR/COLLECTOR by debiting funds collected by ASSESSOR/COLLECTOR on behalf of the City and remitting such refund to the taxpayer in conformity with the terms of the settlement agreement or final judgment.

#### Х.

#### **DELINQUENT COLLECTIONS**

The ASSESSOR/COLLECTOR will assess and collect the collection fee pursuant to Sections, 33.07, 33.08, 33.11 and 33.48 of the Property Tax Code, when allowed. The ASSESSOR/COLLECTOR will collect attorney fees that are specified by the City through written agreement with a delinquent collection Attorney. The ASSESSOR/COLLECTOR will disburse the amount directly to the Firm under contract to the City.

If the delinquent collection Attorney contracted by the City requires attendance of ASSESSOR/COLLECTOR personnel at a court other than the District Courts in downtown Fort Worth, and the COUNTY is not a party, the employee's expenses and proportionate salary will be the responsibility of the City and will be added to the collection expenses and charged to the City.

The ASSESSOR/COLLECTOR will not be responsible for the collection of prior year delinquent accounts unless all delinquent accounts information is provided to the ASSESSOR/COLLECTOR.

#### XI.

#### TERM OF AGREEMENT

This Agreement shall become effective as of the date hereinabove set out, and shall continue in effect through the 2024 tax year, unless sooner terminated by providing sixty (60) day written notice, as outlined in paragraph XII.

#### XII.

#### NOTICES

Any notices to be given hereunder by either party to the other may be effected by e-mail, or in writing, either by personal delivery or by mail, registered or certified, postage prepaid with return receipt requested. Mailed notices shall be addressed to the address of the parties as they appear in the introductory paragraph of this Agreement, but each party may change this address by notice in accordance with this paragraph.

Page 3 of 4

#### XIII.

#### MISCELLANEOUS PROVISIONS

This instrument hereto contains the entire Agreement between the parties relating to the rights herein granted and obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force or effect.

This Agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Tarrant County, Texas.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives and successors.

In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or enforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provisions had never been contained.

This Agreement and the attachments hereto constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Executed on the day and year first above written, Tarrant County, Texas.

BY:	
WENDY BURGESS	DATE
TAX ASSESSOR/COLLECTOR	
TARRANT COUNTY	
WGBurgess@tarrantcounty.com	
FOR: City of Mansfield	
BY:	
	DATE
<i>TITLE:</i>	
EMAIL:	
FOR TARRANT COUNTY:	
BY:	
B. GLEN WHITLEY	DATE
TARRANT COUNTY JUDGE	
APPROVED AS TO FORM:	
BY:	
CRIMINAL DISTRICT ATTORNEY'S OFFICE*	DATE

\*By law, the Criminal District Attorney's Office may only approve contracts for its clients. We reviewed this document as to form from our client's legal perspective. Other parties may not rely on this approval. Instead those parties should seek contract review from independent counsel.

Page 4 of 4

# **CITY OF MANSFIELD**



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

# **STAFF REPORT**

#### File Number: 22-4762

Agenda Date: 7/11/2022

Version: 2

Status: Consent

In Control: City Council

File Type: Resolution

Agenda Number:

#### Title

Resolution - A Resolution Authorizing Funding in an Amount Not to Exceed \$153,510 and Approval of a Contract for Design Services with Halff Associates, Inc. for Glen Abbey Drainage Analysis and Improvements (Drainage Fund)

#### **Requested Action**

Consider the authorization of funding and approval of a contract.

#### Recommendation

The authorization of funding in an amount not to exceed \$153,510 and approval of a contract for design services with Halff Associates, Inc. for Glen Abbey Drainage Analysis and Improvements.

#### **Description/History**

A significant storm event occurred on June 3, 2022 causing widespread flooding within the Glen Abbey Drive basin. This has resurfaced past efforts to resolve the flooding issues within the basin. An earlier analysis of the drainage conditions along Glen Abbey was initiated to investigate flooding issues due to a significant storm event in 2008. The results of that analysis produced options which were delayed due to unsuccessful easement acquisition for the necessary infrastructure.

The scope of the current project includes verification of the findings from the Glen Abbey Drainage Analysis dated January 2011 and additional modeling efforts to investigate flooding issues on Glen Abbey Court, two options for dealing with flood conditions, construction plans, and bid assistance for the selected solution. The proposed fee is inclusive of all survey needs and document preparation necessary to publicly bid the project. The anticipated timeline from start of project design to bid is ten months.

The requested funds are for analysis and design services with Halff Associates, Inc. in the amount of \$153,510 which includes an additional 5% design fee contingency for potential design scope changes and other miscellaneous services needed to prepare the project for public bidding and construction, for a total budget not to exceed \$153,510.00.

#### Justification

Improvements will be necessary to prevent future flood losses along Glen Abbey Drive. This project is included in the Drainage Capital Plan.

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

Funding Source

Drainage Fund

# Prepared By

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

# RESOLUTION NO.

# A RESOLUTION AUTHORIZING FUNDING IN AN AMOUNT NOT TO EXCEED \$153,510.00 AND APPROVAL OF A CONTRACT FOR DESIGN SERVICES WITH HALFF ASSOCIATES, INC. FOR GLEN ABBEY DRAINAGE ANALYSIS AND IMPROVEMENTS (DRAINAGE FUND)

**WHEREAS,** the City Council recognizes the need to proceed forward with the Glen Abbey Drainage Analysis and Improvements for the benefit of the citizens of the City of Mansfield; and,

**WHEREAS,** the City Staff has reviewed the proposal for the Glen Abbey Drainage Analysis and Improvements; and,

**WHEREAS,** the City Council has received the recommendation of Staff to contract with Halff Associates, Inc. for design services; and,

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

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

### **SECTION 1.**

The City Manager or his designee is hereby authorized and directed to execute necessary contracts to prepare this project for public bidding and construction with Halff Associates, Inc. for design services for an amount not to exceed One Hundred Fifty-Three Thousand Five Hundred Ten and 00/100 Dollars (\$153,510.00).

### **SECTION 2.**

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

#### **SECTION 2.**

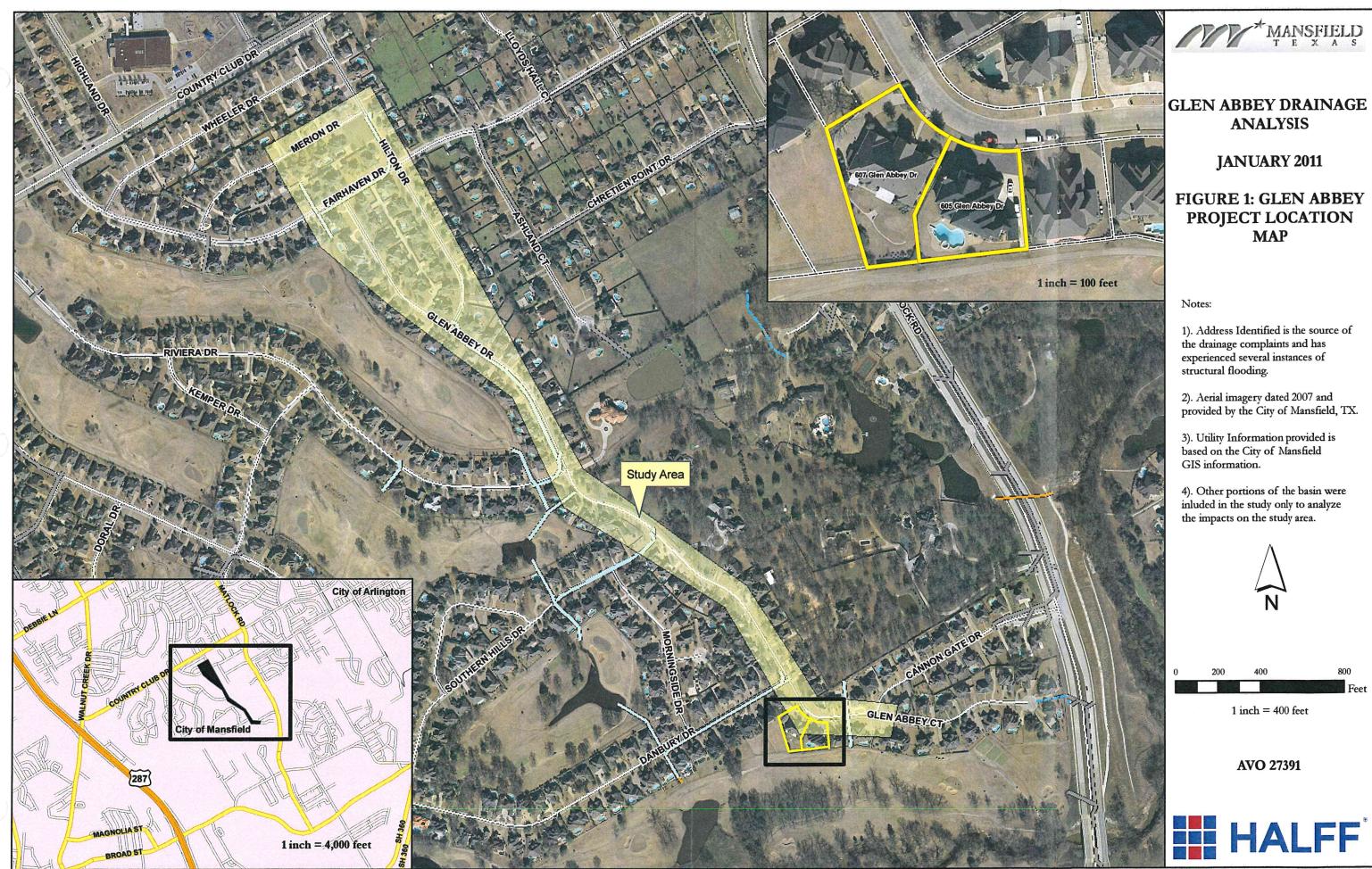
This resolution shall take effect immediately upon adoption.

# PASSED AND APPROVED THIS THE 11<sup>TH</sup> DAY OF JULY, 2022.

Michael Evans, Mayor

**ATTEST:** 

Susana Marin, City Secretary



# **CITY OF MANSFIELD**



#### Mansfield, TX 76063 mansfieldtexas.gov

1200 F Broad St

# **STAFF REPORT**

#### File Number: 22-4766

Agenda Date: 7/11/2022

Version: 2

Status: Consent

In Control: City Council

File Type: Resolution

#### Agenda Number:

#### Title

Resolution - A Resolution Authorizing Funding in an Amount Not to Exceed \$886,715 and Approval of Contracts, Including Design, Survey and Easement Acquisition Services with LJA Engineering, to Prepare the Tributary to Mountain Creek Sewer Interceptor for Public Bidding and Construction (Utility Fund)

### **Requested Action**

Consider the authorization of funding and approval of contracts.

### Recommendation

The authorization of funding in an amount not to exceed \$886,715 and approval of contracts, including design, survey and easement acquisition services with LJA Engineering, to prepare the Tributary to Mountain Creek Sewer Interceptor for public bidding and construction.

#### **Description/History**

This project is identified as Project #6 on the City's Wastewater Master Plan in the southwest ETJ just west of Chambers St. A portion of the sewer basin that this line will serve is currently served by the Best Maid lift station on Lone Star Rd. and existing sewer lines to the north. This project will eliminate the Best Maid lift station and provide gravity wastewater capacity for this basin and accommodate the ultimate development of the basin which includes the M3 Ranch and Birdsong developments. It will also provide sewer service to all of the adjacent land along this route.

This sewer interceptor will generally run south of the Best Maid lift station along the floodplain of the tributary to Mountain Creek west of Chambers St. and connect to the existing 30" sewer near the existing TRA meter station just south of Hardy Street previously constructed to serve the Somerset development basin. This line will be approximately 13,000 linear feet with pipe sizes ranging from 24" to 30" in diameter. The preliminary cost estimate for construction is \$7,000,000 with anticipated opportunities for value engineering during design.

The requested funds are for design services with LJA Engineering in the amount of \$686,715 which includes an additional 5% design fee contingency for potential design scope changes and \$200,000 for easements, subsurface investigation, and other miscellaneous services needed to prepare the project for public bidding and construction, for a total budget not to exceed \$886,715.

### Justification

This design of this project is identified in the Utility Capital Improvement Plan to be designed in 2022 and constructed in 2023.

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

### **Funding Source**

Utility Fund

### **Prepared By**

Raymond Coffman, Asst. DPW/City Engineer, Engineering Department, 817-276-4238

### RESOLUTION NO.

### A RESOLUTION AUTHORIZING FUNDING IN AN AMOUNT NOT TO EXCEED \$886,715 AND APPROVAL OF CONTRACTS, INCLUDING DESIGN, SURVEY AND EASEMENT ACQUISITION SERVICES WITH LJA ENGINEERING TO PREPARE THE TRIBUTARY TO MOUNTAIN CREEK SEWER INTERCEPTOR FOR PUBLIC BIDDING AND CONSTRUCTION (UTILITY FUND)

**WHEREAS,** the City Council recognizes the need to proceed forward with design of the Tributary to Mountain Creek Sewer Interceptor for the benefit of the citizens of the City of Mansfield; and,

**WHEREAS,** the City Staff has reviewed the proposal for the design of the Tributary to Mountain Creek Sewer Interceptor; and,

**WHEREAS,** the City Council has received the recommendation of Staff to contract with LJA Engineering for design, survey and easement acquisition services; and,

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

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

### **SECTION 1.**

Funding is hereby authorized in the amount of Eight Hundred Eighty-Six Thousand Seven Hundred Fifteen and No/100 Dollars (\$886,715.00) to prepare this project for public bidding and construction.

### **SECTION 2.**

The City Manager or his designee is hereby authorized and directed to execute necessary contracts to prepare this project for public bidding and construction with LJA Engineering for design services for an amount not to exceed Six Hundred Eighty-Six Thousand Seven Hundred Fifteen and No/100 Dollars (\$686,715.00).

### **SECTION 3.**

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

### **SECTION 2.**

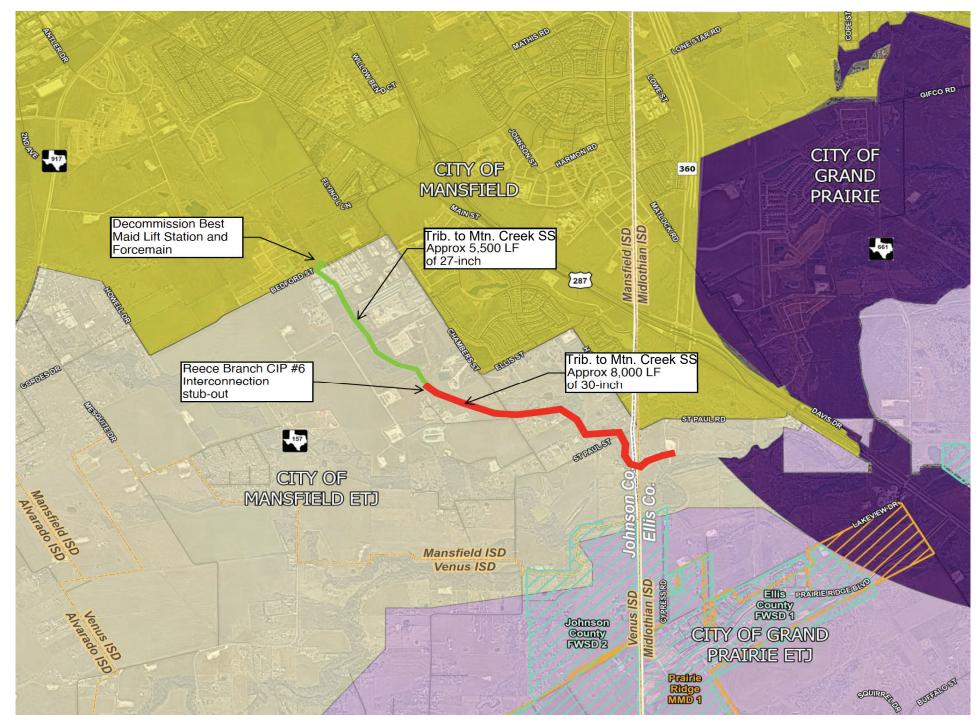
This resolution shall take effect immediately upon adoption.

## PASSED AND APPROVED THIS THE 11<sup>TH</sup> DAY OF JULY, 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary





# TRIBUTARY TO MOUNTAIN CREEK SEWER INTERCEPTOR



### STAFF REPORT

### File Number: 22-4772

### Agenda Date: 7/11/2022

Version: 1

Status: Consent

File Type: Resolution

In Control: City Council

Agenda Number:

### Title

Resolution - A Resolution Repealing Resolution No. RE-3855-22; and Providing an Effective Date

### **Requested Action**

Approve the Resolution Repealing Resolution No. RE-3855-22.

### Recommendation

Staff recommends that the City Council approve the Resolution Repealing Resolution No. RE-3855-22.

### **Description/History**

On April 25th, 2022, the City Council approved Resolution No. RE-3855-22 approving a contract with Perdue Brandon Fielder Collins and Mott LLP for the collection of delinquent taxes and authorizing the City Manager to execute the contract. No contract has been executed, and repealing Resolution No. RE-3855-22 will result in the existing contract with Linebarger Goggan Blair & Sampson, LLP to remain in effect.

**Prepared By** Drew Larkin, City Attorney

### RESOLUTION NO.

# A RESOLUTION REPEALING RESOLUTION NO. RE-3855-22; AND PROVIDING AN EFFECTIVE DATE

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

**WHEREAS**, on April 25th, 2022, the City Council approved Resolution No. RE-3855-22 approving a contract with Perdue Brandon Fielder Collins and Mott LLP for the collection of delinquent taxes and authorizing the City Manager to execute the contract; and,

**WHEREAS,** no contract was executed between the City and Perdue Brandon Fielder Collins and Mott LLP, and the City Council desires to repeal Resolution No. RE-3855-22.

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

### **SECTION 1.**

Resolution No. RE-3855-22 is repealed.

### **SECTION 2.**

This resolution shall take effect immediately from and after its passage.

# DULY PASSED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 11<sup>TH</sup> DAY OF JULY, 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



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

### **STAFF REPORT**

### File Number: 22-4764

Agenda Date: 7/11/2022

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

### Title

Minutes - Approval of the June 27, 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 June 27, 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



### **Meeting Minutes - Draft**

### **City Council**

Monday, June 27, 2022	3:00 PM	Council Chambers

### **REGULAR MEETING**

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

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

- Absent 1 Casey Lewis
- Present 6 Larry Broseh;Julie Short;Mike Leyman;Todd Tonore;Michael Evans and Tamera Bounds

### **RECESS INTO EXECUTIVE SESSION**

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 3:02 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 3:04 p.m. Mayor Evans recessed the executive session at 5:26 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 Application of Vacant Building Ordinance

Seek Advice of City Attorney Regarding Agreement with Johnson County Special Utility District

Seek Advice of City Attorney Regarding the Subdivision Ordinance

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 #16-05

Economic Development Project #21-09

Economic Development Project #22-19

### 5:30 P.M. WORK SESSION

FY23 Budget Update

*City Manager Joe Smolinski and Chief Financial Officer Troy Lestina presented an update on the Fiscal Year 2023 budget including personnel requests, capital equipment requests, property taxes, a potential property tax homestead increase, and facility needs. Joe and Troy also answered Council questions.* 

Discussion Regarding South Mansfield Form-based Development District

Joe Smolinski and Director of Planning Jason Alexander detailed the proposed South Mansfield Form-based Development District and answered Council questions. Joe spoke on Benchmark City Trend Data, population, density, sales tax, home value, resource allocation, tax rate, land uses, Urban3 fiscal analysis, and a Mansfield laborshed study. Jason explained revisions which were made based off of guidance from City Council and comments from the community.

### 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 7:11 p.m.

INVOCATION

Michelle Gooch of the Flourish Women's Ministry gave the Invocation.

### PLEDGE OF ALLEGIANCE

Council Member Bounds led the Pledge of Allegiance.

### TEXAS PLEDGE

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

Mayor Pro Tem Tonore led the Texas Pledge.

### PROCLAMATION

<u>22-4745</u> Parks and Recreation Month Proclamation

Mayor Evans read and presented the proclamation to members of the City's Parks and Recreation Department.

<u>22-4746</u> H.I.M Center of Mansfield Proclamation

Mayor Evans read and presented the proclamation to members of the H.I.M. Center of Mansfield.

#### **CITIZEN COMMENTS**

Leonard Hornsby, 1006 Hedgewood Drive - On behalf of Bethlehem Baptist Church, Mr. Hornsby recognized Mayor Evans for his dedication to the Church and to the City.

Susan Luttrell, 1092 Mitchell Road - Ms. Luttrell spoke on historic displays put together that were displayed at the Juneteenth event and her pride in the City Council.

Shelia Favor, 503 Titleist Drive - Ms. Favor spoke on agenda item 22-4742, regarding campaign booths at city events.

Brandon Frizzell, 2301 Eric Lane - Mr. Frizzell spoke on the Juneteenth event.

Nigel Lewis, 1703 Fairfax Drive - Mr. Lewis spoke on social media and the community.

Darrell Sneed, 861 Tate Street - Mr. Sneed spoke on agenda item 22-4742.

Della Sapp, 1550 N. Main Street, Lot #130 - Ms. Sapp spoke on the Juneteenth event.

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

Charmanie Evans, 2215 Ragland Road Angela Faselar

#### **COUNCIL ANNOUNCEMENTS**

Council Member Leyman complimented Harvesting International Mansfield on their accomplishments and thanked Ms. Luttrell for her comments.

Council Member Short had no announcements.

Council Member Lewis was absent.

Mayor Pro Tem Tonore had no announcements.

Council Member Bounds had no announcements.

Council Member Broseh stated his resonation with Mr. Sneed's comments and that Mansfield must be the leader in being united.

Mayor Evans recognized the American Legion Post #624 Annual Legion Riders Texas State Rally event, provided encouragement to those serving on City Council and spoke on the importance of connecting with each other.

#### **SUB-COMMITTEE REPORTS**

There were no sub-committee reports.

### STAFF COMMENTS

### City Manager Report or Authorized Representative

Current/Future Agenda Items

Mansfield Rocks Event Update - Theresa Cohagen

Communication Manager Dustin Dangli provided an update on the Mansfield Rocks event and invited the Council to attend.

### TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Mayor Pro Tem Tonore to authorize the City Manager to negotiate, finalize, and execute an economic agreement regarding project 16-05. Seconded by Council Member Short. The motion CARRIED by the following vote:

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

Nay: 0

- Absent: 1 Casey Lewis
- Abstain: 0

### NEW BUSINESS

<u>22-4742</u> Discussion - Discussion and Possible Action Regarding Policy Direction from Council to Address Political Activities at City Events

> Joe Smolinski and Director of Community Engagement Theresa Cohagen explained the events that occurred during the Juneteenth celebration and also touched on vendors at city events and soliciting politicians. There was Council discussion regarding a policy prohibiting political campaigning at city events, and City Attorney Drew Larkin advised the Council on a possible policy.

### CONSENT AGENDA

22-4743 Ordinance - An Ordinance of the City of Mansfield, Texas Appointing the Judge of the Mansfield Municipal Court of Record: Approving the Contract Appointing Judge Cass Robert Callaway as Presiding Judge of the Mansfield Municipal Court of Record; Providing that this Ordinance shall be cumulative of all Ordinances; Providing a Severability Clause; and Providing an Effective Date

A motion was made by Council Member Bounds to approve the first and final reading of the following ordinance:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS APPOINTING THE JUDGE OF THE MANSFIELD MUNICIPAL COURT OF RECORD; APPROVING THE CONTRACT APPOINTING JUDGE CASS ROBERT CALLAWAY AS PRESIDING JUDGE OF THE MANSFIELD MUNICIPAL COURT OF RECORD; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

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

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

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

Nay: 0

Absent: 1 - Casey Lewis

Abstain: 0

Enactment No: OR-2261-22

22-4684 Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development and Performance Agreement by and Between the Mansfield Economic Development Corporation ("MEDC") and BTP Properties LLC, and Authorizing its Execution by the President of the MEDC; and Providing an Effective Date

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, AND BTP PROPERTIES LLC; AUTHORIZING THE MEDC PRESIDENT TO EXECUTE SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE

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

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

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

	New 0				
	Nay: 0				
	Absent: 1 - Casey Lewis				
	Abstain: 0				
	Enactment No: RE-3871-22				
<u>22-4735</u>	Resolution - A Resolution Awarding a Contract for the Construction of the FM 157 & South Parkridge Utility Improvements to Woody Contractors, Inc. and Authorizing Funding for an Amount Not to Exceed \$1,548,279.05 (Utility Fund)				
	A motion was made by Council Member Bounds to approve the following resolution:				
	A RESOLUTION AWARDING CONTRACTS FOR THE CONSTRUCTION OF FM 157 & SOUTH PARKRIDGE UTILITY IMPROVEMENTS TO WOODY CONTRACTORS, LLC, FOR CONSTRUCTION; AND APPROPRIATING FUNDS; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS				
	(Resolution in its entirety located in the City Secretary's Office)				
	Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:				
	Aye: 6 - Larry Broseh;Julie Short;Mike Leyman;Todd Tonore;Michael Evans and Tamera Bounds				
	<b>Nay:</b> 0				
	Absent: 1 - Casey Lewis				
	Abstain: 0				
	Enactment No: RE-3872-22				
<u>22-4736</u>	Resolution - Authorization of the City Manager to Enter an Interlocal Agreement with the City of Arlington for Construction of a Portion of East Debbie Lane located within the Mansfield City Limits				
	A motion was made by Council Member Bounds to approve the following resolution:				
	A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER AN INTERLOCAL AGREEMENT WITH THE CITY OF ARLINGTON FOR CONSTRUCTION OF A PORTION OF EAST DEBBIE LANE LOCATED WITHIN THE MANSFIELD CITY LIMITS (Resolution in its entirety located in the City Secretary's Office)				
	Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:				
	Aye: 6 - Larry Broseh;Julie Short;Mike Leyman;Todd Tonore;Michael Evans and Tamera Bounds				
	<b>Nay:</b> 0				

	Absent: 1 - Casey Lewis			
	Abstain: 0			
	Enactment No: RE-3873-22			
<u>22-4737</u>	Resolution- Award of a Construction Contract for the Reconstruction of the Asphalt Residential Streets of Crown Drive, Chasemore Court and Danbury Drive to Reynolds Asphalt and Construction Company, Directing the City Manager to Execute Contract Documents; and Authorizing Funding for an Amount Not to Exceed \$350,000.00 (Street Bond Fund)			
	A motion was made by Council Member Bounds to approve the following resolution:			
	A RESOLUTION AWARDING A CONSTRUCTION CONTRACT FOR THE RECONSTRUCTION OF THE ASPHALT RESIDENTIAL STREETS OF CROWN DRIVE, CHASEMORE DRIVE, CHASEMORE COURT AND DANBURY DRIVE TO REYNOLDS ASPHALT AND CONSTRUCTION COMPANY; AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS; AND AUTHORIZING FUNDS IN AN AMOUNT NOT TO EXCEED \$350,000.00			
	(Resolution in its entirety located in the City Secretary's Office)			
	Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:			
	Aye: 6 - Larry Broseh;Julie Short;Mike Leyman;Todd Tonore;Michael Evans and Tamera Bounds			
	<b>Nay:</b> 0			
	Absent: 1 - Casey Lewis			
	Abstain: 0			
	Enactment No: RE-3874-22			
<u>22-4744</u>	Resolution - A Resolution of the City Council of the City of Mansfield, Texas Authorizing the Mayor to Execute an Agreement with Tracie Kenan Perkins to Provide Legal Services Relating to the Prosecution of Mansfield Municipal Court Cases			
	A motion was made by Council Member Bounds to approve the following resolution:			
	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS TO AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT WITH TRACIE KENAN PERKINS TO PROVIDE LEGAL SERVICES RELATING TO PROSECUTION OF MANSFIELD MUNICIPAL COURT CASES			
	(Resolution in its entirety located in the City Secretary's Office)			
	Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:			

Aye: 6 - Larry Broseh; Julie Short; Mike Leyman; Todd Tonore; Michael Evans and

	Tamera Bounds				
	<b>Nay:</b> 0				
	Absent: 1 - Casey Lewis				
	Abstain: 0				
	Enactment No: RE-3875-22				
<u>22-4747</u>	Resolution - A Resolution Approving a First Amendment to Agreement for the Sale and Delivery of Treated Water to a Wholesale Customer - Johnson County Special Utility District				
	A motion was made by Council Member Bounds to approve the following resolution:				
	A RESOLUTION APPROVING A FIRST AMENDMENT TO AGREEMENT FOR THE SALE AND DELIVERY OF TREATED WATER TO A WHOLESALE CUSTOMER – JOHNSON COUNTY SPECIAL UTILITY DISTRICT				
	(Resolution in its entirety located in the City Secretary's Office)				
	Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:				
	Aye: 6 - Larry Broseh;Julie Short;Mike Leyman;Todd Tonore;Michael Evans and Tamera Bounds				
	<b>Nay:</b> 0				
	Absent: 1 - Casey Lewis				
	Abstain: 0				
	Enactment No: RE-3876-22				
<u>22-4731</u>	Minutes - Approval of the June 13, 2022 Regular City Council Meeting Minutes				
	A motion was made by Council Member Bounds to approve the minutes of the June 13, 2022 Regular City Council Meeting as presented. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:				
	Aye: 6 - Larry Broseh;Julie Short;Mike Leyman;Todd Tonore;Michael Evans and Tamera Bounds				
	<b>Nay:</b> 0				
	Absent: 1 - Casey Lewis				
	Abstain: 0				

### END OF CONSENT AGENDA

### **PUBLIC HEARING**

<u>22-4716</u> Ordinance - Public Hearing Continuation and Final Reading of an Ordinance Amending 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)

Jason Alexander presented the item and answered Council questions.

Mayor Evans opened the public hearing at 8:53 p.m.

Houston Mitchell, 605 St. Eric - Mr. Mitchell spoke in opposition to the item.

Tom Corbin, P.O. Box 237 - Mr. Corbin spoke in support of the item.

Mayor Evans recognized the following citizens who submitted a card, but did not wish to speak:

Robert Jonas, 140 Club House Road - Support Jay Chapa, 3344 Hamilton, Fort Worth - Support Dave Berzina, 6912 Vista Ridge Drive - Support Bonnie McClory-Finn, 4601 Periwinkle Drive - Oppose Jolene Bargsley, 1600 Cowtown Drive - Oppose Michelle Baucom, 2400 Collier Street - Oppose Myra Miller, 8110 Saddle Oak - Oppose

Mayor Evans closed the public hearing at 9:04 p.m.

A motion was made by Council Member Short to approve the final reading of the following ordinance with the changes as presented by Jason Alexander:

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

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

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

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

**Nay:** 0

- Absent: 1 Casey Lewis
- Abstain: 0

Enactment No: OR-2262-22

### 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)

Jason Alexander presented the item and answered Council questions.

Mayor Evans opened the public hearing at 9:19 p.m.

Brandon Frizzell, 2301 Eric Lane - Mr. Frizzell spoke in opposition to the item.

Jack Ryan, 1206 Stonewall Drive - Mr. Ryan spoke in opposition to the item.

Mayor Evans recognized the following citizens who submitted a non-speaker card:

Shelia Favor, 503 Titleist Drive - Oppose Jolene Bargsley, 1600 Cowtown Drive - Oppose Tyler Teachman, 3302 Wheatberry Lane - Oppose Yviean Mai, 1602 S Mitchell Road - Oppose Robert Jonas, 140 Club House Road - Support David Berzino, 6912 Vista Road - Support

Mayor Evans closed the public hearing at 9:23 p.m.

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

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

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

- Aye: 6 Larry Broseh;Julie Short;Mike Leyman;Todd Tonore;Michael Evans and Tamera Bounds
- Nay: 0

Absent: 1 - Casey Lewis

Abstain: 0

<u>22-4730</u> Ordinance - Public Hearing and First Reading on an Ordinance Approving a Historic Landmark Overlay District Classification for the Front Gable Bungalow, c. 1925, Located at 205 North Street; The Wilson Revocable Trust, Owner (HLC#22-006)

Planner II Art Wright presented the item.

Mayor Evans opened the public hearing at 9:37 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 9:38 p.m.

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

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 155 ("ZONING") OF THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO GRANT A HISTORIC LANDMARK OVERLAY DISTRICT CLASSIFICATION FOR 205 NORTH STREET; 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;Julie Short;Mike Leyman;Todd Tonore;Michael Evans and Tamera Bounds
- Nay: 0
- Absent: 1 Casey Lewis

Abstain: 0

#### **NEW BUSINESS**

<u>22-4738</u>	Exact	Consideration - Consideration of a Rough Proportionality Appeal for the Exaction Requirement of Fifty Percent of the Construction Cost of Howell Road Related to the Birdsong Addition, Phase II Development		
	A motion was made by Council Member Short to table this item to th 2022 City Council Meeting. Seconded by Mayor Pro Tem Tonore. Th CARRIED by the following vote:		Council Meeting. Seconded by Mayor Pro Tem Tonore. The motion	
	Aye:	6 -	Larry Broseh;Julie Short;Mike Leyman;Todd Tonore;Michael Evans and Tamera Bounds	
	Nay:	0		
	Absent:	1 -	Casey Lewis	
	Abstain:	0		

ADJOURN			
		Seco	was made by Council Member Short to adjourn the meeting at 9:39 nded by Council Member Bounds. The motion CARRIED by the vote:
	Aye:	6 -	Larry Broseh;Julie Short;Mike Leyman;Todd Tonore;Michael Evans and Tamera Bounds
	Nay:	0	
	Absent:	1 -	Casey Lewis
	Abstain:	0	
			Michael Evans, Mayor
ATTEST:			
			Susana Marin, City Secretary



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

### **STAFF REPORT**

### File Number: 22-4765

Agenda Date: 7/11/2022

Version: 1

Status: Approval of Minutes

In Control: City Council

File Type: Meeting Minutes

Agenda Number:

**Title** Minutes - Approval of the June 30, 2022 Special City Council Meeting Minutes

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

Recommendation

Approval of the minutes by the Council.

### **Description/History**

The minutes of the June 30, 2022 Special City Council Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Justification Permanent Record

Funding Source N/A

**Prepared By** Susana Marin, TRMC, City Secretary 817-276-4203



### **Meeting Minutes - Draft**

### **City Council**

- Thursday, June 30, 2022	5:00 PM	Council Chambers

### SPECIAL MEETING

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

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

- Absent 1 Casey Lewis
- Present 6 Larry Broseh;Julie Short;Mike Leyman;Todd Tonore;Michael Evans and Tamera Bounds

### **INVOCATION**

Council Member Short gave the Invocation.

### PLEDGE OF ALLEGIANCE

### TEXAS PLEDGE

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

### CITIZEN COMMENTS

There were no citizen comments.

### **COUNCIL ANNOUNCEMENTS**

Council Member Lewis had no announcements.

Council Member Short had no announcements.

Council Member Lewis was absent.

Mayor Pro Tem Tonore had no announcements.

Council Member Bounds reminded everyone of the upcoming Mansfield Rocks event.

Council Member Broseh had no announcements.

Mayor Evans thanked staff for hosting an area mayors meeting and read and returned the card presented to him at the last City Council meeting to Mr. Hornsby.

### STAFF COMMENTS

#### City Manager Report or Authorized Representative

Current/Future Agenda Items

There were no staff comments.

#### **NEW BUSINESS**

<u>22-4756</u> Discussion - Discussion and Possible Action Regarding a Potential Increase to the Homestead Exemption

Chief Financial Officer Troy Lestina presented the item and staff's recommendation of a two percent increase to the homestead exemption, and answered Council questions.

A motion was made by Council Member Short to approve a two percent increase to the homestead exemption. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

- Aye: 5 Larry Broseh; Julie Short; Todd Tonore; Michael Evans and Tamera Bounds
- Nay: 1 Mike Leyman
- Absent: 1 Casey Lewis

#### Abstain: 0

Enactment No: OR-2263-22

#### ADJOURN

A motion was made by Council Member Short to adjourn the meeting at 5:21 p.m. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Casey Lewis

Abstain: 0

ATTEST:

Michael Evans, Mayor

Susana Marin, City Secretary



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

### **STAFF REPORT**

### File Number: 22-4729

Agenda Date: 7/11/2022

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Ordinance

Agenda Number:

### Title

Ordinance - Public Hearing and First and Final Reading on an Ordinance Amending Section 155.072(B) of the Mansfield Code of Ordinances Regarding Definitions for an Accessory Unit and Section 155.072(J)(5)(c) of the Mansfield Code of Ordinances Regarding the habitable area of an Accessory Unit (OA#22-005)

### **Recommendations:**

### Planning and Zoning Commission Recommendation

The Planning and Zoning Commission Held a public hearing on June 21, 2022 and voted 5 to 0 to recommend approval (Commissioners Groll and Weydeck absent).

Staff Recommendation

Staff recommends approval.

### **Description/History**

Section 155.072(B) in the D, Downtown District currently sets out the definition of an accessory unit as: "A dwelling unit not greater than 800 square feet, and sharing ownership and utility connections with a principal building; and the dwelling may or may not be within an principal building and it may or may not be for rent."

The current ordinance allows both the principal building and the accessory unit to be rented to different tenants. In this situation, the accessory unit ceases to be ancillary to the principal building and becomes a principal building in its own right. The proposed amendment ensures that the property is owner-occupied and only one of the buildings can be rented. An owner may 1) live in the principal building and rent the accessory unit; or 2) the owner may live in the accessory unit and rent out the principal building. The amendment also requires that an accessory unit has a separate entrance from the principal building. The amendment will revise the definition of an accessory unit to read as follows:

### "ACCESSORY UNIT:

A type of residential unit not greater than 800 square feet sharing ownership and utility connections with a principal building with a separate entrance from the principal building; it may or 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)." The amendment to Section 155.072(J)(5)(c), setting out the habitable square footage of an accessory unit, is intended to further distinguish the differences between an accessory unit within a principal building and one in an outbuilding.

The current definition of an accessory unit establishes a maximum area of 800 square feet for an accessory unit. And Section 155.072(J)(5)(c) establishes a maximum area of 800 square feet of habitable area for the accessory unit. Habitable area only includes the heated and air conditioned part of a residence. If an owner wishes to add non-heated/air conditioned space to an accessory unit, such as a 400 square foot garage, currently section 155.072(J)(5)(c) would allow it. This may result in an accessory unit that is the same size or larger than the principal building.

The proposed amendment would limit both the habitable and non-habitable space of an accessory unit in an outbuilding to 800 square feet. This will ensure that the outbuilding remains ancillary to and does not exceed the size or scale of the principal building. An accessory unit within a principal building may continue to have a maximum of 800 square feet of habitable space, as the principal building is being enlarged and the accessory unit remains an ancillary use to the principal building. The amendment will revise Section 155.072(J)(5)(c) to read as follows:

"(c) The habitable area for an accessory unit within a principal building shall not exceed 800 square feet. The habitable area for an accessory unit within an outbuilding, excluding garages, porches, and other similar components, shall not exceed 800 square feet. The habitable area for an accessory unit within an outbuilding shall not exceed the habitable area of a principal building."

### Prepared By

Art Wright, Planner II 817-276-4226

### ORDINANCE NO.

### AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AMENDING CHAPTER 155, "ZONING," OF THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD, TEXAS, TO REVISE THE DEFINITION OF AN ACCESSORY UNIT IN SECTION 155.072(B) AND TO REVISE THE AREA OF AN ACCESSORY UNIT IN SECTION 155.072(J)(5)(C); 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 the Code of Ordinances of the City of Mansfield, Texas, "Zoning", have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to all interested citizens, the governing body of the City is of the opinion and finds that the Code of Ordinances 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 Code of Ordinances 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 155.072(B) of the Mansfield Code of Ordinances, "Definitions," is hereby amended by revising the definition for "Accessory Unit" to read as follows:

"Accessory Unit. A type of residential unit not greater than 800 square feet sharing ownership and utility connections with a principal building with a separate entrance from the 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)".

### **SECTION 2.**

That Section 155.072(J)(5)(c) of the Mansfield Code of Ordinances, "Habitable Area," is hereby amended to read as follows:

"(c) The habitable area for an accessory unit within a principal building shall not exceed 800 square feet. The habitable area for an accessory unit within an outbuilding, excluding garages, porches, and other similar components, shall not exceed 800 square feet. The habitable area for an accessory unit within an outbuilding shall not exceed the habitable area of a principal building".

### **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.**

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 5.**

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 6.**

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 11<sup>TH</sup> DAY OF JULY, 2022.

Michael Evans, Mayor

**ATTEST:** 

Susana Marin, City Secretary

### APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_

Drew Larkin, City Attorney



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

### **STAFF REPORT**

### File Number: 22-4757

Agenda Date: 7/11/2022

Version: 1

Status: Public Hearing

In Control: City Council

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File Type: Ordinance

Agenda Number:

### Title

Ordinance - Public Hearing and First and Final Reading of an Ordinance Amending Chapter 155, "Zoning" of the Code of Ordinances of the City of Mansfield, Texas, to Revise the Landscaping and Screening Standards in Section 155.092 (OA#22-006)

### **Requested Action**

To consider the proposed ordinance amendment

### Recommendation

The Planning and Zoning Commission held a public hearing on July 5, 2022, and voted 6 to 0 to recommend approval. (Commissioner Goodwin absent)

Staff recommends approval.

### Description/History

Section 155.092, "Landscaping and Screening Standards," of the Code of Ordinances contains the regulations for landscaping for residential and commercial development, including type of plant materials, buffer yard and screening requirements, parking lot landscaping, and maintenance of landscaping. The regulations were last amended in May 2005 to improve standards for commercial and residential developments.

Development patterns in Mansfield have changed since 2005. The current landscaping regulations are inadequate to the type of developments that are being proposed and approved. The proposed amendments to Section 155.092 will encourage more open and passive space, increase beautification and create aesthetically pleasing corridors throughout the city.

Some of the major changes to Section 155.092 include:

- Clarifying the enforcement of Section 155.092 after a certificate of occupancy is issued.
- Improving planting standards.
- Emphasizing aesthetics and passive space.
- Revising residential subdivision screening and buffering standards.

- Increasing the number of trees per parking spaces.
- Improving landscape standards for residential developments.
- Changing to the Recommended Tree List that meets the demands of our urban infrastructure.

Due to the number of changes in Section 155.092, the proposed amendment will replace the existing section in its entirety with the draft attached in the Commission's meeting packet.

### Prepared By

Stevon Smith, Landscape Administrator 817-276-4231

### ORDINANCE NO.

### AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AMENDING CHAPTER 155, "ZONING," OF THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD, TEXAS, TO REVISE THE LANDSCAPING AND SCREENING STANDARDS IN SECTION 155.092; 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 the Code of Ordinances of the City of Mansfield, Texas, "Zoning", have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to all interested citizens, the governing body of the City is of the opinion and finds that the Code of Ordinances 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 Code of Ordinances 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 155.092 of the Mansfield Code of Ordinances, "Landscaping and Screening Standards," is hereby amended and restated in its entirety as shown in Exhibit "A" attached hereto and made part hereof for all purposes.

### **SECTION 2.**

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 3.**

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 Ordinance No. \_\_\_\_\_ Page 2 of 2

invalid, illegal or unconstitutional, and shall not affect the validity of the Zoning Ordinance as a whole.

### **SECTION 4.**

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 5.**

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 11<sup>TH</sup> DAY OF JULY, 2022.

ATTEST:

Michael Evans, Mayor

Susana Marin, City Secretary

**APPROVED AS TO FORM AND LEGALITY:** 

Drew Larkin, City Attorney

### EXHIBIT "A"

### § 155.092 LANDSCAPING AND SCREENING STANDARDS.

(A) *Intent*. The standards of this Section promote public health, safety, and welfare by establishing minimum standards for the design, the construction, and the maintenance of landscape improvements for thoroughfares, open spaces, and development. The standards of this Section also enhance the overall aesthetic condition of the community and public realm with landscaping by: (i) visually coordinating the public and private realms; (ii) providing spatial definition to the public realm; and (iii) providing for screening of unsightly places and / or mitigation of visually incongruent conditions.

(B) *Applicability*. The provisions of this Section are the minimum standards for all proposed projects in all zoning districts. Where the provisions of this Section are in conflict with those of the D, S, FR, SE, or PD Districts, those of the D, S, FR, SE, or PD Districts shall govern. Where the D, S, FR, SE, or PD Districts are silent on landscaping issues, the provisions of this Section shall govern. The landscape plans required by this Section are subject to administrative approval by the Landscape Administrator. The Landscape Administrator may permit an alternate landscape practice if it is consistent with the provisions of this Section and furthers the public health, safety, and welfare and community aesthetics.

(C) *New Development*. For the purposes of this Section, "NEW DEVELOPMENT" shall be defined as any new construction on a vacant or an undeveloped lot or any addition to existing construction that expands the floor area by the lesser of thirty (30) percent or 3,000 square feet in any MF-1, MF-2, OP, C-1, C-2, C-3, D, S, I-1, I-2, FR, or PD Districts. All landscaping for new development shall be brought up to the applicable standards of this Section within one (1) year from approval of the landscape plan. For any new development, the Landscape Administrator may not require that existing buildings, parking lots, retaining walls, or other visual screens be brought up to the applicable standards of the landscape plan.

(D) Landscape Plan Required. A landscape plan shall be required for new development projects in the MF-1, MF-2, OP, C-1, C-2, C-3, D, S, I-1, I-2, FR, SE, and PD Districts prior to the issuance of any required permit. A landscape plan shall be prepared by a Registered Landscape Architect ("RLA") and shall be submitted along with the applicable permit to the approving department for review. The Landscape Administrator may not require a landscape plan prepared by an RLA for new development or sites less than one (1) acre in area. No required permits shall be issued for building, paving, or construction until a landscape plan has been reviewed and approved by the Landscape Administrator. Prior to the issuance of a Certificate of Occupancy for any building or structure, all screening and landscaping shall be constructed or installed in accordance with an approved landscape plan.

(E) *Enforcement*. If at any time after the issuance of a Certificate of Occupancy or other license or permit required by the City, that the constructed or installed landscaping does not conform to the provisions of this Section, then the Director of Regulatory Compliance, or their designee, will issue notice to the property owner, the authorized representative of the property owner, or the tenant, describing the nature of the violation and identifying the action(s) required to fully comply with the provisions of this Section. If the landscaping is not installed or replaced as directed, the property owner, the authorized representative of the property owner, or the tenant shall be in violation of the provisions of this Section. Violations of this section shall be punished in accordance with section 10.99 of the Code of Mansfield, Texas.

(F) Security. Landscaping shall not impede the ability of pedestrians to look out, over, or into public areas (i.e., natural surveillance). Property owners and developers and their RLAs are encouraged to utilize the basic concepts of Crime Prevention Through Environmental Design ("CPTED") when preparing landscape plans. The Landscape Administrator may consider basic concepts of CPTED as alternatives to landscape plant locations where security issues may be presented.

(G) *General Standards*. The following criteria and standards shall apply to all landscaping, landscape materials, and their construction and installation, in all zoning districts:

(1) All projects shall be sensitive to natural surroundings. Site designs shall minimize grading and follow the natural contours to the greatest extent. Graded slopes should be rounded and contoured to blend with the terrain.

(2) Landscape construction and installation shall be aesthetically pleasing and be consistent with the following principles and techniques:

(a) Property owners and developers are encouraged to construct and to install landscapes of plants native to the region, including drought-tolerant materials that can provide shade.

(b) Property owners and developers are encouraged to construct and to install landscapes that will provide spatial definition for the public realm (i.e., provide clear delineation between private and public space).

(c) Property owners and developers are encouraged to install a limited palette of tree species in order to achieve a unique visual identity for the community.

(d) Property owners and developers are encouraged to install and construct unique landscape improvements that will screen or mitigate conditions that are incongruent with visually harmonious and aesthetically pleasing development.

(e) Property owners and developers are encouraged to install and to construct high-quality landscape improvements that will mask surface parking lots from view while enhancing building architecture and urban design.

(3) Parking spaces and building mechanical equipment shall be prohibited within buffer yards, street landscape setbacks, and landscaped medians, islands, or areas. Decorative fences and walls, subject to review and approval by the Landscape Administrator may be considered as a part of the landscaping improvement if they are integrated into the landscape plan and provided that they do not adversely impact plantings.

(4) Signs and sidewalks are permitted in buffer yards, street landscape setbacks, and landscape medians, islands or areas in compliance with all other aspects of the City of Mansfield, Texas Code of Ordinances. Landscaping improvements shall be installed and constructed in a manner to prevent interference with signage; and, likewise, ground-based or monument-type signage shall be integrated into the landscape plan to ensure compatibility.

(5) No portion of the required landscape setback shall be located within the public right-of-way.

(6) Non-living landscaping materials such as wood chips and mulch may be used in, around, and under trees, shrubs, and other plants, unless otherwise required by the Landscape Administrator. Rock, crushed granite and gravel may be considered landscape materials if approved by the Landscape Administrator as part of a comprehensive site design, meeting aesthetics and functional criteria.

(7) Curbing or other protective devices or barriers shall be installed to protect landscape buffer strips and street landscape setbacks from vehicular encroachment. In order to accommodate drainage,

curbing does not have to be continuous. No motor vehicle shall be driven on any landscape buffer strip or street landscape setback.

(8) Landscaped medians or islands with raised curbs shall be used to define surface parking lot entrances; the ends of all parking aisles; the location and pattern of primary internal access driveways; and to provide pedestrians with refuge areas and walkways.

(9) Plant materials shall conform to the standards of the Recommended Plant List in this Section.

(10) During the months of June through August, only containerized trees may be planted, unless otherwise approved by the Landscape Administrator.

(11) Required trees are encouraged to be placed along the south and west sides of any residential property in the PR, SF, 2F, MH, MF-1, MF-2, D, S, and PD Districts in order to provide seasonal shade, sun, and temperature regulation and to encourage the conservation of energy used in buildings and structures through strategic shading and wind breaks.

(12) Grass seed, sod and other materials shall be clean and reasonably free of weeds and noxious pests and insects.

(13) The soil shall be prepared in a manner consistent with accepted planting procedures prior to the installation of sod, grass seed or other materials.

(14) In the MF-1, MF-2, OP, C-1, C-2, C-3, D, S, I-1, I-2, FR, SE, and PD Districts, plastic, rubber or non-durable edging shall be prohibited. Concrete, metal, and other durable edging shall be provided between planting beds and other landscaped areas.

(15) Ornamental trees shall have three trunks or canes with a minimum caliper of one (1) inch per trunk as measured six (6) inches above grade at time of planting. Ornamental trees shall be selected from the Recommended Plant List in this Section.

(16) Ornamental trees shall have a minimum crown spread of fifteen (15) feet at maturity. Ornamental trees having a mature crown spread of less than fifteen (15) feet may be substituted by grouping the trees to create the equivalent crown spread of fifteen (15) feet.

(17) Canopy trees shall be a minimum caliper of three (3) inches as measured six (6) inches above grade and seven (7) feet in height at time of planting. Canopy trees shall be selected from the Recommended Plant List in this Section.

(18) Unless otherwise approved by the Landscape Administrator, tree plantings shall not include more than fifty (50) percent of the same tree species.

(19) Canopy trees shall have a minimum crown spread of twenty-five (25) feet at maturity.

### (H) Planting Standards.

(1) Where trees are not able to stand on their own, trees shall be staked with an at grade root ball securing system. The system shall securely anchor the root ball, while allowing the trunk and crown to move naturally. The system shall not use materials and methods that penetrate or damage the root ball. Grade root ball securing systems must be removed after one growing season. Above grade staking systems

such as "T" posts with wires, hoses, straps, or guy wires wrapped around the tree trunk, shall not be allowed unless authorized by the Landscape Administrator.

(2) Non-dwarf variety shrubs shall be a minimum of three (3) feet in height measured above grade at time of planting. Dwarf variety shrubs shall be a minimum of two (2) feet in height measured above grade at time of planting.

(3) Hedges required by the provisions of this Section shall be planted and maintained to form a continuous, unbroken, solid visual screen of three (3) feet in height measured above grade within eighteen (18) months of planting. The design of the plantings may meander or curve within the required landscape setback or buffer yard.

(4) Landscaping, except required grass and low ground cover, shall not be located closer than three (3) feet from the edge of any parking space.

(5) Evergreen vines not intended as ground cover shall be a minimum of two (2) feet in height measured above grade at time of planting.

(6) Grass areas shall be sodded, plugged, sprigged, hydro-mulched, or seeded, except that solid sod shall be used on slopes and in swales or when necessary to prevent erosion. Grass areas shall be established with complete coverage within a six-month (6) period from planting, and shall be re-established, if necessary, to ensure grass coverage of all areas.

(7) Grass or ground cover planted in the street landscape setback shall extend to the street pavement or curb.

(8) Ground cover used in-lieu-of grass shall be planted in such a manner as to present a finished appearance and reasonable completed coverage within one (1) growing season.

(9) All landscaped areas shall be irrigated in accordance with the requirements of this section. Natural areas or areas identified as "no disturbance zones" need not be irrigated.

(10) Earthen berms with small vertical differentials may have side slopes not to exceed three-toone (i.e., three feet of horizontal distance for every one foot of height). Earthen berms with larger vertical differentials shall be reviewed by the Landscape Administrator and such review shall be coordinated with the City Engineer for appropriate slope criteria. All berms shall contain necessary drainage provisions and be approved by the City Engineer.

(11) The Landscape Administrator approves the placement of all trees. With the exception of street trees, trees shall be planted as far away from public utility lines as possible while still within the required landscape area, unless approved by the Landscape Administrator and the City Engineer. If the tree planting is approved, the Landscape Administrator may require alternative-planting methods including, but not limited to, the use of root barriers, may be required.

(12) Where overhead utilities exist or are planned, ornamental trees may be required by the Landscape Administrator, rather than large canopy tree plantings, at a replacement density of two ornamental trees for each required canopy tree. No tree which has a mature height of twenty-five (25) feet or greater shall be planted beneath an existing or proposed overhead utility line.

(13) Landscaping may be situated on or within a public utility or drainage easement provided that the plantings or improvements shall first be approved by the Landscape Administrator before their construction or installation, and that the City and any public utility service provider, shall have the right to remove temporarily or permanently all or a part of any plantings or improvements which may endanger or interfere with its respective systems within said easement and shall not be liable for damages or replacement of such growths or improvements.

(14) For mature trees overhanging or adjacent to streets, fire lanes or other access ways, a minimum fourteen (14) foot vertical clearance shall be maintained.

(15) For mature trees overhanging or adjacent to walkways and paths, a minimum nine (9) foot vertical clearance shall be maintained.

(16) All trees, plantings, and plant materials shall conform to the greatest extent with the best management practices and techniques for planting and pruning, American National Standard Institute (ANSI A300).

(17) The property owner, the authorized representative of the property owner, or the tenant shall be responsible for mowing and maintenance of earthen berms.

(18) All landscaping shall be maintained in a healthy and growing condition at all times. The following Landscaping Maintenance Note shall be placed on each landscape plan: "Landscaping Maintenance: The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size."

(19) *Obstruction Prohibited*. No planting, retaining wall, fence, or other visual screen shall be constructed or installed so that it obstructs the vision of a motorists or cyclists approaching any thoroughfare, alley, or intersection. For the purposes of this provision, visual obstruction shall be deemed as any planting, retaining wall, fence, or other landscape construction or installation that is taller than thirty-six (36) inches above ground level at the property line, except for single trees having single trunks, which are pruned to a height of seven feet (7') above ground level.

(20) *Visibility Triangle Required*. No planting, retaining wall, fence, or other visual screen shall be constructed or installed so that it obstructs the vision of motorists or cyclists approaching any street or driveway intersection. At all thoroughfare or driveway intersections, clear visibility shall be maintained across the lot for a proper distance along both thoroughfares and driveways as required by the Mansfield Roadway and Access Management Design Criteria.

(I) *Xeriscaping*. For the purposes of this Section, "XERISCAPING" is defined as a method of landscaping that emphasizes water conservation, accomplished by following sound horticultural and landscaping practices, such as planning and design, soil improvement, limited turf areas, use of mulches, use of low-water demand plants, efficient irrigation practices and appropriate maintenance. The use of xeriscaping is intended to promote prudent use of the City's water resources and reduce the need for additional water system infrastructure and to help ensure viability of required plantings during periods of drought. All landscaping shall comply, where feasible, with the following requirements designed to reduce water usage:

(1) Required plant materials shall be selected from those identified as native plants, and those that have been adapted to the local climate and conditions. Native plants and planting practices are identified through the "Texas SmartScape" program as published by the North Central Texas Council of Governments Regional Storm Water Management Program.

(2) Where specific conditions reduce the likelihood that these plant materials will survive, alternative plants may be provided, subject to review and approval by the Landscape Administrator.

(3) Plants not recommended in the "Texas SmartScape" program are subject to the review and approval of the Landscape Administrator. The Landscape Administrator may require the applicant provide additional information related to the hardiness, adaptability and water demands of the plant(s) when used.

(4) For maximum reduction in water usage, xeriscape plants should not be interspersed in plant massings with plants requiring higher water usage. Property owners and developers are encouraged to design irrigation systems and watering schedules that supply the appropriate amount of water for plantings, without overwatering.

(5) Permeable pavement in low-traffic areas or overflow parking may be approved by the Landscape Administrator and by the City Engineer where conditions are favorable to filter storm water and reduce run-off. Adequate strength of the permeable pavement must be proven by the applicant to ensure pavement life.

#### (J) Irrigation.

(1) All new development shall be irrigated by an underground irrigation system that may include a drip irrigation system. This irrigation system shall adhere to the manufacturers' specifications and the rules and regulations established by the Texas Commission on Environmental Quality (TCEQ), or its successor agency, and the provisions set forth in Chapter 54 of the City of Mansfield, Texas Code of Ordinances (Water Demand Management and Drought Contingency Plan).

(2) All underground irrigation systems in the public right-of-way, including medians and parkways, shall be subject to review and approval by the City Engineer.

(3) All underground irrigation systems shall be designed by an irrigator licensed by the State of Texas.

(4) All underground irrigation systems shall be designed and installed and be maintained, altered, repaired, serviced, and operated in a manner that will promote water conservation as defined by Chapter 54 of the City of Mansfield, Texas Code of Ordinances (Water Demand and Drought Contingency Plan).

(5) All new development in the PR, A, SF, 2F, and MH Districts in which the first plat was approved on or before November 12, 2012, shall be exempt from the requirements of this division (H).

(K) *Walkability*. All new development in the MF-1, MF-2, OP, C-1, C-2, C-3, D, S, I-1, I-2, FR, SE, and PD Districts shall integrate walkways and other pedestrian paths into the required landscape plan. Walkways and other pedestrian paths shall comply with the following:

(1) At a minimum, walkways and other pedestrian paths shall be integrated into new development as follows:

(a) For a new development proposing a single building, walkways and pedestrian paths shall be connected to those existing or proposed on adjacent lots or parcels of land, and to sidewalks along the street wherever possible.

(b) For a new development proposing two or more buildings, sidewalks, walkways, and pedestrian paths shall (i) be connected to those existing or proposed on adjacent lots or parcels of land, and to sidewalks along the street wherever possible, and (ii) shall provide direct pedestrian connections to the entrance of each individual tenant space on the ground floor, to passive space, and to other civic and open spaces to increase pedestrian activity.

(2) Walkways and pedestrian paths shall be appropriately landscaped with trees, plantings, planting beds, ground covers, benches, and similar subject to review and approval by the Landscape Administrator. The sidewalks, walkways, and pedestrian paths may be intersected by vehicular drives internal thoroughfares and driveways.

(3) Unless otherwise approved by the Director of Planning or designee to match existing sidewalks, walkways and pedestrian paths shall be a minimum of six (6) feet in width and shall extend along the entire length of the exterior wall of building having at least one (1) building entrance for pedestrians. In addition, other walkways and pedestrian paths shall be constructed as appropriate to bring customers from parking areas to the customer entrance should be provided.

(4) All walkways and other pedestrian paths shall maintain a minimum unobstructed width of three (3) feet, unless otherwise approved by the Director of Planning or designee.

(5) To the extent possible, the portion of a building façade at the ground floor shall provide any combination of arcades, awnings, canopies, or other similar shading structures subject to the review and approval of the Director of Planning or designee to protect building entrances and adjacent outdoor spaces from sun, rain, and other natural conditions.

(6) The pavements of such sidewalks, walkways, and other pedestrian paths shall be brick, cobble, concrete, stone, or other similar material. Walkways and pedestrian paths in surface parking lots shall be differentiated from parking area pavement through a change in surface texture, material, style, and / or color.

(a) Pavement strength must be at least equal to the adjacent pavement.

(b) Porous paving materials in order to increase stormwater infiltration on the site may be used subject to the review and approval of the Landscape Administrator.

(7) Pathways intended for joint pedestrian and bicycle use shall have a minimum pathway width of ten (10) feet, unless otherwise approved by the Director of Community Services.

(8) Notwithstanding the above, buildings dedicated to arts, culture, education, government, and places of worship shall provide internal pedestrian walkways appropriate to their traffic circulation patterns (i.e. pick up and drop off areas); where they connect to neighborhoods; and as needed for multiple ingress and egress points to their type of land use.

(9) The design and the construction of all walkways and pedestrian paths shall conform to all provisions of the Americans with Disabilities Act (ADA) Guidelines.

(L) *Aesthetics and Passive Space*. All new development in the MF-1, MF-2, OP, C-1, C-2, C-3, I-1, I-2, FR, SE, and PD Districts shall provide an elevated aesthetic and passive space.

(1) All buildings dedicated to arts, culture, education, government, and places of worship shall be exempt from the provisions of this Subsection L.

(2) All new development shall dedicate a minimum of ten (10) percent of the total building floor area to passive space. Passive space shall be entered directly from a thoroughfare, a walkway or other pedestrian path, or a civic or open space.

(a) Passive space may be enclosed with a fence, hedge, or wall.

(b) Passive space shall be paved in brick, concrete, gravel, or grass.

(c) Passive space shall be maintained by the property owner, the authorized representative of the property owner, or the tenant(s).

(d) Passive space shall have benches and two or more of the following program elements:

- 1. Concert space.
- 2. Dog park.
- 3. Festival.
- 4. Fountain.
- 5. Furniture games.
- 6. Multi-activity area.
- 7. Outdoor dining.
- 8. Performance space.
- 9. Public art.
- 10. Water feature.

11. Other similar activities and architectural features subject to the review and approval of the Director of Planning or designee.

(3) Each area, focal feature, or amenity shall be sized appropriately to fit the design, activity, occupants and population of the development.

(4) These areas, focal features, or amenities shall have direct access to the internal pedestrian walkways and shall not be constructed of materials that are inferior to the principal materials of the building and landscape.

(5) When reviewing passive space designs for compliance with the provisions of this Subsection L, the Director of Planning or designee may permit sharing of program elements and activities for masterplanned new development in the OP, C-1, C-2, C-3, I-1, I-2, FR, SE, and PD Districts.

(M) *Application Procedure*. A landscape plan shall accompany an application for a building, paving, or construction permit for new development in the MF-1, MF-2, OP, C-1, C-2, C-3, D, S, I-1, I-2, FR, SE, and PD Districts and shall be submitted to the appropriate department for review in accordance with the specified submittal requirements. The landscape plan shall provide the following information:

(1) Appropriate title and page numbers;

(2) Title block to include the street address, lot and block numbers, subdivision name, city, state and date of preparation;

(3) Name and address of property owner;

- (4) Name and address of person preparing plan with proof of qualifications;
- (5) Written and graphic scale at a minimum of 1'' = 40' or greater;
- (6) North arrow;
- (7) Boundaries of the area covered by the landscape plan with dimensions;
- (8) Location and size of existing or proposed public or private streets or alleys;
- (9) Location of existing or proposed structures, pavement, walkways, and driveways;
- (10) Location of existing or proposed easements;
- (11) Location of existing or proposed drainage ways, and significant natural features;
- (12) The width of all required or proposed landscape buffer yards shown and labeled;
- (13) The width of all required or proposed landscape setbacks shown and labeled;
- (14) The size and type of all screening, included construction details, shown and labeled;

(15) Location, size and species of all trees to be preserved with protection measures identified on plans;

(16) Location, quantity, size and name of all proposed landscape features, including plants, paving, benches, screens, fountains, statues, earthen berms, ponds (to include depth of water), topography of the site and any other proposed feature;

- (17) Maintenance note, see division (F)(18).
- (18) Enhanced pavement proposed labeled;
- (19) Berms delineated with one (1) foot contour intervals.

(20) Irrigation sleeves on the landscape, irrigation, paving and site plans.

(21) Parking calculations to determine the number of trees required in the parking areas.

(22) Landscape calculations to explain how the numbers and types of plants were determined.

(23) Any other pertinent information deemed necessary by the Landscape Administrator or City Engineer.

(24) Plant list shown in a similar format as shown in division (CC), "Recommended Plant List."

(N) *Buffer Yard and Screening*. All new developments, except those in the D and S Districts, are required to provide buffer yards and screening in accordance with the provisions of this subsection. However, in the D (e.g., D-2, D-3, and SD-1) and S (e.g., T-4, T-5, and T-6) Districts only, all permitted mixed-use and other non-residential development shall comply with the applicable provisions for the C-2 District where abutting any property zoned as PR, A, and SF District. For all permitted mixed-use and other non-residential development in the D (e.g., D-2, D-3, and SD-1) and S (e.g., T-4, T-5, and T-6) Districts abutting a single-family residential (detached) lot, the applicable provisions for the C-2 District shall also apply.

(1) For the purposes of this Section, a "BUFFER YARD" is defined as a strip of land, together with a specified amount of plantings and any structures that may be permitted or required between land uses to eliminate or minimize conflict between the uses.

(2) Buffer yards shall be located within and along the outer perimeter of a lot or boundary line and entirely on private property. No part of any visual screening shall be located in public right-of-way.

(3) Only those structures used for buffering and / or screening purposes shall be located within a buffer yard. The buffer yard shall not include any paved area, except for pedestrian sidewalks or paths or vehicular drives that may intersect the buffer yard and which shall be the minimum width necessary to provide pedestrian or vehicular access.

(4) The Landscape Administrator in coordination with the City Engineer may review and approve an alternative type, location or configuration of buffer yard or visual screening to avoid potential interference with public utilities or flood water conveyance. The alternative recommendation shall meet the intent of this section to screen or buffer uses. Wood fencing or chain link fencing are not permitted alternatives. Preservation of existing natural areas and vegetation may be considered as alternatives to separate incompatible land uses.

(5) Trees, shrubs, and ground cover shall be planted in the buffer yard by the developer or owner of the developing property according to the type of buffer yard required.

(6) To determine the type of buffer yard and screening required, the developer must know the zoning and proposed use of his property and the zoning and existing use of any adjacent properties. The developer must first find either the zoning or proposed use of the property being developed in the first column of the table below, then look for the zoning or existing use of any adjacent property in the top row of the table. The types of required buffer yards and required screening are listed horizontally across from the proposed use or zoning of the property being developed and under the corresponding column heading depicting the zoning or existing use of the adjacent properties.

#### (7) Types of Required Buffer Yards and Screening:

	SF, 2F, PR w/Res	MF, Townhouse	OP, C-1, C-2	C-3, I-1, I-2	Existing Church, School, or City Use	Vacant PR	МН
SE 2E DD m/Dec	NA	NA	NA	NA	NA	NA	NA
SF, 2F, PR w/Res	NA	NA	SW8**	SW8**	WF6	NA	NA
ME Tourshouse	BY50	BY10	BY10	BY10	BY10	BY50	BY10
MF, Townhouse	SW6	NA	SW6**	SW6**	SW6	NA	SD6
OP, C-1, C-2	BY20	BY10	BY10*	BY10*	BY10	BY20	BY10
	SW8	SW6	NA	NA	SW6	NA	SW6
C-3, I-1, I-2	BY30	BY10	BY10*	BY10*	BY10	BY30	BY10
	SW8	SW6	NA	NA	SW6	NA	SW6
Church, School, or City Use	BY10	BY10	BY10	BY10	BY10	BY10	BY10
	SD6	SD6	NA	NA	NA	NA	NA
MII	BY20	BY10	BY10	BY10	BY10	BY20	BY10
MH	SD6	SD6	SW6**	SW6**	SD6	SD6	SD6

\* Tree plantings are reduced by 50%. When plantings are reduced, trees must be staggered between properties.

\*\* Not applicable if adjacent property is vacant.

PR w/Res means a lot or tract that is zoned PR and occupied by a residential use.

(8) BY10: Minimum 10 (10) foot wide buffer yard with one tree planted for every twenty-five (25) linear feet or portion of said landscape buffer strip.

(9) BY20: Minimum twenty (20) foot wide buffer yard with one tree planted for every twenty-five (25) linear feet or portion of said landscape buffer strip.

(10) BY30: Minimum thirty (30) foot wide buffer yard with one tree planted for every twentyfive (25) linear feet or portion of said landscape buffer strip

(11) BY50: Minimum fifty (50) foot wide buffer yard with a double row of plantings. One row shall contain deciduous canopy trees placed at one (1) tee per fifty (50) linear feet. A second row shall contain evergreen canopy trees placed at one (1) tree per fifty (50) linear feet.

(12) Buffer yards are not required within the same multi-family residential, town home or manufactured home subdivision on separately platted lots.

(13) Where the adjacent property is in a Planned Development District, the required buffer yard and screening shall be determined by the uses permitted in the Planned Development District that abut the property being developed.

(14) When a lot line is adjacent to two zoning districts, the required buffer yard shall comply with the more restrictive requirement.

(15) Existing manufactured home rental communities or subdivisions are exempt from the buffer yard requirements.

(16) For developments in the I-1 and I-2 Districts, which are not abutting any properties in a residential zoning classification or a PR District classification that is occupied by a residential use, the required buffer yard may be waived in lieu of a designated landscaped area of at least ten (10) percent of the total lot area. This landscaped area shall contain additional plant materials to enhance customer walkways, building fronts, outdoor seating areas or other similar areas preferably in front of or to the side of buildings or in parking areas.

(17) When a shared drive or building is situated along or over a common property line, the Landscape Administrator may allow a substitute of either

(a) a drive aisle median strip adjacent to the shared drive as described later in this section; or

(b) require a landscape area with the equivalent square footage and trees as in the required buffer yard to be placed anywhere else on the site in addition to all the other required landscaping.

(18) A seven and one-half (7.5) foot screening wall construction and maintenance easement shall be provided by the developer of any residential development submitted after the approval date of this ordinance that abuts non-residential zoning in order to facilitate the construction and perpetual maintenance of the masonry screening wall that is required on the non-residential property under the provisions of this Ordinance.

(19) SW6: Minimum six (6) and maximum eight (8) foot tall screening wall.

(20) SW8: Eight (8) foot tall screening wall.

(21) The SW6 and SW8 screening walls required in this section shall be constructed of the following materials:

(a) Brick, stone or split-face concrete masonry unit;

(b) Pre-cast concrete wall or pour in place concrete wall with a similar appearance as brick, stone or split-face concrete masonry unit;

(22) SD6: Minimum six (6) foot and maximum of eight (8) foot screening device.

(23) The SD6 screening devise required in this section shall be constructed of the following materials.

(a) Wood – Cedar or redwood only;

(b) Masonry – Brick, stone, decorative or split-face block only;

(c) Pre-cast concrete wall or pour-in-place concrete walls with a similar appearance as wood or masonry;

(d) Wrought iron or tubular steel provided that screening shrubs (able to screen up to six (6) feet in height within eighteen (18) months of planting) are placed adjacent to the fence on private property;

(e) Combination of two or more of the above construction materials; or

(f) Other alternate construction materials provided that the Planning and Zoning Commission explicitly authorize them.

(24) Notwithstanding the above, the school district may use chain link fencing with slats that provide ninety (90) percent opaqueness.

(25) Construction Design of the screening wall and device shall be in accordance with the following:

(a) Screening device shall be constructed with cedar or redwood panels and supported by horizontal rails of the same materials. Galvanized steel posts with concrete footings shall be placed at intervals of no longer than eight (8) feet on center. The galvanized steel posts shall be a minimum15 to 18 gage and minimum 2-3/8" in diameter. There shall be at least three (3) horizontal rails for a six (6) foot high fence and four (4) horizontal rails for an eight (8) foot high fence. A hole with a minimum diameter of ten (10) inches and a minimum depth of twenty-four (24) inches shall be required for the concrete footings.

(b) The side of a screening device with horizontal rails and posts shall not face the adjacent property or street along the perimeter of the development.

(c) When a screening wall is built in phases for a development, the color, height, style and exterior finish for all phases shall be as closely similar as possible, and shall, in no case, be incompatible. The screening wall shall be equally finished on both sides.

(d) All screening walls required by this section shall be constructed of materials with earth tone colors or traditional masonry colors. Screening walls with nontraditional masonry colors shall be prohibited.

(e) Smooth-face concrete masonry units (i.e., haydite blocks) shall not be permitted as construction material for screening.

(f) The screening wall or device shall be designed and constructed to prevent any drainage or erosion problems.

(g) A metal "L" or similar support bracket shall be situated under the bottom row of brick or stone of the screening wall.

(h) The height of a screening wall or device shall be measured from the ground level at the bottom of the wall or device. However, a screening wall or device erected on top of a retaining wall or structure shall not exceed six feet (6) in height as measured from the bottom of the screening wall or device to the top thereof.

(i) Designs for the SW6 and SW8 shall be prepared and sealed by a professional architect or engineer and designed in accordance with the City of Mansfield Building Code.

(26) The owner of the property with the required screening shall be responsible for the maintenance of the screening in a structurally sound condition. This provision does not relieve abutting property owner of liability for damage caused by such owner or his employees, agents, or contractors.

#### (O) Residential Subdivision Screening and Buffering.

(1) Screening and buffering of a residential subdivision shall comply with the requirements of the Subdivision Control Ordinance, as amended.

(2) Buffering shall be provided in the form of a common area lot(s) wherever a residential subdivision is adjacent to a public thoroughfare. The intent is to create an aesthetically pleasing corridor which encourages harmony and discourages monotony, while ensuring safety and security and reducing noise and glare in neighborhoods. Community perimeter walls or fences shall be constructed of masonry materials or ornamental metal, such as wrought iron, or a combination of both, and located within a minimum twenty (20) foot landscaped area adjacent to the thoroughfare.

(3) In addition to the Enhanced Entryway Standards in section 155.056, a variety of plant materials shall be provided from division (CC), "Recommended Plant List" or as approved by the Landscape Administrator. Twenty-five (25) percent of the length of the screening device shall have shrub beds, flower beds and groundcover. At minimum, one canopy tree and one ornamental tree shall be provided every fifty (50) linear feet, or portion thereof.

#### (P) Street Landscape Setback.

(1) When any townhouse is constructed on a lot in a MF-1 or MF-2 District, a twenty-five (25) foot wide landscape setback shall be provided along the entire boundary of the lot that abuts a public street. The setback shall not include any paved area, except for pedestrian walkways or paths or vehicular drives that may intersect the setback and which shall be the minimum width necessary to provide pedestrian or vehicular access.

(2) When any apartment (i.e., multi-family) is constructed on a lot in a MF-1 or MF-2 District, a fifty (50) foot wide landscape setback shall be provided along the entire boundary of the lot that abuts a public street. The setback shall not include any paved area, except for pedestrian walkways or paths or vehicular drives that may intersect the landscape setback and which shall be the minimum width necessary to provide pedestrian or vehicular access. Other building setbacks may also apply (Refer to Table (B)(1) in Section 155.055).

(3) When any land use is established on a lot in the OP, C-1, C-2, C-3, I-1, I-2, FR, SE, and PD Districts, a twenty (20) foot wide landscape setback shall be provided along the entire boundary of the lot that abuts a public street, exclusive of driveways and access ways at points of ingress and egress to and from the lot. For single-family residential (detached) in a PD District, a twenty (20) foot wide landscape setback shall not be required along any lot line bordering a street or civic space or other required open space.

(4) When a permitted building dedicated to arts, culture, education, government, and places of worship is established on a lot in a PR, A, SF, 2F, MF-1, or MF-2 District, a twenty (20) foot wide landscape setback shall be provided along the entire boundary of the lot that abuts a public street, exclusive of driveways and access ways at points of ingress and egress to and from the lot.

(5) Within the required landscape setback, one (1) canopy tree shall be provided for each forty (40) feet or portion thereof, except that for any multi-family dwelling, one (1) canopy tree and one (1) ornamental tree shall be provided for each forty (40) feet or portion thereof.

(6) Trees planted within the landscape setback may be clustered or staggered in order to achieve a naturalistic disposition, provided tree spacing shall not be greater than fifty (50) feet.

#### (Q) Parking Lot Perimeter Landscaping.

(1) In the MF-1, MF-2, OP, C-1, C-2, C-3, I-1, I-2, FR, SE, and PD Districts, and for all permitted buildings dedicated to arts, culture, education, government, and places of worship in any zoning district, all surface parking lot, vehicular use and maneuvering areas that are not visually screened from thoroughfares and civic spaces or other required open space by buildings shall be screened from view of thoroughfares and civic spaces and other required open spaces in accordance with the following requirements:

(a) The screening shall be a minimum height of three (3) feet, at maturity, (in case of plants) above the grade of the parking lot, vehicle use and/or maneuvering areas.

(b) The screening shall consist of one or a combination of the following:

- i. Screening shrubs;
- ii. Sodded berms; or

iii. Screening wall constructed of brick, stone, or stucco (i.e., hard-coat with three-step process) material masonry building material that complement the building, three feet high with shrubs.

(c) The screening may occur within the street landscape setback.

(d) Landscaping, except required grass and low ground cover, shall not be located closer than three (3) feet from the edge of any parking space. Wheel stops may be used if desired.

(R) *Parking Lot Internal Landscaping*. Any parking lot that contains twenty (20) or more parking spaces shall provide internal landscaping as provided below:

(1) A ratio of one canopy tree for every ten (10) parking spaces shall be provided throughout any surface parking lot.

(2) Planting areas for trees within the parking rows of a surface parking lot shall be achieved by one or both of the following:

(a) A continuous landscaped median strip, at least six (6) feet wide (back-of-curb to back-of-curb) between rows of parking spaces. Trees shall be placed at intervals no greater than forty (40) feet apart or fraction thereof.

(b) Landscape islands, at least the minimum size of a regular parking space of nine by eighteen feet (9' X 18') or one hundred sixty-two (162) square feet.

(3) Parking lots that are designed with planted or raised landscape islands shall design the islands so as not to interfere with the opening of car doors in adjacent spaces.

(4) Every required landscape island must include one (1) canopy tree.

(S) *Surface Parking Lot End Caps.* One (1) landscape island shall be located at the terminus of each row of parking and shall contain one (1) tree.

(1) Landscape islands are not required when the surface parking lot spaces are located behind a building and are screened from view of the street or civic space or other required open space for warehousing and distribution, manufacturing, or wholesale uses.

(T) *Drive Aisles into Non-Residential Projects*. A landscape median strip with a minimum width of six (6) feet (back-of-curb to back-of-curb) shall be incorporated in the parking lot design to separate the parking area and the drive aisle with direct connection to the street. One (1) tree shall be planted for every forty (40) linear feet or fraction thereof.

#### (U) Foundation Area and Ground Equipment Landscaping.

(1) In the OP, C-1, C-2, C-3, D, S, I-1, I-2, FR, SE, and PD Districts, and all permitted buildings dedicated to arts, culture, education, government, and places of worship in any zoning district, a minimum four (4) foot wide landscape area shall be required adjacent to or within ten (10) feet of all building façades with building entrances and building façades facing a public street (exclusive of driveways, access walkways, and loading docks and service and delivery areas).

(2) Planting shall emphasize softening large expanses of building walls, accenting building entrances and architectural features, and screening mechanical equipment and shall include a variety of grass, ground cover, plants, flower beds, shrubs, and trees.

(3) Where there are extended roofs or similar architectural features including, but not limited to awnings and canopies are used to provide a covered walkway adjacent to a building, foundation plantings may be omitted. However, landscaping is encouraged to distinguish vehicular areas from the building(s).

(4) Plantings shall be situated around, along or adjacent to the low wing walls or screening walls required in this Section.

(V) *Retaining Walls*. Retaining walls four (4) feet in height or taller shall be made of brick or brick veneer or stone or stone veneer and shall be capped. Retaining walls less than four (4) feet in height shall be supplemented with evergreen shrubs subject to the review and approval of the Landscape Administrator.

#### (W) Detention/Retention Ponds.

(1) Detention and retention ponds, or other holding areas that are part of a storm / surface water system, shall be enhanced as an amenity of the new development.

(2) When not designed as an integral part of a landscape plan or featured as an amenity (i.e., water features in a wet bottom basin or recreation/open space in a dry bottom basin) all detention ponds, retention ponds, or other similar holding areas shall be screened from view from any existing or future public street, from existing or planned civic spaces or other required open spaces, and from adjoining property. Screening may be accomplished using landscape materials that complement the overall design of the site or screening walls or devices matching the predominant building materials used on the adjacent buildings or landscaping. When screening walls or devices are used, provisions should be made for safety, access and maintenance of any pond areas

(3) The development of any storm/surface water system shall be in accordance with all applicable design criteria established by the Public Works Department.

(X) *Street Intersection Landscape Areas.* For all new development in the MF-1, MF-2, OP, C-1, C-2, C-3, D, S, I-1, I-2, FR, SE, and PD Districts, where lots or parcels of land are located at the intersection of two (2) streets where at least one street has a right-of-way width of sixty (60) feet or larger as shown on the City's Thoroughfare Plan, a thirty (30) foot landscape setback shall be provided parallel to the minimum visibility triangle required by the Mansfield Roadway and Access Management Criteria. No landscaping improvement shall be installed or constructed within any visibility triangles.

(Y) *Other Landscape Areas.* For all development in the MF-1, MF-2, OP, C-1, C-2, C-3, D, S, I-1, I-2, FR, SE, and PD Districts a minimum of ten (10) percent of each lot shall be devoted to living landscaping which shall include grass, ground cover, plants, flower beds, shrubs and trees. Required street landscape setbacks, intersection landscaping, foundation landscaping and landscape buffer yards may be included in this calculation. Parking lot internal and perimeter landscaping shall not be included in the calculations unless an area exceeds the minimum requirement of this Section, then the additional area may be included.

(Z) *Residential Landscape Requirements*. Landscape Plans prepared by an RLA are not required for any lot or parcel of land in the PR, A, SF, and 2F Districts; however, home builders shall submit a Landscape Plan prepared by an RLA for common areas and civic space and other required open space for the proposed project that meets the applicable standards of this Section. A landscape plan prepared by an RLA shall be required for all residential projects in the D, S, and PD Districts.

(1) Every lot in a PR, A, SF, 2F, MF-1, MF-2, D, and S District shall provide a minimum number of canopy trees per lot or dwelling as follows:

ZONING DISTRICT	MINIMUM NUMBER OF TREES REQUIRED
PR	4 per a lot
А	N/A
SF-12/22/ SF-5AC/24	4 per lot
SF-9.6/20	3 per lot
SF-8.4/18 or 16	3 per lot
SF-7.5/16 or 12 and SF-6/12	2 per lot
2F	1 per dwelling
MF-1 or MF-2	1 per
D (i.e., D-1)*	2 per lot
D (e.g., D-2, D-3, and SD-	Determined by warrant
1)*	
S (e.g., T-3, T-4, T-5, and T-	Determined by warrant
6)*	

\*In the D and S Districts, frontage trees must comply with the street type requirements for these districts. Minimum site plantings will be determined by warrant.

(2) All required trees shall be planted prior to approval of final inspection or occupancy of the applicable dwelling unit.

(3) All residential streets shall have streetscapes planted with trees. Trees shall be planted in all parkways (i.e., portion of the street that accommodates street trees and other landscape) where a parkway is a minimum of four (4) feet in width, unless otherwise approved by the Director of Planning or designee. Street tree species shall be subject to review and approval by the Landscape Administrator. No street tree shall be planted within thirty (30) feet of an intersection.

#### (AA) *Residential Foundation Plantings.*

(1) In the PR, SF, 2F, D, S, and PD Districts, shrubs shall be planted for at least twenty-five (25) percent of the length of the foundation fronting a thoroughfare or a civic space or other required open space for all single-family residential (detached). This provision shall not apply to any foundation screened from the thoroughfare or civic space or other required open space by a fence, hedge, wall, or other visual screen subject to the review and approval by the Landscape Administrator.

(2) In the MF-1, MF-2, D, S, and PD Districts, a single row of evergreen shrubs shall be planted along the entire length of the building façade of each townhouse (including row houses) and multi-family residential building, excluding driveways, walkways, and other pedestrian paths.

(3) In the MF-1, MF-2, D, S, and PD Districts, evergreen shrubs shall be planted around HVAC units, meters, transformers, and other utility units; trash containers, refuse or recycling storage facilities; pool equipment, or service areas, as well as around and adjacent to the screening walls required by this Section. Openings or access to the equipment shall not be obstructed; and openings shall be oriented so that they are not visible from the public right-of-way or open space to the extent practical. The height of the shrubs required herein shall be equal to or greater than the height of the HVAC units, meters, transformers, and other utility units; trash containers, refuse or recycling storage facilities; pool equipment, or service areas required to be visually screened.

(4) Unless specified otherwise, the above screening shrubs shall be a minimum of two (2) feet in height at the time of planting and not of a dwarf variety.

#### (BB) *Residential Lawn Requirements.*

(1) In the PR, SF, 2F, D, S, and PD Districts, the front, side and rear yards adjacent to a single-family residential dwelling (detached), that is outside of any rear yard fencing shall be planted with grass or ground cover, exclusive of driveways, sidewalks, flower beds, gardens, and other planting prior to final inspection. Regardless of the zoning district, for lots over twenty thousand (20,000) square feet, the area around the dwelling extending twenty-five (25) feet from the pad, shall be planted with grass or ground cover, exclusive of driveways, sidewalks, flower beds, gardens, etc. prior to final inspection.

(2) In the MF-1 and MF-2 Districts, all lawns shall be sodded or planted in ground cover, exclusive of driveways, sidewalks, flowerbeds, gardens, and other permitted landscape material prior to final inspection.

(3) All residential lawns and landscaping shall be irrigated with an underground irrigation system as specified in this Section. On large lots, the area of irrigation may be limited to 12,000 square feet, subject to approval by the Landscape Administrator.

#### (CC) Preservation Credits.

(1) The following preservation credits shall be considered when developing around existing quality trees.

(2) Quality trees preserved on a site meeting the herein specifications may be credited toward meeting the tree requirement of any landscaping provision of this section for that area within which they are located, according to the following table:

Diameter (DBH) of Existing Tree	Credit against Tree Requirement		
6" to 8"	2 trees		
9" to 15"	3 trees		
16" to 30"	4 trees		
31" to 46"	5 trees		
47" or more	8 trees		

(3) For purposes of this section, the Diameter at Breast Height (DBH) dimension shall be measured at four and one-half (4-1/2) feet above the ground and shall be rounded to the nearest whole number.

(4) Existing trees, not on the approved tree list, may receive credit if authorized by the Landscape Administrator.

(5) Credit will be revoked where trees intended for preservation credits are damaged due to, among other things, construction, broken branches, and soil compaction or soil cut/fill.

(6) To receive credit for existing trees in a parking area, the island or area around the trunk of the tree must be enlarged and sized properly to ensure the best scenario for survival.

(7) Prior to any construction or land development, the developer shall clearly mark all trees to be preserved. Protective barriers shall be installed and maintained throughout the development process. The developer shall not allow the movement of heavy equipment or the storage of equipment, materials, debris, or fill to be placed within the drip line of any trees. This is not intended to prohibit the normal construction required within parking lots.

(8) During construction, the developer shall not allow cleaning of equipment or material under the canopy of any existing tree or group of trees. There shall be no disposal of any waste material such as, but not limited to, paint, oil, solvents, asphalt, concrete, mortar, etc., under the canopy of any existing tree or group of trees.

(9) No attachment or wires of any kind, other than those of a protective nature, shall be attached to any tree.

(10) If any tree that was preserved and used as a credit toward landscaping requirements is later removed for any reason, it shall be replaced by the number of trees for which it was originally credited. Replacement trees shall have a minimum trunk caliper of three (3) inches.

(DD) *Prohibited Plant List*. The plants listed below shall not be used to fulfill the planting requirements of this section.

#### (1) Prohibited trees:

(Common Name)	(Botanic Name)	
Arborvitae	Thuja accidentalis	
Arizona Ash	Fraxinus velutina 'Arizonia'	
Bois D'arc	Maclura pomifera	
Bradford Pear	Pyrus calleryana 'Bradford', 'Callery'	
Chinese Tallow	Sapium sebiferum	
Cottonwood	Populus deltoides	
Elm, Siberian	Ulmus pumila	
Lombardy Poplar	Populus nigra italica	
Maple, Silver	Acer saccharinum	
Mimosa	Albizzia julibrissen	
Mulberry	Morus alba	
Willow	Salix species	

(2) Prohibited shrubs:

(Common Name)	(Botanic Name)		
Euonymus	Euonymus japonicus		
Ligustrum	Ligustrum japonicum		
Pittosporum	Pittosporum tobbira		
Loquat	Eriobotrya japonica		
Oleander	Nerium oleander		

(EE) *Recommended Plant List*. All plants used to satisfy this ordinance shall be of a species common or adaptable to this region of Texas. The following is a list of recommended plants. Plant material not on this list must be approved by the Landscape Administrator before installation.

(1) Recommended canopy trees:

(Common Name)	(Botanic Name)
American Elm	Ulmus americana
Austrian Pine	Pinus nigra
Bald Cypress	Taxodium distichum
Bald Cypress, Montezuma	Taxodium mucronatum
Black Hickory	Carya texana
Black Walnut	Juglans nigra
Elm, Cedar	Ulmus crassifolia
Chinese Pistache	Pistacia chinensis
Eastern Red Cedar	Juniperus virginiana
Gingko	Ginko biloba
Green Ash	Fraxinus pennsylvanica
Gum Bumelia	Bumelia lanuginosa
Magnolia, DD Blanchard	Magnolia Grandiflora 'DD Blanchard'
Magnolia, Southern	Magnolia grandiflora
Maple, Big Tooth	Acer grandidentatum
Oak, Bigelow	Quercus sinuata
Oak, Black	Quercus velutina
Oak, Blackjack	Quercus marilandica
Oak, Bur	Quercus macrocarpa
Oak, Chinquapin	Quercus muehlenbergi
Oak, Lacy	Quercus laceyi
Oak, Live	Quercus virginiana
Oak, Mexican White	Quercus polymorpha
Oak, Post	Quercus stellata
Oak, Sawtooth	Quercus accutisima
Oak, Shumard	Quercus shumardi
Oak, Texas Red	Quercus buckleyi
Pecan	Carya illinoensis
Rusty Blackhaw	Viburnum rufidulum
Sweet Gum	Liquidambar styraciflua
Texas Ash	Fraxinus texensis
Texas Walnut	Juglans microcarpa

(2) The following recommended tree species shall be allowed in medians and rights-of-way when approved by the city. Additional tree species with non-aggressive root systems/deep root systems may be authorized for planting in such areas by the Landscape Administrator.

(Common Name)	(Botanic Name)
Bald Cypress 'Shawnee Brave'	Taxodium distichum 'Shawnee Brave'
Chinese Pistache 'Keith Davey'	Pistacia chinensis 'Keith Davey'
Elm, Cedar	Ulmus crassifolia
Elm, Allee	Ulmus chinensis, Allee
Gingko	Ginko biloba
Goldenrain Tree	Koelreuteria paniculata
Black gum	Nyssa sylvatica
Honeylocust, Thornless	Gleditsia tricanthos f. inermis
Maple, Big Tooth	Acer grandidentatum
Maple, October Glory	Acer rubrum 'October Glory'

Maple, Trident	Acer buergerianum
Oak, Durand	Quercus sinuata var. sinuate
Oak, Monterrey	Quercus polymorpha
Oak, Chinquapin	Quercus muehlenbergi
Sweetgum	Liquidambar styraciflua
Sycamore, American	Platanus occidentalis
Sycamore, Mexican	Platanus mexicana

(3) The following recommended tree species are understory and ornamental trees. They are allowed to be planted in overhead utility easements where required. These species were selected due to their relatively small mature size and growth characteristics. Trees planted in these areas shall be planted at a ratio of two trees for every one canopy tree required.

(Common Name) Carolina Buckthorn Cherry Laurel Crape Myrtle Desert Willow Eve's Necklace **Eldarica** Pine Goldenrain Tree Hercules Club Japanese Black Pine Mexican Buckeye Mexican Plum Native Hawthorns Permsimmon Ponderosa Pine Possumhaw Holly Prairie Flame-leaf Sumac Redbuds Rusty Blackhaw Viburnum Savannah Holly Shantung Maple Slash Pine Southern Wax Myrtle **Texas Buckeye** Vitex Yaupon Holly

(Botanic Name) Rhamnus caroliniana Prunus caroliniana Lagerstroemia indica Chilopsis linearis Sophora affinis Pinus eldarica Koelreuteria paniculata Zanthoxylum dava-herculis Pinus thunbergii Ungnadia speciosa Prunus mexicana Crataegus spp. Diospyros virginiana Pinus ponderosa Ilex decidua Rhus lanceobta Cercis spp. Viburnum rufidulum Ilex opaca 'Savannah' Acer truncatum Pinus elliottii Myrica cerifera Aesculus arguta Vitex agnus-castus Ilex vomitoria

#### (4) Recommended shrubs:

(Common Name)

Dwarf Burford Holly Dwarf Chinese Holly Dwarf Crape Myrtle Dwarf Wax Myrtle Dwarf Yaupon Eleagnus Flowering Quince Forsythia (Botanic Name)

Ilex burfordii 'nana' Ilex cornuta 'Rotunda' Lagerstroemia indica Myrica pusilla Ilex vomitoria 'nana' Eleagnus ebbengii Chanomeles 'Texas Scarlet' Forsythia intermedia

Foster Holly	Ilex x attenuata 'Foster'			
Glossy Abelia	Abelia grandiflora			
Japanese Barberry	Berberis thunbergi			
Nandina	Nandina Domestica			
Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'			
Pampas Grass	Cordateria Selloana			
Photinia	Photinia Fraseri			
Red Barberry	Berberis thunbergii			
Red Yucca	Hesperaloe parvifolia			
Sea Green Juniper	Juniperus Chinensis 'Sea Green'			
Spiraea	Spiraea prunifolia			
Tam Juniper	Juniperus sabina 'Tam'			
Texas Sage	Leucophyllum frutescens			
Variegated Privet	Ligustrum sinense 'Variegata'			

(FF) Landscape Plan Summary Charts. These charts shall be completed with information and provided on every landscape plan submittal. They represent the minimum amount of information required. The charts may be amended from time to time, as needed, without revising the ordinance.

SUMMARY CHART – BUFFER YARDS/SETBACKS							
Locationof Buffer Yard or Setback	<u>Required/</u> <u>Provided</u>	<u>Length</u>	<u>Buffer yard or</u> <u>Setback</u> <u>Width/Type</u>	<u>Canopy</u> <u>Trees</u>	<u>Ornamenta</u> <u>l Trees</u>	<u>Shrubs</u>	<u>Screening</u> <u>Wall/Device</u> <u>Height &amp;</u> <u>Material</u>
North	Required						
	Provided						
East	Required						
	Provided						
South	Required						
	Provided						
West	Required						
	Provided						
*Note any credits used in calculations:							
a.							
Other comments:							
1.							
2.							
3.							

SUMMARY CHART – INTERIOR LANDSCAPE						
	Landscape Area (in Sq Ft)	% of Landscape Area	Canopy Trees	Ornamental Trees	Shrubs	Ground Cover (in Sq Ft)
Required						
Provided						
*Note any	credits used in ca	lculations:	•	·		
а.						
Other Cor	nments:					
1.						
2.						
3.						

SUMMARY CHART – INTERIOR PARKING LOT LANDSCAPING					
# Of Required Parking Spaces					
# Of Provided Parking Spaces					
# of Tree Islands Provided					
*Note any credits used in calculations:					
a.					
Other Comments:					
1.					
2.					

*EXISTING TREE CREDIT SUMMARY		
	Applied to	
	Canopy Trees	Understory Trees
Trees @ 6'' - 12'' DBH Trees @ Greater than 12'' DBH		

QNT	Y SYM HT	COMMON NAME NOTES	BOTANICAL NAMI	£	SIZE
CAN	OPY TREES				
##	CE	Cedar Elm	<i>Ulmus crassifolia</i> Single trunk		4" cal.
##	BO	Bur Oak	Quercus macrocarpa Single trunk		4" cal.
##	LB	Lace Bark Elm	<i>Ulmus parvifolia</i> Single trunk		4" cal.
##	ST	Sawtooth Oak	<i>Quercus accutisima</i> Single trunk		4" cal.
##	BC	Bald Cypress	<i>Taxodium distichum</i> Single trunk		4" cal.
ORN	AMENTAL TR	EES			
##	AP	Austrian Pine	<i>Pinus nigra</i> Full branch pattern	30 gal.	6'-8'
##	ST	Shantung Maple	Acer truncatum	30 gal.	8'-10'
##	VT	Vitex	Vitex agnus-castus	B&B	6'-8'
##	SH	Savannah Holly	Ilex opeca	15 gal.	8'-10'
##	DH	Possumhaw Holly	Ilex decidua	B&B	6'-8'
SHR	UBS				
##	EL	Eleagnus	<i>Eleagnus ebbengii</i> Plant 30" on center		3 gal.
##	NH	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i> Plant 5' on center		5 gal.
##	TS	Texas Sage	<i>Leucophyllum frutescens</i> Plant 3' on center		5 gal.
##	RY	Red Yucca	<i>Hesperaloe parvifolia</i> As shown		5 gal.
##	TJ	Tam Juniper	Juniperus Sabina Plant 3' on center		3 gal.
GRO	UNDCOVERS				
##	CJ	Creeping Juniper	Juniperus horizontalis Plant 24" on center		3 gal.
##	MH	Maidenhair Grass	Miscanthus spp. Plant 3' on center		3 gal.
##	WC	Winter Creeper	<i>Euonymus fortunei</i> Plant 12" on center		4" pot
##	VC	Virginia Creeper 3' O.C. under existing F	Parthenocissus quinquefolia Post		1 gal.

(GG) Typical Plant Material List Summary Charts.

### **CITY OF MANSFIELD**



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

#### **STAFF REPORT**

#### File Number: 22-4725

Agenda Date: 7/11/2022

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Resolution

Agenda Number:

#### Title

Resolution - Public Hearing on a Resolution of the City of Mansfield, Texas Approving a Policy Statement for Tax Abatement

#### **Requested Action**

Approve the Resolution readopting the current policy for tax abatements for the next two years

#### Recommendation

Approve the Resolution readopting the current policy for tax abatements for the next two years

#### **Description/History**

The State of Texas requires that cities readopt their statements of policy for tax abatements every two years. The current policy was adopted in 2020. Staff is not recommending any changes to the current policy.

#### Justification

This is a statutory requirement and provides guidance for economic development incentives.

Funding Source

#### **Prepared By** Richard Nevins, Director Economic Development, 817-728-3652

#### RESOLUTION NO.

## A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS APPROVING A POLICY STATEMENT FOR TAX ABATEMENT

WHEREAS, the City of Mansfield is a home rule municipality; and,

**WHEREAS,** the City Council has heretofore passed a resolution stating that the City of Mansfield elects to become eligible to participate in tax abatement; and,

WHEREAS, Chapter 312 of the Tax Code requires that prior to entering into a tax abatement agreement or designating an area as a reinvestment zone, the municipality must establish guidelines and criteria governing tax abatement agreements; and,

**WHEREAS,** The City Council has determined that the City of Mansfield Policy Statement for Tax Abatement establishes appropriate guidelines and criteria to govern tax abatements within the City.

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

#### **SECTION 1.**

That the City of Mansfield Policy Statement for Tax Abatement attached hereto as Exhibit "A" is adopted as the guidelines and criteria governing tax abatement in the City of Mansfield. The Policy Statement for Tax Abatement shall be effective for two years from the date of this resolution. Pursuant to state law, the guidelines and criteria may be amended or repealed only by a vote of 3/4<sup>th</sup> of the members of the City Council.

#### **SECTION 2.**

This resolution shall be effective upon its passage.

#### PASSED AND APPROVED ON THIS THE 11<sup>TH</sup> DAY OF JULY, 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

## CITY OF MANSFIELD POLICY STATEMENT FOR TAX ABATEMENT 2022

#### I. General Purpose and Objectives

The City of Mansfield is committed to the promotion of high quality development in all parts of the City; and to an ongoing improvement in the quality of life for its citizens. Insofar as these objectives are generally served by the enhancement and expansion of the local economy, the City of Mansfield will, on a case-by-case basis, give consideration to providing tax abatement as an economic tool to encourage balanced economic development in Mansfield. It is the policy of the City of Mansfield to make available tax abatement for both new facilities and for the expansion or modernization of existing buildings and structures. It is the policy of the City of Mansfield that said consideration will be provided in accordance with the procedures and criteria outlined in this document. Nothing herein shall imply or suggest that the City of Mansfield is under any obligation to provide tax abatement to any applicant.

The City of Mansfield may grant tax abatement on the increment in value added to a particular property by a specific development proposal, which meets the economic\_development goals and objectives of the City of Mansfield. Tax abatements are granted to the owners of real property; for projects where property is leased, special terms and conditions may be set in the agreement governing each specific tax abatement. For the purpose of this policy, the term "investment" is defined as capital expenditures on property and/or equipment as provided in Section 312 of the Texas Tax Code.

This City of Mansfield Policy Statement for Tax Abatement should be reviewed on even numbered years to evaluate and make adjustments to insure the economic needs of our city are being met in order to promote a strong and balanced economy.

#### II. Minimum Standards for Tax Abatement

To be considered for a tax abatement, the proposed project and/or property must be within a designated reinvestment zone and meet A. and one other of the following criteria:

- A. Project involves a minimum increase in property value shown in Section III Value of Incentives.
- B. Project makes a substantial contribution to redevelopment efforts or special area plans by enhancing either functional or visual characteristics, i.e., parking, circulation, facades, materials, signs, historic structures, etc.
- C. Project has high visibility, image impact, or is of a significantly higher level of development quality.
- D. Project is an area, which might not otherwise be developed because of constraints of topography, ownership patterns, site configuration, etc.
- E. Project can serve as a prototype and catalyst for other development of a higher standard.

- F. Project stimulates concentrations of employment and/or commercial activity.
- G. Project generates greater employment than would otherwise be achieved, i.e. commercial/industrial vs. residential or manufacturing vs. warehouse.

#### **III. Value of Incentives**

The subjective criteria outlined in "Application for Tax Abatement" will be used by the City in determining whether or not it is in the best interests of the City to recommend that tax abatement be offered to a particular applicant. Specific consideration will include the degree to which the individual project furthers the goals and objectives of the community, as well as the relative impact of the project. The impact of the project will allow the council to modify the agreement terms on a case-by-case basis. Once a determination has been made that a tax abatement should be offered, the value and term of the abatement will be determined by referencing the following table:

new meestment mustilar			
<u>Value Up To</u>	<u>Term</u>		
50%	3 yr.		
50%	5 yr.		
50%	7 yr.		
50%	10 yr.		
	<u>Value Up To</u> 50% 50% 50%		

#### <u>New Investment – Industrial</u>

#### **Retention of Existing Businesses**

<u>Minimum Investment</u>	<u>Value Up To</u>	<u>Term</u>
\$1 - 5 million	50%	5 yr.
> \$5 - 10 million	50%	7 yr.
> \$10 million	50%	10 yr.

# CommercialMinimum InvestmentValue Up ToTerm\$1 - 10 million50%3 yr.> \$10 - 25 million50%5 yr.

> \$10 - 25 million	50%	5 yr.
> \$25 - 50 million	50%	7 yr.
> \$50 million	50%	10 yr.

#### **Designated Redevelopment Areas**

#### West Broad Street

<u>Minimum Investment</u>	<u>Value Up To</u>	<u>Term</u>
\$250,000	75%	5 yr.

#### **Existing Industrial Parks/Zone**

Defined as: Heritage Business Park, Alpine Industrial Park, Sentry Industrial Park, Hillcrest Industrial Park, Mansfield Industrial Park East

<u>Minimum Investment</u>	<u>Value Up To</u>	<u>Term</u>
\$500,000 - \$1,000,000	50%	3 yr.
> \$1,000,000 - \$3,000,000	50%	5 yr.
> \$3,000,000 - \$7,500,000	50%	7 yr.
> \$7,500,000	50%	10 yr.

The City Council reserves the right to vary the term and percent of abatement where the applicant shows unique circumstances, upon a favorable vote of a super-majority vote by the members of the Council.

#### **IV. Procedural Guidelines**

Any person, organization or corporation desiring that Mansfield consider providing tax abatement to encourage location or expansion of operations within the city limits of Mansfield shall be required to comply with the following procedural guidelines:

Preliminary Application Steps

- A. Applicant shall complete the "Application for Tax Abatement" at www.mansfield-texas.com
- B. Applicant shall address minimum standards outlined in Section II above in letter format.
- C. Applicant shall provide a plat showing the precise location of the property
- D. If the property is described by metes and bounds, a complete legal description shall be provided.
- E. The "Application for Tax Abatement" shall be complete and submitted to the Economic Development Director for the City of Mansfield, 301 S. Main Street, Mansfield, Texas, 76063. A preliminary application and an executive summary of Tax Abatement request shall be provided to the Mansfield City Council at the next regularly scheduled City Council meeting.

#### Application Review Steps

- F. All information in the application package detailed above will be reviewed for completeness and accuracy by the Economic Development Director within ten (10) working days. Additional information may be requested as needed.
- G. Copies of the complete application package and staff comments will be forwarded to the City Council for approval.

#### Consideration of the Application

- H. The City Council will consider the application at a regular or special called meeting(s). Additional information may be requested as needed.
- I. The recommendation of the City will be forwarded, with all relevant materials, to the chief administrative officer of each taxing entity.
- J. The City Council may consider adoption of a resolution approving the terms and conditions of a contract between the City and the applicant governing the provision of the tax abatement.

Should the City Council determine that it is in the best interests of the City of Mansfield to provide tax abatement to a particular applicant, a resolution shall be adopted declaring that, under the guidelines and criteria established herein, the applicant is eligible for abatement and the reinvestment zone is established. The resolution shall further authorize the City Manager or his designee to negotiate an agreement with the applicant governing the provision of the abatement.

An agreement must include at least the following specific items:

- General description of the project.
- Amount of the tax abatement.
- Duration of the abatement.
- Legal description of the property.
- Type, number, location and timetable of planned improvements.
- Any specific terms and conditions to be met by applicant.
- Improvements or repairs by the municipality to streets, sidewalks, and utility services or facilities associated with the property, except that the agreement may not provide for lower charges or rates than are made for other services or properties of a similar character.
- An economic feasibility study, including a detailed list of estimated improvement costs, a description of the methods of financing all estimated costs, and the time when related costs or monetary obligations are to be incurred.
- Should the terms of the agreement subsequently not be satisfied, the tax abatement shall be null and void, and all abated taxes and accrued interest as permitted by law, under Section 312 of the Texas Tax Code, shall immediately be paid to the City of Mansfield and all other taxing jurisdictions participating in the tax abatement agreement. Provisions to this effect shall be incorporated into the agreement.
- Provide access to and authorize inspection of the property by municipal employees to ensure that the improvements or repairs are made according to the specifications and conditions of the agreement.
- K. It is the intention of the City to establish a tax abatement policy and negotiate agreements which are legally subject to being adopted under the laws of the State of Texas. Should any provision of this plan or any agreement be held to be unconstitutional or deemed null and void or otherwise unenforceable, it shall be re-construed so as to achieve the clear intentions of the parties to the agreement.

- L. The governing bodies of Tarrant County, Johnson County or Ellis County may consider ratification of and participation in the tax abatement agreement between the City of Mansfield and the applicant.
- M. The owner of property subject to tax abatement shall certify annually to the Mansfield Economic Development Corporation that the owner is in compliance with each applicable term of the agreement. At a minimum, the certification shall include a statement that the improvements have been completed and the initial value of the property meets the requirement of the contract. Each agreement shall define any further applicable terms subject to certification.
- N. The City of Mansfield shall have the right of entry to verify the annual certification. The company for which the tax abatement was issued shall provide access to the records, files and other information for such an inspection during normal business hours. Failure to allow entry will forfeit the tax abatement and cause repayment of all abated taxes and accrued interest to become due. If the City of Mansfield requests, the company shall at their own cost audit the equipment or the approved replacement equipment to assure the City of Mansfield that the equipment is still in good working order and that all equipment originally made part of the abatement is in good working condition. The current value of the equipment is not a consideration.





#### **STAFF REPORT**

#### File Number: 22-4717

Agenda Date: 7/5/2022

Version: 2

Status: Third and Final Reading

In Control: City Council

File Type: Ordinance

#### Agenda Number:

#### Title

Ordinance - Public Hearing Continuation and Second and Final 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 28-008)

#### **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.

#### First Continued Reading

City Council held a public hearing on June 27, 2022 and voted 6-0 to approve the zoning change request.

#### First Reading

City Council voted to table this case at the June 13, 2022, meeting.

#### **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 27<sup>TH</sup> DAY OF JUNE, 2022.

## DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 11<sup>TH</sup> DAY OF JULY, 2022.

**ATTEST:** 

Michael Evans, Mayor

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 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 T.J Mark, LLC, recorded in Instrument No. 2012-09408, D.R.J.C.T., and continuing along the southeasterly line of said T.J. 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;

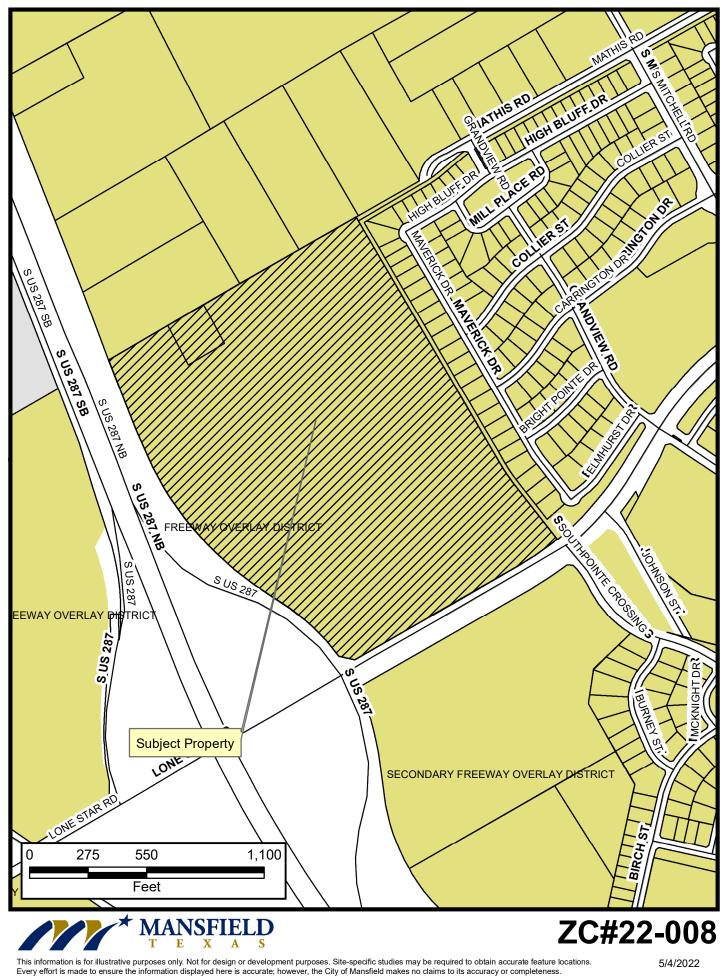
Along said curve to the left for an arc distance of 331.07 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars";

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.





### 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 SE21 8HA ENGL,AND	
D DELAY	TR 12	KOHLI RYAN	1 EASTMEARN RD	W DULWICH LONDON SE2,1 8	1 0
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

### 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	<b>OWNER ADDRESS</b>	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: 22-4730

Agenda Date: 7/11/2022

Version: 2

Status: Second Reading

In Control: City Council

File Type: Ordinance

#### Agenda Number:

### Title

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Historic Landmark Overlay District Classification for the Front Gable Bungalow, c. 1925, Located at 205 North Street; The Wilson Revocable Trust, Owner (HLC#22-006)

### **Requested Action**

To consider the proposed Historic Landmark Overlay District classification.

### Recommendation

The Historic Landmark Commission held a public hearing on June 9, 2022 and voted 5 to 0 to recommend approval.

The Planning and Zoning Commission held a public hearing on June 21, 2022 and voted 5 to 0 to recommend approval (Commissioners Groll and Weydeck absent).

Staff recommends approval.

### First Reading

City Council held a public hearing and first reading on June 27, 2022 and voted 6 to 0 to approve the request.

### **Description/History**

Existing Use: Single-family residence Existing Zoning: D, Downtown District, D2 Zone

### Surrounding Land Use & Zoning:

- North Single-family residence, D2 Zone
- South Single-family residences and retail, D1 and D2 Zones
- East Single-family residence, D2 Zone
- West Single-family residence, D2 Zone

### **Comments and Considerations**

Charles and Ranee Wilson, owners of the Front Gable Bungalow (c. 1925) at 205 North Street, have requested a Historic Landmark Overlay District classification. This designation will allow the Commission to review future exterior alterations to the structure and protect the building's historic significance. The property is currently zoned D,

Downtown District, D-2, Urban Transition zone.

### Historic Background

This house is a front-gable bungalow built around 1925 with Craftsman style elements, such as the jerkinhead gable and eave brackets. The property was owned by A.J. Dukes, who lived in a mansion at the corner of W. Oak Street and North Street.

After Mr. Dukes death in 1921, ownership of this property passed to his daughter, Roberta Dukes Richardson. Mrs. Richardson had already demolished the mansion on Oak Street and used the materials for three smaller houses, two of which were rental homes. Around 1925, a new bungalow was built at 205 North Street to replace a house that was previously on the lot.

Architecturally, this bungalow resembles the other Craftsman style houses built by the Richardson family on Oak Street. Some of the original character-defining architectural elements of the bungalow have been altered, but the house retains the form of a Craftsman influenced residence.

The house is listed on the 1998 Historic Resources Survey Update as a Medium Priority resource. Medium Priority resources are characterized by alterations or deterioration of materials that have been removed, changed or obscure original design features or by less significant associations with the historic context. If included in a historic district, they are almost always considered Contributing resources to the district.

This bungalow and the neighboring houses built by the Richardsons reflect the character and development of the W. Oak Street neighborhood in the 1920s.

The house is an officially recognized historic resource of the City of Mansfield.

### **Designation Criteria**

The Historic Landmark Overlay District designation should be considered in light of the following criteria:

- 1. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Mansfield, State of Texas, or the United States. This bungalow and the three adjacent bungalows reflect the character and development of the W. Oak Street neighborhood in the 1920s and the increase of single-family or two-family rental homes.
- 2. Relationship to other distinctive buildings, sites or areas which are eligible for preservation based on architectural, historic or cultural motif. The house retains some detailing from the Craftsman-style influence. This styling is similar to homes on the adjacent lots on West Oak and Van Worth Streets.
- 3. Identification with a person or persons who significantly contributed to the culture or development of the City. The house was constructed by Roberta Dukes Richardson, daughter of A.J. Dukes, a prominent businessman in Mansfield. Mrs. Richardson was

influential in the change from Victorian-era homes to early 20th century middle class houses on West Oak and Van Worth Streets.

### **Prepared By**

Art Wright, Planner II/HPO 817-276-4226

### ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 155 ("ZONING") OF THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO GRANT A HISTORIC LANDMARK OVERLAY DISTRICT CLASSIFICATION FOR 205 NORTH STREET; 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 Chapter 155 ("Zoning") of the Code of Ordinances of the 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 Code of Ordinances and Zoning 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 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 Historic Landmark Overlay District Classification, said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

#### **SECTION 2.**

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 3.**

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 4.**

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 Ordinance No. \_\_\_\_\_ Page 2 of 2

invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

### **SECTION 5.**

Any person, firm or corporation violating any of the provisions of this ordinance or Chapter 155 ("Zoning") of the Code of Ordinances of the 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 6.**

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

### FIRST READING APPROVED ON THE 27<sup>TH</sup> DAY OF JUNE, 2022.

### DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 11<sup>TH</sup> DAY OF JULY, 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

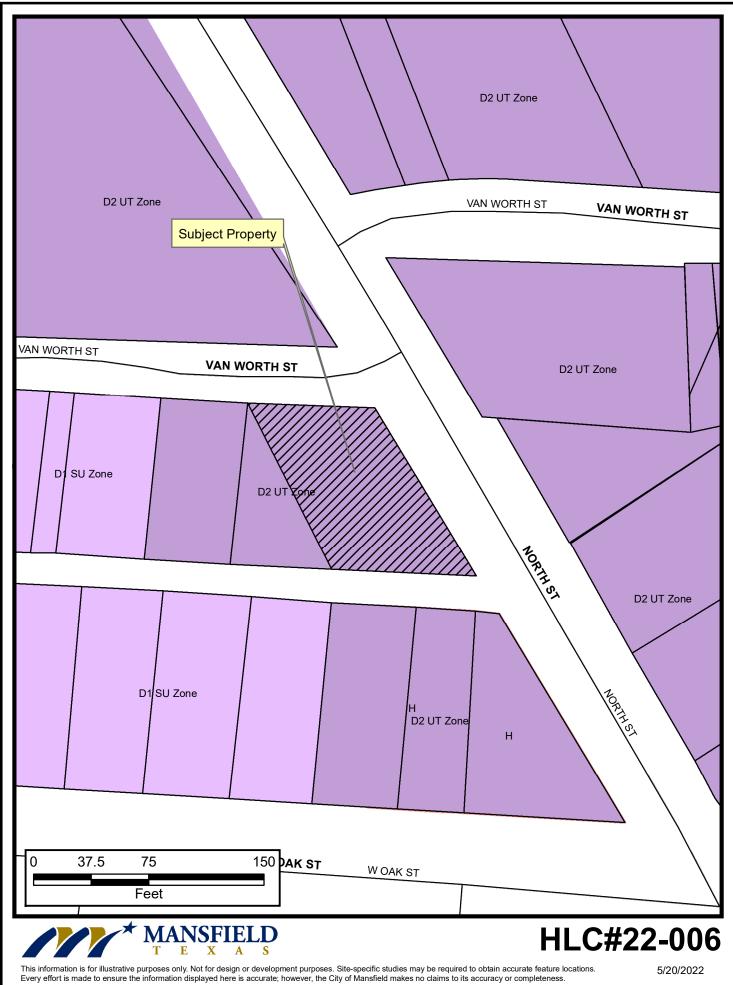
**APPROVED AS TO FORM AND LEGALITY:** 

Drew Larkin, City Attorney

### EXHIBIT "A"

Being all of Lot 10, Block 44, Original Town of Mansfield, according to the plat filed in Volume 63, Page 53, Plat Records, Tarrant County, Texas.





# Front-Gable Bungalow, c. 1925

# 205 North Street

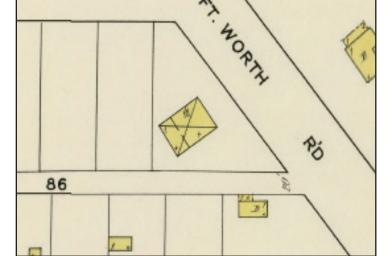
This house is a front-gable bungalow built around 1925 with Craftsman style elements, such as the jerkinhead gable and eave brackets. The property was owned by A.J. Dukes, who lived in a mansion at the corner of W. Oak Street and North Street.

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Architecturally, this bungalow resembles the other Craftsman style houses built by the Richardson family on Oak Street. Some of the original character-defining architectural elements of the bungalow have been altered, but the house retains the form of a Craftsman influenced residence.

This bungalow and its cousins reflect the character and development of the W. Oak Street neighborhood in the 1920s.

This house is an officially recognized historic resource of the City of Mansfield.



1921 Sanborn Insurance Map showing the original house at 205 North Street. Note the shape of the lot and location of the house.



1933 Sanborn Insurance Map showing the 1925 bungalow at 205 North Street. The new house was closer to Van Worth Street and had a porch on the left side of the front façade that is still there today.

### Property Owner Notification for HLC#22-006

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 44	RAMIREZ, VIRIDIANA	303 NORTH ST	MANSFIELD, TX	76063-1630
MANSFIELD, CITY OF	BLK 44	PEREZ, BENINO	305 VAN WORTH ST	MANSFIELD, TX	76063-1655
MANSFIELD, CITY OF	BLK 44	LOYA, JOEL	301 VAN WORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 44	BADILLO, JOSE ADAN	205 VAN WORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 44	THE WILSON REVOCABLE TRUST	205 NORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 44	MARTINEZ, SANDRA	5325 LANSDOWNE AVE	FORT WORTH, TX	76135-1416
MANSFIELD, CITY OF	BLK 44	LOPEZ, ARMANDO	300 W OAK ST	MANSFIELD, TX	76063-1651
MANSFIELD, CITY OF	BLK 44	HENNIG, MICHAEL	210 W OAK ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 44	VARGAS, ANTONIO ANGEL	208 W OAK ST	MANSFIELD, TX	76063-1649
MANSFIELD, CITY OF	BLK 44	ESQUIVEL, MARIA	206 W OAK ST	MANSFIELD, TX	76063-1649
MANSFIELD, CITY OF	BLK 44	TREVINO, ROY	204 W OAK ST	MANSFIELD, TX	76063-1649
MANSFIELD, CITY OF	BLK 44	RYDELL, EDNA FAYE	202 W OAK ST	MANSFIELD, TX	76063-1649
MANSFIELD, CITY OF	BLK 44	200 W OAK LLC	128 N MAIN ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 44	SCHOEPLEIN, SUSAN	312 VAN WORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 44	PEREZ, BENINO	305 VAN WORTH ST	MANSFIELD, TX	76063-1655
MANSFIELD, CITY OF	BLK 44	LOYA, JOEL	301 VAN WORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 44	BADILLO, JOSE ADAN	205 VAN WORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 45	RAMOS, ARACELY	112 VAN WORTH ST	MANSFIELD, TX	76063-1653

Friday, May 20, 2022

Page 1 of 2

### Property Owner Notification for HLC#22-006

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 45	HARTMAN, BEN	500 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 45	WAGNER, PAUL	1901 CALLENDER RD	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 45	WALKER, LANCE	204 NORTH ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 45	WALDIE, PATRICIA ANN	725 J MARIE CT	CROWLEY, TX	76036
MANSFIELD, CITY OF	BLK 45	HUDSON, JAMES RONALD	1233 BROOKFIELD LN	MANSFIELD, TX	76063-2565
MANSFIELD, CITY OF	BLK 45	RAMOS, ARACELY	112 VAN WORTH ST	MANSFIELD, TX	76063-1653
MANSFIELD, CITY OF	BLK 45	CAMARILLO, JULIO	110 VAN WORTH ST	MANSFIELD, TX	76063-1653
MANSFIELD, CITY OF	BLK 45	HOWARD, JAMES	823 KINGSTON DR	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 45	HOWARD, JAMES	823 KINGSTON DR	MANSFIELD, TX	76063
PEREZ ADDITION	BLK 45	PEREZ, DARYLE	111 VAN WORTH ST	MANSFIELD, TX	76063

# **Recommendations for Official Recognition – Quadrants 1 & 2**

Historic Preservation Advisory Board – March 2022

# **205 North Street**

- Year Built: 1940 (tad.org), 1925
- Craftsman Style
- Front-facing gable
- Board-and-batten siding
- 1921 Sanborn Map

