City Council - Regular Meeting
April 13, 2026 - 2:00 PM
Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. WORK SESSION

Discussion Regarding Commercial Drone Delivery

Discussion Regarding the April 13, 2026 Consent Agenda Items

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

A. Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071

i. Seek Advice of City Attorney Regarding Arms of Hope v. City of Mansfield (U.S District Court – Northern District of Texas (Fort Worth Division))

ii. Seek Advice of City Attorney Regarding the Procedural Rules of Council

iii. Seek Advice of City Attorney Regarding Zoning and Land Use Regulations

iv. 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

i. Land Acquisition for Future Development

ii. Land Acquisition Project #26-03

C. Personnel Matters Pursuant to Section 551.074

i. City Attorney Quarterly Update

ii. Board Appointments

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

i. Economic Development Project #21-33

ii. Economic Development Project #22-04

iii. Economic Development Project #23-05

iv. Economic Development Project #26-03

v. Economic Development Project #26-04

vi. Economic Development Project #26-05

4. WORK SESSION

Discussion Regarding Water and Wastewater Cost of Service Rate Making

5. 6:00 P.M. OR IMMEDIATELY FOLLOWING WORK SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

6. INVOCATION

7. PLEDGE OF ALLEGIANCE

8. TEXAS PLEDGE

9. CITIZEN COMMENTS

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

In order to be recognized during Citizen Comments or during a Public Hearing (applicants included), please complete a comment card located at the entrance of the Council Chambers. If you would like to speak on more than one Public Hearing item, please submit a separate card for each item. Please present the card(s) to the Deputy City Secretary by 5:50 p.m., ten minutes before the start of the 6:00 p.m. regular business session.

10. COUNCIL COMMENTS

11. STAFF COMMENTS

A. City Manager or Authorized Representative

i. Current/Future Agenda Items

ii. City Manager Updates

iii. Departmental Updates

Summer of Soccer Update

GFOA Budget Awards

Review of the Monthly Financial Report for the Period Ending January 31, 2026

Presenters: Darcy Lupton, Director of Financial Services
Attachments:

1. January FY26 Council Report

Review of the Monthly Financial Report for the Period Ending February 28, 2026

Presenters: Darcy Lupton, Director of Financial Services

Attachments:

1. February FY26 Council Report

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

13. CONSENT AGENDA

26-2063: Resolution – A Resolution Awarding a Construction Contract for BRINSAP Bridge Repairs with Coronado Roadway Construction, LLC.; Authorizing the City Manager or Designee to Execute Contract Documents; Authorizing Funding for an Amount Not to Exceed $302,170.70; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required By Law; And Declaring an Effective Date (Street Operations Department Maintenance Budget – General Fund)

Presenters: James Rogge, Assistant Director of Public Works - Streets & Transportation

Attachments:

1. Resolution
2. Contract
3. Bid Tabs

26-2064: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Imposition of a Twenty Percent (20%) Penalty for Collection Costs on Delinquent Taxes for the 2025 Tax Year and Subsequent Years; Approving a Contingent Fee Contract for Legal Services with Linebarger Goggan Blair & Sampson, LLP; Making Certain Findings as Required by Section 2254.1036 of the Texas Government Code; Finding That the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: Troy Lestina, Deputy City Manager/Chief Financial Officer

Attachments:

1. Resolution
2. Exhibit A

26-2076: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager, or His Designee, to Execute Documents Related to the National Opioid Litigation for Approval of the Six Remnant Defendants Settlement Agreement (RDSA); Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: Victor Flores, City Attorney

Attachments:

1. Resolution
2. Participation and Release Form
3. List of Opioid Remediation Uses

26-2080: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Awarding Contracts for Country Club Sewer Line Repair including GRod Construction, LLC for Construction and Raba Kistner, Inc. for Materials Testing, and Authorizing Funding for an Amount Not to Exceed $326,615.36; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (Utility Fund)

Presenters: Raymond Coffman, Director of Engineering Services

Attachments:

1. Resolution
2. Agreement
3. Project Exhibit
4. Bid Tab

26-2081: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Awarding Contracts for US 287 Crossing Sanitary Sewer Replacement including Willco Underground, LLC for

Construction and Raba Kistner, Inc. for Materials Testing, and Authorizing Funding for an Amount Not to Exceed $656,120.75; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (Utility Fund)

Presenters: Raymond Coffman, Director of Engineering Services
Attachments:
1. Resolution
2. Agreement
3. Project Exhibit
4. Bid Tab

26-2091: Resolution - A Resolution of the City Council if of the City of Mansfield, Texas, Authorizing a Temporary Moratorium on the Enforcement of Certain Sign Regulations Under Chapter 155 of the City's Code of Ordinances for Local Business and Venues to Promote Internationally Recognized Sporting Events Occurring between June 11, 2026 and July 19, 2026; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: Bernadette McCranie, Director of Communications and Outreach
Attachments:
1. Resolution

26-2066: Minutes - Approval of the March 23, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary
Attachments:
1. 3-23-26 Draft Minutes

14. PUBLIC HEARING

25-1725: Public Hearing on a Request Submitted by Triangle Engineering for a Specific Use Permit to Allow a Car Wash at 1561 E Broad Street, Located on 2.6 acres and Situated in the Henry Odele Survey Abstract No. 1196 Tract 4 (SUP25-004)

Presenters: Clayton Comstock, Executive Director of Planning and Development
Attachments:
1. Maps and Supporting Information
2. Exhibit A - Legal Description
3. Exhibit B - Site Plan, Elevations, and Landscape Plan
4. Exhibit C - Development Review Committee Comments
5. Exhibit D - Letters and Speaker Cards

15. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the April 13, 2026 Regular City Council Meeting 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 April 7, 2026 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

S Marin

_____
Susana Marin, City Secretary

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 276-4207 at least three (3) business days in advance. Reasonable accommodation will be made to assist your needs.

NOTICE PURSUANT TO GOVERNMENT CODE SEC. 2254.1036

Notice is hereby given that a meeting of the City Council of the City of Mansfield, Texas, will be held on Monday, April 13, 2026 at 6:00 p.m. in the Council Chambers at City Hall, 1200 E. Broad Street, Mansfield, Texas for the purpose of considering and taking action on all matters on the agenda for the meeting, including approval of an agreement with the law firm of Linebarger Goggan Blair & Sampson, LLP as special counsel to perform all legal services necessary to collect delinquent property taxes and authorizing the execution of such agreement.

The agreement to be considered is necessary for the delinquent taxes owed to the City of Mansfield (City) to be collected in the most effective manner. The City desires that such delinquent tax, penalties and interest be collected as provided in the Texas Tax Code.

The Linebarger Goggan Blair & Sampson, LLP firm is fully qualified to provide this representation, being the largest delinquent tax collection law firm in the State of Texas, as well as the United States and having been engaged in this specialized legal service for more than 49 years. In addition, the Linebarger Goggan Blair and Sampson, LLP firm possesses infrastructure and technology, such as call center technology, that the CITY does not currently possess.

Linebarger Goggan Blair & Sampson, LLP has represented many nearby entities for 40 years with competence and professionalism, in the collection of delinquent property taxes. The firm currently represents the CITY on other collection matters, and currently represents other taxing entities in Johnson County.

The specialized legal services required by this agreement cannot be adequately performed by the attorneys and supporting personnel of the City due to the high cost of implementing the appropriate infrastructure and technology and employing sufficient in- house attorneys and staff with the level of experience and competence necessary to perform these activities.

Linebarger will be compensated on a contingent fee basis as provided in the Texas Tax Code Sections 6.30, 33.07, 33.08, 33.11, and 33.48. These Texas Tax Code sections specifically provide for an additional penalty on delinquent taxes to compensate collection attorneys. A contract to pay inside or outside attorneys on an hourly basis would represent an additional cost to the City.

Entering into the proposed agreement is in the best interests of the residents of the City because the delinquent taxes will be professionally and competently collected without the additional costs to the City of implementing infrastructure and technology, and employing in-house personnel or paying outside counsel on an hourly fee basis which would otherwise be required.

FINANCIAL REPORT

Ending January 31, 2026

City of Mansfield, Texas

Financial Report Issued by:
The City of Mansfield - Financial Services Department

mansfieldtexas.gov

TABLE OF CONTENTS

HIGHLIGHTS 3
Financial Highlights 3
Capital Highlights 3
GENERAL FUND FINANCIAL SUMMARY 4
Major Revenues 4
Expenditures 6
ENTERPRISE FUNDS FINANCIAL SUMMARY 7
Major Revenues 7
Expenses 8
SPECIAL REVENUE FUNDS FINANCIAL SUMMARY 10
MANSFIELD PARKS FACILITY DEVELOPMENT CORPORATION FUND 10
MPFDC DEBT SERVICE FUND 10
THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION FUND 11
Tax Increment Reinvestment Zones (TIRZs) 12
HOTEL/MOTEL TAX FUND 13
CAPITAL PROJECT FUNDS 14
GLOBAL SALES TAXES 15
INVESTMENTS 16
Financial Market Outlook 16
Citywide Cash & Investment Performance Summary 16
Appendix (Unaudited Statements) 17

HIGHLIGHTS

Financial Highlights

The City of Mansfield, Texas is in solid financial condition as of January 31, 2026, or 33.33% of the budget year with revenues within or exceeding expectations in the major funds and expenditures within or lower than budgeted expectations.

Capital Highlights

The following major projects are active with the table below displaying current year (CY) and life-to-date (LTD) expenditures.

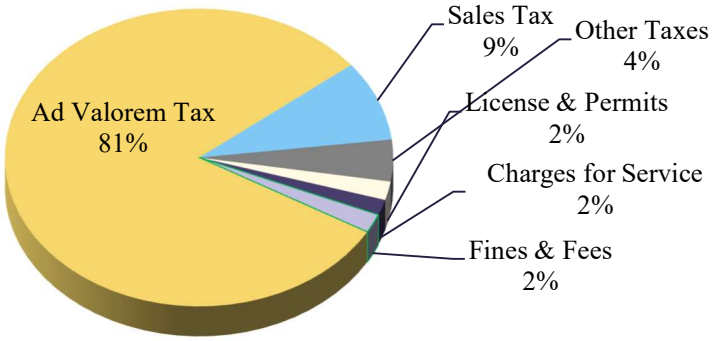
Project Name	Expenditures CY (millions)	Expenditures LTD (millions)
Service Center/ACO	$4.7 CY	$29.0 LTD
Equipment Replacement	$12.1 CY	-
City Hall	$7.7 CY	$20.9 LTD

GENERAL FUND FINANCIAL SUMMARY

Overall, the operating revenues exceeded operating expenses by $33,265,663 at the end of the reporting period. With operating revenues totaling $64,277,256 or 63.08% of budget and operating expenses totaling $31,011,593 or 30.18% of budget.

General Fund Charts (revenues & expenditures)

General Fund Revenues
Allocation of Receipts as of January 31,2026

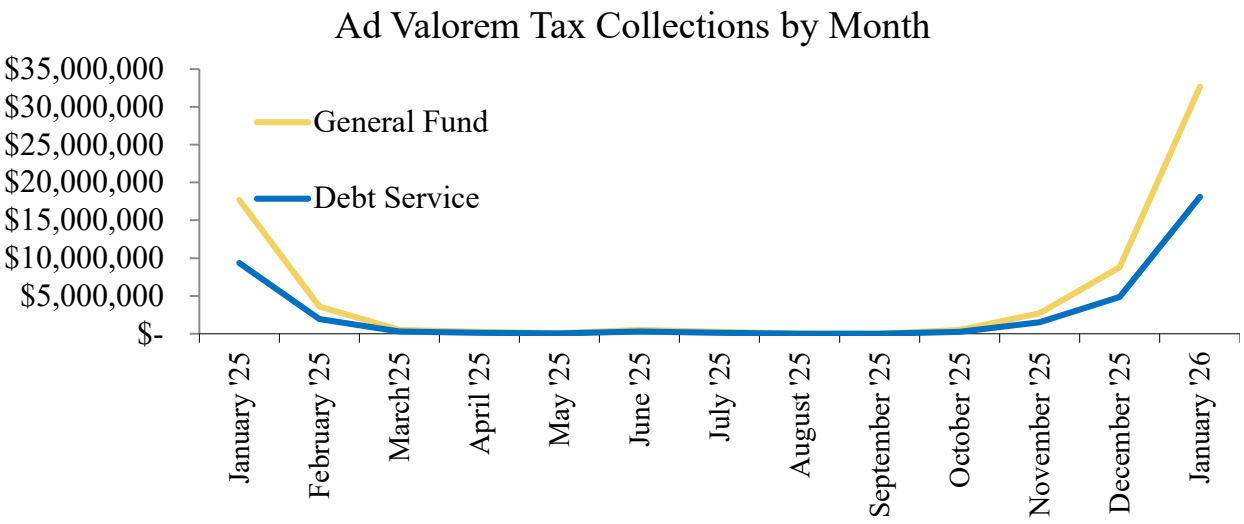


Major Revenues

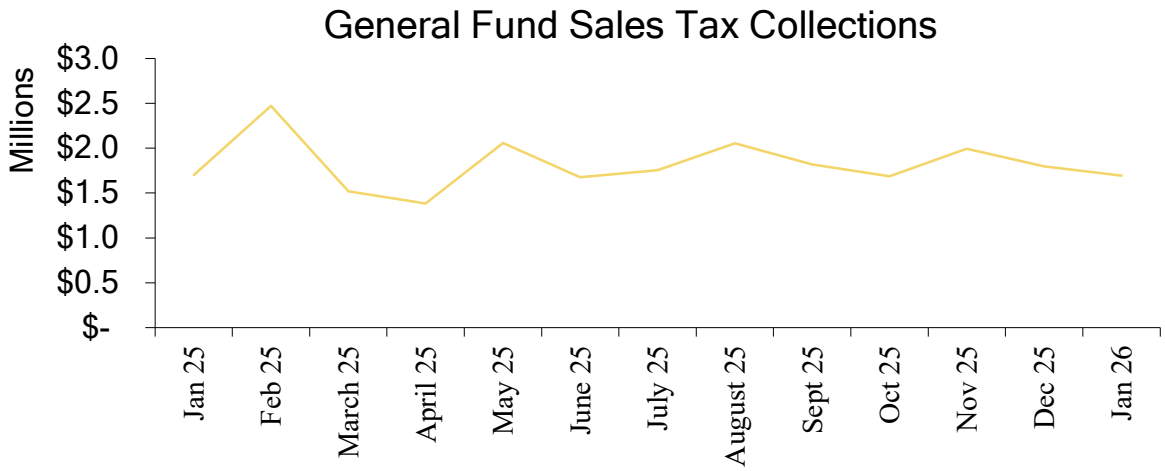
Property Tax Collections

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. Ad Valorem Tax Collections is comprised of two parts with the operations (M&O) portion recorded in the General Fund and the interest & sinking (I&S) portion recorded in the Debt Service Fund. The M&O portion of property tax collections as recorded in the General Fund through January 31, 2026, total $51,851,113. Last year's collections were $51,979,397 for the same period, a decrease of 0.25% over the prior year.

The I&S portion as recorded in the Debt Service Fund collected through January 31, 2026, totaled $18,133,947. Property tax collections by month is depicted on the subsequent chart.

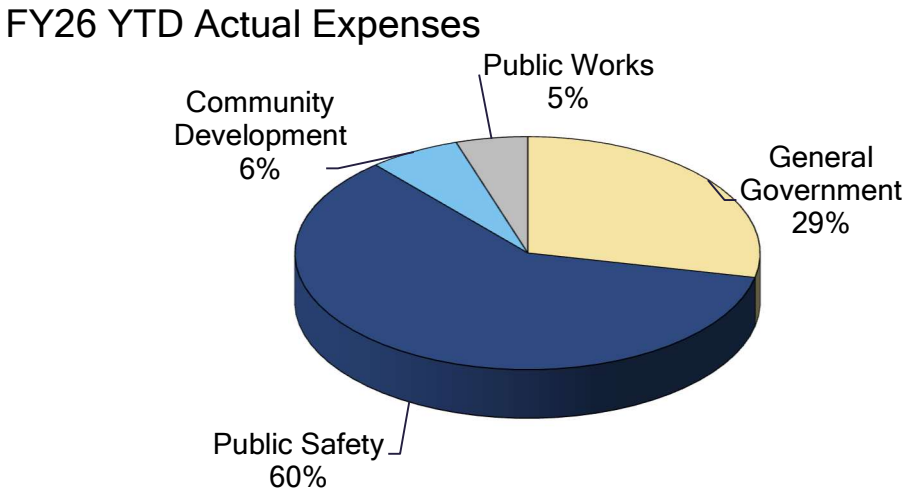


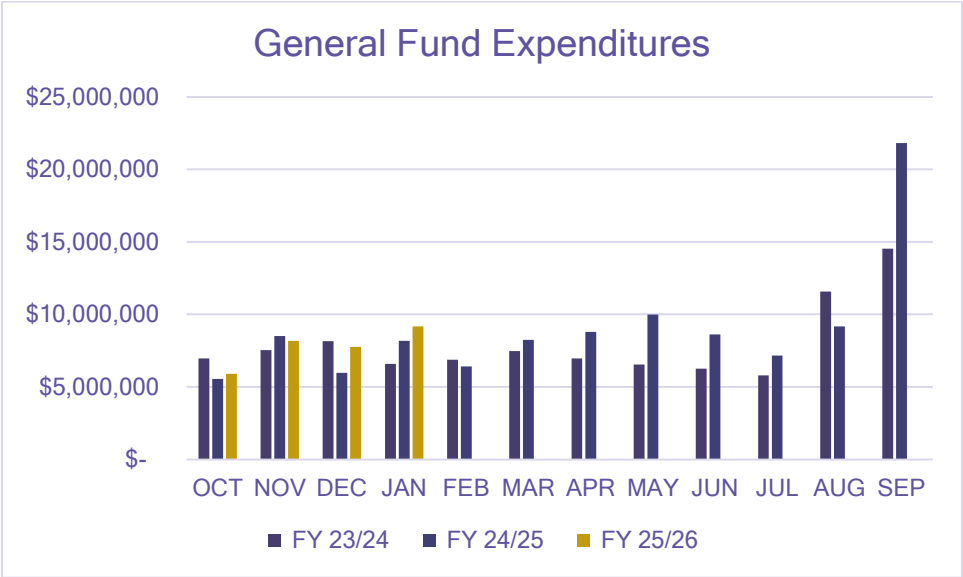
Sales tax is reported on a cash basis with a two-month lag in collections from the actual purchase date. Citywide sales tax is 2¢ for every dollar of sales tax assessed. The General Fund receives 1¢ of sales taxes collected and the City's Type 4A and Type 4B corporations each receive ½ ¢ of collections. In January 2026, the General Fund portion of sales tax collected totaled $1,727,177 which is $8,068 or 0.46% less than the same period last year. On an annual basis, sales tax collections are up by 4.52% or $241,871 as compared to last year. For additional information on sales taxes, please see the full sales tax discussions and charts on page 15 of this report and in appendix A33-A36.



Expenditures

The chart below shows year-to-date expenditures by functions of the General Fund with public safety (police and fire activities) comprising 60% of all budgeted operational expenditures year to date. The total year-to-date operating expenditures of the fund are $31,011,593 or 30.18% of budgeted expenditures of $105,765,993. January 2026 expenditures were $9.2 million. We expect other months' expenditures to follow normal historical trends of $8-10 million.





ENTERPRISE FUNDS FINANCIAL SUMMARY

The two major enterprise funds are the Utility Fund and the Drainage Utility Fund which both account for activities associated with delivering services to the paying public. For the Utility Fund, the operating revenues exceeded operating expenses by $6,082,821 at the end of the reporting period. With operating revenues totaling $18,610,256 or 32.95% of budget and operating expenses totaling $12,527,435 or 33.81% of budget. Non-operating activities such as interest revenue, debt expenses and interest expenses due to borrowing totaled $(1,890,928) resulting in a total change in net position of $4,191,893.

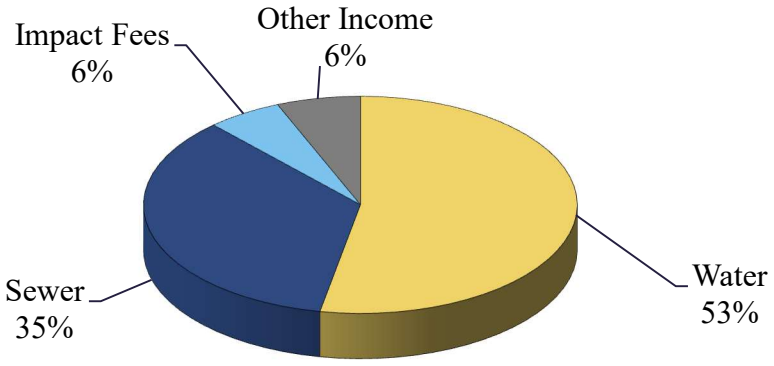
UTILITY FUND

Major Revenues

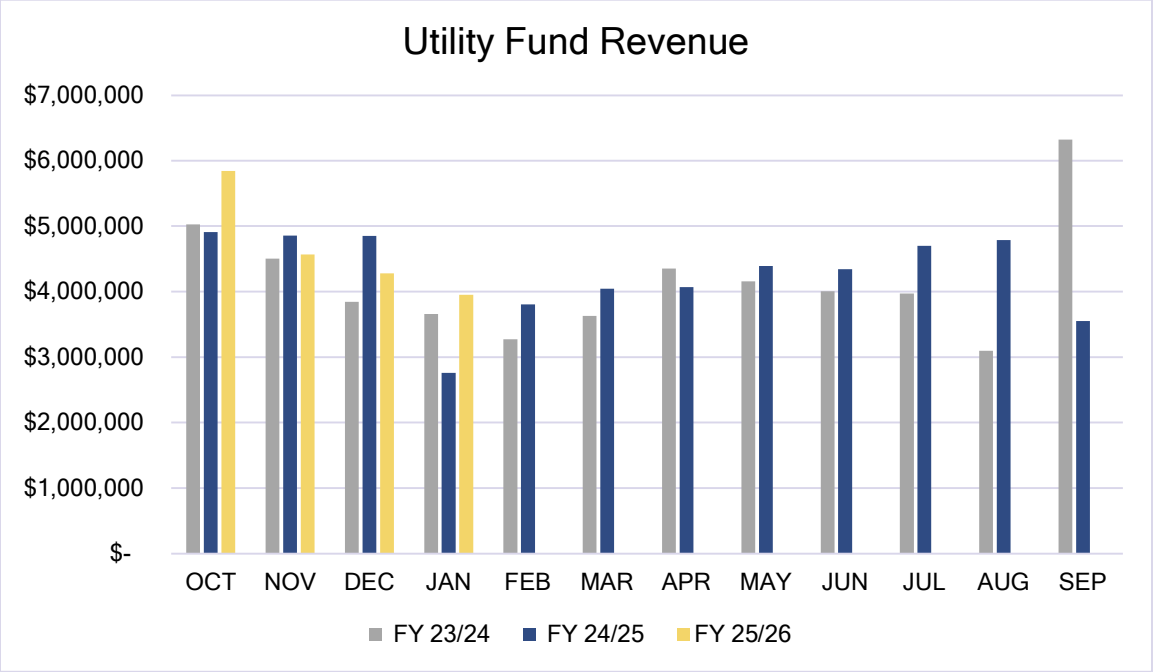
Water & Sewer Service Fees

Water and Sewer service fees year-to-date revenue is $18,610,256 or 32.87% of budget. The revenues have a direct relationship with consumption in this fund as higher consumption in the summer months yields higher revenue or seasonal rain in the spring yields lower revenues with these seasonal patterns displayed in the revenue collections chart below.

Revenues

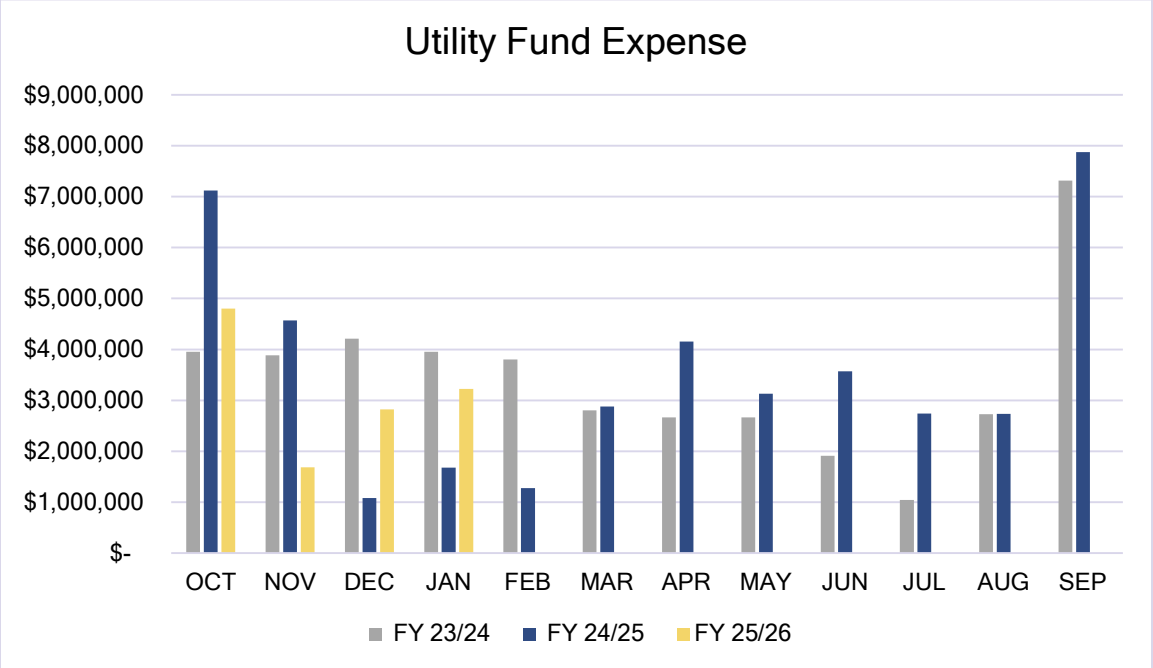


Utility Fund Charts



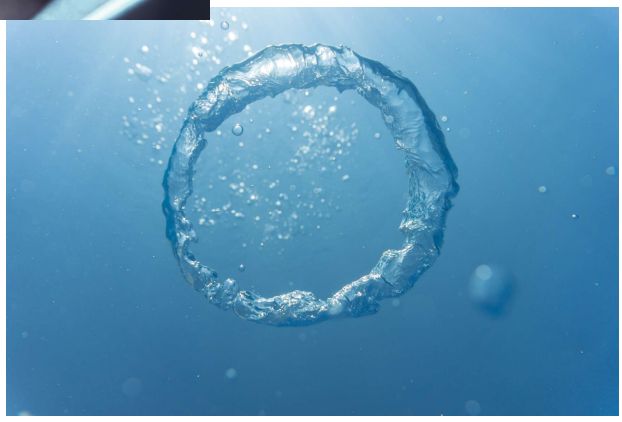
Expenses

The chart below shows expenses of the Water & Sewer Fund by department.



DRAINAGE UTILITY FUND

The Drainage Utility Fund is used to account for the administration of the City's storm water program and environmental services including planning, engineering, operations & maintenance. The year-to-date operational revenues collected total $1,041,568 and the operational expenditures related to administration and general maintenance total $808,036 to date. The total change in net position is $275,638. The ending net position totals $15,285,379 at the end of the reporting period.



SPECIAL REVENUE FUNDS FINANCIAL SUMMARY

(This section provides details on substantial special revenue funds)

MANSFIELD PARKS FACILITY DEVELOPMENT CORPORATION FUND

The operating 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. Funding for the activities of the MPFDC is supported by ½ cent sales tax. The year-to-date revenues collected total $3,638,596 which is 32.05% of budget and the operating expenditures to date total $2,949,563 which is 26.17% of budget. Revenues exceed expenditures by $689,033 which results in an increase to the fund balance. The ending fund balance totals $14,589,992 at the end of the period.

MPFDC DEBT SERVICE FUND

The MPFDC also has a debt service fund which is used to account for the debt obligations as a result of developing sports and recreation facilities, equipment, and miscellaneous improvements to the City's Park System. A portion of the MPFDC's sales tax collections is transferred to support the debt activities. The year-to-date revenues collected total $938,616 which is 33.33% of budget, and the expenditures to date total $503,499 which is 17.88% of budget. Revenue exceeds expenditure by $435,117. The ending fund balance totals $981,798 at the end of the period.

THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION FUND

This fund is used to account for the promotion of Economic Development activities of the city. Funding for the activities of the MEDC is supported by ½ cent sales tax. The year-to-date operating revenue collected total $2,749,715, which is 24.35% of the budgeted amount. Operating expenditures at the end of the reporting period totaled $15,711,168 which is 123.05% of the budgeted expenditure. Operating expenditure exceeds operating revenues by $12,961,453. The total net change including non-operating activities is a decrease of $10,175,568 at the end of January 2026.

Tax Increment Reinvestment Zones (TIRZs)

In accordance with Texas Local Government Chapter 311, a local government can designate a geographic area that needs improvement as a TIRZ. The funding to pay for improvements within the zone is derived from the ad valorem taxes collected from increased value within the zone. The chart below shows the current activity for all City TIRZs. The revenue recorded is interest income received year-to-date and property tax. Any negative balances reflect interfund commitment for reimbursements.

Fiscal Year 2026 YTD Summary	TIRZ #1	TIRZ #2	TIRZ #4	TOTAL ALL TIRZ
Revenues	72,385	-	-	72,385
Expenditures	2,967,997	-	59,600	3,027,597
Net Change From Operating: Gain (loss)	(2,895,612)	-	(59,600)	(2,955,212)
Other Financing Sources (Uses)	-	-	-	-
Fund Balance Beginning	4,813,369	(7,756,039)	(4,569,557)	(7,512,227)
Fund Balance Ending	1,917,757	(7,756,039)	(4,629,157)	(10,467,439)

HOTEL/MOTEL TAX FUND

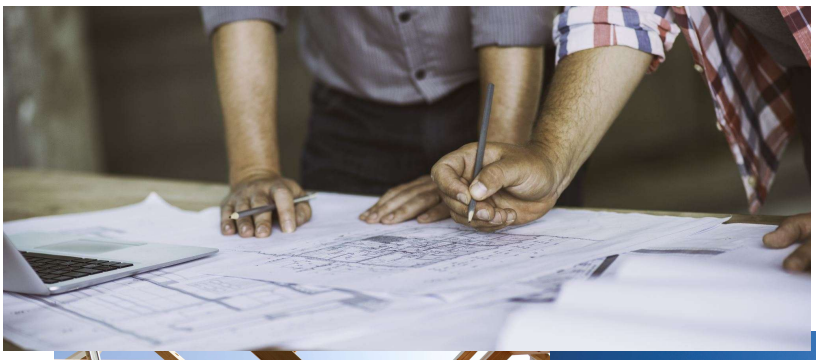
The Hotel/Motel fund is used to account for the occupancy taxes generated from the local hotels within the city. Funds collected are used to promote the City of Mansfield as a travel destination. The year-to-date revenues collected total $253,676 which is 21.84% of budget and the expenditures collected to date total $172,010 which is 14.81% of budget. Revenues exceed expenditures by $81,666 which results in an increase to the fund balance. The ending fund balance totals $3,548,045 at the end of the reporting period.

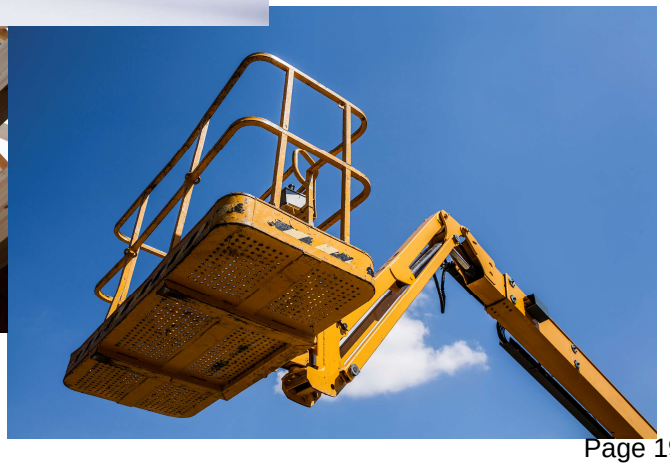
Fiscal Year 2026 YTD Summary	Hotel/Motel Tax Fund	FY26 Budget	% Collected Budget
Revenues	253,676	1,161,500	21.84%
Expenditures	172,010	1,161,500	14.81%
Net Change From Operating: Gain (loss)	81,666		-
Fund Balance Beginning	3,466,379	-	-
Fund Balance Ending	3,548,045	-	-

CAPITAL PROJECT FUNDS

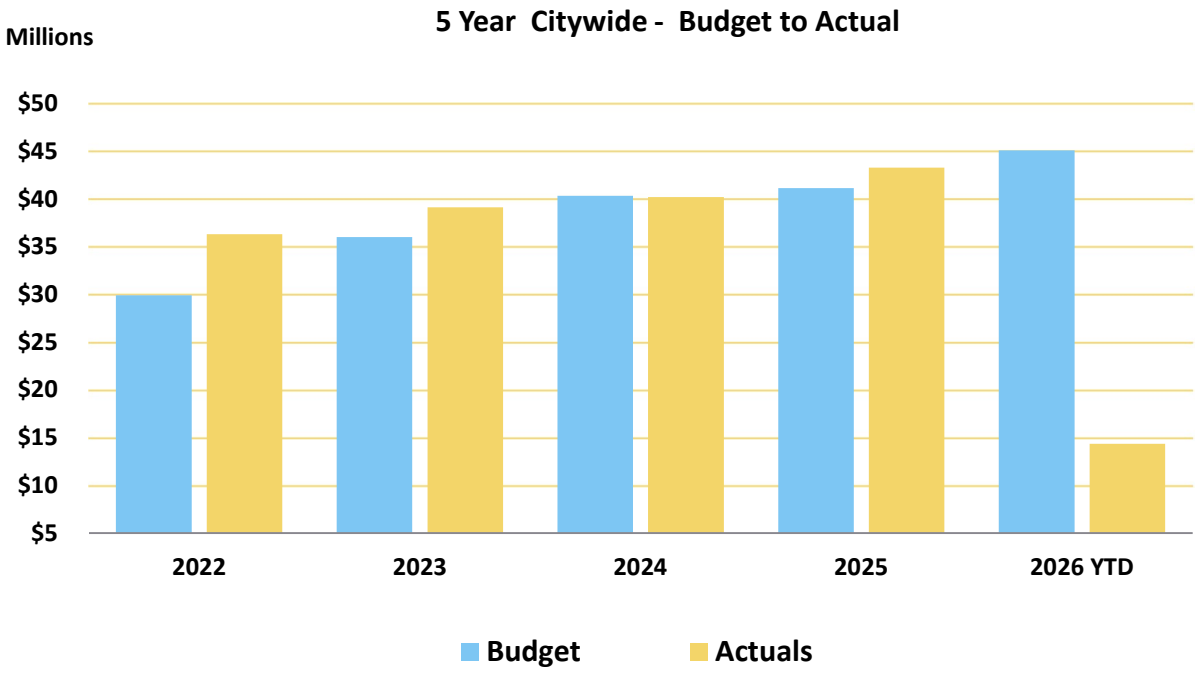
The table below shows a summary of the revenues, expenditures, other financing sources and ending fund balance for all Capital Project funds. Other financing sources include proceeds from bond issuances or transfers if applicable.

Fiscal Year 2026 YTD Summary	Street Construction Fund	Building Construction Fund	Equipment Replacement Fund	Parks Construction Fund	TOTAL CAPITAL FUNDS
Revenues	4,546,517	1,430,034	75,811	-	**6,052,362**
Expenditures	17,101,196	15,000,880	1,491,442	2,085,012	**35,678,530**
Net Change from Operating: Gain (loss)	(12,554,679)	(13,570,846)	(1,415,631)	(2,085,012)	**(29,626,168)**
Other Financing Sources (Uses)	-	-	-	-	**-**
Fund Balance Beginning	65,035,293	100,850,030	5,967,649	3,574	**171,856,546**
Fund Balance Ending	**52,480,614**	**87,279,184**	**4,552,018**	**(2,081,438)**	**142,230,378**





GLOBAL SALES TAXES



City of Mansfield Sales Tax Fiscal Year 2026 as of January 2026 (Cash Basis)								
		0.01	0.005	0.005	Total 2¢	Collection Ratio and Budget		
Fiscal Year		General Fund	MEDC Fund	MPFCDC Fund	Total	Y/Y % Chg.	Budget	% of Budget
2022		18,157,578	9,078,789	9,078,789	36,315,156	13.7%	29,903,214	121.44%
2023		19,574,658	9,787,329	9,787,329	39,149,316	7.8%	36,010,548	108.72%
2024		20,106,437	10,053,218	10,053,218	40,212,873	2.7%	40,330,288	99.71%
2025		21,647,006	10,823,503	10,823,503	43,294,012	7.7%	41,136,896	105.24%
2026 YTD		7,169,521	3,584,761	3,584,761	14,339,042	-66.9%	45,102,496	31.79%

- See the Appendix pages A30-A33 for detailed sales tax information.

INVESTMENTS

Monthly Investment Performance Summary: Month Ending January 31, 2026

Financial Market Outlook

The regional economy continues to expand, however economic growth has been slightly downgraded from growth to moderate by many economists. Factors such as high inflation, housing market corrections, interest rate increases and concerns over the federal funds rates. However, the regional economy continues to outperform the U.S. economy. Likewise, the City of Mansfield's economy is strong and continues to grow. The table below shows a comparison of both cash and investments from the prior month. Cash in consolidated accounts total $130.1 million and investments total $239.5 million.

Citywide Cash & Investment Performance Summary

	December 31, 2025		January 31, 2026		Month to Month Change	
	Book Value	Average Yield	Book Value	Average Yield	Dollar ($)	Percentage (%)
Consolidated Cash Accounts	**96,532,719**	**2.82%**	**130,120,315**	**2.82%**	**33,587,596**	**34.79%**
Local Government Investment Pool	246,057,949	3.92%	225,176,022	3.81%	**(20,811,927)**	-8.49%
Money Market	14,328,340	3.70%	14,373,354	3.59%	**45,013**	0.31%
Total	**356,919,008**	**3.48%**	**369,669,691**	**3.41%**	**12,750,682**	**8.87%**

- See the Appendix pages A24-A29 for investment information.

Report Certification: This report is prepared in accordance with the Public Funds Investment Act – "PFIA", Chapter 2256 Title 10 of the Texas Local Government Code.

Signed by: Troy Lestina, CFO/DCM, Investment Officer

Darcy Lupton, Director of Financial Services, Investment Officer

APPENDIX (Unaudited Statements)

- General Fund Statement of Activities A17
- Utility Fund Statement of Activities A18
- Drainage Fund Statement of Activities A19
- MPFDC Fund Statement of Activities A20
- MPFDC Debt Fund Statement of Activities A21
- MEDC Statement of Activities A22
- Hotel Occupancy Tax Statement of Activities A23
- Detailed Investment Statements A24
- Detailed Sales Tax Statements A30

City of Mansfield, Texas

Summary Statement of Activities

For the Month and Four Months Ended January 31, 2026 and 2025 (Unaudited)

General Fund	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
REVENUES:							
Property Tax	$ 32,683,100	$ 17,680,080	$ 51,851,113	$ 51,979,397	$ 60,930,066	$ (9,078,953)	85.10%
Sales Tax	1,727,177	1,735,245	5,589,534	5,347,663	22,945,248	(17,355,714)	24.36%
Other Taxes	818,576	652,416	2,900,347	3,337,697	9,467,538	(6,567,191)	30.63%
License And Permits	440,198	289,933	1,289,783	1,222,153	2,894,691	(1,604,908)	44.56%
Grant Revenue	-	252,879	18,460	252,879	450,000	(431,540)	4.10%
Charges For Services	213,738	220,854	1,078,070	858,351	2,572,725	(1,494,655)	41.90%
Fines And Fees	502,123	435,026	1,312,470	1,313,787	1,753,000	(440,530)	74.87%
Interest Earnings	25,982	104,442	163,033	260,233	300,000	(136,967)	54.34%
Miscellaneous	24,884	7,151	74,446	65,360	35,000	39,446	212.70%
Total Revenues	36,435,778	21,378,026	64,277,256	64,637,520	101,348,268	(37,071,012)	63.42%
EXPENDITURES:							
General Government	2,333,565	1,981,869	8,799,662	9,347,825	31,174,321	22,374,659	28.23%
Public Safety	5,787,938	5,477,959	18,693,145	16,226,942	55,924,940	37,231,795	33.43%
Public Works	491,046	343,866	1,546,068	1,536,500	8,659,108	7,113,040	17.85%
Community Development	563,451	460,573	1,972,718	1,757,729	6,984,403	5,011,685	28.24%
Total Expenditures	9,176,000	8,264,267	31,011,593	28,868,996	102,742,772	71,731,179	30.18%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	27,259,778	13,113,759	33,265,663	35,768,524	(1,394,504)		
OTHER FINANCING SOURCES (USES)							
Reserve/Contingency	-	-		-	(1,841,256)	(1,841,256)	0.00%
Sale of Capital Assets, net	-	14,578	1,975,625	14,781	20,000	(1,955,625)	9878.13%
Financing, net	-	4,043,574		4,043,574	-	-	0.00%
Sources	-	-	-	-	6,213,399	6,213,399	0.00%
(Uses)	-	-	-	-	(5,657,894)	(5,657,894)	0.00%
Total Other Financing Sources (Uses)	-	4,058,152	1,975,625	4,058,355	(1,265,751)	(3,241,376)	-156.08%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	27,259,778	17,171,911	35,241,288	39,826,879	(2,660,255)		
FUND BALANCE							
BEGINNING	46,317,965	60,103,296	38,336,455	37,448,328			
ENDING	$ 73,577,743	$ 77,275,207	$ 73,577,743	$ 77,275,207			

City of Mansfield, Texas

Statement of Activities - Budget and Actual

For the Month and Four Months Ended January 31, 2026 and 2025 (Unaudited)

Utility Fund	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Water Service	$ 1,985,412	$ 1,378,875	$ 10,231,779	$ 9,909,333	$ 32,161,378	$ (21,929,599)	31.81%
Sewer Service	1,507,399	865,161	6,789,760	6,276,225	20,722,883	(13,933,123)	32.76%
Water Penalties	41,830	-	225,616	-	500,000	(274,384)	45.12%
Water/Sewer Taps	-	-	-	-	15,491	(15,491)	0.00%
Meter Set Fee	-	-	-	-	262,850	(262,850)	0.00%
Utility Miscellaneous	1,280	953	4,480	7,022	60,000	(55,520)	7.47%
Restore Service Fee	7,957	1,417	41,355	4,995	90,000	(48,645)	45.95%
Utility Inspection	5,080	6,100	23,780	27,000	60,000	(36,220)	39.63%
Water Impact Fees	199,500	220,000	606,900	806,400	1,500,000	(893,100)	40.46%
Sewer Impact Fees	147,000	139,909	474,600	443,809	1,000,000	(525,400)	47.46%
Pretreatment Fees	15,197	-	98,523	-	80,000	18,523	123.15%
Other Income	39,921	47,738	113,463	96,639	168,122	(54,659)	67.49%
Contribution	-	-	-	-	-	-	0.00%
Total Revenues	$ 3,950,576	$ 2,660,153	$ 18,610,256	$ 17,571,423	$ 56,620,724	$ (38,010,468)	32.87%
OPERATING EXPENSES:							
Administration	259,349	142,548	583,874	535,184	2,241,243	1,657,369	26.05%
Billing And Collection	164,243	99,806	541,020	369,199	1,406,716	865,696	38.46%
Meter Reading/Repairs	95,017	181,219	506,672	381,855	1,882,380	1,375,708	26.92%
Water Distribution	177,128	160,755	577,770	533,589	1,738,016	1,160,246	33.24%
Wastewater Collection	1,100,563	137,757	5,073,722	6,030,927	13,651,453	8,577,731	37.17%
Water Treatment	1,337,366	295,667	4,954,457	5,186,719	15,800,426	10,845,969	31.36%
Water Quality	72,425	57,010	234,833	194,044	789,325	554,492	29.75%
Water Demand Management	17,675	14,378	55,087	47,294	169,090	114,003	32.58%
Depreciation	-	600,548	-	2,412,006	-	-	0.00%
Total Operating Expenses	3,223,766	1,689,688	12,527,435	15,690,817	37,678,649	25,151,214	33.25%
OPERATING INCOME (LOSS)	726,810	970,465	6,082,821	1,880,606	18,942,075	(12,859,254)	
NONOPERATING REVENUES (EXPENSES):							
Non-Departmental	(1,080,974)	(993,333)	(1,873,186)	(3,985,422)	(768,701)	2,785,909	243.68%
Interest Revenue	164,855	353,024	699,758	1,444,926	125,000	574,758	559.81%
Debt Service	(239,167)	(354,583)	(717,500)	(1,063,748)	(7,310,000)	6,592,500	9.82%
Bad Debt Expense	-	-	-	-	(48,000)	48,000	0.00%
Net Nonoperating Revenues (Expenses)	(1,155,286)	(994,892)	(1,890,928)	(3,604,244)	(8,001,701)	10,001,167	23.63%
INCOME (LOSS) BEFORE OPERATING TRANSFERS	(428,476)	(24,427)	4,191,893	(1,723,638)	10,940,374	(2,858,087)	38.32%
OPERATING TRANSFERS:							
Transfers In (Out)	-	-		-	(5,172,246)	5,172,246	0.00%
Net Operating Transfers	-	-	-	-	(5,172,246)	5,172,246	0.00%
CHANGE IN NET POSITION	(428,476)	(24,427)	4,191,893	(1,723,638)	5,768,128		
NET POSITION, BEGINNING	309,162,285	291,788,336	304,541,916	293,487,547			
NET POSITON, ENDING	$ 308,733,809	$ 291,763,909	$ 308,733,809	$ 291,763,909			

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Four Months Ended January 31, 2026 and 2025 (Unaudited)

Drainage Utility Fund	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Drainage Fee	$ 261,023	$ 183,560	$ 1,041,568	$ 1,012,071	$ 3,044,874	(2,003,306)	34%
Total Operating Revenues	261,023	183,560	1,041,568	1,012,071	3,044,874	(2,003,306)	
OPERATING EXPENSES:							
Administration & General Maintenance	454,832	177,148	808,036	547,010	2,881,759	2,073,723	28%
Depreciation	-	20,322	-	81,289	-	-	
Total Operating Expenses	454,832	197,470	808,036	628,299	2,881,759	2,073,723	28%
OPERATING INCOME (LOSS)	(193,809)	(13,910)	233,532	383,772	163,115	70,417	
NONOPERATING REVENUES (EXPENSES):							
Interest Revenue	11,199	19,514	46,478	80,176	-	(46,478)	
Other Income	-	-	-	5,445	-	-	
Interest and fiscal charges	(1,093)	(1,613)	(4,372)	(6,450)	(163,115)	(158,743)	
Net Nonoperating Revenue	10,106	17,901	42,106	79,171	(163,115)	(205,221)	
INCOME (LOSS) BEFORE OPERATING TRANSFERS	(183,703)	3,991	275,638	462,943	0	(134,804)	
OPERATING TRANSFERS							
Operating Transfers In/(Out)	-	-	-	-	-	-	
Net Operating Transfers	-	-	-	-	-	-	
CHANGE IN NET POSITION	(183,703)	3,991	275,638	462,943			
NET POSITION, BEGINNING	16,914,701	15,445,735	16,455,360	14,986,783			
NET POSITION, ENDING	$ 16,730,998	$ 15,449,726	$ 16,730,998	$ 15,449,726			

City of Mansfield, Texas

Statement of Activities - Budget and Actual

For the Month and Four Months Ended January 31, 2026 and 2025 (Unaudited)

Mansfield Parks Facility Development Corporation	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
REVENUES:							
Sales Tax Revenue	$ 613,959	$ 619,836	$ 1,811,100	$ 1,696,314	$ 8,475,775	$ (6,664,675)	21.37%
Contributions	2,330	-	26,105	13,250	11,500	14,605	227.00%
Interest Earnings	28,284	34,591	118,375	142,632	250,000	(131,625)	47.35%
Other Income	-	157	9,795	2,553	-	9,795	0.00%
MAC Revenue	26,555	37,252	251,104	266,725	954,300	(703,196)	26.31%
Lease Revenue and Royalties	538,413	371,846	762,217	562,113	1,660,000	(897,783)	45.92%
Park Land Dedication Revenue	116,100	34,200	659,900	898,150	-	659,900	0.00%
Total Revenues	1,325,641	1,097,882	3,638,596	3,581,737	11,351,575	(7,712,979)	32.05%
EXPENDITURES:							
Administration	194,974	185,658	558,837	584,784	1,898,619	1,339,782	29.43%
Field Operations	63,239	87,166	280,864	268,069	1,406,799	1,125,935	19.96%
Community Park Operations	88,755	87,188	319,077	320,478	1,212,832	893,755	26.31%
Nature Education Operations	19,610	15,961	58,654	51,195	223,685	165,031	26.22%
Recreational Center	102,672	98,231	339,986	300,235	1,265,529	925,543	26.87%
Neighborhood Park Operations	79,813	74,941	272,248	247,204	903,242	630,994	30.14%
Projects	8,410	29,170	65,029	59,252	792,800	727,771	8.20%
Non-Departmental	1,011,851	59,507	1,054,868	156,354	3,448,239	2,393,371	30.59%
Total Expenditures	1,569,324	637,822	2,949,563	1,987,571	11,151,745	8,202,182	26.45%
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(243,683)	460,060	689,033	1,594,166	199,830	489,203	344.81%
OTHER FINANCING SOURCES (USES):							
Operating Transfers In	-	-	-	963,952	-	-	0.00%
Operating Transfers (Out)	-	-	(500,000)	(2,130,303)	(199,830)	(300,170)	250.21%
Cash Reserves	-	-	-	-	-	-	0.00%
Bond Proceeds	-	-	-	-	-	-	0.00%
Premium on Bonds issued	-	-	-	-	-	-	0.00%
Discounts on Bond issued	-	-	-	-	-	-	0.00%
Total Other Financing Sources (Uses)	-	-	(500,000)	(1,166,351)	(199,830)	(300,170)	250.21%
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	(243,683)	460,060	189,033	427,815			
FUND BALANCE, BEGINNING	21,270,479	14,368,714	20,837,763	14,400,959			
FUND BALANCE, ENDING	$ 21,026,796	$ 14,828,774	$ 21,026,796	$ 14,828,774			

City of Mansfield, Texas

Statement of Activities - Budget and Actual

For the Month and Four Months Ended January 31, 2026 and 2025 (Unaudited)

Mansfield Parks Facility Development Corp. Debt Service	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes, Penalties, And Interest	$ 234,654	$ 233,409	$ 938,616	$ 933,638	$ 2,815,849	$ (1,877,233)	33.33%
Other Income	-	2,374	-	7,160	-	-	0.00%
Total Revenues	234,654	235,783	938,616	940,798	2,815,849	(1,877,233)	33.33%
EXPENDITURES:							
Debt Service							
Principal Retirement	-	-	-	-	1,810,000	1,810,000	0.00%
Interest And Fiscal Charges	502,924	533,458	503,499	533,458	1,005,849	502,350	50.06%
Non-departmental	-	-	-	-	-	-	0.00%
Total Expenditures	502,924	533,458	503,499	533,458	2,815,849	2,312,350	17.88%
Excess Of Revenues Over (Under) Expenditures	(268,270)	(297,675)	435,117	407,340			
OTHER FINANCING SOURCES (USES):							
Bond Proceeds	-	-	-	-			
Total Other Financing Sources (Uses)	-	-	-	-			
FUND BALANCE, BEGINNING	1,273,968	1,251,697	570,581	546,682			
FUND BALANCE, ENDING	$ 1,005,698	$ 954,022	$ 1,005,698	$ 954,022			

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Four Months Ended January 31, 2026 and 2025 (Unaudited)

Mansfield Economic Development Corporation	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTEI BUDGET
OPERATING REVENUES:							
Sales Tax Revenue	$ 848,613	$ 853,246	$ 2,749,715	$ 2,629,953	$11,291,624	$ (8,541,909)	24.35%
Miscellaneous	-	-	-	-	1,949,280	-	
Total Operating Revenues	848,613	853,246	2,749,715	2,629,953	13,240,904	(8,541,909)	24.35%
OPERATING EXPENDITURES:							
Administration	186,310	214,779	570,979	594,557	1,703,190	1,132,211	33.52%
Promotions	-	6,494	325	17,541	110,000	109,675	0.30%
Development Plan	1,020	58	2,377	178	63,000	60,623	3.77%
Projects	1,213,583	-	15,134,450	5,000,000	10,874,403	(4,260,047)	139.17%
Non-Departmental	759	759	3,037	3,036	-	(3,037)	
Total Operating Expenditures	1,401,672	222,090	15,711,168	5,615,312	12,750,593	(2,960,575)	123.22%
OPERATING INCOME	(553,059)	631,156	(12,961,453)	(2,985,359)	490,311	(11,502,484)	-2643.52%
NONOPERATING REVENUES (EXPENSES):							
Interest Revenue	127,077	265,193	660,846	449,787	250,000	410,846	264.34%
Reserve	-	-	-	-	-	-	
Bonds issued	-	79,094,999	-	79,094,999	-	-	
Interest & fiscal charges/Premiums on bonds issued	(2,123,819)	357,958	(2,125,039)	357,367	(1,676,541)	(448,498)	126.75%
Total Nonoperating Revenue	(1,996,742)	79,718,150	(1,464,193)	79,902,153	(1,426,541)	(37,652)	102.64%
INCOME BEFORE OPERATING TRANSFERS	(2,549,801)	80,349,306	(14,425,646)	76,916,794	(936,230)	(11,540,136)	1540.82%
OPERATING TRANSFERS:							
Operating Transfers In (Out)	-	-	-	-	936,230	(936,230)	0.00%
CHANGE IN NET ASSETS	(2,549,801)	80,349,306	(14,425,646)	76,916,794			
NET ASSETS, BEGINNING	48,549,316	14,926,647	60,425,161	18,359,159			
NET ASSETS, PROJECTS	- *	-	- *	-			
NET ASSETS, ENDING	$45,999,515	$95,275,953	$45,999,515	$95,275,953			

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

City of Mansfield, Texas

Comparative Budget and Cash Analysis
For the Month and Four Months Ended January 31, 2026 and 2025 (Unaudited)

Hotel/Motel Occupancy Tax Fund	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
REVENUES:							
Hotel Occupancy Tax	$ 52,928	$ 63,079	$ 242,284	$ 238,855	$ 1,161,500	$ (919,216)	20.86%
Rental of Facilities	1,080	1,245	2,400	3,865	-	2,400	0.00%
Interest Income	2,172	6,553	8,992	26,926	-	8,992	0.00%
Total Revenues	56,180	70,877	253,676	269,646	1,161,500	(907,824)	21.84%
EXPENDITURES:							
Mansfield Tourism	40,282	62,908	160,206	158,429	679,972	519,766	23.56%
Farr Best Theater	23	65	191	444	-	(191)	0.00%
Championship Basketball	-	-	-	-	-	-	0.00%
Projects	-	-	-	-	-	-	0.00%
Promotion	3,765	-	11,613	5,240	9,000	(2,613)	129.03%
Reserve	-	-	-	-	472,528	472,528	0.00%
Total Expenditures	44,070	62,973	172,010	164,113	1,161,500	989,490	14.81%
Revenues / (Expenditures)	12,110	7,904	81,666	105,533	-	81,666	
FUND BALANCE, BEGINNING	3,535,935	2,774,564	3,466,379	2,676,935			
FUND BALANCE, ENDING	$ 3,548,045	$ 2,782,468	$ 3,548,045	$ 2,782,468			

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 1/31/2026

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
1001 - General Fund												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.855	3,219,782.47	3,219,782.47	3,219,782.47	3,219,782.47	N/A	1		1.34
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.855	4,505.59	4,505.59	4,505.59	4,505.59	N/A	1		0.00
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	3.863	2,650.65	2,650.65	2,650.65	2,650.65	N/A	1		0.00
Nations Funds MM	MF0008	Money Market	10/25/1999	3.590	4,888,619.37	4,888,619.37	4,888,619.37	4,888,619.37	N/A	1		2.04
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.707	194.12	194.12	194.12	194.12	N/A	1		0.00
Sub Total / Average 1001 - General Fund				**3.695**	**8,115,752.20**	**8,115,752.20**	**8,115,752.20**	**8,115,752.20**		**1**	**0.00**	**3.39**
2003 - Tree Mitigation												
Nations Funds MM	MF0008	Money Market	10/25/1999	3.590	31,193.75	31,193.75	31,193.75	31,193.75	N/A	1		0.01
Sub Total / Average 2003 - Tree Mitigation				**3.590**	**31,193.75**	**31,193.75**	**31,193.75**	**31,193.75**		**1**	**0.00**	**0.01**
2006 - Hotel												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/30/2014	3.707	692,237.15	692,237.15	692,237.15	692,237.15	N/A	1		0.29
Sub Total / Average 2006 - Hotel				**3.707**	**692,237.15**	**692,237.15**	**692,237.15**	**692,237.15**		**1**	**0.00**	**0.29**
2104 - ARPA												
CLASS LGIP	CLASS-SLFRF	Local Government Investment Pool	5/27/2021	3.855	589,670.67	589,670.67	589,670.67	589,670.67	N/A	1		0.25
Sub Total / Average 2104 - ARPA				**3.855**	**589,670.67**	**589,670.67**	**589,670.67**	**589,670.67**		**1**	**0.00**	**0.25**
2301 - Mansfield Parks 1/2 Sales Tax												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.855	1,145,272.54	1,145,272.54	1,145,272.54	1,145,272.54	N/A	1		0.48
Nations Funds MM	MF0008	Money Market	10/25/1999	3.590	564,541.85	564,541.85	564,541.85	564,541.85	N/A	1		0.24
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.707	2,898,478.66	2,898,478.66	2,898,478.66	2,898,478.66	N/A	1		1.21
Sub Total / Average 2301 - Mansfield Parks 1/2 Sales Tax				**3.730**	**4,608,293.05**	**4,608,293.05**	**4,608,293.05**	**4,608,293.05**		**1**	**0.00**	**1.92**
2302 - Mansfield Parks Land Dedication												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.855	2,290,545.11	2,290,545.11	2,290,545.11	2,290,545.11	N/A	1		0.96
Nations Funds MM	MF0008	Money Market	10/25/1999	3.590	711,580.53	711,580.53	711,580.53	711,580.53	N/A	1		0.30
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.707	1,262,263.83	1,262,263.83	1,262,263.83	1,262,263.83	N/A	1		0.53
Sub Total / Average 2302 - Mansfield Parks Land Dedication				**3.767**	**4,264,389.47**	**4,264,389.47**	**4,264,389.47**	**4,264,389.47**		**1**	**0.00**	**1.78**
3001 - Equipment Replacement												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.855	3,220,898.90	3,220,898.90	3,220,898.90	3,220,898.90	N/A	1		1.34
Sub Total / Average 3001 - Equipment Replacement				**3.855**	**3,220,898.90**	**3,220,898.90**	**3,220,898.90**	**3,220,898.90**		**1**	**0.00**	**1.34**
3201 - Street Construction												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.855	2,290,545.11	2,290,545.11	2,290,545.11	2,290,545.11	N/A	1		0.96
Nations Funds MM	MF0008	Money Market	10/25/1999	3.590	3,942,471.61	3,942,471.61	3,942,471.61	3,942,471.61	N/A	1		1.65
TexStar LGIP	TEXSTAR	Local Government	11/2/2012	3.707	2,321,936.91	2,321,936.91	2,321,936.91	2,321,936.91	N/A	1		0.97

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
		Investment Pool										
Sub Total / Average 3201 - Street Construction				**3.693**	**8,554,953.63**	**8,554,953.63**	**8,554,953.63**	**8,554,953.63**		**1**	**0.00**	**3.57**
3202 - Streets Construction												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.855	12,607,703.49	12,607,703.49	12,607,703.49	12,607,703.49	N/A	1		5.26
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	3.863	0.03	0.03	0.03	0.03	N/A	1		0.00
Sub Total / Average 3202 - Streets Construction				**3.855**	**12,607,703.52**	**12,607,703.52**	**12,607,703.52**	**12,607,703.52**		**1**	**0.00**	**5.26**
3218 Issue 2022A - Streets												
LOGIC LGIP	LOGIC-CO2022A	Local Government Investment Pool	12/15/2022	3.863	12,168,360.20	12,168,360.20	12,168,360.20	12,168,360.20	N/A	1		5.08
Sub Total / Average 3218 Issue 2022A - Streets				**3.863**	**12,168,360.20**	**12,168,360.20**	**12,168,360.20**	**12,168,360.20**		**1**	**0.00**	**5.08**
3301 - Public Art												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.855	1,508,084.76	1,508,084.76	1,508,084.76	1,508,084.76	N/A	1		0.63
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	9/1/2024	3.863	418,691.22	418,691.22	418,691.22	418,691.22	N/A	1		0.17
Sub Total / Average 3301 - Public Art				**3.856**	**1,926,775.98**	**1,926,775.98**	**1,926,775.98**	**1,926,775.98**		**1**	**0.00**	**0.80**
3401 - Building Construction												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.855	83,717,783.04	83,717,783.04	83,717,783.04	83,717,783.04	N/A	1		34.95
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	3.863	-2,843.11	-2,843.11	-2,843.11	-2,843.11	N/A	1		0.00
Sub Total / Average 3401 - Building Construction				**3.854**	**83,714,939.93**	**83,714,939.93**	**83,714,939.93**	**83,714,939.93**		**1**	**0.00**	**34.95**
3412 - ACO/Service Center												
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	3.863	5,755,951.74	5,755,951.74	5,755,951.74	5,755,951.74	N/A	1		2.40
Sub Total / Average 3412 - ACO/Service Center				**3.863**	**5,755,951.74**	**5,755,951.74**	**5,755,951.74**	**5,755,951.74**		**1**	**0.00**	**2.40**
3608 - LINEAR PARK TRAIL												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.855	2,290,545.11	2,290,545.11	2,290,545.11	2,290,545.11	N/A	1		0.96
CLASS LGIP	CLASS-GO2025	Local Government Investment Pool	1/8/2025	3.855	2,748,271.81	2,748,271.81	2,748,271.81	2,748,271.81	N/A	1		1.15
Sub Total / Average 3608 - LINEAR PARK TRAIL				**3.855**	**5,038,816.92**	**5,038,816.92**	**5,038,816.92**	**5,038,816.92**		**1**	**0.00**	**2.10**
3901 - TIF												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.855	28,583.58	28,583.58	28,583.58	28,583.58	N/A	1		0.01
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	3.863	2,790,755.65	2,790,755.65	2,790,755.65	2,790,755.65	N/A	1		1.17
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	3.863	5,381.65	5,381.65	5,381.65	5,381.65	N/A	1		0.00
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.707	2,101.26	2,101.26	2,101.26	2,101.26	N/A	1		0.00
Sub Total / Average 3901 - TIF				**3.862**	**2,826,822.14**	**2,826,822.14**	**2,826,822.14**	**2,826,822.14**		**1**	**0.00**	**1.18**
4001 - Debt Services												
Nations Funds MM	MF0008	Money Market	10/25/1999	3.590	522,516.25	522,516.25	522,516.25	522,516.25	N/A	1		0.22
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.707	63,912.34	63,912.34	63,912.34	63,912.34	N/A	1		0.03
Sub Total / Average 4001 - Debt Services				**3.603**	**586,428.59**	**586,428.59**	**586,428.59**	**586,428.59**		**1**	**0.00**	**0.24**
4501 - Economic Development												

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
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.855	6,871,635.39	6,871,635.39	6,871,635.39	6,871,635.39	N/A	1		2.87
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	3.863	4,737,803.34	4,737,803.34	4,737,803.34	4,737,803.34	N/A	1		1.98
Nations Funds MM	MF0008	Money Market	10/25/1999	3.590	178,480.04	178,480.04	178,480.04	178,480.04	N/A	1		0.07
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.707	988,646.53	988,646.53	988,646.53	988,646.53	N/A	1		0.41
Sub Total / Average 4501 - Economic Development				**3.842**	**12,776,565.30**	**12,776,565.30**	**12,776,565.30**	**12,776,565.30**		**1**	**0.00**	**5.33**
4502 - MEDC I&S Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.707	274,840.02	274,840.02	274,840.02	274,840.02	N/A	1		0.11
Sub Total / Average 4502 - MEDC I&S Fund				**3.707**	**274,840.02**	**274,840.02**	**274,840.02**	**274,840.02**		**1**	**0.00**	**0.11**
4507 - MEDC Construction Fund												
TEXSTAR LGIP	TEXSTAR-EDC25TE	Local Government Investment Pool	1/8/2025	3.707	14,042,962.39	14,042,962.39	14,042,962.39	14,042,962.39	N/A	1		5.86
TEXSTAR LGIP	TEXSTAR-EDC25TA	Local Government Investment Pool	1/8/2025	3.707	4,446,902.64	4,446,902.64	4,446,902.64	4,446,902.64	N/A	1		1.86
Sub Total / Average 4507 - MEDC Construction Fund				**3.707**	**18,489,865.03**	**18,489,865.03**	**18,489,865.03**	**18,489,865.03**		**1**	**0.00**	**7.72**
5101 - Drainage Utility Fund												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.855	2,290,545.11	2,290,545.11	2,290,545.11	2,290,545.11	N/A	1		0.96
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.707	1,183,395.35	1,183,395.35	1,183,395.35	1,183,395.35	N/A	1		0.49
Sub Total / Average 5101 - Drainage Utility Fund				**3.804**	**3,473,940.46**	**3,473,940.46**	**3,473,940.46**	**3,473,940.46**		**1**	**0.00**	**1.45**
5201 - Water & Sewer												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.855	2,894,970.12	2,894,970.12	2,894,970.12	2,894,970.12	N/A	1		1.21
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	3.863	5,922,254.10	5,922,254.10	5,922,254.10	5,922,254.10	N/A	1		2.47
Nations Funds MM	MF0008	Money Market	10/25/1999	3.590	5,077.40	5,077.40	5,077.40	5,077.40	N/A	1		0.00
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.707	4,022.60	4,022.60	4,022.60	4,022.60	N/A	1		0.00
Sub Total / Average 5201 - Water & Sewer				**3.860**	**8,826,324.22**	**8,826,324.22**	**8,826,324.22**	**8,826,324.22**		**1**	**0.00**	**3.68**
5211 - Revenue Bond Reserve												
Nations Funds MM	MF0008	Money Market	4/11/2012	3.590	3,528,873.01	3,528,873.01	3,528,873.01	3,528,873.01	N/A	1		1.47
Sub Total / Average 5211 - Revenue Bond Reserve				**3.590**	**3,528,873.01**	**3,528,873.01**	**3,528,873.01**	**3,528,873.01**		**1**	**0.00**	**1.47**
5224 - Utility WTP												
LOGIC LGIP	LOGIC-WS2024	Local Government Investment Pool	1/10/2024	3.863	37,475,779.92	37,475,779.92	37,475,779.92	37,475,779.92	N/A	1		15.64
Sub Total / Average 5224 - Utility WTP				**3.863**	**37,475,779.92**	**37,475,779.92**	**37,475,779.92**	**37,475,779.92**		**1**	**0.00**	**15.64**
Total / Average				**3.824**	**239,549,375.80**	**239,549,375.80**	**239,549,375.80**	**239,549,375.80**		**1**	**0.00**	**100**

City of Mansfield
Portfolio Holdings
Tracker Portfolio Set Up - by Issuer
Report Format: By Transaction
Group By: Issuer
Average By: Face Amount / Shares
Portfolio / Report Group: All Portfolios
As of 1/31/2026

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
CLASS												
CLASS LGIP	CLASS-CO2025	1/8/2025	3.855	1,508,084.76	1,508,084.76	1,508,084.76	1,508,084.76	N/A	1		0.63	3301 - Public Art
CLASS LGIP	CLASS-CO2025	1/8/2025	3.855	83,717,783.04	83,717,783.04	83,717,783.04	83,717,783.04	N/A	1		34.95	3401 - Building Construction
CLASS LGIP	CLASS-CO2025	1/8/2025	3.855	3,219,782.47	3,219,782.47	3,219,782.47	3,219,782.47	N/A	1		1.34	1001 - General Fund
CLASS LGIP	CLASS-CO2025	1/8/2025	3.855	28,583.58	28,583.58	28,583.58	28,583.58	N/A	1		0.01	3901 - TIF
CLASS LGIP	CLASS-CO2025	1/8/2025	3.855	12,607,703.49	12,607,703.49	12,607,703.49	12,607,703.49	N/A	1		5.26	3202 - Streets Construction
CLASS LGIP	CLASS-CO2025	1/8/2025	3.855	3,220,898.90	3,220,898.90	3,220,898.90	3,220,898.90	N/A	1		1.34	3001 - Equipment Replacement
CLASS LGIP	CLASS-GENOP	5/11/2023	3.855	2,894,970.12	2,894,970.12	2,894,970.12	2,894,970.12	N/A	1		1.21	5201 - Water & Sewer
CLASS LGIP	CLASS-GENOP	5/11/2023	3.855	2,290,545.11	2,290,545.11	2,290,545.11	2,290,545.11	N/A	1		0.96	3201 - Street Construction
CLASS LGIP	CLASS-GENOP	5/11/2023	3.855	4,505.59	4,505.59	4,505.59	4,505.59	N/A	1		0.00	1001 - General Fund
CLASS LGIP	CLASS-GENOP	5/11/2023	3.855	6,871,635.39	6,871,635.39	6,871,635.39	6,871,635.39	N/A	1		2.87	4501 - Economic Development
CLASS LGIP	CLASS-GENOP	5/11/2023	3.855	2,290,545.11	2,290,545.11	2,290,545.11	2,290,545.11	N/A	1		0.96	2302 - Mansfield Parks Land Dedication
CLASS LGIP	CLASS-GENOP	5/11/2023	3.855	2,290,545.11	2,290,545.11	2,290,545.11	2,290,545.11	N/A	1		0.96	5101 - Drainage Utility Fund
CLASS LGIP	CLASS-GENOP	5/11/2023	3.855	2,290,545.11	2,290,545.11	2,290,545.11	2,290,545.11	N/A	1		0.96	3608 - LINEAR PARK TRAIL
CLASS LGIP	CLASS-GENOP	5/11/2023	3.855	1,145,272.54	1,145,272.54	1,145,272.54	1,145,272.54	N/A	1		0.48	2301 - Mansfield Parks 1/2 Sales Tax
CLASS LGIP	CLASS-SLFRF	5/27/2021	3.855	589,670.67	589,670.67	589,670.67	589,670.67	N/A	1		0.25	2104 - ARPA
CLASS LGIP	CLASS-GO2025	1/8/2025	3.855	2,748,271.81	2,748,271.81	2,748,271.81	2,748,271.81	N/A	1		1.15	3608 - LINEAR PARK TRAIL
Sub Total / Average CLASS			**3.855**	**127,719,342.80**	**127,719,342.80**	**127,719,342.80**	**127,719,342.80**		**1**	**0.00**	**53.32**	
LOGIC												
LOGIC LGIP	LOGIC	5/28/2022	3.863	5,922,254.10	5,922,254.10	5,922,254.10	5,922,254.10	N/A	1		2.47	5201 - Water & Sewer
LOGIC LGIP	LOGIC	5/28/2022	3.863	2,650.65	2,650.65	2,650.65	2,650.65	N/A	1		0.00	1001 - General Fund
LOGIC LGIP	LOGIC	5/28/2022	3.863	4,737,803.34	4,737,803.34	4,737,803.34	4,737,803.34	N/A	1		1.98	4501 - Economic Development
LOGIC LGIP	LOGIC	5/28/2022	3.863	2,790,755.65	2,790,755.65	2,790,755.65	2,790,755.65	N/A	1		1.17	3901 - TIF
LOGIC LGIP	LOGIC-CO2024	1/10/2024	3.863	-2,843.11	-2,843.11	-2,843.11	-2,843.11	N/A	1		0.00	3401 - Building Construction
LOGIC LGIP	LOGIC-CO2024	1/10/2024	3.863	5,381.65	5,381.65	5,381.65	5,381.65	N/A	1		0.00	3901 - TIF
LOGIC LGIP	LOGIC-CO2024	1/10/2024	3.863	0.03	0.03	0.03	0.03	N/A	1		0.00	3202 - Streets Construction
LOGIC LGIP	LOGIC-CO2024	1/10/2024	3.863	5,755,951.74	5,755,951.74	5,755,951.74	5,755,951.74	N/A	1		2.40	3412 - ACO/Service Center
LOGIC LGIP	LOGIC-CO2024	9/1/2024	3.863	418,691.22	418,691.22	418,691.22	418,691.22	N/A	1		0.17	3301 - Public Art
LOGIC LGIP	LOGIC-WS2024	1/10/2024	3.863	37,475,779.92	37,475,779.92	37,475,779.92	37,475,779.92	N/A	1		15.64	5224 - Utility WTP
LOGIC LGIP	LOGIC-CO2022A	12/15/2022	3.863	12,168,360.20	12,168,360.20	12,168,360.20	12,168,360.20	N/A	1		5.08	3218 Issue 2022A - Streets
Sub Total / Average LOGIC			**3.863**	**69,274,785.39**	**69,274,785.39**	**69,274,785.39**	**69,274,785.39**		**1**	**0.00**	**28.92**	
Nations Funds												
Nations Funds MM	MF0008	10/25/1999	3.590	5,077.40	5,077.40	5,077.40	5,077.40	N/A	1		0.00	5201 - Water & Sewer
Nations Funds MM	MF0008	10/25/1999	3.590	3,942,471.61	3,942,471.61	3,942,471.61	3,942,471.61	N/A	1		1.65	3201 - Street Construction
Nations Funds MM	MF0008	10/25/1999	3.590	4,888,619.37	4,888,619.37	4,888,619.37	4,888,619.37	N/A	1		2.04	1001 - General Fund
Nations Funds MM	MF0008	10/25/1999	3.590	178,480.04	178,480.04	178,480.04	178,480.04	N/A	1		0.07	4501 - Economic Development
Nations Funds MM	MF0008	10/25/1999	3.590	31,193.75	31,193.75	31,193.75	31,193.75	N/A	1		0.01	2003 - Tree Mitigation

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
Nations Funds MM	MF0008	10/25/1999	3.590	522,516.25	522,516.25	522,516.25	522,516.25	N/A	1		0.22	4001 - Debt Services
Nations Funds MM	MF0008	10/25/1999	3.590	711,580.53	711,580.53	711,580.53	711,580.53	N/A	1		0.30	2302 - Mansfield Parks Land Dedication
Nations Funds MM	MF0008	10/25/1999	3.590	564,541.85	564,541.85	564,541.85	564,541.85	N/A	1		0.24	2301 - Mansfield Parks 1/2 Sales Tax
Nations Funds MM	MF0008	4/11/2012	3.590	3,528,873.01	3,528,873.01	3,528,873.01	3,528,873.01	N/A	1		1.47	5211 - Revenue Bond Reserve
Sub Total / Average Nations Funds			**3.590**	**14,373,353.81**	**14,373,353.81**	**14,373,353.81**	**14,373,353.81**		**1**	**0.00**	**6.00**	
TEXSTAR												
TEXSTAR LGIP	TEXSTAR-EDC25TE	1/8/2025	3.707	14,042,962.39	14,042,962.39	14,042,962.39	14,042,962.39	N/A	1		5.86	4507 - MEDC Construction Fund
TEXSTAR LGIP	TEXSTAR-EDC25TA	1/8/2025	3.707	4,446,902.64	4,446,902.64	4,446,902.64	4,446,902.64	N/A	1		1.86	4507 - MEDC Construction Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.707	274,840.02	274,840.02	274,840.02	274,840.02	N/A	1		0.11	4502 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.707	4,022.60	4,022.60	4,022.60	4,022.60	N/A	1		0.00	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	3.707	2,321,936.91	2,321,936.91	2,321,936.91	2,321,936.91	N/A	1		0.97	3201 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	3.707	194.12	194.12	194.12	194.12	N/A	1		0.00	1001 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.707	988,646.53	988,646.53	988,646.53	988,646.53	N/A	1		0.41	4501 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	3.707	2,101.26	2,101.26	2,101.26	2,101.26	N/A	1		0.00	3901 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	3.707	63,912.34	63,912.34	63,912.34	63,912.34	N/A	1		0.03	4001 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	3.707	1,262,263.83	1,262,263.83	1,262,263.83	1,262,263.83	N/A	1		0.53	2302 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	3.707	1,183,395.35	1,183,395.35	1,183,395.35	1,183,395.35	N/A	1		0.49	5101 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.707	2,898,478.66	2,898,478.66	2,898,478.66	2,898,478.66	N/A	1		1.21	2301 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/30/2014	3.707	692,237.15	692,237.15	692,237.15	692,237.15	N/A	1		0.29	2006 - Hotel
TEXSTAR LGIP	TEXSTAR-EDC25TE	1/8/2025	3.707	14,042,962.39	14,042,962.39	14,042,962.39	14,042,962.39	N/A	1		5.86	4507 - MEDC Construction Fund
TEXSTAR LGIP	TEXSTAR-EDC25TA	1/8/2025	3.707	4,446,902.64	4,446,902.64	4,446,902.64	4,446,902.64	N/A	1		1.86	4507 - MEDC Construction Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.707	274,840.02	274,840.02	274,840.02	274,840.02	N/A	1		0.11	4502 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.707	4,022.60	4,022.60	4,022.60	4,022.60	N/A	1		0.00	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	3.707	2,321,936.91	2,321,936.91	2,321,936.91	2,321,936.91	N/A	1		0.97	3201 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	3.707	194.12	194.12	194.12	194.12	N/A	1		0.00	1001 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.707	988,646.53	988,646.53	988,646.53	988,646.53	N/A	1		0.41	4501 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	3.707	2,101.26	2,101.26	2,101.26	2,101.26	N/A	1		0.00	3901 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	3.707	63,912.34	63,912.34	63,912.34	63,912.34	N/A	1		0.03	4001 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	3.707	1,262,263.83	1,262,263.83	1,262,263.83	1,262,263.83	N/A	1		0.53	2302 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	3.707	1,183,395.35	1,183,395.35	1,183,395.35	1,183,395.35	N/A	1		0.49	5101 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.707	2,898,478.66	2,898,478.66	2,898,478.66	2,898,478.66	N/A	1		1.21	2301 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/30/2014	3.707	692,237.15	692,237.15	692,237.15	692,237.15	N/A	1		0.29	2006 - Hotel
Sub Total / Average TEXSTAR			**3.707**	**28,181,893.80**	**28,181,893.80**	**28,181,893.80**	**28,181,893.80**		**1**	**0.00**	**11.76**	
TexStar												
TEXSTAR LGIP	TEXSTAR-EDC25TE	1/8/2025	3.707	14,042,962.39	14,042,962.39	14,042,962.39	14,042,962.39	N/A	1		5.86	4507 - MEDC Construction Fund
TEXSTAR LGIP	TEXSTAR-EDC25TA	1/8/2025	3.707	4,446,902.64	4,446,902.64	4,446,902.64	4,446,902.64	N/A	1		1.86	4507 - MEDC Construction Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.707	274,840.02	274,840.02	274,840.02	274,840.02	N/A	1		0.11	4502 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.707	4,022.60	4,022.60	4,022.60	4,022.60	N/A	1		0.00	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	3.707	2,321,936.91	2,321,936.91	2,321,936.91	2,321,936.91	N/A	1		0.97	3201 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	3.707	194.12	194.12	194.12	194.12	N/A	1		0.00	1001 - General Fund

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
TexStar LGIP	TEXSTAR	11/2/2012	3.707	988,646.53	988,646.53	988,646.53	988,646.53	N/A	1		0.41	4501 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	3.707	2,101.26	2,101.26	2,101.26	2,101.26	N/A	1		0.00	3901 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	3.707	63,912.34	63,912.34	63,912.34	63,912.34	N/A	1		0.03	4001 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	3.707	1,262,263.83	1,262,263.83	1,262,263.83	1,262,263.83	N/A	1		0.53	2302 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	3.707	1,183,395.35	1,183,395.35	1,183,395.35	1,183,395.35	N/A	1		0.49	5101 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.707	2,898,478.66	2,898,478.66	2,898,478.66	2,898,478.66	N/A	1		1.21	2301 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/30/2014	3.707	692,237.15	692,237.15	692,237.15	692,237.15	N/A	1		0.29	2006 - Hotel
TEXSTAR LGIP	TEXSTAR-EDC25TE	1/8/2025	3.707	14,042,962.39	14,042,962.39	14,042,962.39	14,042,962.39	N/A	1		5.86	4507 - MEDC Construction Fund
TEXSTAR LGIP	TEXSTAR-EDC25TA	1/8/2025	3.707	4,446,902.64	4,446,902.64	4,446,902.64	4,446,902.64	N/A	1		1.86	4507 - MEDC Construction Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.707	274,840.02	274,840.02	274,840.02	274,840.02	N/A	1		0.11	4502 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.707	4,022.60	4,022.60	4,022.60	4,022.60	N/A	1		0.00	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	3.707	2,321,936.91	2,321,936.91	2,321,936.91	2,321,936.91	N/A	1		0.97	3201 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	3.707	194.12	194.12	194.12	194.12	N/A	1		0.00	1001 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.707	988,646.53	988,646.53	988,646.53	988,646.53	N/A	1		0.41	4501 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	3.707	2,101.26	2,101.26	2,101.26	2,101.26	N/A	1		0.00	3901 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	3.707	63,912.34	63,912.34	63,912.34	63,912.34	N/A	1		0.03	4001 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	3.707	1,262,263.83	1,262,263.83	1,262,263.83	1,262,263.83	N/A	1		0.53	2302 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	3.707	1,183,395.35	1,183,395.35	1,183,395.35	1,183,395.35	N/A	1		0.49	5101 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.707	2,898,478.66	2,898,478.66	2,898,478.66	2,898,478.66	N/A	1		1.21	2301 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/30/2014	3.707	692,237.15	692,237.15	692,237.15	692,237.15	N/A	1		0.29	2006 - Hotel
Sub Total / Average TexStar			**3.707**	**28,181,893.80**	**28,181,893.80**	**28,181,893.80**	**28,181,893.80**		**1**	**0.00**	**11.76**	
Total / Average			**3.824**	**239,549,375.80**	**239,549,375.80**	**239,549,375.80**	**239,549,375.80**		**1**	**0.00**	**100**	

CITY OF MANSFIELD, TEXAS **FISCAL YEAR 2026**
SALES TAX REPORT

CITYWIDE SALES TAX ($0.02)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	$ 3,332,637	$ 3,373,427	$ 40,790	1.22%
November (PY)	$ 3,750,971	$ 3,986,637	$ 235,666	6.28%
December (PY)	$ 3,329,564	$ 3,592,943	$ 263,379	7.91%
January	$ 3,403,452	$ 3,386,035	$ (17,417)	-0.51%
February	$ 4,948,962			
March	$ 3,036,058			
April	$ 2,769,420			
May	$ 4,114,930			
June	$ 3,355,861			
July	$ 3,506,277			
August	$ 4,107,825			
September	$ 3,638,055			
Total	**$ 43,294,012**	**$ 14,339,042**	**$ 522,418**	**1.21%**

CITY OF MANSFIELD, TEXAS **FISCAL YEAR 2026**
SALES TAX REPORT

GENERAL FUND ($0.01)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	$ 1,666,319	$ 1,686,713	$ 20,395	1.22%
November (PY)	$ 1,875,486	$ 1,993,319	$ 117,833	6.28%
December (PY)	$ 1,664,782	$ 1,796,471	$ 131,689	7.91%
January	$ 1,701,726	$ 1,693,018	$ (8,708)	-0.51%
February	$ 2,474,481			
March	$ 1,518,029			
April	$ 1,384,710			
May	$ 2,057,465			
June	$ 1,677,930			
July	$ 1,753,138			
August	$ 2,053,912			
September	$ 1,819,027			
Total	**$ 21,647,006**	**$ 7,169,521**	**$ 261,209**	**1.21%**

CITY OF MANSFIELD, TEXAS **FISCAL YEAR 2026**
SALES TAX REPORT

MANSFIELD ECONOMIC DEVELOPMENT CORPORATION FUND ($0.005)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	$ 833,159	$ 843,357	$ 10,197	1.22%
November (PY)	$ 937,743	$ 996,659	$ 58,917	6.28%
December (PY)	$ 832,391	$ 898,236	$ 65,845	7.91%
January	$ 850,863	$ 846,509	$ (4,354)	-0.51%
February	$ 1,237,241			
March	$ 759,015			
April	$ 692,355			
May	$ 1,028,733			
June	$ 838,965			
July	$ 876,569			
August	$ 1,026,956			
September	$ 909,514			
Total	**$ 10,823,503**	**$ 3,584,761**	**$ 130,605**	**1.21%**

CITY OF MANSFIELD, TEXAS **FISCAL YEAR 2026**
SALES TAX REPORT

MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION FUND ($0.005)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	$ 833,159	$ 843,357	$ 10,197	1.22%
November (PY)	$ 937,743	$ 996,659	$ 58,917	6.28%
December (PY)	$ 832,391	$ 898,236	$ 65,845	7.91%
January	$ 850,863	$ 846,509	$ (4,354)	-0.51%
February	$ 1,237,241			
March	$ 759,015			
April	$ 692,355			
May	$ 1,028,733			
June	$ 838,965			
July	$ 876,569			
August	$ 1,026,956			
September	$ 909,514			
Total	**$ 10,823,503**	**$ 3,584,761**	**$ 130,605**	**1.21%**

FINANCIAL REPORT

Ending February 28, 2026

City of Mansfield, Texas

Financial Report Issued by:
The City of Mansfield - Financial Services Department

mansfieldtexas.gov

TABLE OF CONTENTS

HIGHLIGHTS 3
Financial Highlights 3
Capital Highlights 3
GENERAL FUND FINANCIAL SUMMARY 4
Major Revenues 4
Expenditures 6
ENTERPRISE FUNDS FINANCIAL SUMMARY 7
Major Revenues 7
Expenses 8
SPECIAL REVENUE FUNDS FINANCIAL SUMMARY 10
MANSFIELD PARKS FACILITY DEVELOPMENT CORPORATION FUND 10
MPFDC DEBT SERVICE FUND 10
THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION FUND 11
Tax Increment Reinvestment Zones (TIRZs) 12
HOTEL/MOTEL TAX FUND 13
CAPITAL PROJECT FUNDS 14
GLOBAL SALES TAXES 15
INVESTMENTS 16
Financial Market Outlook 16
Citywide Cash & Investment Performance Summary 16
Appendix (Unaudited Statements) 17

HIGHLIGHTS

Financial Highlights

The City of Mansfield, Texas is in solid financial condition as of February 28, 2026, or 41.67% of the budget year with revenues within or exceeding expectations in the major funds and expenditures within or lower than budgeted expectations.

Capital Highlights

The following major projects are active with the table below displaying current year (CY) and life-to-date (LTD) expenditures.

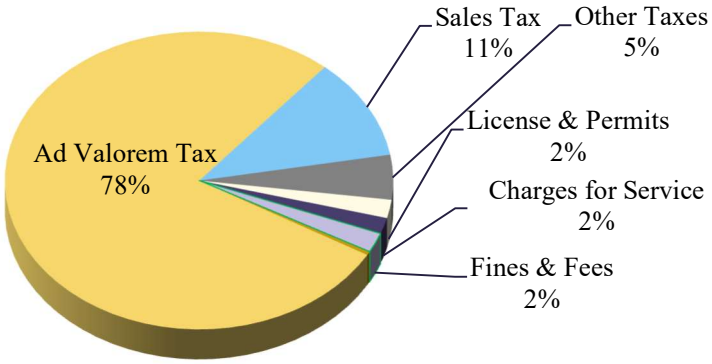
Project Name	Expenditures CY (millions)	Expenditures LTD (millions)
Service Center/ACO	$5.8 CY	$30.1 LTD
Equipment Replacement	$8.2 CY	-
City Hall	$9.8 CY	$23.1 LTD

GENERAL FUND FINANCIAL SUMMARY

Overall, the operating revenues exceeded operating expenses by $35,063,989 at the end of the reporting period. With operating revenues totaling $73,442,515 or 72.46% of budget and operating expenses totaling $38,378,526 or 37.35% of budget.

General Fund Charts (revenues & expenditures)

General Fund Revenues
Allocation of Receipts as of February 28,2026

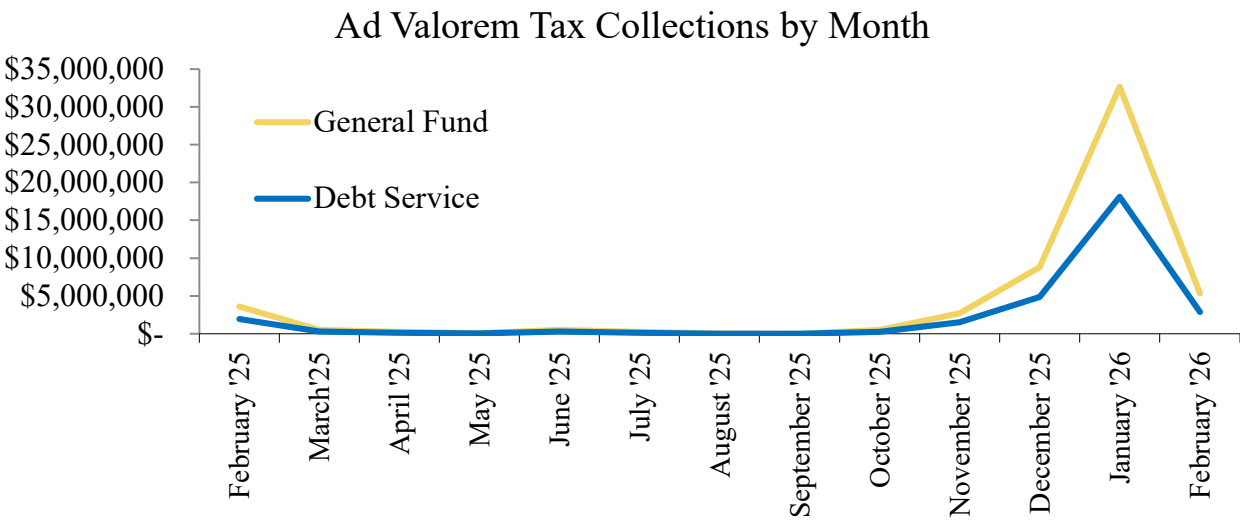


Major Revenues

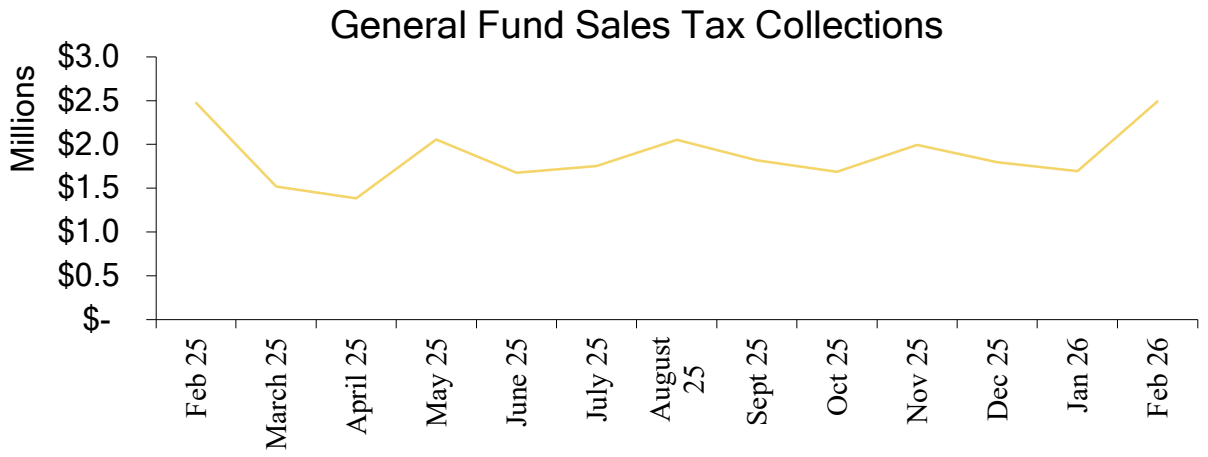
Property Tax Collections

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. Ad Valorem Tax Collections is comprised of two parts with the operations (M&O) portion recorded in the General Fund and the interest & sinking (I&S) portion recorded in the Debt Service Fund. The M&O portion of property tax collections as recorded in the General Fund through February 28, 2026, total $57,195,135. Last year's collections were $55,541,155 for the same period, an increase of 2.98% over the prior year.

The I&S portion as recorded in the Debt Service Fund collected through February 28, 2026, totaled $2,865,019. Property tax collections by month is depicted on the subsequent chart.

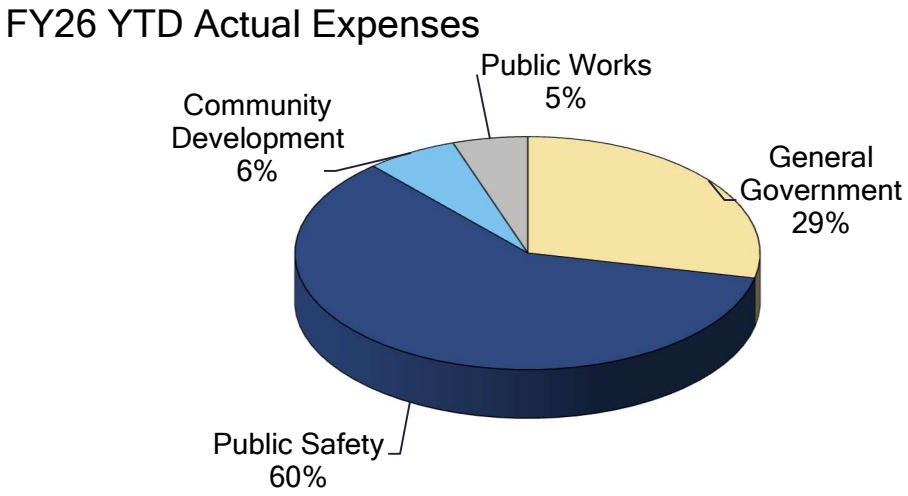


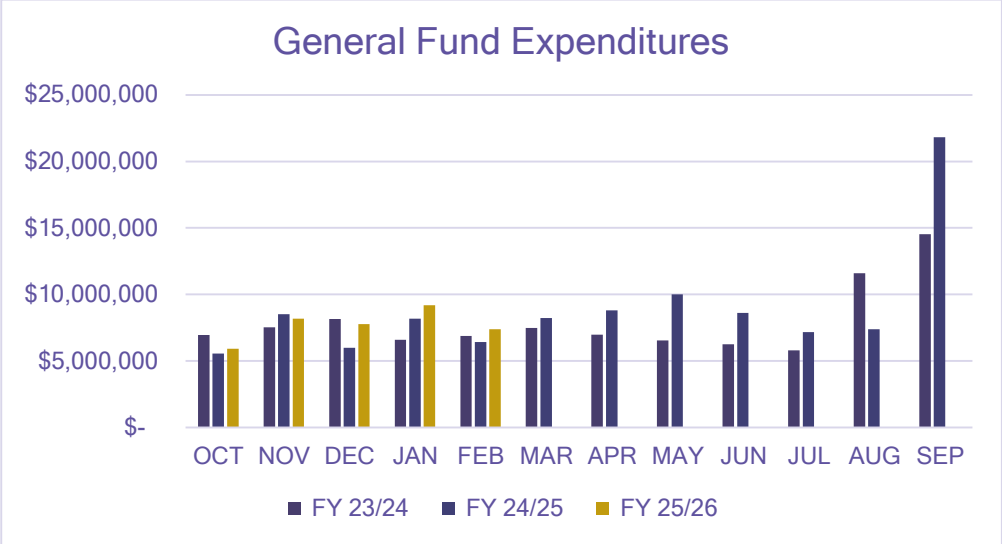
Sales tax is reported on a cash basis with a two-month lag in collections from the actual purchase date. Citywide sales tax is 2¢ for every dollar of sales tax assessed. The General Fund receives 1¢ of sales taxes collected and the City's Type 4A and Type 4B corporations each receive ½ ¢ of collections. In February 2026, the General Fund portion of sales tax collected totaled $2,491,742 which is $18,554 or 0.74% less than the same period last year. On an annual basis, sales tax collections are up by 2.84% or $223,316 as compared to last year. For additional information on sales taxes, please see the full sales tax discussions and charts on page 15 of this report and in appendix A33-A36.



Expenditures

The chart below shows year-to-date expenditure by functions of the General Fund with public safety (police and fire activities) comprising 60% of all budgeted operational expenditures year to date. The total year-to-date operating expenditures of the fund are $38,378,526 or 37.35% of budgeted expenditures of $105,765,993. February 2026 expenditures were $7.3 million. We expect other months' expenditures to follow normal historical trends of $8-10 million.





ENTERPRISE FUNDS FINANCIAL SUMMARY

The two major enterprise funds are the Utility Fund and the Drainage Utility Fund, which both account for activities associated with delivering services to the paying public. For the Utility Fund, the operating revenues exceeded operating expenses by $7,164,975 at the end of the reporting period. With operating revenues totaling $22,372,010 or 39.51% of budget and operating expenses totaling $15,207,035 or 41.05% of budget. Non-operating activities such as interest revenue, debt expenses and interest expenses due to borrowing totaled $(2,492,098) resulting in a total change in net position of $4,672,877.

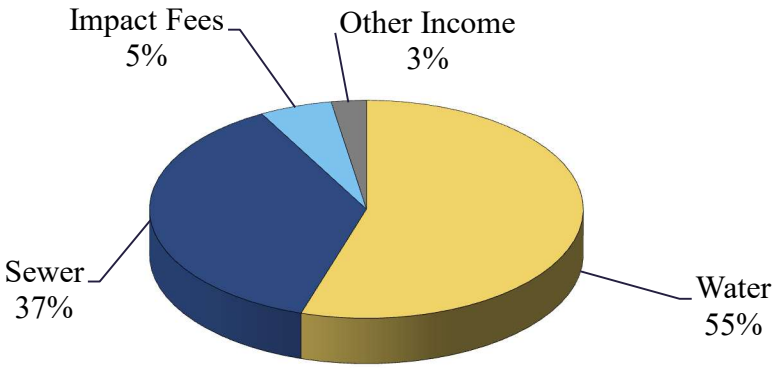
UTILITY FUND

Major Revenues

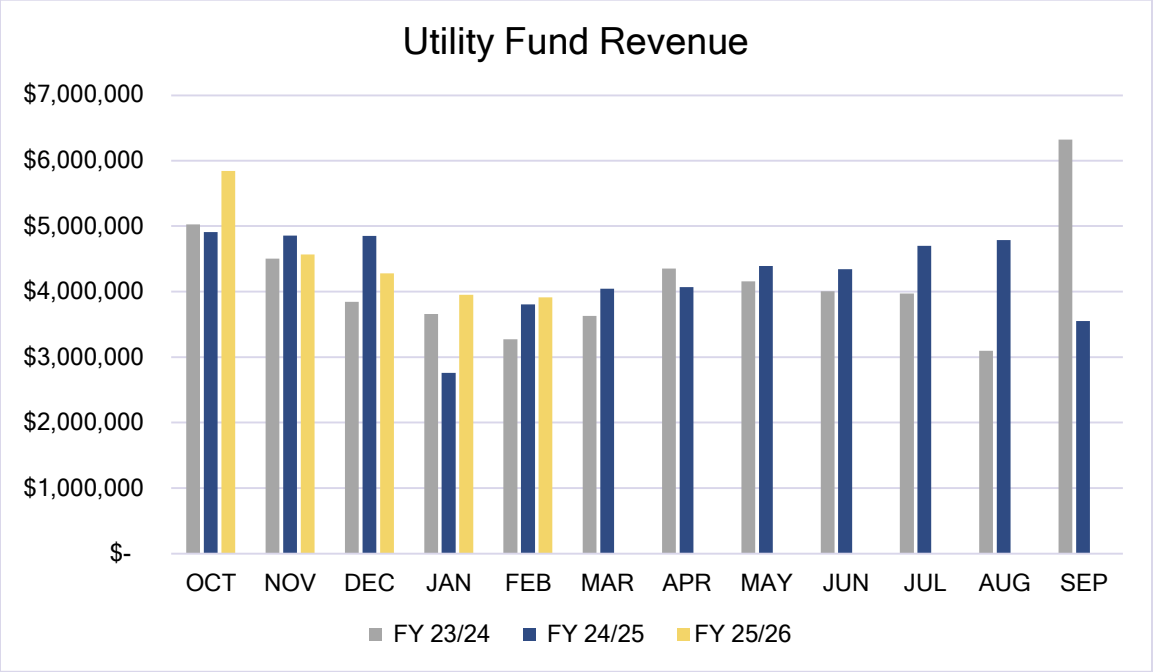
Water & Sewer Service Fees

Water and Sewer service fees year-to-date revenue are $20,576,792 or 38.91% of budget. The revenues have a direct relationship with consumption in this fund as higher consumption in the summer months yields higher revenue or seasonal rain in the spring yields lower revenues with these seasonal patterns displayed in the revenue chart below.

Revenues

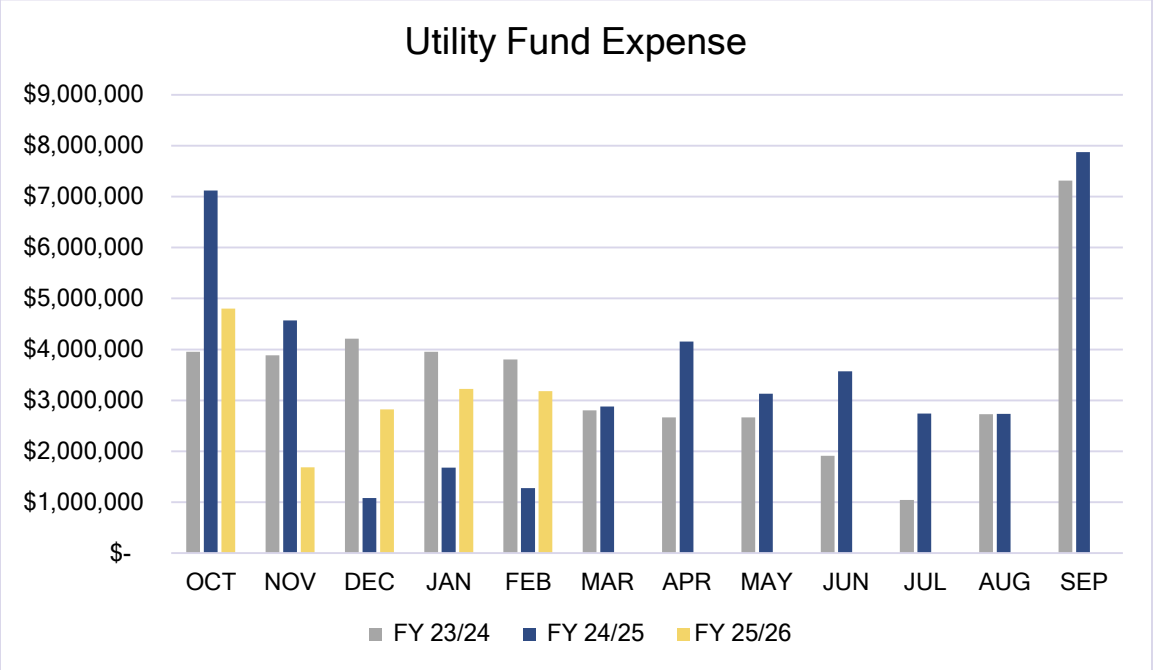


Utility Fund Charts



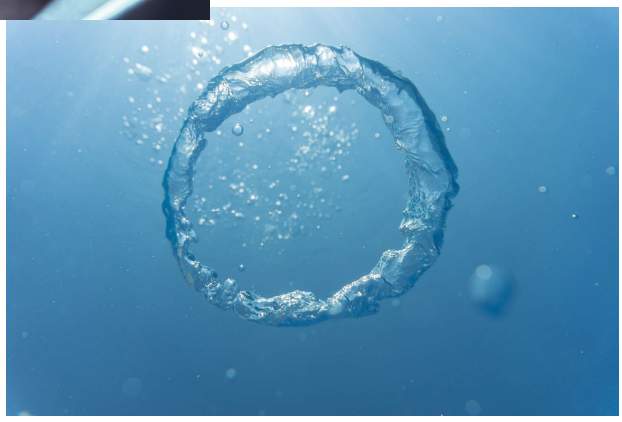
Expenses

The chart below shows expenses of the Water & Sewer Fund by department.



DRAINAGE UTILITY FUND

The Drainage Utility Fund is used to account for the administration of the City's storm water program and environmental services including planning, engineering, operations & maintenance. The year-to-date operational revenues collected total $1,303,104 and the operational expenditures related to administration and general maintenance total $909,129 to date. The total change in net position is $443,804. The ending net position totals $16,899,164 at the end of the reporting period.



SPECIAL REVENUE FUNDS FINANCIAL SUMMARY

(This section provides details on substantial special revenue funds)

MANSFIELD PARKS FACILITY DEVELOPMENT CORPORATION FUND

The operating 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. Funding for the activities of the MPFDC is supported by ½ cent sales tax. The year-to-date revenues collected total $4,733,199 which is 41.70% of budget and the operating expenditures to date total $3,509,980 which is 31.47% of budget. Revenues exceed expenditure by $1,223,219 which results in an increase in the fund balance. The ending fund balance totals $17,798,908 at the end of the period.

MPFDC DEBT SERVICE FUND

The MPFDC also has a debt service fund which is used to account for the debt obligations because of developing sports and recreation facilities, equipment, and miscellaneous improvements to the City's Park System. A portion of the MPFDC's sales tax collections is transferred to support the debt activities. The year-to-date revenues collected total $1,173,270 which is 41.67% of budget, and the expenditures to date total $504,024 which is 17.90% of budget. Revenue exceeds expenditure by $669,246. The ending fund balance totals $1,215,927 at the end of the period.

THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION FUND

This fund is used to account for the promotion of Economic Development activities in the city. Funding for the activities of the MEDC is supported by ½ cent sales tax. The year-to-date operating revenue collected total $4,633,071, which is 35.24% of the budgeted amount. Operating expenditure at the end of the reporting period totaled $37,567,101, which is 294.63% of the budgeted expenditure. Operating expenditure exceeds operating revenues by $32,934,030. The total net change including non-operating activities is a decrease of $34,308,099 at the end of February 2026.

Tax Increment Reinvestment Zones (TIRZs)

In accordance with Texas Local Government Chapter 311, a local government can designate a geographic area that needs improvement as a TIRZ. The funding to pay for improvements within the zone is derived from the ad valorem taxes collected from increased value within the zone. The chart below shows the current activity for all City TIRZs. The revenue recorded is interest income received year-to-date and property tax. Any negative balances reflect interfund commitment for reimbursements.

Fiscal Year 2026 YTD Summary	TIRZ #1	TIRZ #2	TIRZ #4	TOTAL ALL TIRZ
Revenues	79,558	-	-	79,558
Expenditures	4,036,039	-	60,950	4,096,989
Net Change From Operating: Gain (loss)	(3,956,481)	-	(60,950)	(4,017,431)
Other Financing Sources (Uses)	-	-	-	-
Fund Balance Beginning	4,813,369	(7,756,039)	(4,569,557)	(7,512,227)
Fund Balance Ending	856,888	(7,756,039)	(4,630,507)	(11,529,658)

HOTEL/MOTEL TAX FUND

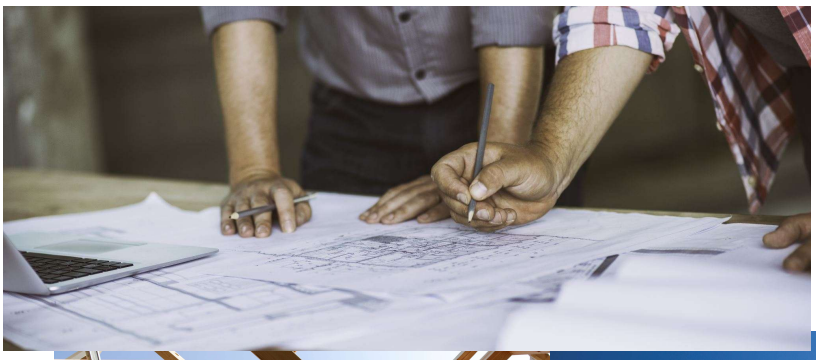
The Hotel/Motel fund is used to account for the occupancy taxes generated by the local hotels within the city. Funds collected are used to promote the City of Mansfield as a travel destination. The year-to-date revenues collected total $327,544 which is 28.20% of budget and the expenditure collected to date total $237,166 which is 20.41% of budget. Revenues exceed expenditure by $90,428 which results in an increase in the fund balance. The ending fund balance totals $3,556,807 at the end of the reporting period.

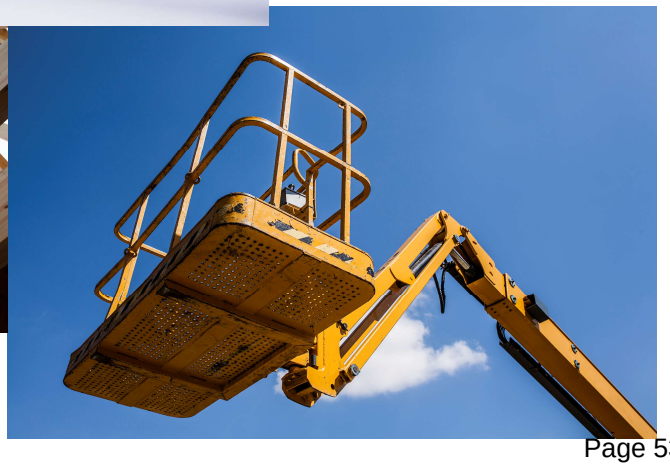
Fiscal Year 2026 YTD Summary	Hotel/Motel Tax Fund	FY26 Budget	% Collected Budget
Revenues	327,544	1,161,500	28.20%
Expenditures	237,116	1,161,500	20.41%
Net Change from Operating: Gain (loss)	90,428		-
Fund Balance Beginning	3,466,379	-	-
Fund Balance Ending	3,556,807	-	-

CAPITAL PROJECT FUNDS

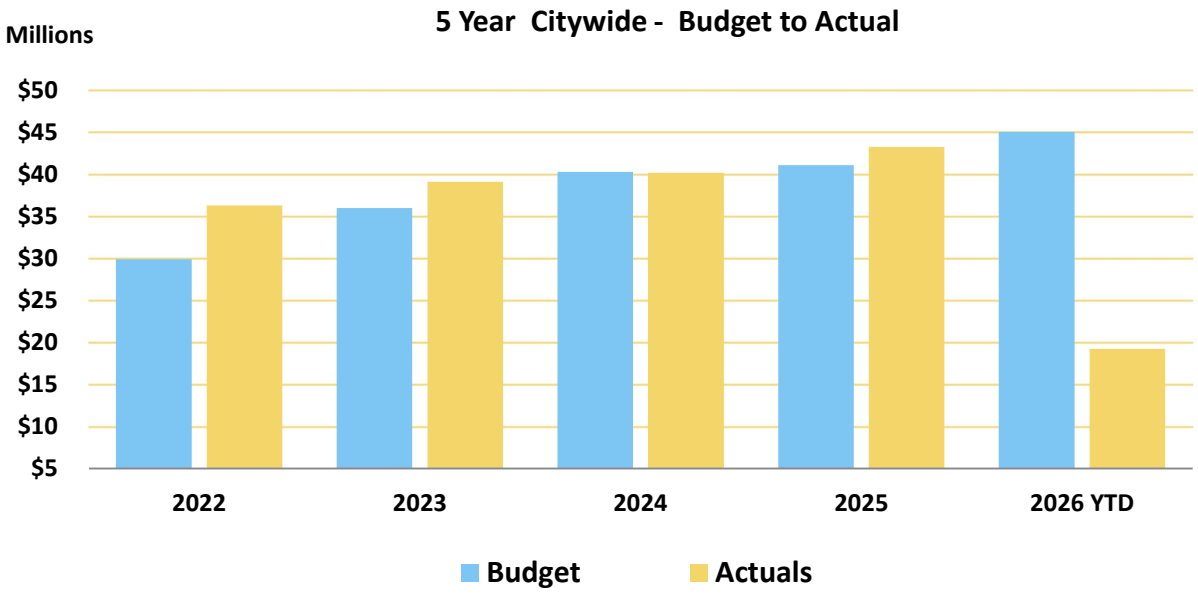
The table below shows a summary of the revenues, expenditures, other financing sources and ending fund balance for all Capital Project funds. Other financing sources include proceeds from bond issuances or transfers if applicable.

Fiscal Year 2026 YTD Summary	Street Construction Fund	Building Construction Fund	Equipment Replacement Fund	Parks Construction Fund	TOTAL CAPITAL FUNDS
Revenues	4,731,804	1,696,917	93,184	332	**6,522,237**
Expenditures	19,739,976	18,941,010	2,776,125	2,198,552	**43,655,663**
Net Change from Operating: Gain (loss)	(15,008,172)	(17,244,093)	(2,682,941)	(2,198,220)	**(37,133,426)**
Other Financing Sources (Uses)	-	-	-	-	**-**
Fund Balance Beginning	65,035,293	100,850,030	5,967,649	3,574	**171,856,546**
Fund Balance Ending	**50,027,121**	**83,605,937**	**3,284,708**	**(2,194,646)**	134,723,120





GLOBAL SALES TAXES



City of Mansfield Sales Tax Fiscal Year 2026 as of February 2026 (Cash Basis)								
		0.01	0.005	0.005	Total 2¢	Collection Ratio and Budget		
Fiscal Year		General Fund	MEDC Fund	MPFDC Fund	Total	Y/Y % Chg.	Budget	% of Budget
2022		18,157,578	9,078,789	9,078,789	36,315,156	13.7%	29,903,214	121.44%
2023		19,574,658	9,787,329	9,787,329	39,149,316	7.8%	36,010,548	108.72%
2024		20,106,437	10,053,218	10,053,218	40,212,873	2.7%	40,330,288	99.71%
2025		21,647,006	10,823,503	10,823,503	43,294,012	7.7%	41,136,896	105.24%
2026 YTD		9,623,587	4,811,794	4,811,794	19,247,174	-55.5%	45,102,496	42.67%

- See the Appendix pages A33-A36 for detailed sales tax information.

INVESTMENTS

Monthly Investment Performance Summary: Month Ending February 28, 2026

Financial Market Outlook

The regional economy continues to expand; however economic growth has been slightly downgraded from growth to moderate by many economists. Factors such as high inflation, housing market corrections, interest rate increases and concerns over the federal funds rates. However, the regional economy continues to outperform the U.S. economy. Likewise, the City of Mansfield's economy is strong and continues to grow. The table below shows a comparison of both cash and investments from the prior month. Cash in consolidated accounts total $125.3 million and investments total $229.9 million.

Citywide Cash & Investment Performance Summary

	January 31, 2026		February 28, 2026		Month to Month Change	
	Book Value	Average Yield	Book Value	Average Yield	Dollar ($)	Percentage (%)
Consolidated Cash Accounts	**130,120,315**	**2.82%**	**125,263,653**	**2.82%**	**(4,856,662)**	**-3.73%**
Local Government Investment Pool	225,176,022	3.81%	215,483,329	3.78%	**(9,692,694)**	-4.30%
Money Market	14,373,354	3.59%	14,425,615	3.57%	**52,261**	0.36%
Total	**369,669,691**	**3.41%**	**355,172,596**	**3.39%**	**(14,497,094)**	**-2.56%**

- See the Appendix pages A24-A32 for investment information.

Report Certification: This report is prepared in accordance with the Public Funds Investment Act – "PFIA", Chapter 2256 Title 10 of the Texas Local Government Code.

Signed by: Troy Lestina, CFO/DCM, Investment Officer

Darcy Lupton, Director of Financial Services, Investment Officer

APPENDIX (Unaudited Statements)

- General Fund Statement of Activities A17
- Utility Fund Statement of Activities A18
- Drainage Fund Statement of Activities A19
- MPFDC Fund Statement of Activities A20
- MPFDC Debt Fund Statement of Activities A21
- MEDC Statement of Activities A22
- Hotel Occupancy Tax Statement of Activities A23
- Detailed Investment Statements A24
- Detailed Sales Tax Statements A33

City of Mansfield, Texas

Summary Statement of Activities

For the Month and Five Months Ended February 28, 2026 and 2025 (Unaudited)

General Fund	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
REVENUES:							
Property Tax	$ 5,344,019	$ 3,561,757	$ 57,195,135	$ 55,541,155	$ 60,930,066	$ (3,734,931)	93.87%
Sales Tax	2,491,742	2,510,296	8,081,277	7,857,961	22,945,248	(14,863,971)	35.22%
Other Taxes	662,826	541,876	3,563,174	3,879,575	9,467,538	(5,904,364)	37.64%
License And Permits	171,530	296,171	1,461,314	1,518,325	2,894,691	(1,433,377)	50.48%
Grant Revenue	-	-	18,460	252,879	450,000	(431,540)	4.10%
Charges For Services	202,341	180,488	1,280,412	1,038,840	2,572,725	(1,292,313)	49.77%
Fines And Fees	256,356	218,751	1,568,829	1,532,540	1,753,000	(184,171)	89.49%
Interest Earnings	27,197	111,903	190,230	372,137	300,000	(109,770)	63.41%
Miscellaneous	8,182	6,178	83,684	72,484	35,000	48,684	239.10%
Total Revenues	9,164,193	7,427,420	73,442,515	72,065,896	101,348,268	(27,905,753)	72.47%
EXPENDITURES:							
General Government	2,124,028	1,689,381	10,923,696	11,037,195	31,174,321	20,250,625	35.04%
Public Safety	4,321,677	4,079,699	23,014,819	20,306,652	55,924,940	32,910,121	41.15%
Public Works	454,770	274,966	2,000,922	1,811,468	8,659,108	6,658,186	23.11%
Community Development	466,366	370,655	2,439,089	2,128,388	6,984,403	4,545,314	34.92%
Total Expenditures	7,366,841	6,414,701	38,378,526	35,283,703	102,742,772	64,364,246	37.35%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	1,797,352	1,012,719	35,063,989	36,782,193	(1,394,504)		
OTHER FINANCING SOURCES (USES)							
Reserve/Contingency	-	-	-	-	(1,841,256)	(1,841,256)	0.00%
Sale of Capital Assets, net	19,593	-	1,995,219	14,781	20,000	(1,975,219)	9976.10%
Financing, net	-	-	-	4,010,343	-	-	0.00%
Sources	-	-	-	-	6,213,399	6,213,399	0.00%
(Uses)	-	-	-	-	(5,657,894)	(5,657,894)	0.00%
Total Other Financing Sources (Uses)	19,593	-	1,995,219	4,025,124	(1,265,751)	(3,260,970)	-157.63%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	1,816,945	1,012,719	37,059,208	40,807,317	(2,660,255)		
FUND BALANCE							
BEGINNING	73,578,718	77,242,926	38,336,455	37,448,328			
ENDING	$ 75,395,663	$ 78,255,645	$ 75,395,663	$ 78,255,645			

City of Mansfield, Texas

Statement of Activities - Budget and Actual

For the Month and Five Months Ended February 28, 2026 and 2025 (Unaudited)

Utility Fund	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Water Service	$ 2,042,407	$ 1,829,072	$ 12,274,187	$ 11,738,405	$ 32,161,378	$ (19,887,191)	38.16%
Sewer Service	1,512,844	1,266,324	8,302,605	7,542,549	20,722,883	(12,420,278)	40.06%
Water Penalties	58,023	-	283,640	-	500,000	(216,360)	56.73%
Water/Sewer Taps	-	-	-	-	15,491	(15,491)	0.00%
Meter Set Fee	-	-	-	-	262,850	(262,850)	0.00%
Utility Miscellaneous	54	9,817	4,534	16,839	60,000	(55,466)	7.56%
Restore Service Fee	8,632	787	49,987	5,782	90,000	(40,013)	55.54%
Utility Inspection	3,240	4,760	27,020	31,760	60,000	(32,980)	45.03%
Water Impact Fees	70,000	312,500	676,900	1,118,900	1,500,000	(823,100)	45.13%
Sewer Impact Fees	60,000	250,500	534,600	694,309	1,000,000	(465,400)	53.46%
Pretreatment Fees	-	42,841	98,523	42,841	80,000	18,523	123.15%
Other Income	6,551	3,500	120,014	100,139	168,122	(48,108)	71.39%
Contribution	-	-	-	-	-	-	0.00%
Total Revenues	$ 3,761,751	$ 3,720,101	$ 22,372,010	$ 21,291,524	$ 56,620,724	$ (34,248,714)	39.51%
OPERATING EXPENSES:							
Administration	100,546	105,585	684,441	640,771	2,241,243	1,556,802	30.54%
Billing And Collection	58,735	66,084	599,756	435,281	1,406,716	806,960	42.64%
Meter Reading/Repairs	107,920	59,632	614,592	441,489	1,882,380	1,267,788	32.65%
Water Distribution	134,548	122,764	712,318	656,353	1,738,016	1,025,698	40.98%
Wastewater Collection	1,062,155	81,340	6,135,874	6,112,268	13,651,453	7,515,579	44.95%
Water Treatment	1,150,517	221,233	6,104,972	5,407,954	15,800,426	9,695,454	38.64%
Water Quality	54,395	45,086	289,228	239,131	789,325	500,097	36.64%
Water Demand Management	10,770	10,462	65,854	57,756	169,090	103,236	38.95%
Depreciation	-	600,548	-	3,012,554	-	-	0.00%
Total Operating Expenses	2,679,586	1,312,734	15,207,035	17,003,557	37,678,649	22,471,614	40.36%
OPERATING INCOME (LOSS)	1,082,165	2,407,367	7,164,975	4,287,967	18,942,075	(11,777,100)	
NONOPERATING REVENUES (EXPENSES):							
Non-Departmental	(270,968)	(984,032)	(2,144,153)	(4,969,455)	(768,701)	2,785,909	278.93%
Interest Revenue	148,128	314,935	847,888	1,759,863	125,000	722,888	678.31%
Debt Service	(239,167)	(354,583)	(1,195,833)	(1,772,914)	(7,310,000)	6,114,167	16.36%
Bad Debt Expense	-	-	-	-	(48,000)	48,000	0.00%
Net Nonoperating Revenues (Expenses)	(362,007)	(1,023,680)	(2,492,098)	(4,982,506)	(8,001,701)	9,670,964	31.14%
INCOME (LOSS) BEFORE OPERATING TRANSFERS	720,158	1,383,687	4,672,877	(694,539)	10,940,374	(2,106,136)	42.71%
OPERATING TRANSFERS:							
Transfers In (Out)	-	-	-	-	(5,172,246)	5,172,246	0.00%
Net Operating Transfers	-	-	-	-	(5,172,246)	5,172,246	0.00%
CHANGE IN NET POSITION	720,158	1,383,687	4,672,877	(694,539)	5,768,128		
NET POSITION, BEGINNING	282,571,213	265,485,903	278,618,494	267,564,129			
NET POSITON, ENDING	$ 283,291,371	$ 266,869,590	$ 283,291,371	$ 266,869,590			

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Five Months Ended February 28, 2026 and 2025 (Unaudited)

Drainage Utility Fund	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Drainage Fee	$ 261,536	$ 252,768	$ 1,303,104	$ 1,264,839	$ 3,044,874	(1,741,770)	43%
Total Operating Revenues	261,536	252,768	1,303,104	1,264,839	3,044,874	(1,741,770)	
OPERATING EXPENSES:							
Administration & General Maintenance	101,095	120,820	909,129	667,831	2,881,759	1,972,630	32%
Depreciation	-	20,322	-	101,611	-	-	
Total Operating Expenses	101,095	141,142	909,129	769,442	2,881,759	1,972,630	32%
OPERATING INCOME (LOSS)	160,441	111,626	393,975	495,397	163,115	230,860	
NONOPERATING REVENUES (EXPENSES):							
Interest Revenue	10,026	16,577	56,504	97,422	-	(56,504)	
Other Income	-	-	-	5,445	-	-	
Interest and fiscal charges	(1,093)	(1,613)	(6,675)	(9,273)	(163,115)	(156,440)	
Net Nonoperating Revenue	8,933	14,964	49,829	93,594	(163,115)	(212,944)	
INCOME (LOSS) BEFORE OPERATING TRANSFERS	169,374	126,590	443,804	588,991	0	17,916	
OPERATING TRANSFERS							
Operating Transfers In/(Out)	-	-	-	-	-	-	
Net Operating Transfers	-	-	-	-	-	-	
CHANGE IN NET POSITION	169,374	126,590	443,804	588,991			
NET POSITION, BEGINNING	16,729,790	15,449,188	16,455,360	14,986,787			
NET POSITION, ENDING	$ 16,899,164	$ 15,575,778	$ 16,899,164	$ 15,575,778			

City of Mansfield, Texas

Statement of Activities - Budget and Actual

For the Month and Five Months Ended February 28, 2026 and 2025 (Unaudited)

Mansfield Parks Facility Development Corporation	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
REVENUES:							
Sales Tax Revenue	$ 994,792	$ 1,005,760	$ 2,805,892	$ 2,702,076	$ 8,475,775	$ (5,669,883)	33.10%
Contributions	3,684	50	29,790	13,300	11,500	18,290	259.04%
Interest Earnings	26,406	50,969	144,783	291,350	250,000	(105,217)	57.91%
Other Income	2,552	906	12,348	3,459	-	12,348	0.00%
MAC Revenue	35,844	39,708	286,951	306,439	954,300	(667,349)	30.07%
Lease Revenue and Royalties	20,066	86,257	782,285	648,371	1,660,000	(877,715)	47.13%
Park Land Dedication Revenue	11,250	155,250	671,150	1,053,400	-	671,150	0.00%
Total Revenues	1,094,594	1,338,900	4,733,199	5,018,395	11,351,575	(6,618,376)	41.70%
EXPENDITURES:							
Administration	143,022	127,286	701,858	712,070	1,898,619	1,196,761	36.97%
Field Operations	150,513	70,237	431,375	338,305	1,406,799	975,424	30.66%
Community Park Operations	78,090	67,682	397,170	388,164	1,212,832	815,662	32.75%
Nature Education Operations	14,299	13,126	72,950	64,319	223,685	150,735	32.61%
Recreational Center	75,446	82,620	415,433	382,855	1,265,529	850,096	32.83%
Neighborhood Park Operations	60,591	63,278	332,837	310,481	903,242	570,405	36.85%
Projects	51,417	96,185	116,446	155,437	792,800	676,354	14.69%
Non-Departmental	8,000	54,954	1,041,911	190,360	3,448,239	2,406,328	30.22%
Total Expenditures	581,378	575,368	3,509,980	2,541,991	11,151,745	7,641,765	31.47%
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	513,216	763,532	1,223,219	2,476,404	199,830	1,023,389	612.13%
OTHER FINANCING SOURCES (USES):							
Operating Transfers In	-	-	-	963,952	-	-	0.00%
Operating Transfers (Out)	-	-	(500,000)	(2,130,303)	-	-	0.00%
Cash Reserves	-	-	-	-	-	-	0.00%
Bond Proceeds	-	-	-	-	-	-	0.00%
Premium on Bonds issued	-	-	-	-	-	-	0.00%
Discounts on Bond issued	-	-	-	-	-	-	0.00%
Total Other Financing Sources (Uses)	-	-	(500,000)	(1,166,351)	-	-	0.00%
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	513,216	763,532	723,219	1,310,053			
FUND BALANCE, BEGINNING	17,285,692	11,200,041	17,075,689	10,653,520			
FUND BALANCE, ENDING	$ 17,798,908	$ 11,963,573	$ 17,798,908	$ 11,963,573			

City of Mansfield, Texas

Statement of Activities - Budget and Actual

For the Month and Five Months Ended February 28, 2026 and 2025 (Unaudited)

Mansfield Parks Facility Development Corp. Debt Service	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes, Penalties, And Interest	$ 234,654	$ 233,409	$ 1,173,270	$ 1,167,048	$ 2,815,849	$ (1,642,579)	41.67%
Other Income	-	2,179	-	9,340	-	-	0.00%
Total Revenues	234,654	235,588	1,173,270	1,176,388	2,815,849	(1,642,579)	41.67%
EXPENDITURES:							
Debt Service							
Principal Retirement	-	-	-	-	1,810,000	1,810,000	0.00%
Interest And Fiscal Charges	525	900	504,024	534,358	1,005,849	501,825	50.11%
Non-departmental	-	-	-	-	-	-	0.00%
Total Expenditures	525	900	504,024	534,358	2,815,849	2,311,825	17.90%
Excess Of Revenues Over (Under) Expenditures	234,129	234,688	669,246	642,030			
OTHER FINANCING SOURCES (USES):							
Bond Proceeds	-	-	-	-			
Total Other Financing Sources (Uses)	-	-	-	-			
FUND BALANCE, BEGINNING	981,798	925,539	546,681	518,197			
FUND BALANCE, ENDING	$ 1,215,927	$ 1,160,227	$ 1,215,927	$ 1,160,227			

City of Mansfield, Texas

Comparative Statement of Activities
For the Month and Five Months Ended February 28, 2026 and 2025 (Unaudited)

Mansfield Economic Development Corporation	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTEI BUDGET
OPERATING REVENUES:							
Sales Tax Revenue	$ 1,229,446	$ 1,239,170	$ 3,979,162	$ 3,869,125	$ 11,291,624	$ (7,312,462)	35.24%
Miscellaneous	-	1,155	653,909	16,973	1,949,280	-	
Total Operating Revenues	1,229,446	1,240,325	4,633,071	3,886,098	13,240,904	(7,312,462)	35.24%
OPERATING EXPENDITURES:							
Administration	167,815	95,198	740,043	689,752	1,703,190	963,147	43.45%
Promotions	-	4,234	325	21,775	110,000	109,675	0.30%
Development Plan	70	11	2,447	189	63,000	60,553	3.88%
Projects	566,319	938	36,820,489	5,000,938	10,874,403	(25,946,086)	338.60%
Non-Departmental	759	759	3,797	3,795	-	(3,797)	
Total Operating Expenditures	734,963	101,140	37,567,101	5,716,449	12,750,593	(24,816,508)	294.63%
OPERATING INCOME	494,483	1,139,185	(32,934,030)	(1,830,351)	490,311	(32,128,970)	-6716.97%
NONOPERATING REVENUES (EXPENSES):							
Interest Revenue	90,123	296,861	750,970	753,449	250,000	500,970	300.39%
Reserve	-	-	-	-	-	-	
Bonds issued	-	-	-	79,094,999	-	-	
Interest & fiscal charges/Premiums on bonds issue	-	-	(2,125,039)	357,367	(1,676,541)	(448,498)	
	-	-				-	
Total Nonoperating Revenue	90,123	296,861	(1,374,069)	80,205,815	(1,426,541)	52,472	96.32%
INCOME BEFORE OPERATING TRANSFERS	584,606	1,436,046	(34,308,099)	78,375,464	(936,230)	(32,076,498)	3664.49%
OPERATING TRANSFERS:							
Operating Transfers In (Out)	-	-	-	-	936,230	(936,230)	0.00%
CHANGE IN NET ASSETS	584,606	1,436,046	(34,308,099)	78,375,464			
NET ASSETS, BEGINNING	25,532,456	95,298,581	60,425,161	18,359,163			
NET ASSETS, PROJECTS	- *	-	- *	-			
NET ASSETS, ENDING	$ 26,117,062	$ 96,734,627	$ 26,117,062	$ 96,734,627			

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

City of Mansfield, Texas

Comparative Budget and Cash Analysis
For the Month and Five Months Ended February 28, 2026 and 2025 (Unaudited)

Hotel/Motel Occupancy Tax Fund	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
REVENUES:							
Hotel Occupancy Tax	$ 71,616	$ 51,391	$ 313,900	$ 290,247	$ 1,161,500	$ (847,600)	27.03%
Rental of Facilities	300	300	2,700	4,165	-	2,700	0.00%
Interest Income	1,952	5,410	10,944	32,336	-	10,944	0.00%
Total Revenues	73,868	57,101	327,544	326,748	1,161,500	(833,956)	28.20%
EXPENDITURES:							
Mansfield Tourism	63,600	28,911	223,805	187,340	679,972	456,167	32.91%
Farr Best Theater	67	108	257	552	-	(257)	0.00%
Championship Basketball	-	-	-	-	-	-	0.00%
Projects	-	7,150	-	7,150		-	0.00%
Promotion	1,441	139	13,054	5,380	9,000	(4,054)	145.04%
Reserve	-	-	-	-	472,528	472,528	0.00%
Total Expenditures	65,108	36,308	237,116	200,422	1,161,500	924,384	20.41%
Revenues / (Expenditures)	8,760	20,793	90,428	126,326	-	90,428	
FUND BALANCE, BEGINNING	3,548,047	2,782,469	3,466,379	2,676,936			
FUND BALANCE, ENDING	$ 3,556,807	$ 2,803,262	$ 3,556,807	$ 2,803,262			

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 2/28/2026

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
1001 - General Fund												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.802	3,229,151.43	3,229,151.43	3,229,151.43	3,229,151.43	N/A	1		1.40
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.802	4,518.75	4,518.75	4,518.75	4,518.75	N/A	1		0.00
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	3.808	2,658.42	2,658.42	2,658.42	2,658.42	N/A	1		0.00
Nations Funds MM	MF0008	Money Market	10/25/1999	3.570	4,906,394.16	4,906,394.16	4,906,394.16	4,906,394.16	N/A	1		2.13
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.677	194.67	194.67	194.67	194.67	N/A	1		0.00
Sub Total / Average 1001 - General Fund				**3.662**	**8,142,917.43**	**8,142,917.43**	**8,142,917.43**	**8,142,917.43**		**1**	**0.00**	**3.54**
2003 - Tree Mitigation												
Nations Funds MM	MF0008	Money Market	10/25/1999	3.570	31,307.17	31,307.17	31,307.17	31,307.17	N/A	1		0.01
Sub Total / Average 2003 - Tree Mitigation				**3.570**	**31,307.17**	**31,307.17**	**31,307.17**	**31,307.17**		**1**	**0.00**	**0.01**
2006 - Hotel												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/30/2014	3.677	694,189.56	694,189.56	694,189.56	694,189.56	N/A	1		0.30
Sub Total / Average 2006 - Hotel				**3.677**	**694,189.56**	**694,189.56**	**694,189.56**	**694,189.56**		**1**	**0.00**	**0.30**
2104 - ARPA												
CLASS LGIP	CLASS-SLFRF	Local Government Investment Pool	5/27/2021	3.802	591,392.51	591,392.51	591,392.51	591,392.51	N/A	1		0.26
Sub Total / Average 2104 - ARPA				**3.802**	**591,392.51**	**591,392.51**	**591,392.51**	**591,392.51**		**1**	**0.00**	**0.26**
2301 - Mansfield Parks 1/2 Sales Tax												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.802	1,148,616.74	1,148,616.74	1,148,616.74	1,148,616.74	N/A	1		0.50
Nations Funds MM	MF0008	Money Market	10/25/1999	3.570	566,594.50	566,594.50	566,594.50	566,594.50	N/A	1		0.25
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.677	2,906,653.59	2,906,653.59	2,906,653.59	2,906,653.59	N/A	1		1.26

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
Sub Total / Average 2301 - Mansfield Parks 1/2 Sales Tax				**3.695**	**4,621,864.83**	**4,621,864.83**	**4,621,864.83**	**4,621,864.83**		**1**	**0.00**	**2.01**
2302 - Mansfield Parks Land Dedication												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.802	2,297,233.51	2,297,233.51	2,297,233.51	2,297,233.51	N/A	1		1.00
Nations Funds MM	MF0008	Money Market	10/25/1999	3.570	714,167.81	714,167.81	714,167.81	714,167.81	N/A	1		0.31
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.677	1,265,823.95	1,265,823.95	1,265,823.95	1,265,823.95	N/A	1		0.55
Sub Total / Average 2302 - Mansfield Parks Land Dedication				**3.726**	**4,277,225.27**	**4,277,225.27**	**4,277,225.27**	**4,277,225.27**		**1**	**0.00**	**1.86**
3001 - Equipment Replacement												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.802	3,230,271.11	3,230,271.11	3,230,271.11	3,230,271.11	N/A	1		1.41
Sub Total / Average 3001 - Equipment Replacement				**3.802**	**3,230,271.11**	**3,230,271.11**	**3,230,271.11**	**3,230,271.11**		**1**	**0.00**	**1.41**
3201 - Street Construction												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.802	2,297,233.51	2,297,233.51	2,297,233.51	2,297,233.51	N/A	1		1.00
Nations Funds MM	MF0008	Money Market	10/25/1999	3.570	3,956,806.27	3,956,806.27	3,956,806.27	3,956,806.27	N/A	1		1.72
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.677	2,328,485.77	2,328,485.77	2,328,485.77	2,328,485.77	N/A	1		1.01
Sub Total / Average 3201 - Street Construction				**3.661**	**8,582,525.55**	**8,582,525.55**	**8,582,525.55**	**8,582,525.55**		**1**	**0.00**	**3.73**
3202 - Streets Construction												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.802	8,626,617.21	8,626,617.21	8,626,617.21	8,626,617.21	N/A	1		3.75
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	3.808	0.03	0.03	0.03	0.03	N/A	1		0.00
Sub Total / Average 3202 - Streets Construction				**3.802**	**8,626,617.24**	**8,626,617.24**	**8,626,617.24**	**8,626,617.24**		**1**	**0.00**	**3.75**
3218 Issue 2022A - Streets												
LOGIC LGIP	LOGIC-CO2022A	Local Government Investment Pool	12/15/2022	3.808	12,203,898.26	12,203,898.26	12,203,898.26	12,203,898.26	N/A	1		5.31
Sub Total / Average 3218 Issue 2022A - Streets				**3.808**	**12,203,898.26**	**12,203,898.26**	**12,203,898.26**	**12,203,898.26**		**1**	**0.00**	**5.31**
3301 - Public Art												
CLASS LGIP	CLASS-CO2025	Local Government	1/8/2025	3.802	1,512,473.00	1,512,473.00	1,512,473.00	1,512,473.00	N/A	1		0.66

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
		Investment Pool										
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	9/1/2024	3.808	419,860.64	419,860.64	419,860.64	419,860.64	N/A	1		0.18
Sub Total / Average 3301 - Public Art				**3.803**	**1,932,333.64**	**1,932,333.64**	**1,932,333.64**	**1,932,333.64**		**1**	**0.00**	**0.84**
3401 - Building Construction												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.802	79,623,479.13	79,623,479.13	79,623,479.13	79,623,479.13	N/A	1		34.63
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	3.808	-2,843.11	-2,843.11	-2,843.11	-2,843.11	N/A	1		0.00
Sub Total / Average 3401 - Building Construction				**3.802**	**79,620,636.02**	**79,620,636.02**	**79,620,636.02**	**79,620,636.02**		**1**	**0.00**	**34.63**
3412 - ACO/Service Center												
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	3.808	4,905,972.77	4,905,972.77	4,905,972.77	4,905,972.77	N/A	1		2.13
Sub Total / Average 3412 - ACO/Service Center				**3.808**	**4,905,972.77**	**4,905,972.77**	**4,905,972.77**	**4,905,972.77**		**1**	**0.00**	**2.13**
3608 - LINEAR PARK TRAIL												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.802	2,297,233.51	2,297,233.51	2,297,233.51	2,297,233.51	N/A	1		1.00
CLASS LGIP	CLASS-GO2025	Local Government Investment Pool	1/8/2025	3.802	2,756,296.80	2,756,296.80	2,756,296.80	2,756,296.80	N/A	1		1.20
Sub Total / Average 3608 - LINEAR PARK TRAIL				**3.802**	**5,053,530.31**	**5,053,530.31**	**5,053,530.31**	**5,053,530.31**		**1**	**0.00**	**2.20**
3901 - TIF												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.802	28,666.75	28,666.75	28,666.75	28,666.75	N/A	1		0.01
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	3.808	2,047,839.86	2,047,839.86	2,047,839.86	2,047,839.86	N/A	1		0.89
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	3.808	-167,817.64	-167,817.64	-167,817.64	-167,817.64	N/A	1		-0.07
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.677	2,107.19	2,107.19	2,107.19	2,107.19	N/A	1		0.00
Sub Total / Average 3901 - TIF				**3.807**	**1,910,796.16**	**1,910,796.16**	**1,910,796.16**	**1,910,796.16**		**1**	**0.00**	**0.83**
4001 - Debt Services												
Nations Funds MM	MF0008	Money Market	10/25/1999	3.570	524,416.10	524,416.10	524,416.10	524,416.10	N/A	1		0.23
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.677	64,092.60	64,092.60	64,092.60	64,092.60	N/A	1		0.03

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
Sub Total / Average 4001 - Debt Services				**3.582**	**588,508.70**	**588,508.70**	**588,508.70**	**588,508.70**		**1**	**0.00**	**0.26**
4501 - Economic Development												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.802	6,891,700.59	6,891,700.59	6,891,700.59	6,891,700.59	N/A	1		3.00
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	3.808	4,751,696.96	4,751,696.96	4,751,696.96	4,751,696.96	N/A	1		2.07
Nations Funds MM	MF0008	Money Market	10/25/1999	3.570	179,128.99	179,128.99	179,128.99	179,128.99	N/A	1		0.08
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.677	991,434.94	991,434.94	991,434.94	991,434.94	N/A	1		0.43
Sub Total / Average 4501 - Economic Development				**3.791**	**12,813,961.48**	**12,813,961.48**	**12,813,961.48**	**12,813,961.48**		**1**	**0.00**	**5.57**
4502 - MEDC I&S Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.677	275,615.19	275,615.19	275,615.19	275,615.19	N/A	1		0.12
Sub Total / Average 4502 - MEDC I&S Fund				**3.677**	**275,615.19**	**275,615.19**	**275,615.19**	**275,615.19**		**1**	**0.00**	**0.12**
4507 - MEDC Construction Fund												
TEXSTAR LGIP	TEXSTAR-EDC25TE	Local Government Investment Pool	1/8/2025	3.677	13,940,776.93	13,940,776.93	13,940,776.93	13,940,776.93	N/A	1		6.06
TEXSTAR LGIP	TEXSTAR-EDC25TA	Local Government Investment Pool	1/8/2025	3.677	4,401,529.52	4,401,529.52	4,401,529.52	4,401,529.52	N/A	1		1.91
Sub Total / Average 4507 - MEDC Construction Fund				**3.677**	**18,342,306.45**	**18,342,306.45**	**18,342,306.45**	**18,342,306.45**		**1**	**0.00**	**7.98**
5101 - Drainage Utility Fund												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.802	2,297,233.51	2,297,233.51	2,297,233.51	2,297,233.51	N/A	1		1.00
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.677	1,186,733.03	1,186,733.03	1,186,733.03	1,186,733.03	N/A	1		0.52
Sub Total / Average 5101 - Drainage Utility Fund				**3.759**	**3,483,966.54**	**3,483,966.54**	**3,483,966.54**	**3,483,966.54**		**1**	**0.00**	**1.52**
5201 - Water & Sewer												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.802	2,903,423.44	2,903,423.44	2,903,423.44	2,903,423.44	N/A	1		1.26
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	3.808	5,939,621.14	5,939,621.14	5,939,621.14	5,939,621.14	N/A	1		2.58
Nations Funds MM	MF0008	Money Market	10/25/1999	3.570	5,095.86	5,095.86	5,095.86	5,095.86	N/A	1		0.00
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.677	4,033.95	4,033.95	4,033.95	4,033.95	N/A	1		0.00

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
Sub Total / Average 5201 - Water & Sewer				**3.806**	**8,852,174.39**	**8,852,174.39**	**8,852,174.39**	**8,852,174.39**		**1**	**0.00**	**3.85**
5211 - Revenue Bond Reserve												
Nations Funds MM	MF0008	Money Market	4/11/2012	3.570	3,541,703.84	3,541,703.84	3,541,703.84	3,541,703.84	N/A	1		1.54
Sub Total / Average 5211 - Revenue Bond Reserve				**3.570**	**3,541,703.84**	**3,541,703.84**	**3,541,703.84**	**3,541,703.84**		**1**	**0.00**	**1.54**
5224 - Utility WTP												
LOGIC LGIP	LOGIC-WS2024	Local Government Investment Pool	1/10/2024	3.808	37,585,228.81	37,585,228.81	37,585,228.81	37,585,228.81	N/A	1		16.35
Sub Total / Average 5224 - Utility WTP				**3.808**	**37,585,228.81**	**37,585,228.81**	**37,585,228.81**	**37,585,228.81**		**1**	**0.00**	**16.35**
Total / Average				**3.774**	**229,908,943.23**	**229,908,943.23**	**229,908,943.23**	**229,908,943.23**		**1**	**0.00**	**100**

City of Mansfield
Portfolio Holdings
Tracker Portfolio Set Up - by Issuer
Report Format: By Transaction
Group By: Issuer
Average By: Face Amount / Shares
Portfolio / Report Group: All Portfolios
As of 2/28/2026

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
CLASS												
CLASS LGIP	CLASS-CO2025	1/8/2025	3.802	1,512,473.00	1,512,473.00	1,512,473.00	1,512,473.00	N/A	1		0.66	3301 - Public Art
CLASS LGIP	CLASS-CO2025	1/8/2025	3.802	79,623,479.13	79,623,479.13	79,623,479.13	79,623,479.13	N/A	1		34.63	3401 - Building Construction
CLASS LGIP	CLASS-CO2025	1/8/2025	3.802	3,229,151.43	3,229,151.43	3,229,151.43	3,229,151.43	N/A	1		1.40	1001 - General Fund
CLASS LGIP	CLASS-CO2025	1/8/2025	3.802	3,230,271.11	3,230,271.11	3,230,271.11	3,230,271.11	N/A	1		1.41	3001 - Equipment Replacement
CLASS LGIP	CLASS-CO2025	1/8/2025	3.802	28,666.75	28,666.75	28,666.75	28,666.75	N/A	1		0.01	3901 - TIF
CLASS LGIP	CLASS-CO2025	1/8/2025	3.802	8,626,617.21	8,626,617.21	8,626,617.21	8,626,617.21	N/A	1		3.75	3202 - Streets Construction
CLASS LGIP	CLASS-GENOP	5/11/2023	3.802	2,903,423.44	2,903,423.44	2,903,423.44	2,903,423.44	N/A	1		1.26	5201 - Water & Sewer
CLASS LGIP	CLASS-GENOP	5/11/2023	3.802	6,891,700.59	6,891,700.59	6,891,700.59	6,891,700.59	N/A	1		3.00	4501 - Economic Development
CLASS LGIP	CLASS-GENOP	5/11/2023	3.802	2,297,233.51	2,297,233.51	2,297,233.51	2,297,233.51	N/A	1		1.00	3201 - Street Construction
CLASS LGIP	CLASS-GENOP	5/11/2023	3.802	4,518.75	4,518.75	4,518.75	4,518.75	N/A	1		0.00	1001 - General Fund
CLASS LGIP	CLASS-GENOP	5/11/2023	3.802	2,297,233.51	2,297,233.51	2,297,233.51	2,297,233.51	N/A	1		1.00	2302 - Mansfield Parks Land Dedication
CLASS LGIP	CLASS-GENOP	5/11/2023	3.802	2,297,233.51	2,297,233.51	2,297,233.51	2,297,233.51	N/A	1		1.00	3608 - LINEAR PARK TRAIL
CLASS LGIP	CLASS-GENOP	5/11/2023	3.802	2,297,233.51	2,297,233.51	2,297,233.51	2,297,233.51	N/A	1		1.00	5101 - Drainage Utility Fund
CLASS LGIP	CLASS-GENOP	5/11/2023	3.802	1,148,616.74	1,148,616.74	1,148,616.74	1,148,616.74	N/A	1		0.50	2301 - Mansfield Parks 1/2 Sales Tax
CLASS LGIP	CLASS-SLFRF	5/27/2021	3.802	591,392.51	591,392.51	591,392.51	591,392.51	N/A	1		0.26	2104 - ARPA
CLASS LGIP	CLASS-GO2025	1/8/2025	3.802	2,756,296.80	2,756,296.80	2,756,296.80	2,756,296.80	N/A	1		1.20	3608 - LINEAR PARK TRAIL
Sub Total / Average CLASS			**3.802**	**119,735,541.50**	**119,735,541.50**	**119,735,541.50**	**119,735,541.50**		**1**	**0.00**	**52.08**	
LOGIC												
LOGIC LGIP	LOGIC	5/28/2022	3.808	5,939,621.14	5,939,621.14	5,939,621.14	5,939,621.14	N/A	1		2.58	5201 - Water & Sewer
LOGIC LGIP	LOGIC	5/28/2022	3.808	2,658.42	2,658.42	2,658.42	2,658.42	N/A	1		0.00	1001 - General Fund
LOGIC LGIP	LOGIC	5/28/2022	3.808	4,751,696.96	4,751,696.96	4,751,696.96	4,751,696.96	N/A	1		2.07	4501 - Economic Development
LOGIC LGIP	LOGIC	5/28/2022	3.808	2,047,839.86	2,047,839.86	2,047,839.86	2,047,839.86	N/A	1		0.89	3901 - TIF
LOGIC LGIP	LOGIC-CO2024	1/10/2024	3.808	-2,843.11	-2,843.11	-2,843.11	-2,843.11	N/A	1		0.00	3401 - Building Construction

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
LOGIC LGIP	LOGIC-CO2024	1/10/2024	3.808	4,905,972.77	4,905,972.77	4,905,972.77	4,905,972.77	N/A	1		2.13	3412 - ACO/Service Center
LOGIC LGIP	LOGIC-CO2024	1/10/2024	3.808	0.03	0.03	0.03	0.03	N/A	1		0.00	3202 - Streets Construction
LOGIC LGIP	LOGIC-CO2024	1/10/2024	3.808	-167,817.64	-167,817.64	-167,817.64	-167,817.64	N/A	1		-0.07	3901 - TIF
LOGIC LGIP	LOGIC-CO2024	9/1/2024	3.808	419,860.64	419,860.64	419,860.64	419,860.64	N/A	1		0.18	3301 - Public Art
LOGIC LGIP	LOGIC-WS2024	1/10/2024	3.808	37,585,228.81	37,585,228.81	37,585,228.81	37,585,228.81	N/A	1		16.35	5224 - Utility WTP
LOGIC LGIP	LOGIC-CO2022A	12/15/2022	3.808	12,203,898.26	12,203,898.26	12,203,898.26	12,203,898.26	N/A	1		5.31	3218 Issue 2022A - Streets
Sub Total / Average LOGIC			**3.808**	**67,686,116.14**	**67,686,116.14**	**67,686,116.14**	**67,686,116.14**		**1**	**0.00**	**29.44**	
Nations Funds												
Nations Funds MM	MF0008	10/25/1999	3.570	5,095.86	5,095.86	5,095.86	5,095.86	N/A	1		0.00	5201 - Water & Sewer
Nations Funds MM	MF0008	10/25/1999	3.570	3,956,806.27	3,956,806.27	3,956,806.27	3,956,806.27	N/A	1		1.72	3201 - Street Construction
Nations Funds MM	MF0008	10/25/1999	3.570	4,906,394.16	4,906,394.16	4,906,394.16	4,906,394.16	N/A	1		2.13	1001 - General Fund
Nations Funds MM	MF0008	10/25/1999	3.570	179,128.99	179,128.99	179,128.99	179,128.99	N/A	1		0.08	4501 - Economic Development
Nations Funds MM	MF0008	10/25/1999	3.570	31,307.17	31,307.17	31,307.17	31,307.17	N/A	1		0.01	2003 - Tree Mitigation
Nations Funds MM	MF0008	10/25/1999	3.570	566,594.50	566,594.50	566,594.50	566,594.50	N/A	1		0.25	2301 - Mansfield Parks 1/2 Sales Tax
Nations Funds MM	MF0008	10/25/1999	3.570	524,416.10	524,416.10	524,416.10	524,416.10	N/A	1		0.23	4001 - Debt Services
Nations Funds MM	MF0008	10/25/1999	3.570	714,167.81	714,167.81	714,167.81	714,167.81	N/A	1		0.31	2302 - Mansfield Parks Land Dedication
Nations Funds MM	MF0008	4/11/2012	3.570	3,541,703.84	3,541,703.84	3,541,703.84	3,541,703.84	N/A	1		1.54	5211 - Revenue Bond Reserve
Sub Total / Average Nations Funds			**3.570**	**14,425,614.70**	**14,425,614.70**	**14,425,614.70**	**14,425,614.70**		**1**	**0.00**	**6.27**	
TEXSTAR												
TEXSTAR LGIP	TEXSTAR-EDC25TE	1/8/2025	3.677	13,940,776.93	13,940,776.93	13,940,776.93	13,940,776.93	N/A	1		6.06	4507 - MEDC Construction Fund
TEXSTAR LGIP	TEXSTAR-EDC25TA	1/8/2025	3.677	4,401,529.52	4,401,529.52	4,401,529.52	4,401,529.52	N/A	1		1.91	4507 - MEDC Construction Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.677	275,615.19	275,615.19	275,615.19	275,615.19	N/A	1		0.12	4502 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.677	4,033.95	4,033.95	4,033.95	4,033.95	N/A	1		0.00	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	3.677	2,328,485.77	2,328,485.77	2,328,485.77	2,328,485.77	N/A	1		1.01	3201 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	3.677	991,434.94	991,434.94	991,434.94	991,434.94	N/A	1		0.43	4501 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	3.677	194.67	194.67	194.67	194.67	N/A	1		0.00	1001 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.677	2,906,653.59	2,906,653.59	2,906,653.59	2,906,653.59	N/A	1		1.26	2301 - Mansfield Parks 1/2 Sales Tax

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
TexStar LGIP	TEXSTAR	11/2/2012	3.677	1,265,823.95	1,265,823.95	1,265,823.95	1,265,823.95	N/A	1		0.55	2302 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	3.677	64,092.60	64,092.60	64,092.60	64,092.60	N/A	1		0.03	4001 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	3.677	1,186,733.03	1,186,733.03	1,186,733.03	1,186,733.03	N/A	1		0.52	5101 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.677	2,107.19	2,107.19	2,107.19	2,107.19	N/A	1		0.00	3901 - TIF
TexStar LGIP	TEXSTAR	11/30/2014	3.677	694,189.56	694,189.56	694,189.56	694,189.56	N/A	1		0.30	2006 - Hotel
TEXSTAR LGIP	TEXSTAR-EDC25TE	1/8/2025	3.677	13,940,776.93	13,940,776.93	13,940,776.93	13,940,776.93	N/A	1		6.06	4507 - MEDC Construction Fund
TEXSTAR LGIP	TEXSTAR-EDC25TA	1/8/2025	3.677	4,401,529.52	4,401,529.52	4,401,529.52	4,401,529.52	N/A	1		1.91	4507 - MEDC Construction Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.677	275,615.19	275,615.19	275,615.19	275,615.19	N/A	1		0.12	4502 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.677	4,033.95	4,033.95	4,033.95	4,033.95	N/A	1		0.00	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	3.677	2,328,485.77	2,328,485.77	2,328,485.77	2,328,485.77	N/A	1		1.01	3201 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	3.677	991,434.94	991,434.94	991,434.94	991,434.94	N/A	1		0.43	4501 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	3.677	194.67	194.67	194.67	194.67	N/A	1		0.00	1001 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.677	2,906,653.59	2,906,653.59	2,906,653.59	2,906,653.59	N/A	1		1.26	2301 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	3.677	1,265,823.95	1,265,823.95	1,265,823.95	1,265,823.95	N/A	1		0.55	2302 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	3.677	64,092.60	64,092.60	64,092.60	64,092.60	N/A	1		0.03	4001 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	3.677	1,186,733.03	1,186,733.03	1,186,733.03	1,186,733.03	N/A	1		0.52	5101 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.677	2,107.19	2,107.19	2,107.19	2,107.19	N/A	1		0.00	3901 - TIF
TexStar LGIP	TEXSTAR	11/30/2014	3.677	694,189.56	694,189.56	694,189.56	694,189.56	N/A	1		0.30	2006 - Hotel
Sub Total / Average TEXSTAR			**3.677**	**28,061,670.89**	**28,061,670.89**	**28,061,670.89**	**28,061,670.89**		**1**	**0.00**	**12.21**	
TexStar												
TEXSTAR LGIP	TEXSTAR-EDC25TE	1/8/2025	3.677	13,940,776.93	13,940,776.93	13,940,776.93	13,940,776.93	N/A	1		6.06	4507 - MEDC Construction Fund
TEXSTAR LGIP	TEXSTAR-EDC25TA	1/8/2025	3.677	4,401,529.52	4,401,529.52	4,401,529.52	4,401,529.52	N/A	1		1.91	4507 - MEDC Construction Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.677	275,615.19	275,615.19	275,615.19	275,615.19	N/A	1		0.12	4502 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.677	4,033.95	4,033.95	4,033.95	4,033.95	N/A	1		0.00	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	3.677	2,328,485.77	2,328,485.77	2,328,485.77	2,328,485.77	N/A	1		1.01	3201 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	3.677	991,434.94	991,434.94	991,434.94	991,434.94	N/A	1		0.43	4501 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	3.677	194.67	194.67	194.67	194.67	N/A	1		0.00	1001 - General Fund

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
TexStar LGIP	TEXSTAR	11/2/2012	3.677	2,906,653.59	2,906,653.59	2,906,653.59	2,906,653.59	N/A	1		1.26	2301 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	3.677	1,265,823.95	1,265,823.95	1,265,823.95	1,265,823.95	N/A	1		0.55	2302 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	3.677	64,092.60	64,092.60	64,092.60	64,092.60	N/A	1		0.03	4001 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	3.677	1,186,733.03	1,186,733.03	1,186,733.03	1,186,733.03	N/A	1		0.52	5101 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.677	2,107.19	2,107.19	2,107.19	2,107.19	N/A	1		0.00	3901 - TIF
TexStar LGIP	TEXSTAR	11/30/2014	3.677	694,189.56	694,189.56	694,189.56	694,189.56	N/A	1		0.30	2006 - Hotel
TEXSTAR LGIP	TEXSTAR-EDC25TE	1/8/2025	3.677	13,940,776.93	13,940,776.93	13,940,776.93	13,940,776.93	N/A	1		6.06	4507 - MEDC Construction Fund
TEXSTAR LGIP	TEXSTAR-EDC25TA	1/8/2025	3.677	4,401,529.52	4,401,529.52	4,401,529.52	4,401,529.52	N/A	1		1.91	4507 - MEDC Construction Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.677	275,615.19	275,615.19	275,615.19	275,615.19	N/A	1		0.12	4502 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.677	4,033.95	4,033.95	4,033.95	4,033.95	N/A	1		0.00	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	3.677	2,328,485.77	2,328,485.77	2,328,485.77	2,328,485.77	N/A	1		1.01	3201 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	3.677	991,434.94	991,434.94	991,434.94	991,434.94	N/A	1		0.43	4501 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	3.677	194.67	194.67	194.67	194.67	N/A	1		0.00	1001 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.677	2,906,653.59	2,906,653.59	2,906,653.59	2,906,653.59	N/A	1		1.26	2301 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	3.677	1,265,823.95	1,265,823.95	1,265,823.95	1,265,823.95	N/A	1		0.55	2302 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	3.677	64,092.60	64,092.60	64,092.60	64,092.60	N/A	1		0.03	4001 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	3.677	1,186,733.03	1,186,733.03	1,186,733.03	1,186,733.03	N/A	1		0.52	5101 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.677	2,107.19	2,107.19	2,107.19	2,107.19	N/A	1		0.00	3901 - TIF
TexStar LGIP	TEXSTAR	11/30/2014	3.677	694,189.56	694,189.56	694,189.56	694,189.56	N/A	1		0.30	2006 - Hotel
Sub Total / Average TexStar			**3.677**	**28,061,670.89**	**28,061,670.89**	**28,061,670.89**	**28,061,670.89**		**1**	**0.00**	**12.21**	
Total / Average			**3.774**	**229,908,943.23**	**229,908,943.23**	**229,908,943.23**	**229,908,943.23**		**1**	**0.00**	**100**	

CITY OF MANSFIELD, TEXAS **FISCAL YEAR 2026**
SALES TAX REPORT

CITYWIDE SALES TAX ($0.02)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	$ 3,332,637	$ 3,373,427	$ 40,790	1.22%
November (PY)	$ 3,750,971	$ 3,986,637	$ 235,666	6.28%
December (PY)	$ 3,329,564	$ 3,592,943	$ 263,379	7.91%
January	$ 3,403,452	$ 3,386,035	$ (17,417)	-0.51%
February	$ 4,948,962	$ 4,908,132	$ (40,830)	-0.83%
March	$ 3,036,058			
April	$ 2,769,420			
May	$ 4,114,930			
June	$ 3,355,861			
July	$ 3,506,277			
August	$ 4,107,825			
September	$ 3,638,055			
Total	**$ 43,294,012**	**$ 19,247,174**	**$ 481,588**	**1.11%**

CITY OF MANSFIELD, TEXAS **FISCAL YEAR 2026**
SALES TAX REPORT

GENERAL FUND ($0.01)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	$ 1,666,319	$ 1,686,713	$ 20,395	1.22%
November (PY)	$ 1,875,486	$ 1,993,319	$ 117,833	6.28%
December (PY)	$ 1,664,782	$ 1,796,471	$ 131,689	7.91%
January	$ 1,701,726	$ 1,693,018	$ (8,708)	-0.51%
February	$ 2,474,481	$ 2,454,066	$ (20,415)	-0.83%
March	$ 1,518,029			
April	$ 1,384,710			
May	$ 2,057,465			
June	$ 1,677,930			
July	$ 1,753,138			
August	$ 2,053,912			
September	$ 1,819,027			
Total	**$ 21,647,006**	**$ 9,623,587**	**$ 240,794**	**1.11%**

CITY OF MANSFIELD, TEXAS **FISCAL YEAR 2026**
SALES TAX REPORT

MANSFIELD ECONOMIC DEVELOPMENT CORPORATION FUND ($0.005)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	$ 833,159	$ 843,357	$ 10,197	1.22%
November (PY)	$ 937,743	$ 996,659	$ 58,917	6.28%
December (PY)	$ 832,391	$ 898,236	$ 65,845	7.91%
January	$ 850,863	$ 846,509	$ (4,354)	-0.51%
February	$ 1,237,241	$ 1,227,033	$ (10,207)	-0.83%
March	$ 759,015			
April	$ 692,355			
May	$ 1,028,733			
June	$ 838,965			
July	$ 876,569			
August	$ 1,026,956			
September	$ 909,514			
Total	**$ 10,823,503**	**$ 4,811,794**	**$ 120,397**	**1.11%**

CITY OF MANSFIELD, TEXAS **FISCAL YEAR 2026**
SALES TAX REPORT

MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION FUND ($0.005)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	$ 833,159	$ 843,357	$ 10,197	1.22%
November (PY)	$ 937,743	$ 996,659	$ 58,917	6.28%
December (PY)	$ 832,391	$ 898,236	$ 65,845	7.91%
January	$ 850,863	$ 846,509	$ (4,354)	-0.51%
February	$ 1,237,241	$ 1,227,033	$ (10,207)	-0.83%
March	$ 759,015			
April	$ 692,355			
May	$ 1,028,733			
June	$ 838,965			
July	$ 876,569			
August	$ 1,026,956			
September	$ 909,514			
Total	**$ 10,823,503**	**$ 4,811,794**	**$ 120,397**	**1.11%**

City of Mansfield
Staff Report

Item ID: 26-2063

Agenda Date: April 13, 2026

Title
26-2063: Resolution – A Resolution Awarding a Construction Contract for BRINSAP Bridge Repairs with Coronado Roadway Construction, LLC.; Authorizing the City Manager or Designee to Execute Contract Documents; Authorizing Funding for an Amount Not to Exceed $302,170.70; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required By Law; And Declaring an Effective Date (Street Operations Department Maintenance Budget – General Fund)

Description/History
To foster competition among contractors for the best unit prices, this project was advertised and bid as required by law on March 10th, 2026. There were 5 bidders on this project, with Coronado Roadway Construction, LLC, being the lowest bidder of $274,700.64.

This work is needed to repair deficiencies found in our Bi-Annual review of the City's bridge inventory. These repairs include: concrete spalling, asphalt pavement failures, broken or damaged bridge and guard rail, damaged or missing delineators, signs, and object markers. This also includes a 10% contingency of $27,470.06.

The Assistant Director of Public Works – Streets & Transportation will be in attendance to answer the Council's questions.

Strategic Initiative
Provide a Safe Community
Improve City Wide Mobility

Recommendation
The Public Works Staff recommends approval of the Resolution.

Funding Source
Street Operations Department Maintenance Budget – General Fund

Prepared By
James Rogge, Assistant Director of Public Works - Streets & Transportation - (817) 276-4233

RESOLUTION NO. _____

A RESOLUTION AWARDING A CONSTRUCTION CONTRACT FOR BRINSAP BRIDGE REPAIRS WITH CORONADO ROADWAY CONSTRUCTION, LLC.; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE CONTRACT DOCUMENTS; AUTHORIZING FUNDING FOR AN AMOUNT NOT TO EXCEED $302,170.70; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (STREET OPERATIONS DEPARTMENT MAINTENANCE BUDGET – GENERAL FUND)

WHEREAS, The City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, the City of Mansfield has publicly advertised and requested competitive bids under Bid No. 2026-41-04-01 BRINSAP Bridge Repairs; and,

WHEREAS, all bids were received, opened and publicly read aloud on March 10, 2026; and,

WHEREAS, after review of all bids received, staff recommends award of the contract to Coronado Roadway Construction, LLC., in an amount not to exceed Three hundred Two Thousand One Hundred Seventy Dollars and 70/100 dollars ($302,170.70); and,

WHEREAS, funding for this contract is available from the General Fund.

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

SECTION 1.

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

SECTION 2.

A contract with Coronado Roadway Construction, LLC., in an amount not to exceed Three hundred Two Thousand One Hundred Seventy Dollars and 70/100 dollars ($302,170.70) for BRINSAP Bridge Repairs is hereby approved.

SECTION 3.

The City Manager, or designee, is authorized to execute any and all contract documents and take any and all actions necessary to carry out the intent of this Resolution.

SECTION 4.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 13TH DAY OF APRIL, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

CITY OF MANSFIELD
CONTRACTOR AGREEMENT

THIS AGREEMENT ("Agreement") is entered into by and between the City of Mansfield (hereinafter "CITY") and Coronado Roadway Construction, LLC, (hereinafter "CONTRACTOR").

CITY and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1
WORK

CONTRACTOR hereby agrees to perform the work in accordance with the Contract Documents (as hereinafter defined in Article 8), which is generally identified as following:

Bid No. 2026-41-04-01 BRINSAP Bridge Repairs ("Work")

ARTICLE 2
CONTRACT TIME

The CONTRACTOR agrees to commence Work within 10 days and complete the same within 180 working days.

ARTICLE 3
CONTRACT PRICE

CITY shall pay CONTRACTOR a fee, not to exceed Three hundred Two Thousand One Hundred Seventy Dollars and 70/100 dollars ($302,170.70). Any additional work performed, when previously authorized in writing by CITY, shall be paid based on the quantity price quoted in the Contract Documents, if applicable.

ARTICLE 4
PAYMENT PROCEDURES

Payment to CONTRACTOR will be subject to satisfactory completion of authorized, Work, in CITY's sole discretion, and within thirty (30) days of CITY's receipt of invoice or other billing instrument used by CONTRACTOR. All charges are to be less sales tax, as CITY is tax exempt.

Within ten (10) days of award of the contract or purchase order, the Contractor shall submit its ACH information to the City of Mansfield. City payments shall only be paid via ACH.

ARTICLE 5
INDEMNIFICATION

CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD THE CITY AND ITS RESPECTIVE OFFICERS, AGENTS AND EMPLOYEES, HARMLESS AGAINST ANY AND ALL CLAIMS, LAWSUITS, JUDGMENTS, FINES, PENALTIES, COSTS AND EXPENSES FOR PERSONAL INJURY (INCLUDING DEATH), PROPERTY DAMAGE OR OTHER HARM OR VIOLATIONS FOR WHICH RECOVERY OF DAMAGES, FINES, OR PENALTIES IS SOUGHT, SUFFERED BY ANY PERSON OR PERSONS, THAT MAY ARISE OUT OF OR BE OCCASIONED BY CONTRACTOR'S BREACH OF ANY OF THE TERMS OR PROVISIONS OF THIS AGREEMENT, VIOLATIONS OF LAW, OR BY ANY NEGLIGENT, GROSSLY NEGLIGENT, INTENTIONAL, OR STRICTLY LIABLE ACT OR OMISSION OF THE CONTRACTOR, ITS OFFICERS, AGENTS, EMPLOYEES, INVITEES, SUBCONTRACTORS, OR SUB-SUBCONTRACTORS AND THEIR RESPECTIVE OFFICERS, AGENTS, OR REPRESENTATIVES, OR ANY OTHER PERSONS OR ENTITIES FOR WHICH THE CONTRACTOR IS LEGALLY RESPONSIBLE IN THE PERFORMANCE OF THIS AGREEMENT. THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH SHALL NOT APPLY TO ANY LIABILITY RESULTING FROM THE SOLE NEGLIGENCE OF THE CITY, AND ITS OFFICERS, AGENTS, EMPLOYEES OR SEPARATE CONTRACTORS. THE CITY DOES NOT WAIVE ANY GOVERNMENTAL IMMUNITY OR OTHER DEFENSES AVAILABLE TO IT UNDER TEXAS OR FEDERAL LAW. THE PROVISIONS OF THIS PARAGRAPH ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND ARE NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY.

CONTRACTOR AT ITS OWN EXPENSE IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS. CITY RESERVES THE RIGHT TO PROVIDE A PORTION OR ALL OF ITS OWN DEFENSE; HOWEVER, CITY IS UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY CITY IS NOT TO BE CONSTRUED AS A WAIVER OF CONTRACTOR'S OBLIGATION TO DEFEND CITY OR AS A WAIVER OF CONTRACTOR'S OBLIGATION TO INDEMNIFY CITY PURSUANT TO THIS AGREEMENT. CONTRACTOR SHALL RETAIN DEFENSE COUNSEL WITHIN SEVEN (7) BUSINESS DAYS OF CITY'S WRITTEN NOTICE THAT CITY IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF CONTRACTOR FAILS TO RETAIN COUNSEL WITHIN THE REQUIRED TIME PERIOD, CITY SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON ITS OWN BEHALF AND CONTRACTOR SHALL BE LIABLE FOR ALL COSTS INCURRED BY THE CITY.

ARTICLE 6
CONTRACTOR'S REPRESENTATIONS.

CONTRACTOR makes the following representations:

6.1. CONTRACTOR has familiarized itself with the nature and extent of the Contract Documents, Work to be performed, site locality, tests, reports, and all local conditions and laws and regulations that in any manner may affect cost, progress, performance or furnishing of the Work.

6.2. CONTRACTOR has correlated the results of all such observations, investigations, explorations, tests, reports, and studies with the terms and conditions of the Contract Documents.

6.3. CONTRACTOR has given CITY written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents and the written resolution by CITY is acceptable to CONTRACTOR.

CONTRACTOR acknowledges that CITY has relied on the representations under this Article 6 in executing this Agreement.

ARTICLE 7
AVAILABILITY OF FUNDS / NON-APPROPRIATION

This Agreement is subject to the availability of funding. The CITY's obligation hereunder is contingent upon the availability of appropriated funds from which payment for this Agreement can be made. No legal liability on the part of the CITY for any payment shall arise until funds are made available to the contracting officer for this Agreement and until the CONTRACTOR receives notice of such availability, to be confirmed in writing by the contracting officer. In the event sufficient appropriation, grants, and monies are not made available to the CITY to pay these services for any fiscal year, this Agreement shall terminate without further obligation of the CITY. In such event, the CITY shall certify to CONTRACTOR that sufficient funds have not been made available to CITY to meet the obligations of this Agreement; such certification shall be conclusive upon parties.

ARTICLE 8
MISCELLANEOUS

8.1 ASSIGNMENTS: No assignments by a party hereto of any rights under or interest in the Contract Documents will be binding on another party hereto without written consent of the party sought to be bound; and specifically but without limitation moneys that may come due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

8.2 CITY and CONTRACTOR each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements and obligations contained in the Contract Documents.

8.3 TERMINATION: OWNER may terminate the Agreement by giving CONTRACTOR notice in writing. Upon delivery of such notice by CITY to CONTRACTOR, CONTRACTOR shall discontinue all services in connection with the performance of the Agreement and shall proceed to cancel promptly all existing orders and contracts insofar as such orders or contracts are chargeable to this Agreement. As soon as practicable after receipt of notice of termination, CONTRACTOR shall submit a statement, showing in detail the services performed under this Agreement to the date of the termination. CITY shall then pay CONTRACTOR that portion of the prescribed charges which the services actually performed under this Agreement bear to the total services called for under this Agreement less such payments on account of the changes as have been previously made. Copies of all completed designs, plans and specifications prepared under this Agreement shall be delivered to CITY when and if this Agreement is terminated.

8.4 SUBCONTRACTING:

A. CONTRACTOR may utilize the services of specialty subcontractors on those parts of the work, which, under normal contracting practices, are performed by specialty subcontractors.

B. CONTRACTOR shall not award any work to any subcontractor until CONTRACTOR submits to CITY a written statement concerning the proposed award to the subcontractor, which statement shall contain such information as CITY may require.

C. CONTRACTOR shall be as fully responsible to CITY for the acts and omissions of his subcontractors, and of persons either directly or indirectly employed by them, as he is for the acts and omissions of persons directly employed by him.

D. CONTRACTOR shall have a person that is on his payroll and with the authority to make decisions, on-site at all times.

E. Nothing contained in this Agreement shall create any contractual relation between any subcontractor and CITY. CONTRACTOR is an independent contractor.

8.5 PERMITS AND LICENSES: CONTRACTOR shall procure at his expense all permits and licenses necessary, pay all charges and fees and give all notices necessary and incident to the prosecution of the work.

8.6 EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE: CONTRACTOR will not discriminate against any employee or applicant for employment because of race, color, sex, religion, national origin, or disability. CONTRACTOR shall take affirmative action to ensure

that applicants are employed, and that employees are treated during employment without regard to their race, color, sex, religion, national origin, or disability. Such action shall include, but not be limited to the following: employment, upgrading, demotions or transfers, recruitment or recruitment advertising, layoffs, or terminations, rates of pay, or other forms of compensation, selection of training, including apprenticeship, and participating in recreational and educational activities. CONTRACTOR will in all solicitations or advertisements for employees placed by or on behalf of CONTRACTOR, state that all qualified applicants will receive consideration for employment without regard to race, color, sex, religion, national origin, or disability. CONTRACTOR will cause the foregoing provisions to be inserted in all subcontractors for any work covered by this Agreement. Such provisions shall not apply to contracts for standard commercial supplies or raw materials.

8.7 INSURANCE: Within ten (10) days of execution of this Agreement, and before CONTRACTOR begins providing this service, CONTRACTOR must provide CITY with proof of insurance as defined in the Contract Documents.

8.8 SAFETY: CONTRACTOR shall comply with all Occupational Safety and Health Act (OSHA) standards and any other Federal, State or Local rules and regulations applicable to construction and/or maintenance activities in the State of Texas.

City Safety Personnel or any supervisor may, but are not required to, order that the work be stopped if a condition of immediate danger is found to exist. Nothing contained herein shall be construed to shift responsibility or risk or loss for injuries or damage sustained as a result of a violation of these safety articles from CONTRACTOR to the City of Mansfield. CONTRACTOR shall remain solely and exclusively responsible for compliance with all safety requirements and for the safety of all persons and property at the project site.

ARTICLE 9
CONTRACT DOCUMENTS

The Contract Documents, which comprise the entire agreement between the CITY and CONTRACTOR concerning the Work, consist of the following:

9.1 Exhibit A (Contractor's Proposal)
9.2 Exhibit B (City's Verifications and Certifications Required by Low)
9.3 Insurance Certificate (completed by CONTRACTOR's insurance agent/broker)

Executed on behalf of the CONTRACTOR by its owner shown below, and on behalf of the CITY by its City Manager, or authorized representative, this Agreement will be effective on the _____ day of _____, 202__.

[Signatures on the following page]

CITY:

City of Mansfield

1200 E. Broad Street

Mansfield, Texas 76063

By: Jeff Price

_____
(Signature)

Executive Director of Public Works
(Print Title)

CONTRACTOR:

Name: Coronado Roadway Construction, LLC

Address: 9846 NW County Rd FM 2221

City/State/Zip: Barry, TX 75102

By: Tomas Coronado

(Signature)

Tomas Coronado
(Print Title)

Approved as to Form:

_____
Victor A. Flores, City Attorney

SECTION P

PROPOSAL

FOR

BRINSAP BRIDGE REPAIRS

AT MULTIPLE LOCATIONS

CORONADO ROADWAY CONSTRUCTION, LLC

Date: 03/10/2026

To: Susana Marin, City Secretary
City of Mansfield
1200 East Broad Street
Mansfield, TX 76063

Gentlemen:

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an agreement with OWNER in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.

2. BIDDER accepts all of the terms and conditions of the advertisement or Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for forty-five (45) days after the day of Bid opening. BIDDER will sign and submit the Agreement with the Bonds and other documents required by the bidding requirements within fifteen (15) days after the date of OWNER's Notice of Award.

3. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:

3.1 BIDDER has examined copies of all the Bidding Documents and of the following Addenda (receipt of all which is hereby acknowledged):

DATE	NUMBER
_____	_____
_____	_____
_____	_____

3.2 BIDDER has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions, laws, and regulations that in any manner may affect cost, progress, performance or furnishing of the Work.

3.3 BIDDER has given ENGINEER written notice of all conflicts, errors or discrepancies that it has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to BIDDER.

4. This bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or other corporation; BIDDER has not directly or indirectly induced or solicited any other BIDDER to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself any advantage over any other BIDDER or over OWNER.

5. BIDDER will complete the Work for the prices indicated in the following schedule:

ITEM #	QTY	UNIT	DESCRIPTION & PRICE IN WORDS	UNIT PRICE	TOTAL PRICE
BRIDGE #1 - COUNTRY CLUB DRIVE @ HOGPEN BRANCH					
101		1 LS	Mobilization, work fully performed for the sum of One hundred and twelve Dollars & Zero Cents per Lump Sum.	$ 112.00	$ 112.00
102		1 LS	Traffic Control, work fully performed for the sum of Nine hundred and fifty Dollars & Zero Cents per Lump Sum.	$ 950.00	$ 950.00
103		2 EA	Install OM-3R Object Markers, complete and in place for the sum of Six hundred dollars Dollars & Zero Cents per Each.	$ 600.00	$ 1,200.00
			SUBTOTAL - BRIDGE #1 Two thousand, two hundred and sixty-two Dollars & Zero Cents		$ 2,262.00
BRIDGE #2 - DEBBIE LANE @ HOGPEN BRANCH					
201		1 LS	Mobilization, work fully performed for the sum of Six hundred and ninety-seven Dollars & Zero Cents per Lump Sum.	$ 697.00	$ 697.00
202		1 LS	Traffic Control, work fully performed for the sum of Five thousand, seven hundred Dollars & Zero Cents per Lump Sum.	$ 5,700.00	$ 5,700.00
203		5 SF	Repair 2' x 2.5' x 3" Deep Spall @ Wingwall Joint, work fully performed for the sum of Five hundred and fifty Dollars & Zero Cents per Square Foot.	$ 550.00	$ 2,750.00
204		2 CF	Thin-Bonded Concrete Pavement Repair, work fully performed for the sum of One thousand, four hundred Dollars & Zero Cents per Cubic Foot.	$ 1,400.00	$ 2,800.00

SECTION P - PROPOSAL

ITEM #	QTY	UNIT	DESCRIPTION & PRICE IN WORDS	UNIT PRICE	TOTAL PRICE
205		2 EA	Install OM-3R Object Markers, complete and in place for the sum of Six hundred and twenty-five Dollars & Zero Cents per Each.	$ 625.00	$ 1,250.00
206		1 CY	Furnish & Install fill, complete and in place for the sum of One hundred and twenty-five Dollars & Zero Cents per Cubic Yard.	$ 125.00	$ 125.00
			TC ~~SUBTOTAL - BRIDGE #2~~		
207		2 SY	Furnish & Install Solid Bermuda Sod, work fully performed for the sum of Three hundred and twenty-five Dollars & Zero Cents per Square Yard.	$ 325.00	$ 650.00
			SUBTOTAL - BRIDGE #2 Thirteen thousand, nine hundred and seventy-two Dollars & Zero Cents		$ 13,972.00
BRIDGE #3 - ELM STREET @ WALNUT CREEK					
301		1 LS	Mobilization, work fully performed for the sum of One thousand, seven hundred and forty Dollars & Zero Cents per Lump Sum.	$ 1,740.00	$ 1,740.00
302		1 LS	Traffic Control, work fully performed for the sum of Five thousand Dollars & Zero Cents per Lump Sum.	$ 5,000.00	$ 5,000.00
303		50 LF	Epoxy Seal Sidewalk and Rip-Rap Joints, work fully performed for the sum of Twenty Dollars & Zero Cents per Linear Foot.	$ 20.00	$ 1,000.00
304		212 SY	HMAC Removal / Replacement, work fully performed for the sum of One hundred and twenty-five Dollars & Zero Cents per Square Yard.	$ 125.00	$ 26,500.00
305		2 EA	Furnish & Install OM-3R Object Markers, complete and in place for the sum of Three hundred and twenty-five Dollars & Zero Cents per Each.	$ 325.00	$ 650.00
			SUBTOTAL - BRIDGE #3 Thirty-four thousand, eight hundred and ninety Dollars & Zero Cents		$ 34,890.00

SECTION P - PROPOSAL

ITEM #	QTY	UNIT	DESCRIPTION & PRICE IN WORDS	UNIT PRICE	TOTAL PRICE
BRIDGE #4 - HOLLAND ROAD @ LOWE BRANCH					
401	1	LS	Mobilization, work fully performed for the sum of Two thousand, one hundred Dollars & Zero Cents per Lump Sum.	$ 2,100.00	$ 2,100.00
402	1	LS	Traffic Control, work fully performed for the sum of Eight thousand, five hundred Dollars & Zero Cents per Lump Sum.	$ 8,500.00	$ 8,500.00
403	200	LF	Remove Metal Beam Guard Fence, work fully performed for the sum of Seven Dollars & Zero Cents per Linear Foot.	$ 7.00	$ 1,400.00
404	4	EA	Remove Terminal Anchor Section, work fully performed for the sum of Two hundred and fifty Dollars & Zero Cents per Each.	$ 1,000.00	$ 4,000.00
405	4	EA	Furnish & Install Thrie-Beam Transition, complete and in place for the sum of One thousand, nine hundred and fifty Dollars & Zero Cents per Each.	$ 1,950.00	$ 7,800.00
406	75	LF	Furnish & Install Metal Beam Guard Fence (Tim Post), complete and in place for the sum of Thirty Dollars & Zero Cents per Linear Foot.	$ 30.00	$ 2,250.00
407	2	EA	Furnish & Install Single Guardrail Terminal, complete and in place for the sum of Three thousand, five hundred Dollars & Zero Cents per Each.	$ 3,500.00	$ 7,000.00
408	2	EA	Furnish & Install Downstream Anchor Terminal, complete and in place for the sum of One thousand, two hundred and fifty Dollars & Zero Cents per Each.	$ 1,250.00	$ 2,500.00
409	27	SY	Remove / Replace HMAC Paving (8"), work fully performed for the sum of Two hundred and ten Dollars & Zero Cents per square yard.	$ 210.00	$ 5,670.00

SECTION P - PROPOSAL

ITEM #	QTY	UNIT	DESCRIPTION & PRICE IN WORDS	UNIT PRICE	TOTAL PRICE
410		2 EA	Furnish & Install OM-3R Object Markers, complete and in place for the sum of Three hundred and twenty-five Dollars & Zero Cents per Each.	$ 325.00	$ 650.00
411		6 CY	Construct 5" Concrete Rip-Rap, work fully performed for the sum of Five hundred and ninety-five Dollars & Zero Cents per Cubic Yard.	$ 595.00	$ 3,570.00
412		2 CY	Furnish & Install fill, complete and in place for the sum of Ninety Dollars & Zero Cents per Cubic Yard.	$ 90.00	$ 180.00
			SUBTOTAL - BRIDGE #4 Forty-two thousand, six hundred and twenty Dollars & Zero Cents		$ 42,620.00
BRIDGE #5 - MITCHELL ROAD @ LOWE BRANCH					
501		1 LS	Mobilization, work fully performed for the sum of Four thousand, five hundred and seventy-five Dollars & Zero Cents per Lump Sum.	$ 4,575.00	$ 4,575.00
502		1 LS	Traffic Control, work fully performed for the sum of Six thousand, nine hundred and fifty Dollars & Zero Cents per Lump Sum.	$ 6,950.00	$ 6,950.00
503		2 EA	Furnish & Install OM-3R Object Markers, complete and in place for the sum of Three hundred and twenty-five Dollars & Zero Cents per Each.	$ 325.00	$ 650.00
504		6 CY	Construct 5" Concrete Rip-Rap, work fully performed for the sum of Four hundred and fifty Dollars & Zero Cents per Cubic Yard.	$ 450.00	$ 2,700.00
505		610 SY	Remove / Replace HMAC Paving (8"), work fully performed for the sum of One hundred and twenty-five Dollars & Zero Cents per square yard.	$ 125.00	$ 76,250.00

SECTION P - PROPOSAL

ITEM #	QTY	UNIT	DESCRIPTION & PRICE IN WORDS	UNIT PRICE	TOTAL PRICE
506		2 CY	Furnish & Install fill, complete and in place for the sum of One hundred and fifty Dollars & Zero Cents per cubic yard.	$ 150.00	$ 300.00
			SUBTOTAL - BRIDGE #5 Ninety-one thousand, four hundred and twenty-five Dollars & Zero Cents		$ 91,425.00
BRIDGE #6 - NEWT PATTERSON ROAD @ WALNUT CREEK					
601		1 LS	Mobilization, work fully performed for the sum of Two thousand, one hundred Dollars & Zero Cents per Lump Sum.	$ 2,100.00	$ 2,100.00
602		1 LS	Traffic Control, work fully performed for the sum of Six thousand, four hundred and fifty Dollars & Zero Cents per Lump Sum.	$ 6,450.00	$ 6,450.00
603		50 SF	Patch Spalling in West Abutment Wall, work fully performed for the sum of Two hundred and twenty-five Dollars & Zero Cents per Square Foot.	$ 225.00	$ 11,250.00
604		2 EA	Furnish & Install OM-3R Object Markers, complete and in place for the sum of Three hundred and twenty-five Dollars & Zero Cents per Each.	$ 325.00	$ 650.00
605		162.5 LF	Furnish & Install Metal Beam Guard Fence (Tim Post), complete and in place for the sum of Thirty Dollars & Zero Cents per Linear Foot.	$ 30.00	$ 4,875.00
606		2 EA	Furnish & Install Single Guardrail Terminal, complete and in place for the sum of Three thousand, five hundred Dollars & Zero Cents per Each.	$ 3,500.00	$ 7,000.00
607		2 EA	Furnish & Install Downstream Anchor Terminal, complete and in place for the sum of One thousand, two hundred and fifty Dollars & Zero Cents per Each.	$ 1,250.00	$ 2,500.00

SECTION P - PROPOSAL

ITEM #	QTY	UNIT	DESCRIPTION & PRICE IN WORDS	UNIT PRICE	TOTAL PRICE
608	100.84	LF	Retrofit Modified T631LS Traffic Rail on Existing Concrete Rail, work fully performed for the sum of Seventy-one Dollars & Zero Cents per Linear Foot.	$ 71.00	$ 7,159.64
			SUBTOTAL - BRIDGE #6 Forty-one thousand, nine hundred and eighty-four Dollars & sixty-four Cents		$ 41,984.64
BRIDGES #7 & #8 - MATLOCK ROAD @ WALNUT CREEK					
701	1	LS	Mobilization, work fully performed for the sum of Six hundred and fifty Dollars & Zero Cents per Lump Sum.	$ 650.00	$ 650.00
702	1	LS	Traffic Control, work fully performed for the sum of Two thousand Dollars & Zero Cents per Lump Sum.	$ 2,000.00	$ 2,000.00
703	50	LF	Remove & Replace Metal Beam Guard Fence (Tim Post), work fully performed for the sum of Thirty-seven Dollars & Zero Cents per Linear Foot.	$ 37.00	$ 1,850.00
704	2	EA	Remove & Reset Existing Single Guardrail Terminal, work fully performed for the sum of One thousand, five hundred Dollars & Zero Cents per Each.	$ 1,500.00	$ 3,000.00
705	1	EA	Remove Single Guardrail Terminal, work fully performed for the sum of One thousand dollars Dollars & Zero Cents per Each.	$ 1,000.00	$ 1,000.00
706	1	EA	Furnish & Install Single Guardrail Terminal, complete and in place for the sum of Three thousand, five hundred Dollars & Zero Cents per Each.	$ 3,500.00	$ 3,500.00
707	3	EA	Furnish & Install OM-3R Object Markers, complete and in place for the sum of Three hundred and twenty-five Dollars & Zero Cents per Each.	$ 325.00	$ 975.00

SECTION P - PROPOSAL

ITEM #	QTY	UNIT	DESCRIPTION & PRICE IN WORDS	UNIT PRICE	TOTAL PRICE
708		15 LF	Epoxy Seal Sidewalk / Inlet Joint, work fully performed for the sum of Seven Dollars & Zero Cents per Linear Foot.	$ 7.00	$ 105.00
709		4 CY	Funish & Install Flowable Fill, complete and in place for the sum of One Dollars & Fifty Cents per Cubic Yard.	$ 1.50	$ 6.00
710		17 CY	Furnish & Install Type R Stone Rip-Rap, complete and in place for the sum of One Dollars & Zero Cents per Cubic Yard.	$ 1.00	$ 17.00
			SUBTOTAL - BRIDGES #7 & #8 Thirteen thousand, one hundred and three Dollars & Zero Cents		$ 13,103.00
BRIDGE #9 - RETTA-MANSFIELD ROAD @ WALNUT CREEK TRIBUTARY					
901		1 LS	Mobilization, work fully performed for the sum of Three hundred and eighty-nine Dollars & Zero Cents per Lump Sum.	$ 389.00	$ 389.00
902		1 LS	Traffic Control, work fully performed for the sum of Four thousand, four hundred Dollars & Zero Cents per Lump Sum.	$ 4,400.00	$ 4,400.00
903		1 LS	Trim Vegetation for Sign Visibility, work fully performed for the sum of One thousand, five hundred Dollars & Zero Cents per Lump Sum.	$ 1,500.00	$ 1,500.00
904		2 SF	Repair 15" x 15" x 2" Spall, work fully performed for the sum of Five hundred and sixty Dollars & Zero Cents per Square Foot.	$ 560.00	$ 1,120.00
905		4 EA	Furnish & Install OM-3R Object Markers, complete and in place for the sum of Three hundred and twenty-five Dollars & Zero Cents per Each.	$ 325.00	$ 1,300.00
			SUBTOTAL - BRIDGE #9 Eight thousand, seven hundred and nine Dollars & Zero Cents		$ 8,709.00

SECTION P - PROPOSAL

ITEM #	QTY	UNIT	DESCRIPTION & PRICE IN WORDS	UNIT PRICE	TOTAL PRICE
BRIDGE #10 - WALNUT CREEK DRIVE @ HOGPEN BRANCH					
1001		1 LS	Mobilization, work fully performed for the sum of One thousand, two hundred and eighty-five Dollars & Zero Cents per Lump Sum.	$ 1,285.00	$ 1,285.00
1002		1 LS	Traffic Control, work fully performed for the sum of Four thousand, five hundred Dollars & Zero Cents per Lump Sum.	$ 4,500.00	$ 4,500.00
1003		2 CY	Furnish & Install Flowable Fill, work fully performed for the sum of One thousand, two hundred Dollars & Zero Cents per Cubic Yard.	$ 1,200.00	$ 1,200.00
1004		40 CY	Furnish & Install Fill for Sod Areas, work fully performed for the sum of Ninety-five Dollars & Zero Cents per Cubic Yard.	$ 95.00	$ 3,800.00
1005		1 LS	Repair Spalling at Railing, work fully performed for the sum of Two thousand, five hundred Dollars & Zero Cents per Lump Sum.	$ 2,500.00	$ 2,500.00
1006		45 SY	Furnish & Install Solid Bermuda Sod, work fully performed for the sum of Two hundred and fifty Dollars & Zero Cents per Square Yard.	$ 250.00	$ 11,250.00
			SUBTOTAL - BRIDGE #10 Twenty-five thousand, seven hundred and thirty-five Dollars & Zero Cents		$ 25,735.00

SECTION P - PROPOSAL

ITEM #	QTY	UNIT	DESCRIPTION & PRICE IN WORDS	UNIT PRICE	TOTAL PRICE
SUMMARY					
			SUBTOTAL - BRIDGE #1		$ 2,262.00
			SUBTOTAL - BRIDGE #2		$ 13,972.00
			SUBTOTAL - BRIDGE #3		$ 34,890.00
			SUBTOTAL - BRIDGE #4		$ 42,620.00
			SUBTOTAL - BRIDGE #5		$ 91,425.00
			SUBTOTAL - BRIDGE #6		$ 41,984.64
			SUBTOTAL - BRIDGES #7 & #8		$ 13,103.00
			SUBTOTAL - BRIDGE #9		$ 8,709.00
			SUBTOTAL - BRIDGE #10		$ 25,735.00
			TOTAL BID Two Hundred Seventy-four thousand Seven Hundred Sixty-Four Dollars & Cents		$ 274,700.64

6. BIDDER acknowledges that the quantities indicated in the previous schedule are not guaranteed and may be changed to conform to the Work. BIDDER has read Paragraph 13.03 of the Supplementary Conditions and understands that the quantities shown in the previous schedule and as modified by change order will be the actual quantities paid by the OWNER for the completion of the work.

7. BIDDER agrees that the Work will be completed and ready for final payment within ninety (90) working days from the date when the contract time commences to run.

8. BIDDER accepts the provisions of the Special Conditions as to liquidated damages in case of failure to complete the Work on time, and early completion incentives for early completion of the Work.

9. The terms used in this Bid which are defined in the General Conditions of Agreement included as part of the Contract Documents have the meanings assigned to them in the General Conditions.

Respectfully submitted,

By Tomas Coronado

Title Managing Member

Address 9846 NW County RD FM 2221

Barry, TX 75102

Telephone No. 469-688-1719

Submitted by Coronado Roadway Construction, LLC a corporation

Doing business as _____

Communication concerning this Bid should be directed to the attention of:

_____

Bid Bond
SURETY DEPARTMENT

Conforms with the American Institute of Architects, A.I.A Documents No. A-310

KNOW ALL MEN BY THESE PRESENTS,

That we, **Coronado Roadway Construction, LLC** as Principal hereinafter called the Principal, and **Merchants National Bonding, Inc.** a corporation created and existing under the laws of the State of **Iowa** whose principal office is in **Des Moines, IA** as Surety, hereinafter called the Surety, are held and firmly bound unto **City of Mansfield** as Obligee, hereinafter called the Obligee,

in the sum of **Five Percent of the Greatest Amount Bid** Dollars **(5% GAB)** for the payment of which sum, well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents

Whereas, the Principal has submitted a bid for **BRINSAP Bridge Repairs**

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or contract documents with good and sufficient surety for the faithful performance of such contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect

Signed and sealed this **10th** day of **March**, **2026**

Coronado Roadway Construction, LLC

(Principal)

By _____(SEAL)

Merchants National Bonding, Inc.

(Surety)

By _____(SEAL)
Brady Wilson, Attorney-in-fact

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Becky Ann Chatfield; Brady Wilson; Brennan Williamson; Caleb Hale; Jack Nottingham; Jade Porter; Jarod Jaggers; Jarrett Willson; Jay Jordan; Jennifer Cisneros; Jeremy Barnett; Johnny Moss; Robert G Kanuth; Robert J Shuya; Ryan Cox; Steven W Searcey; Tony Fierro

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 14th day of June , 2024 .

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 14th day of June 2024 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 10th day of March 2026.

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

William Warner Jr.
Secretary

POA 0018 (1/24)

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

Coronado Roadway Construction, LLC

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

None

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☒ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☒ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

None

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Signature of vendor doing business with the governmental entity

03/06/2026

Date

MANSFIELD
TEXAS

SENATE BILL 252 CERTIFICATION

On this date, I, _____, an employee of the City of Mansfield, Texas, pursuant to Texas Government Code, Chapter 2252, Section 2252.152 and Section 2252.153, certify that I did review the website of the Comptroller of the State of Texas concerning the listing of companies that is identified under Section 806.051, Section 807.051 or Section 2253.253, and I have ascertained that the below-named company is not contained on said listing of companies which do business with Iran, Sudan or any Foreign Terrorist Organization.

Coronado Roadway Construction, LLC

COMPANY NAME

Bid 2026-41-04-01

CONTRACT NUMBER

CERTIFICATION CHECK PERFORMED BY:

EMPLOYEE SIGNATURE

PRINTED NAME OF EMPLOYEE

DATE

Owner: City of Mansfield				**Bid No.** 2026-41-04-01
Project: BRINSAP Bridge Repairs				**Date:** 3/10/2026 at 2:00 p.m.
Bidder Name	**Bid Amount**	**Bid Bond (Yes)**	**Bid Bond (No)**	**Submission Date**
Gibson & Associates Inc. 11210 Ryliecrest Drive Balch Springs, TX 75180	$422,688.00	☑	☐	3/10/2026 at 12:53 p.m.
Coronado Roadway Construction LLC 9846 NW County Rd. FM 2221 Barry, TX 75102	$274,700.64	☑	☐	3/10/2026 at 1:24 p.m.
Fort Worth Civil Constructors, LLC 4860 Mark IV Pkwy Fort Worth, TX 76106	$492,384.76	☑	☐	3/10/2026 at 1:26 p.m.
Iron T Construction Inc. 1595 County Road 4510 Whitewright, TX 75491	$410,125.60	☑	☐	3/10/2026 at 1:48 p.m.
Capko Concrete Structures LLC PO Box 426 Azle, TX 76098	$495,880.00	☑	☐	3/10/2026 at 1:52 p.m.

City of Mansfield
Staff Report

Item ID: 26-2064

Agenda Date: April 13, 2026

Title
26-2064: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Imposition of a Twenty Percent (20%) Penalty for Collection Costs on Delinquent Taxes for the 2025 Tax Year and Subsequent Years; Approving a Contingent Fee Contract for Legal Services with Linebarger Goggan Blair & Sampson, LLP; Making Certain Findings as Required by Section 2254.1036 of the Texas Government Code; Finding That the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Description/History
On January 10, 2011, the City Council authorized the City Manager to execute a contract for the collection of delinquent taxes with Linebarger, Goggan, Blair & Sampson L.L.P. Historically, the City has outsourced the enforcement and collection of delinquent property taxes to a collection agency.

Linebarger has been consistent at collecting the delinquent property taxes for the City of Mansfield over the years. This resolution is updating the previous agreement with Linebarger.

Strategic Initiative
Develop Strong Economy

Recommendation
Staff recommend that the City Council of the City of Mansfield, Texas approve and authorize the City Manager to finalize and execute the contingent fee contract with Linebarger Goggan Blair & Sampson, LLP for the collection of delinquent government receivables.

Funding Source
N/A

Prepared By
Troy Lestina, Deputy City Manager/Chief Financial Officer - (817) 276-4258

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE IMPOSITION OF A TWENTY PERCENT (20%) PENALTY FOR COLLECTION COSTS ON DELINQUENT TAXES FOR THE 2025 TAX YEAR AND SUBSEQUENT YEARS; APPROVING A CONTINGENT FEE CONTRACT FOR LEGAL SERVICES WITH LINEBARGER GOGGAN BLAIR & SAMPSON, LLP; MAKING CERTAIN FINDINGS AS REQUIRED BY SECTION 2254.1036 OF THE TEXAS GOVERNMENT CODE; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

WHEREAS, the City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, section 6.30 of the Texas Tax Code, as amended, authorizes City to provide for compensating an attorney up to twenty percent (20%) of the delinquent tax, penalty, and interest collected by the attorney; and,

WHEREAS, sections 33.07, 33.08, and 33.11 of the Texas Tax Code, as amended, authorize the City to impose additional penalties secured by a tax lien to defray the cost of collection, not to exceed the amount of the compensation specified in the contract with an attorney pursuant to section 6.30 of the Texas Tax Code; and,

WHEREAS, the City has contracted with Linebarger Goggan Blair & Sampson, LLP ("Linebarger") to collect its delinquent taxes pursuant to section 6.30 of the Texas Tax Code, as amended; and,

WHEREAS, the contract provides that Linebarger's compensation shall be comprised of section 33.07 penalties, section 33.08 penalties, section 33.11 penalties and section 33.48 attorney fees awarded to and collected by Linebarger, pursuant to each statute of the Texas Tax Code; and,

WHEREAS, the City has agreed in the contract to impose section 33.07, section 33.08, and section 33.11 penalties of twenty percent (20%) to offset the cost of delinquent tax collection efforts. Notwithstanding any other provision of this resolution, it is not intended to and it should not be construed so as to impose an additional penalty under Section 33.07 of the Texas Tax Code on any delinquent tangible personal property taxes that Section 33.11 of the Texas Tax Code forbids its application; and,

WHEREAS, the City has determined it is in the best interest to ensure the prompt payment of delinquent taxes, amounts and costs as provided by applicable statute; and,

WHEREAS, after providing adequate legal notice to the public pursuant to Section 2254.1036 of the Texas Government Code, the City Council desires to approve a contingent fee agreement for delinquent tax collection services (Contract) with Linebarger; and,

WHEREAS, after exercising due diligence, the City finds and determines the following:

1. There is a substantial need for the legal services to be provided pursuant to the Contract;

2. These legal services cannot be adequately performed by the attorneys and supporting personnel of the City at a reasonable cost;

3. These legal services cannot reasonably be obtained from attorneys in private practice under a contract providing only for the payment of hourly fees, without regard to the outcome of the matter, because of the nature of delinquent tax penalties provided by Texas Tax Code Sections 6.30, 33.07, 33.08, 33.11, and 33.48 and because the City does not have the funds to pay the estimated amounts required under a contract only for the payment of hourly fees;

4. Linebarger is well qualified and competent to perform the legal services required to comply with the terms of this Contract;

5. Linebarger has provided these specialized legal services to many nearby entities for the past 40 years and the entities have been well satisfied with the quality and outcome of the legal services provided. The law firm currently represents the City for its court collection program and two other cities in Johnson County in the City of Grandview and the City of Godley; and

6. The Contract with Linebarger is the result of an arm's length transaction between the City and Linebarger and is fair and reasonable.

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

SECTION 1.

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

SECTION 2.

In connection with 2025 taxes that become delinquent before June 1, 2026, and subsequent years' taxes, the City hereby affirmatively imposes an additional twenty percent (20%) penalty pursuant to Tex. Tax Code § 33.07

SECTION 3.

In connection with 2025 taxes that become delinquent on or after June 1, 2026, and subsequent years' taxes the City hereby affirmatively imposes an additional twenty percent (20%) penalty pursuant to Tex. Tax Code § 33.08.

SECTION 4.

In connection with 2025 taxes that become delinquent on or after February 1, 2026 and subsequent years' taxes imposed on tangible personal property, the City of Mansfield hereby affirmatively imposes an additional (twenty percent) 20% penalty pursuant to Tex. Tax Code § 33.11.

SECTION 5.

After making the requisite findings pursuant to Section 2254.1036 of the Texas Government Code, the contingent fee Contract for legal services with Linebarger, in substantially the same form as Exhibit "A" attached, is hereby approved.

SECTION 6.

The City Tax Assessor-Collector is authorized to mail notice of the delinquency and of the penalty to each property owner in accordance with Tex. Tax Code sections 33.07, 33.08, and 33.11.

SECTION 7.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and public notice of the time, place, and purpose of said meeting was given in accordance with Section 2254.1036 of the Texas Government Code.

SECTION 8.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 13TH DAY OF APRIL, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

STATE OF TEXAS §
§
COUNTY OF TARRANT §

TAX COLLECTION SERVICES CONTRACT
FOR THE
CITY OF MANSFIELD, TEXAS

THIS CONTRACT (hereinafter "AGREEMENT") is made and entered into by and between the City of Mansfield, Texas, acting herein by and through its governing body, hereinafter styled "CLIENT", and Linebarger Goggan Blair & Sampson, LLP, hereinafter styled "FIRM" (together referred to as the "Parties").

Article 1
Nature of Relationship and Authority for Contract

1.01 The Parties hereto acknowledge that this AGREEMENT creates an attorney-client relationship between CLIENT and FIRM.

1.02 The CLIENT hereby employs the FIRM to provide the services hereinafter described for compensation hereinafter provided.

Article 2
Scope of Services

2.01 The FIRM shall take reasonable and necessary actions to collect property taxes that are owed to the CLIENT and to any other taxing unit whose taxes are assessed and collected by the CLIENT, and that are subject to this AGREEMENT, as hereinafter provided. The FIRM shall also provide additional support and assistance to the CLIENT in regards to collection of owed property taxes, including but not limited to the following:

(a) delinquent tax reports and updates based on data provided by the Tarrant, Johnson and/or Ellis County Tax Office as well as that processed by the FIRM;

(b) advice to the CLIENT on legal issues that arise in the process of collection of owed property taxes including all applicable new legislation for current and delinquent tax collections; and

(c) such additional services as CLIENT officials may deem necessary to expedite the collection of delinquent taxes.

2.02 The CLIENT may from time-to-time specify in writing additional actions that should be taken by the FIRM in connection with the collection of the taxes owed to the CLIENT. CLIENT further constitutes and appoints the FIRM as CLIENT's attorneys to sign all legal instruments, pleadings, drafts, authorizations and papers as shall be reasonably necessary to prosecute the CLIENT's claim for taxes.

2.03 Taxes owed to the CLIENT shall become subject to this AGREEMENT upon the following dates, whichever occurs first:

(a) On February 1 of the year in which the taxes become delinquent if a previously filed tax suit is then pending against the property subject to the tax;

(b) On the date any lawsuit is filed with respect to the recovery of the tax if the tax is delinquent and is required to be included in the suit pursuant to TEX. TAX CODE § 33.42(a);

(c) On the date of filing any application for tax warrant where recovery of the tax or estimated tax is sought and where the filing of an application for tax warrant by the Firm is at the request of CLIENT's Tax Assessor-Collector;

(d) On the date of filing any claim in bankruptcy where recovery of the tax is sought;

(e) In the case of tangible personal property, on the 60th day after the February 1 delinquency date; or

(f) On July 1 of the year in which the taxes become delinquent.

Article 3
Compensation

3.01 The CLIENT agrees to pay the FIRM as compensation for the services required hereunder twenty percent (20%) of all taxes, penalty and interest subject to the terms of this AGREEMENT as set forth in Paragraph 2.03 above, collected and paid to the collector of taxes during the term of this AGREEMENT, as and when collected.

3.02 The CLIENT shall pay the FIRM by the twentieth day of each month all compensation earned by the FIRM for the previous month as provided in this Article 3. All compensation shall become the property of the FIRM at the time payment of the taxes, penalty and interest is made to the collector.

Article 4
Intellectual Property Rights

4.01 The CLIENT recognizes and acknowledges that the FIRM owns all right, title and interest in certain proprietary software that the FIRM may utilize in conjunction with performing the services provided in this AGREEMENT. The CLIENT agrees and hereby grants to the FIRM the right to use and incorporate any information provided by the CLIENT ("CLIENT Information") to update the databases in this proprietary software, and, notwithstanding that CLIENT Information has been or shall be used to update the databases in this proprietary software, further stipulates and agrees that the CLIENT shall have no rights or ownership whatsoever in and to the software or the data contained therein, except that the CLIENT shall be entitled to obtain a copy of such data that directly relates to the CLIENT's accounts at any time.

4.02 The FIRM agrees that it will not share or disclose any specific confidential CLIENT Information with any other company, individual, organization or agency, without the prior written

consent of the CLIENT, except as may be required by law or where such information is otherwise publicly available. It is agreed that the FIRM shall have the right to use CLIENT Information for internal analysis, improving the proprietary software and database, and generating aggregate data and statistics that may inherently contain CLIENT Information. These aggregate statistics are owned solely by the FIRM and will generally be used internally, but may be shared with the FIRM's affiliates, partners or other third parties for purposes of improving the FIRM's software and services.

Article 5
Costs

5.01 The FIRM and CLIENT recognize that publication costs for citations and notices of sale and title abstract costs will be incurred in the process of providing the litigation services contemplated in this AGREEMENT. All such costs shall be billed to the CLIENT, in care of the FIRM, and the FIRM will advance the payment of such costs on behalf of the CLIENT. Upon recovery of such costs from the defendants or from the tax sale of defendants' property, the FIRM shall be reimbursed for the advance payment. Alternatively, the FIRM may arrange with the vendor or agency providing the service that actual payment of the costs of services is wholly contingent upon recovery of such costs by the CLIENT or the FIRM from the defendants or from the tax sale of defendants' property. In such contingent arrangements, the CLIENT has no responsibility or liability for payment or advancement of any costs, other than forwarding to the vendor or service provider any cost amounts received from defendants or from the tax sale of defendants' property.

5.02 The CLIENT acknowledges that the FIRM may provide services, such as title research, with its own employees or with other entities or individuals who may be affiliated with the FIRM, but the FIRM agrees that any charges for such services will be reasonable and consistent with what the same services would cost if obtained from a third party. The CLIENT agrees that upon the recovery of such costs, the CLIENT will (i) pay the FIRM for any such costs that have been advanced by the FIRM or performed by the FIRM and (ii) pay any third party agency or vendor owed for performing such services.

Article 6
Term and Termination

6.01 This AGREEMENT shall be effective April 1, 2026 (the “Effective Date”) and shall expire on June 30, 2029 (the “Expiration Date”) unless extended as hereinafter provided.

6.02 Unless prior to sixty (60) days before the Expiration Date, the CLIENT or the FIRM notifies the other in writing that it does not wish to continue this AGREEMENT beyond its initial term, this AGREEMENT shall be automatically extended for an additional one year period without the necessity of any further action by either Party. In the absence of any such sixty (60) day notice by either the CLIENT or the FIRM, the AGREEMENT shall continue to automatically renew for additional and successive one-year terms in the same manner at the end of each renewal period.

6.03 CLIENT may terminate this AGREEMENT, with or without cause, by providing sixty (60) days written notice to the FIRM of such termination ("Termination Date").

6.04 Whether this AGREEMENT expires or is terminated, the FIRM shall be entitled to continue to collect any items and to prosecute any tax suits, applications for tax warrants or bankruptcy claims pending on the Termination Date or Expiration Date for an additional six (6) months following termination or expiration. The CLIENT agrees that the FIRM shall be compensated as provided by Article 3 any base tax, penalties and interest collected in the pending matters during the six (6) month period.

6.05 The CLIENT agrees that the FIRM shall be reimbursed for any costs advanced and shall be paid for any services performed pursuant to Article 5 when such costs are recovered by or on behalf of the CLIENT, regardless of the date recovered. It is expressly agreed that neither the expiration nor the termination of this AGREEMENT constitutes a waiver by the FIRM of its entitlement to be reimbursed for such costs and to be paid for such services. It is further expressly agreed that the expiration of any six-month period under Section 6.04 does not constitute any such waiver by the Firm.

Article 7
Miscellaneous

7.01 Assignment and Subcontracting. This AGREEMENT is not assignable, provided however, the FIRM may from time-to-time obtain co-counsel or subcontract some of the services provided for herein to other law firms or entities. In such cases, the FIRM will retain supervisory control and responsibility for any services provided by such co-counsel or subcontractors and shall be responsible to pay any compensation due to any such co-counsel or subcontractor.

7.02 Venue. This AGREEMENT shall be governed by the laws of the state of Texas. The parties hereby submit to the exclusive jurisdiction and venue of Tarrant County, Texas, state and federal courts with respect to any action between the parties relating to this AGREEMENT.

7.03 Integration. This AGREEMENT contains the entire agreement between the Parties hereto and may only be modified in a written amendment, executed by both Parties.

7.04 Representation of Other Taxing Entities. The CLIENT acknowledges and consents to the representation by the FIRM of other taxing entities that may be owed taxes or other claims and be secured by the same property as the CLIENT's claim.

7.05 Retention of Files. The FIRM will retain the files created in the course of performing the Services specified in Article 2 above according to the following schedule. After the time periods specified in this Section, CLIENT consents to the destruction of such files, so long as such destruction is undertaken in a manner to protect the confidentiality of any personal or private information contained therein.

Tax Warrant files:	Five years from the date of issuance of a warrant.
Litigation files:	Two years from the date of nonsuit or dismissal of a suit occurring prior to a final judgment.
	Five years from the date of sale of the last property pursuant to the judgment or other satisfaction of the judgment.

Ten years from the date of filing of an abstract of judgment, or five years from the date of satisfaction of the judgment, whichever is earlier.

Bankruptcy Files: Two years from the date of dismissal of a bankruptcy proceeding or other order closing the case, or from satisfaction of a claim, whichever is earlier, with respect to Chapter 7 and 13 proceedings.

Three years from the date of dismissal of a bankruptcy proceeding or other order closing the case, or from satisfaction of a claim, whichever is earlier, with respect to Chapter 11 proceedings.

7.06 Notices. For purposes of sending any notice under the terms of this AGREEMENT, all notices shall be sent by certified United States mail, or delivered by hand or by courier, and addressed as follows:

For FIRM:	For CLIENT:
Linebarger Goggan Blair & Sampson, LLP	City of Mansfield
Attention: Director of CMS	Attn: City Manager
P.O. Box 17428	1200 East Broad Street
Austin, Texas 78760-7428	Mansfield, Texas 76063

7.07 Reports. FIRM shall prepare and provide to CLIENT reports each calendar quarter documenting the performance of FIRM under this AGREEMENT. Reports shall be prepared in a format and contain information agreed to by FIRM and CLIENT.

7.08. *Compliance with Tx. Govt. Code § 2270.002.* In order to comply with Tx. Govt. Code §2270.002, the FIRM verifies that it does not boycott Israel and will not boycott Israel during the term of the AGREEMENT.

7.09. *Compliance with Tx. Govt. Code § 2252*. In order to comply with Tx. Govt. Code § 2252, the FIRM verifies that it does not engage in business with Iran, Sudan, or any foreign terrorist organization and will not during the term of this AGREEMENT.

7.010. *Compliance with Tx. Govt. Code § 2274*. In order to comply with Tx. Govt. Code § 2274, the FIRM verifies that it does not boycott energy companies nor does it have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association, and it will not during the term of this AGREEMENT.

Signature Page Follows

EXECUTED this the _____ day of _____, 2026, by both Parties, signing by and through their duly authorized representatives.

"City"
City of Mansfield

By: _____
Troy Lestina
Deputy City Manager/CFO

ATTEST:

_____
Susana Marin, City Secretary

APPROVED AS TO FORM:

_____
Victor Flores, City Attorney

"Firm"
Linebarger Goggan Blair & Sampson, LLP

By: _____
C. Corey Fickes, Partner

City of Mansfield
Staff Report

Item ID: 26-2076

Agenda Date: April 13, 2026

Title
26-2076: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager, or His Designee, to Execute Documents Related to the National Opioid Litigation for Approval of the Six Remnant Defendants Settlement Agreement (RDSA); Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Description/History
The proposed Remnant Defendants Settlement will result in the Six Remnant Defendants paying a combined $97,625,000.00 in cash for purposes of abating the opioid epidemic. The Settlement will result in a one-time settlement payment to each Eligible Entity. A national pro-rata percentage was created. The City of Mansfield's percentage of participation was listed at 0.0073576050%. The Remnant Defendants Settlement does not include State Attorneys General or any amount allocated to a State. Rather, this Settlement will be distributed only and directly to any Eligible Entity that participates by signing and returning the Combined Subdivision Participation and Release Form by the deadline. The Settlement funds must be used for the Core Strategies and Approved Uses set forth in Exhibit D of the Remnant Defendant Settlement Agreement.

Strategic Initiative
N/A

Recommendation
Staff recommends that the City Manager, or his designee, be authorized to approve the RDSA case settlements against the named defendants, execute the Combined Subdivision Participation and Release Form, and any additional documents relating to the RDSA settlements.

Funding Source
N/A

Prepared By
Victor Flores, City Attorney -

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE DOCUMENTS RELATED TO THE NATIONAL OPIOID LITIGATION FOR APPROVAL OF THE SIX REMNANT DEFENDANTS SETTLEMENT AGREEMENT (RDSA); FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

WHEREAS, the City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, the City has joined with other Texas cities in multi-district litigation to bring legal claims against contributors to the opioid epidemic, including distributors/dispensers, and to hold them accountable for damages associated with the opioid epidemic; and,

WHEREAS, the City was notified of a new national settlement with the Remnant Defendants Settlement Agreement (RDSA) dated February 23, 2026, including: Associated Pharmacies, Inc (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics); and,

WHEREAS, these settlement funds must be used for opioid abatement efforts; and,

WHEREAS, the City Attorney recommends that it is in the City's best interest to participate in the RDSA Settlements involving the above-named defendants.

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

SECTION 1.

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

SECTION 2.

The City Council hereby approves the RDSA case settlements against the above-named defendants and authorizes City Manager, or his designee, to execute the Combined Subdivision Participation and Release Form. The City Council further authorizes the City Manager, or his designee, to sign any additional documents relating to the RDSA settlements as may be required under the terms of each settlement.

SECTION 3.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law, and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 4.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 13TH DAY OF APRIL, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

EXHIBIT G

Six (6) Remnant Defendants' Combined Subdivision Participation and Release Form ("Combined Participation Form")

Governmental Entity:	State:
Authorized Official:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above ("Governmental Entity"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the six (6) Remnant Defendants' Settlement Agreement ("RDSA"), dated February 23, 2026, and described further in Paragraph 1, and acting through the undersigned authorized official, hereby elects to participate in the RDSA, release all Released Claims against all Released Entities, and agrees as follows:

1. The Governmental Entity hereby elects to participate in the RDSA as a Participating Subdivision with each of the following six (6) Remnant Defendants that are parties to the RDSA: (1) Associated Pharmacies, Inc. (and American Associated Pharmacies), (2) J M Smith Corporation, (3) Morris and Dickson Co., L.L.C., (4) Louisiana Wholesale Drug Company, Inc., (5) North Carolina Mutual Wholesale Drug Company, Inc., and (6) United Natural Foods, Inc. (and SuperValu).

2. The Governmental Entity is aware of and has reviewed the RDSA, understands that all capitalized terms not defined in this Combined Participation Form have the meanings defined in the RDSA, and agrees that by executing this Combined Participation Form, the Governmental Entity elects to participate in the RDSA and become a Participating Subdivision as provided in the RDSAs.

3. The Governmental Entity shall promptly, and in any event no later than 14 days after the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed against any Released Entity in the RDSA. With respect to any Released Claims pending in *In Re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs' Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice for each of six (6) Remnant Defendants listed in Paragraph 1 above substantially in the form found at *https://nationalopioidsettlement.com/additional-settlements/*.

4. The Governmental Entity agrees to the terms of each of the RDSA pertaining to Participating Subdivisions as defined therein.

5. By agreeing to the terms of the RDSA settlements and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.

6. The Governmental Entity agrees to use any monies it receives through the RDSA solely for the purposes provided therein.

7. The Governmental Entity submits to the jurisdiction of the MDL Court and agrees to follow the process for resolving any disputes described in the RDSA.

8. The Governmental Entity has the right to enforce the RDSA as provided therein.

9. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes of the RDSA, including without limitation all provisions related to release of any claims, and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in his or her official capacity whether elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in the RDSA in any forum whatsoever. The release provided for in the RDSA is intended by the Parties to be broad and shall be interpreted so as to give the Released Entities in the RDSA the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The RDSA shall be a complete bar to any Released Claim against the Released Entities.

10. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the RDSA.

11. In connection with the releases provided in the RDSA, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

> **General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims in the RDSA, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the RDSA.

12. The Governmental Entity understands and acknowledges that nothing herein is intended to modify in any way the terms of any of the RDSA, to which Governmental Entity hereby agrees. To the extent this Combined Participation Form is interpreted differently from the RDSA in any respect, the RDSA controls.

I have all necessary power and authorization to execute this Combined Participation Form on behalf of the Governmental Entity.

Signature: _____

Name: _____

Title: _____

Date: _____

EXHIBIT D

List of Opioid Remediation Uses

Schedule A

Core Strategies

Participating Subdivisions shall choose from among the abatement strategies listed in Schedule B. However, priority shall be given to the following core abatement strategies ("*Core Strategies*").

A. NALOXONE OR OTHER FDA-APPROVED DRUG TO REVERSE OPIOID OVERDOSES

1. Expand[3] training for first responders, schools, community support groups and families; and

2. Increase distribution to individuals who are uninsured or whose insurance does not cover the needed service.

B. MEDICATION-ASSISTED TREATMENT ("MAT") DISTRIBUTION AND OTHER OPIOID-RELATED TREATMENT

1. Increase distribution of MAT to individuals who are uninsured or whose insurance does not cover the needed service;

2. Provide education to school-based and youth-focused programs that discourage or prevent misuse;

3. Provide MAT education and awareness training to healthcare providers, EMTs, law enforcement, and other first responders; and

4. Provide treatment and recovery support services such as residential and inpatient treatment, intensive outpatient treatment, outpatient therapy or counseling, and recovery housing that allow or integrate medication and with other support services.

C. PREGNANT & POSTPARTUM WOMEN

[3] As used in this Exhibit D, words like "expand," "fund," "provide" or the like shall not indicate a preference for new or existing programs.

1. Expand Screening, Brief Intervention, and Referral to Treatment ("SBIRT") services to non-Medicaid eligible or uninsured pregnant women;

2. Expand comprehensive evidence-based treatment and recovery services, including MAT, for women with co- occurring Opioid Use Disorder ("OUD") and other Substance Use Disorder ("SUD")/Mental Health disorders for uninsured individuals for up to 12 months postpartum; and

3. Provide comprehensive wrap-around services to individuals with OUD, including housing, transportation, job placement/training, and childcare.

D. EXPANDING TREATMENT FOR NEONATAL ABSTINENCE SYNDROME ("NAS")

1. Expand comprehensive evidence-based and recovery support for NAS babies;

2. Expand services for better continuum of care with infant- need dyad; and

3. Expand long-term treatment and services for medical monitoring of NAS babies and their families.

E. EXPANSION OF WARM HAND-OFF PROGRAMS AND RECOVERY SERVICES

1. Expand services such as navigators and on-call teams to begin MAT in hospital emergency departments;

2. Expand warm hand-off services to transition to recovery services;

3. Broaden scope of recovery services to include co-occurring SUD or mental health conditions;

4. Provide comprehensive wrap-around services to individuals in recovery, including housing, transportation, job placement/training, and childcare; and

5. Hire additional social workers or other behavioral health workers to facilitate expansions above.

F. TREATMENT FOR INCARCERATED POPULATION

1. Provide evidence-based treatment and recovery support, including MAT for persons with OUD and co-occurring SUD/MH disorders within and transitioning out of the criminal justice system; and

2. Increase funding for jails to provide treatment to inmates with OUD.

G. PREVENTION PROGRAMS

1. Funding for media campaigns to prevent opioid use (similar to the FDA's "Real Cost" campaign to prevent youth from misusing tobacco);

2. Funding for evidence-based prevention programs in schools;

3. Funding for medical provider education and outreach regarding best prescribing practices for opioids consistent with the 2016 CDC guidelines, including providers at hospitals (academic detailing);

4. Funding for community drug disposal programs; and

5. Funding and training for first responders to participate in pre- arrest diversion programs, post-overdose response teams, or similar strategies that connect at-risk individuals to behavioral health services and supports.

H. EXPANDING SYRINGE SERVICE PROGRAMS

1. Provide comprehensive syringe services programs with more wrap-around services, including linkage to OUD treatment, access to sterile syringes and linkage to care and treatment of infectious diseases.

I. EVIDENCE-BASED DATA COLLECTION AND RESEARCH ANALYZING THE EFFECTIVENESS OF THE ABATEMENT STRATEGIES WITHIN THE STATE

Schedule B

Approved Uses

Support treatment of Opioid Use Disorder (OUD) and any co-occurring Substance Use Disorder or Mental Health (SUD/MH) conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

PART ONE: TREATMENT

A. TREAT OPIOID USE DISORDER (OUD)

Support treatment of Opioid Use Disorder ("OUD") and any co-occurring Substance Use Disorder or Mental Health ("SUD/MH") conditions through evidence-based or evidence- informed programs or strategies that may include, but are not limited to, those that:[4]

1. Expand availability of treatment for OUD and any co-occurring SUD/MH conditions, including all forms of Medication-Assisted Treatment ("MAT") approved by the U.S. Food and Drug Administration.

2. Support and reimburse evidence-based services that adhere to the American Society of Addiction Medicine ("ASAM") continuum of care for OUD and any co-occurring SUD/MH conditions.

3. Expand telehealth to increase access to treatment for OUD and any co-occurring SUD/MH conditions, including MAT, as well as counseling, psychiatric support, and other treatment and recovery support services.

4. Improve oversight of Opioid Treatment Programs ("OTPs") to assure evidence-based or evidence-informed practices such as adequate methadone dosing and low threshold approaches to treatment.

5. Support mobile intervention, treatment, and recovery services, offered by qualified professionals and service providers, such as peer recovery coaches, for persons with OUD and any co-occurring SUD/MH conditions and for persons who have experienced an opioid overdose.

6. Provide treatment of trauma for individuals with OUD (e.g., violence, sexual assault, human trafficking, or adverse childhood experiences) and family members (e.g., surviving family members after an overdose or overdose fatality), and training of health care personnel to identify and address such trauma.

7. Support evidence-based withdrawal management services for people with OUD and any co-occurring mental health conditions.

8. Provide training on MAT for health care providers, first responders, students, or other supporting professionals, such as peer recovery coaches or recovery outreach specialists, including telementoring to assist community-based providers in rural or underserved areas.

[4] As used in this Schedule B, words like "expand," "fund," "provide" or the like shall not indicate a preference for new or existing programs.

9. Support workforce development for addiction professionals who work with persons with OUD and any co-occurring SUD/MH conditions.

10. Offer fellowships for addiction medicine specialists for direct patient care, instructors, and clinical research for treatments.

11. Offer scholarships and supports for behavioral health practitioners or workers involved in addressing OUD and any co-occurring SUD/MH or mental health conditions, including, but not limited to, training, scholarships, fellowships, loan repayment programs, or other incentives for providers to work in rural or underserved areas.

12. Provide funding and training for clinicians to obtain a waiver under the federal Drug Addiction Treatment Act of 2000 ("DATA 2000") to prescribe MAT for OUD, and provide technical assistance and professional support to clinicians who have obtained a DATA 2000 waiver.

13. Disseminate web-based training curricula, such as the American Academy of Addiction Psychiatry's Provider Clinical Support Service-Opioids web-based training curriculum and motivational interviewing.

14. Develop and disseminate new curricula, such as the American Academy of Addiction Psychiatry's Provider Clinical Support Service for Medication-Assisted Treatment.

B. SUPPORT PEOPLE IN TREATMENT AND RECOVERY

Support people in recovery from OUD and any co-occurring SUD/MH conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the programs or strategies that:

1. Provide comprehensive wrap-around services to individuals with OUD and any co- occurring SUD/MH conditions, including housing, transportation, education, job placement, job training, or childcare.

2. Provide the full continuum of care of treatment and recovery services for OUD and any co-occurring SUD/MH conditions, including supportive housing, peer support services and counseling, community navigators, case management, and connections to community-based services.

3. Provide counseling, peer-support, recovery case management and residential treatment with access to medications for those who need it to persons with OUD and any co-occurring SUD/MH conditions.

4. Provide access to housing for people with OUD and any co-occurring SUD/MH conditions, including supportive housing, recovery housing, housing assistance programs, training for housing providers, or recovery housing programs that allow or integrate FDA-approved mediation with other support services.

5. Provide community support services, including social and legal services, to assist in deinstitutionalizing persons with OUD and any co-occurring SUD/MH conditions.

6. Support or expand peer-recovery centers, which may include support groups, social events, computer access, or other services for persons with OUD and any co- occurring SUD/MH conditions.

7. Provide or support transportation to treatment or recovery programs or services for persons with OUD and any co-occurring SUD/MH conditions.

8. Provide employment training or educational services for persons in treatment for or recovery from OUD and any co-occurring SUD/MH conditions.

9. Identify successful recovery programs such as physician, pilot, and college recovery programs, and provide support and technical assistance to increase the number and capacity of high-quality programs to help those in recovery.

10. Engage non-profits, faith-based communities, and community coalitions to support people in treatment and recovery and to support family members in their efforts to support the person with OUD in the family.

11. Provide training and development of procedures for government staff to appropriately interact and provide social and other services to individuals with or in recovery from OUD, including reducing stigma.

12. Support stigma reduction efforts regarding treatment and support for persons with OUD, including reducing the stigma on effective treatment.

13. Create or support culturally appropriate services and programs for persons with OUD and any co-occurring SUD/MH conditions, including new Americans.

14. Create and/or support recovery high schools.

15. Hire or train behavioral health workers to provide or expand any of the services or supports listed above.

C. CONNECT PEOPLE WHO NEED HELP TO THE HELP THEY NEED (CONNECTIONS TO CARE)

Provide connections to care for people who have—or are at risk of developing—OUD and any co-occurring SUD/MH conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, those that:

1. Ensure that health care providers are screening for OUD and other risk factors and know how to appropriately counsel and treat (or refer if necessary) a patient for OUD treatment.

2. Fund SBIRT programs to reduce the transition from use to disorders, including SBIRT services to pregnant women who are uninsured or not eligible for Medicaid.

3. Provide training and long-term implementation of SBIRT in key systems (health, schools, colleges, criminal justice, and probation), with a focus on youth and young adults when transition from misuse to opioid disorder is common.

4. Purchase automated versions of SBIRT and support ongoing costs of the technology.

5. Expand services such as navigators and on-call teams to begin MAT in hospital emergency departments.

6. Provide training for emergency room personnel treating opioid overdose patients on post-discharge planning, including community referrals for MAT, recovery case management or support services.

7. Support hospital programs that transition persons with OUD and any co-occurring SUD/MH conditions, or persons who have experienced an opioid overdose, into clinically appropriate follow-up care through a bridge clinic or similar approach.

8. Support crisis stabilization centers that serve as an alternative to hospital emergency departments for persons with OUD and any co-occurring SUD/MH conditions or persons that have experienced an opioid overdose.

9. Support the work of Emergency Medical Systems, including peer support specialists, to connect individuals to treatment or other appropriate services following an opioid overdose or other opioid-related adverse event.

10. Provide funding for peer support specialists or recovery coaches in emergency departments, detox facilities, recovery centers, recovery housing, or similar settings; offer services, supports, or connections to care to persons with OUD and any co- occurring SUD/MH conditions or to persons who have experienced an opioid overdose.

11. Expand warm hand-off services to transition to recovery services.

12. Create or support school-based contacts that parents can engage with to seek immediate treatment services for their child; and support prevention, intervention, treatment, and recovery programs focused on young people.

13. Develop and support best practices on addressing OUD in the workplace.

14. Support assistance programs for health care providers with OUD.

15. Engage non-profits and the faith community as a system to support outreach for treatment.

16. Support centralized call centers that provide information and connections to appropriate services and supports for persons with OUD and any co-occurring SUD/MH conditions.

D. ADDRESS THE NEEDS OF CRIMINAL JUSTICE-INVOLVED PERSONS

Address the needs of persons with OUD and any co-occurring SUD/MH conditions who are involved in, are at risk of becoming involved in, or are transitioning out of the criminal justice system through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, those that:

1. Support pre-arrest or pre-arraignment diversion and deflection strategies for persons with OUD and any co-occurring SUD/MH conditions, including established strategies such as:

    1. Self-referral strategies such as the Angel Programs or the Police Assisted Addiction Recovery Initiative ("PAARI");

    2. Active outreach strategies such as the Drug Abuse Response Team ("DART") model;

    3. "Naloxone Plus" strategies, which work to ensure that individuals who have received naloxone to reverse the effects of an overdose are then linked to treatment programs or other appropriate services;

4. Officer prevention strategies, such as the Law Enforcement Assisted Diversion ("LEAD") model;

5. Officer intervention strategies such as the Leon County, Florida Adult Civil Citation Network or the Chicago Westside Narcotics Diversion to Treatment Initiative; or

6. Co-responder and/or alternative responder models to address OUD-related 911 calls with greater SUD expertise.

2. Support pre-trial services that connect individuals with OUD and any co-occurring SUD/MH conditions to evidence-informed treatment, including MAT, and related services.

3. Support treatment and recovery courts that provide evidence-based options for persons with OUD and any co-occurring SUD/MH conditions.

4. Provide evidence-informed treatment, including MAT, recovery support, harm reduction, or other appropriate services to individuals with OUD and any co- occurring SUD/MH conditions who are incarcerated in jail or prison.

5. Provide evidence-informed treatment, including MAT, recovery support, harm reduction, or other appropriate services to individuals with OUD and any co- occurring SUD/MH conditions who are leaving jail or prison or have recently left jail or prison, are on probation or parole, are under community corrections supervision, or are in re-entry programs or facilities.

6. Support critical time interventions ("CTI"), particularly for individuals living with dual-diagnosis OUD/serious mental illness, and services for individuals who face immediate risks and service needs and risks upon release from correctional settings.

7. Provide training on best practices for addressing the needs of criminal justice- involved persons with OUD and any co-occurring SUD/MH conditions to law enforcement, correctional, or judicial personnel or to providers of treatment, recovery, harm reduction, case management, or other services offered in connection with any of the strategies described in this section.

E. ADDRESS THE NEEDS OF PREGNANT OR PARENTING WOMEN AND THEIR FAMILIES, INCLUDING BABIES WITH NEONATAL ABSTINENCE SYNDROME

Address the needs of pregnant or parenting women with OUD and any co-occurring SUD/MH conditions, and the needs of their families, including babies with neonatal abstinence syndrome ("NAS"), through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, those that:

1. Support evidence-based or evidence-informed treatment, including MAT, recovery services and supports, and prevention services for pregnant women-or women who could become pregnant-who have OUD and any co-occurring SUD/MH conditions, and other measures to educate and provide support to families affected by Neonatal Abstinence Syndrome.

2. Expand comprehensive evidence-based treatment and recovery services, including MAT, for uninsured women with OUD and any co-occurring SUD/MH conditions for up to 12 months postpartum.

3. Provide training for obstetricians or other healthcare personnel who work with pregnant women and their families regarding treatment of OUD and any co-occurring SUD/MH conditions.

4. Expand comprehensive evidence-based treatment and recovery support for NAS babies; expand services for better continuum of care with infant-need dyad; and expand long-term treatment and services for medical monitoring of NAS babies and their families.

5. Provide training to health care providers who work with pregnant or parenting women on best practices for compliance with federal requirements that children born with NAS get referred to appropriate services and receive a plan of safe care.

6. Provide child and family supports for parenting women with OUD and any co- occurring SUD/MH conditions.

7. Provide enhanced family support and child care services for parents with OUD and any co-occurring SUD/MH conditions.

8. Provide enhanced support for children and family members suffering trauma as a result of addiction in the family; and offer trauma-informed behavioral health treatment for adverse childhood events.

9. Offer home-based wrap-around services to persons with OUD and any co-occurring SUD/MH conditions, including, but not limited to, parent skills training.

10. Provide support for Children's Services-Fund additional positions and services, including supportive housing and other residential services, relating to children being removed from the home and/or placed in foster care due to custodial opioid use.

PART TWO: PREVENTION

F. PREVENT OVER-PRESCRIBING AND ENSURE APPROPRIATE PRESCRIBING AND DISPENSING OF OPIOIDS

Support efforts to prevent over-prescribing and ensure appropriate prescribing and dispensing of opioids through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Funding medical provider education and outreach regarding best prescribing practices for opioids consistent with the Guidelines for Prescribing Opioids for Chronic Pain from the U.S. Centers for Disease Control and Prevention, including providers at hospitals (academic detailing).

2. Training for health care providers regarding safe and responsible opioid prescribing, dosing, and tapering patients off opioids.

3. Continuing Medical Education (CME) on appropriate prescribing of opioids.

4. Providing Support for non-opioid pain treatment alternatives, including training providers to offer or refer to multi-modal, evidence-informed treatment of pain.

5. Supporting enhancements or improvements to Prescription Drug Monitoring Programs ("PDMPs"), including, but not limited to, improvements that:

    1. Increase the number of prescribers using PDMPs;

    2. Improve point-of-care decision-making by increasing the quantity, quality, or format of data available to prescribers using PDMPs, by improving the interface that prescribers use to access PDMP data, or both; or

    3. Enable states to use PDMP data in support of surveillance or intervention strategies, including MAT referrals and follow-up for individuals identified within PDMP data as likely to experience

OUD in a manner that complies with all relevant privacy and security laws and rules.

6. Ensuring PDMPs incorporate available overdose/naloxone deployment data, including the United States Department of Transportation's Emergency Medical Technician overdose database in a manner that complies with all relevant privacy and security laws and rules.

7. Increasing electronic prescribing to prevent diversion or forgery.

8. Educating dispensers on appropriate opioid dispensing.

G. PREVENT MISUSE OF OPIOIDS

Support efforts to discourage or prevent misuse of opioids through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Funding media campaigns to prevent opioid misuse.

2. Corrective advertising or affirmative public education campaigns based on evidence.

3. Public education relating to drug disposal.

4. Drug take-back disposal or destruction programs.

5. Funding community anti-drug coalitions that engage in drug prevention efforts.

6. Supporting community coalitions in implementing evidence-informed prevention, such as reduced social access and physical access, stigma reduction-including staffing, educational campaigns, support for people in treatment or recovery, or training of coalitions in evidence-informed implementation, including the Strategic Prevention Framework developed by the U.S. Substance Abuse and Mental Health Services Administration ("SAMHSA").

7. Engaging non-profits and faith-based communities as systems to support prevention.

8. Funding evidence-based prevention programs in schools or evidence-informed school and community education programs and campaigns for students, families, school employees, school athletic programs, parent-teacher and student associations, and others.

9. School-based or youth-focused programs or strategies that have demonstrated effectiveness in preventing drug misuse and seem likely to be effective in preventing the uptake and use of opioids.

10. Create or support community-based education or intervention services for families, youth, and adolescents at risk for OUD and any co-occurring SUD/MH conditions.

11. Support evidence-informed programs or curricula to address mental health needs of young people who may be at risk of misusing opioids or other drugs, including emotional modulation and resilience skills.

12. Support greater access to mental health services and supports for young people, including services and supports provided by school nurses, behavioral health workers or other school staff, to address mental health needs in young people that (when not properly addressed) increase the risk of opioid or another drug misuse.

H. PREVENT OVERDOSE DEATHS AND OTHER HARMS (HARM REDUCTION)

Support efforts to prevent or reduce overdose deaths or other opioid-related harms through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Increased availability and distribution of naloxone and other drugs that treat overdoses for first responders, overdose patients, individuals with OUD and their friends and family members, schools, community navigators and outreach workers, persons being released from jail or prison, or other members of the general public.

2. Public health entities providing free naloxone to anyone in the community.

3. Training and education regarding naloxone and other drugs that treat overdoses for first responders, overdose patients, patients taking opioids, families, schools, community support groups, and other members of the general public.

4. Enabling school nurses and other school staff to respond to opioid overdoses, and provide them with naloxone, training, and support.

5. Expanding, improving, or developing data tracking software and applications for overdoses/naloxone revivals.

6. Public education relating to emergency responses to overdoses.

7. Public education relating to immunity and Good Samaritan laws.

8. Educating first responders regarding the existence and operation of immunity and Good Samaritan laws.

9. Syringe service programs and other evidence-informed programs to reduce harms associated with intravenous drug use, including supplies, staffing, space, peer support services, referrals to treatment, fentanyl checking, connections to care, and the full range of harm reduction and treatment services provided by these programs.

10. Expanding access to testing and treatment for infectious diseases such as HIV and Hepatitis C resulting from intravenous opioid use.

11. Supporting mobile units that offer or provide referrals to harm reduction services, treatment, recovery supports, health care, or other appropriate services to persons that use opioids or persons with OUD and any co-occurring SUD/MH conditions.

12. Providing training in harm reduction strategies to health care providers, students, peer recovery coaches, recovery outreach specialists, or other professionals that provide care to persons who use opioids or persons with OUD and any co-occurring SUD/MH conditions.

13. Supporting screening for fentanyl in routine clinical toxicology testing.

PART THREE: OTHER STRATEGIES

I. FIRST RESPONDERS

In addition to items in section C, D and H relating to first responders, support the following:

1. Education of law enforcement or other first responders regarding appropriate practices and precautions when dealing with fentanyl or other drugs.

2. Provision of wellness and support services for first responders and others who experience secondary trauma associated with opioid-related emergency events.

J. LEADERSHIP, PLANNING AND COORDINATION

Support efforts to provide leadership, planning, coordination, facilitations, training and technical assistance to abate the opioid epidemic through activities, programs, or strategies that may include, but are not limited to, the following:

1. Statewide, regional, local or community regional planning to identify root causes of addiction and overdose, goals for reducing harms related to the opioid epidemic, and areas and populations with the greatest needs for treatment intervention services, and to support training and technical assistance and other strategies to abate the opioid epidemic described in this opioid abatement strategy list.

2. A dashboard to (a) share reports, recommendations, or plans to spend opioid settlement funds; (b) to show how opioid settlement funds have been spent; (c) to report program or strategy outcomes; or (d) to track, share or visualize key opioid- or health-related indicators and supports as identified through collaborative statewide, regional, local or community processes.

3. Invest in infrastructure or staffing at government or not-for-profit agencies to support collaborative, cross-system coordination with the purpose of preventing overprescribing, opioid misuse, or opioid overdoses, treating those with OUD and any co-occurring SUD/MH conditions, supporting them in treatment or recovery, connecting them to care, or implementing other strategies to abate the opioid epidemic described in this opioid abatement strategy list.

4. Provide resources to staff government oversight and management of opioid abatement programs.

K. TRAINING

In addition to the training referred to throughout this document, support training to abate the opioid epidemic through activities, programs, or strategies that may include, but are not limited to, those that:

1. Provide funding for staff training or networking programs and services to improve the capability of government, community, and not-for-profit entities to abate the opioid crisis.

2. Support infrastructure and staffing for collaborative cross-system coordination to prevent opioid misuse, prevent overdoses, and treat those with OUD and any co- occurring SUD/MH conditions, or implement other strategies to abate the opioid epidemic described in this opioid abatement strategy list (e.g., health care, primary care, pharmacies, PDMPs, etc.).

L. RESEARCH

Support opioid abatement research that may include, but is not limited to, the following:

1. Monitoring, surveillance, data collection and evaluation of programs and strategies described in this opioid abatement strategy list.

2. Research non-opioid treatment of chronic pain.

3. Research on improved service delivery for modalities such as SBIRT that demonstrate promising but mixed results in populations vulnerable to opioid use disorders.

4. Research on novel harm reduction and prevention efforts such as the provision of fentanyl test strips.

5. Research on innovative supply-side enforcement efforts such as improved detection of mail-based delivery of synthetic opioids.

6. Expanded research on swift/certain/fair models to reduce and deter opioid misuse within criminal justice populations that build upon promising approaches used to address other substances (e.g., Hawaii HOPE and Dakota 24/7).

7. Epidemiological surveillance of OUD-related behaviors in critical populations, including individuals entering the criminal justice system, including, but not limited to approaches modeled on the Arrestee Drug Abuse Monitoring ("ADAM") system.

8. Qualitative and quantitative research regarding public health risks and harm reduction opportunities within illicit drug markets, including surveys of market participants who sell or distribute illicit opioids.

9. Geospatial analysis of access barriers to MAT and their association with treatment engagement and treatment outcomes.

City of Mansfield
Staff Report

Item ID: 26-2080

Agenda Date: April 13, 2026

Title
26-2080: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Awarding Contracts for Country Club Sewer Line Repair including GRod Construction, LLC for Construction and Raba Kistner, Inc. for Materials Testing, and Authorizing Funding for an Amount Not to Exceed $326,615.36; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (Utility Fund)

Description/History
An existing 8-inch wastewater gravity main crossing Hogpen Branch of Walnut Creek near Country Club Drive has experienced failure after becoming exposed within the creek channel. The existing pipeline is not adequately anchored or protected from hydraulic forces associated with creek flow. Public Works Field Operations implemented temporary repairs and stabilization measures to maintain service and mitigate additional failures until a permanent solution could be constructed.

This project consists of the construction of a new wastewater gravity main to replace the function of the existing creek crossing. The proposed improvements include removal of the existing failing 8-inch line within the creek and installation of a new 8-inch wastewater gravity main along a new alignment redirecting sewer flow to an existing 8-inch gravity sewer main in Country Club Drive. The construction of the new sewer line will require associated concrete pavement, driveway approach, and panel repairs.

The project was bid on March 19, 2026, and there were nine bidders for the project. The lowest qualified bidder was GRod Construction, LLC. Bids ranged from a low bid of $270,537.00 to a high bid of $405,871.00.

The requested funds are for the construction contract with GRod Construction, LLC. in the amount of $311,118.00 which includes a 15% contingency of $40,581.00 to account for uncertainty associated with driveway tie-ins and concrete pavement repairs along Country Club Drive, where varying existing conditions may require field adjustments. The requested funds are also for $15,497.36 for materials testing which includes a 10% contingency of $1409.00 for a total project budget of $326,615.36.

Strategic Initiative
Provide a Safe Community

Recommendation
The Engineering Staff recommends approval of the Resolution. The construction of this project is necessary to repair the failing wastewater gravity main and mitigate contamination of Walnut Creek from wastewater infiltration. This project will improve system reliability, prevent future failures, and maintain continuous wastewater service. The Engineering Services Department feels that GRod Construction, LLC has the necessary staff and equipment to complete a job of this size and scope, as demonstrated by their recent successful completion of the Retta Bridge

culvert improvements project for the City.

Funding Source
The funding source will be from the Utility Construction Fund.

Prepared By
Aimee Sullivan, Project Engineer - (817) 276-4223

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AWARDING CONTRACTS FOR COUNTRY CLUB SEWER LINE REPAIR INCLUDING GROD CONSTRUCTION, LLC FOR CONSTRUCTION AND RABA KISTNER, INC. FOR MATERIALS TESTING, AND AUTHORIZING FUNDING FOR AN AMOUNT NOT TO EXCEED $326,615.36; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (UTILITY FUND)

WHEREAS, The City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, the City has publicly advertised and requested competitive bids for the construction of the Country Club Sewer Line Repair; and,

WHEREAS, all bids were received, opened and publicly read aloud on March 19, 2026; and,

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

WHEREAS, after review of all bids received, City staff believes that the "lowest and best" bid is that of GRod Construction, LLC; and,

WHEREAS, funding for these contracts is available from the Utility Fund.

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

SECTION 1.

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

SECTION 2.

A Construction Contract with GRod Construction, LLC, in an amount not to exceed Three Hundred Eleven Thousand One Hundred Eighteen Dollars and 00/100 ($311,118.00) for the construction of the Country Club Sewer Line Repair is hereby approved.

SECTION 3.

A Professional Services Contract with Raba Kistner, Inc., in an amount not to exceed Fifteen Thousand Four Hundred Ninety-Seven Dollars and 36/100 ($15,497.36) for material testing of the Country Club Sewer Line Repair is hereby approved.

SECTION 4.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law, and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5.

That this Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 13TH DAY OF APRIL, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

SECTION 00 52 00
AGREEMENT

THIS AGREEMENT is dated as of the _____ day of _____ in the year 20__ by and between the City of Mansfield (hereinafter called OWNER) and _____ GRod Construction LLC _____ (hereinafter called CONTRACTOR).

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

Article 1. WORK.

CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

COUNTRY CLUB SEWER LINE REPAIR

The project for which the Work under the Contract Documents may be the whole or only part is generally described as follows:

Sanitary sewer improvements to re-route gravity main crossing Hogpen Ranch Creek to an existing sewer interceptor in Country Club Drive.

Article 2. ENGINEER.

The project has been designed by Freese and Nichols, Inc. who is hereinafter called ENGINEER and who is to act as OWNER'S representative, assumes all duties and responsibilities and has the rights and authority assigned to ENGINEER in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

Article 3. CONTRACT TIME.

3.1. The Work shall be completed and ready for final payment in accordance with the General Conditions within **100 working days** from the date indicated in the Notice to Proceed or when the Contract Time commences to run as provided in the General Conditions.

3.2. **Liquidated Damages.** OWNER and CONTRACTOR recognize that time is of the essence in this Agreement and that OWNER will suffer financial loss if the Work is not completed within the times specified in Paragraph 3.1 above, plus any extensions thereof allowed in accordance with Section 11.05 of the General Conditions. They also recognize the delays, expense and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty) CONTRACTOR shall pay OWNER One Thousand Dollars ($1,000.00) for each working day that expires after the time

specified in paragraph 3.1 when the Work is approved and ready for final payment.

Article 4. CONTRACT PRICE.

4.1. OWNER shall pay CONTRACTOR for completion of the Work on a Unit Price Work Basis in accordance with the Contract Documents in current funds based on the contract quantities and unit prices stated in the proposal or as modified by change order, the sum of which ($ 270,537.00).

Article 5. PAYMENT PROCEDURES

CONTRACTOR shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided in the General Conditions.

5.1. **Progress Payments.** OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR'S Applications for Payment, on or about the thirtieth (30th) day of each month during construction. All progress payments will be on the basis of unit prices stated in the proposal and the completed units of work as determined by OWNER minus five percent (5%) retainage to be held by OWNER until final payment but, in each case, less the aggregate of payments previously made and less such amounts as OWNER shall determine, or OWNER may withhold, in accordance with Section 15.01 of the General Conditions.

5.2. **Final Payment.** Upon completion and acceptance of the Work in accordance with Sections 15.06 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in Section 15.06.

Article 6. INTEREST.

All moneys not paid when due as provided in Article 15 of the General Conditions shall bear interest at the maximum rate allowed by law at the place of the Project.

Article 7. CONTRACTOR'S REPRESENTATIONS

In order to induce OWNER to enter into this Agreement CONTRACTOR makes the following representations:

7.1. **CONTRACTOR** has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions, laws, and

Regulations that in any manner may affect cost, progress, performance or furnishing of the Work.

7.2. **CONTRACTOR** has studied carefully all reports of explorations and tests of subsurface conditions and drawings of physical conditions which are identified in the Contract Documents and accepts the determination set forth in Section 5.03 of the General Conditions of the extent of the technical data contained in such reports and drawings upon which CONTRACTOR is entitled to rely.

7.3. **CONTRACTOR** has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests, reports and studies (in addition to or to supplement those referred to in Paragraph 7.2 above) which pertain to the subsurface or physical conditions at or contiguous to the site or otherwise may affect the cost, progress, performance or furnishing of Work as CONTRACTOR considers necessary for the performance or furnishing of the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents and no additional examinations, investigations, explorations, tests, reports, studies or similar information or data are or will be required by CONTRACTOR for such purposes.

7.4. **CONTRACTOR** has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examinations, investigations, explorations, tests, reports, studies or similar information or data in respect of said Underground Facilities are or will be required by CONTRACTOR in order to perform and furnish the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of Article 5 of the General Conditions.

7.5. **CONTRACTOR** has correlated the results of all such observations, examinations, investigations, exploration, tests, reports and studies with the terms and conditions of the Contract Documents.

7.6. **CONTRACTOR** has given ENGINEER written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

7.7. **Statutory Provisions Applicable to State Political Subdivisions**. As required by Chapter 2252 of the Texas Government Code (the "Code"), and as such terms are defined therein, **CONTRACTOR** is not listed on, nor does not do business with, "Companies" that are on the Texas Comptroller of Public Accounts' list of "Designated Foreign Terrorist Organizations." As required by Chapter 2271 of the Code, and as such terms are defined therein,

CONTRACTOR verifies that it does not, nor will it, "boycott Israel" through the term of this Contract. As required by Chapter 2274 of the Code, and as such terms are defined therein, **CONTRACTOR** hereby verifies that it does not, nor will it, "boycott energy companies," through the term of this Contract. As required by Chapter 2274 of the Code, and as such terms are defined therein, **CONTRACTOR** hereby verifies that it does not have a practice, policy, guidance, or directive that discriminates against a "firearm entity" or "firearm trade association," and will not discriminate against a firearm entity or firearm trade association through the term of this Contract. As required by Chapter 113 of the Texas Business & Commerce Code, and as such terms are defined therein, **CONTRACTOR** is not owned by nor has the majority of stock or other ownership interest of the company held by (i) individuals who are citizens of China, Iran, North Korea, Russia or a "designated country", or (ii) a company or other entity, including a governmental entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia or a "designated country." **CONTRACTOR** is headquartered in Boyd, Texas, _____[City, State]. The requirements of Subchapter J, Chapter 552, Government Code, may apply to this (include "bid" or "contract" as applicable) and the contractor or vendor agrees that the contract can be terminated if the contractor or vendor knowingly or intentionally fails to comply with a requirement of that subchapter.

Article 8. CONTRACT DOCUMENTS.

The Contract Documents, which comprise the entire agreement between OWNER and CONTRACTOR concerning the Work, consist of the following:

8.1. This Agreement.

8.2. Verification Forms

8.3. Notice of Award.

8.4. CONTRACTOR'S Proposal.

8.5. General Conditions.

8.6. Supplementary Conditions.

8.7. General Requirements.

8.8. Specifications bearing the title "NCTCOG Standard Specifications for Public Works Construction" and consisting of divisions 2-8, as listed in the Table of Contents thereof. A set of specifications is not attached to the signed Contract Documents but may be obtained from the North Central Texas Council Of Governments.

8.9. Drawings, consisting of a cover sheet bearing the title “COUNTRY CLUB SEWER LINE”, and Standard Construction Details of the City of Mansfield. A set of drawings is not attached to the signed Contract Documents but may be obtained from the Engineer.

8.10. Performance, Payment, and Maintenance Bonds.

There are no Contract Documents other than those listed above in Article 8. The Contract Documents may only be amended, modified or supplemented as provided in Article 11 of the General Conditions.

Article 9. MISCELLANEOUS

9.1. Terms used in this Agreement, which are defined in Article 1 of the General Conditions, will have the meanings indicated in the General Conditions.

9.2. No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound, and specifically but without limitation moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

9.3. OWNER and CONTRACTOR each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements and obligations contained in the Contract Documents.

SECTION 00 52 00
AGREEMENT

IN WITNESS WHEREOF, OWNER and CONTRACTOR have signed five copies of this Agreement. Three counterparts have been delivered to OWNER and two counterparts have been delivered to CONTRACTOR. All portions of the Contract Documents have been signed or identified by OWNER and CONTRACTOR or by ENGINEER on their behalf.

This Agreement will be effective on the _____day of_____, 20___.

OWNER

CITY OF MANSFIELD

By_____
City Manager or his/her designee

(Corporate Seal)

Attest_____
Susana Marin, City Secretary

Address for giving notices:

1200 East Broad Street
Mansfield, Texas 76063

(If OWNER is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of Agreement.)

CONTRACTOR

GRod Constructuction LLC

By_____
Guillermo Rodriguez, Managing Member

(Corporate Seal)

Attest_____
Jessica Rodriguez, Witness

Address for giving notices:

List name of person to whose attention notices are to be sent:

Guillermo Rodriguez
(If CONTRACTOR is a corporation attach evidence of authority to sign.)

Approved as to Form Only/Not Content

_____
City Attorney Date

DRAFT FIGURE 1

CITY OF MANSFIELD

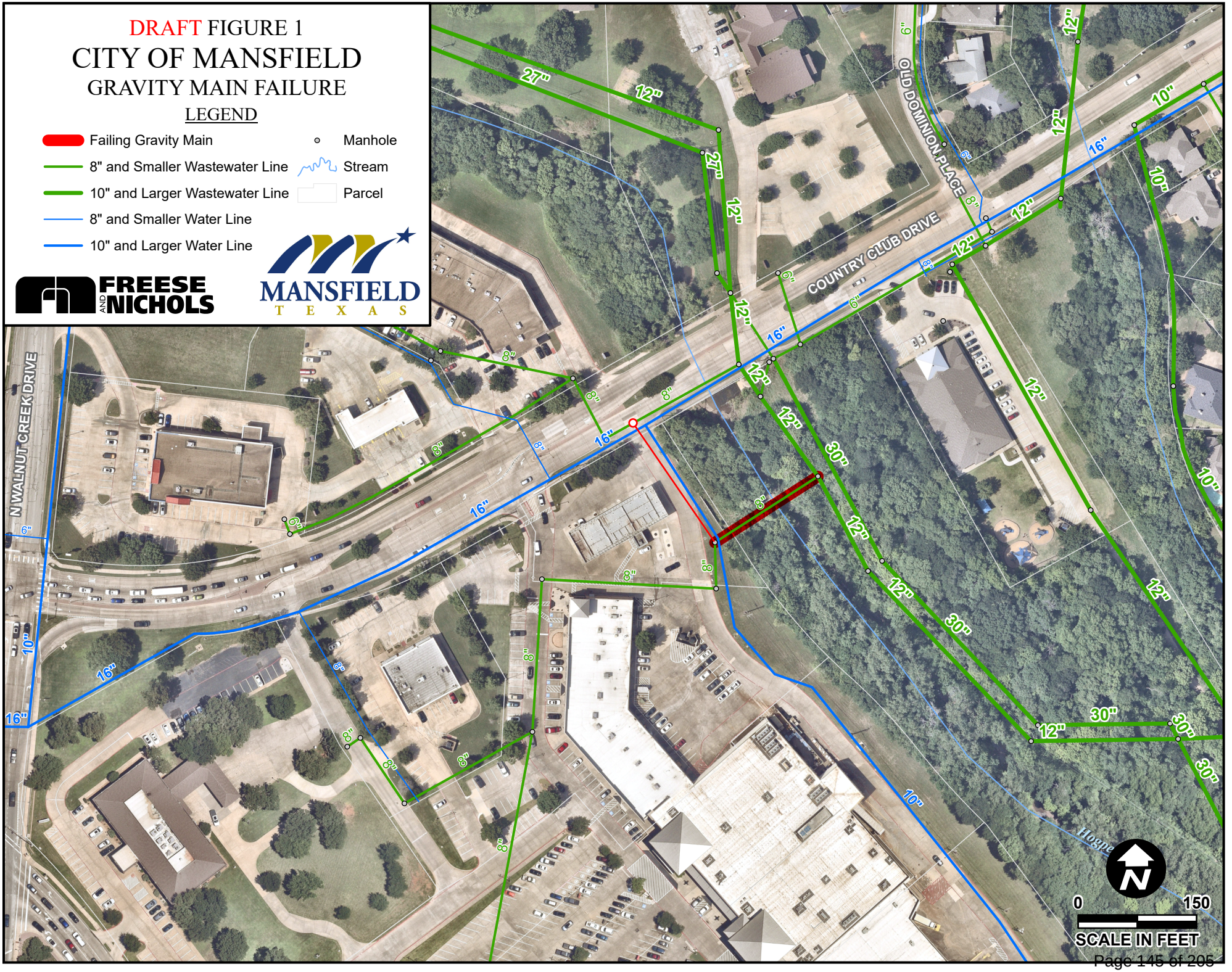
GRAVITY MAIN FAILURE

LEGEND

- Failing Gravity Main
- 8" and Smaller Wastewater Line
- 10" and Larger Wastewater Line
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Manhole
- Stream
- Parcel

FREESE AND NICHOLS

MANSFIELD TEXAS



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March 23rd, 2026

Luke Goralski
City of Mansfield
1200 E Broad Street
Mansfield, TX 76063

Re: Country Club Sewer Line Repair
Recommendation of Award

Dear Mr. Goralski,

Bids were received for Country Club Sewer Line Repair project on Thursday, March 19th, 2026. This project consists of:

- The installation of approximately 220 linear feet of 8-inch sanitary sewer and tie into an existing sewer line including manholes, removal and abandonment of existing sanitary sewer line, bypass pumping and concrete pavement replacement.

A total of nine bids were received. A summary of the bid results is provided in the table below. A detailed bid tabulation is provided as an attachment to this letter.

Bid Summary

Name of Bidder	Total Bid
Atkins Bros, Equip Co. Inc.	$405,871
A&EV Construction LLC	$372,645
ML Contracting, Inc. *	$356,447.25
GRod Construction, LLC	$270,537
Canary Construction, Inc.	$377,480
Day Services, LLC	$ 327,011
A&M Construction and Utilities, Inc.	$ 294,156
FM Utilities, LLC	$ 336,606
Wilco Underground	$ 382,325

*Math error in original bid form. Bid in summary table is updated.

GRod Construction submitted the low bid for the project at $270,537. The following references for GRod Construction were contacted. Grod Construction received acceptable reviews for the work they performed and/or currently performing for those entities on similar type projects. The consensus was their work was satisfactory.

- City of Bedford Chris Techau 817-952-2252
- Town of Little Elm Bruce Bannister 469-525-0651

Based on our evaluation, we have found nothing to warrant the disqualifications of the GRod Construction bid and therefore recommend that the project consisting of the Country Club Sanitary Sewer Repair project be awarded to GRod Construction. The award should be contingent on procurement of insurance and bonds by GRod Construction.

If you have any questions, please call me at (940) 215 - 5441.

Sincerely,

Ashley Carter, P.E.

Attachment A - Detailed Tabulation of Bids Received

				Atkins Bros, Equip Co. Inc			A&EV Construction LLC			ML Contracting, Inc.		
Project	Country Club Sewer Line Repair	**Project Number**		**Address3516 Old Ft. Worth Rd**			**17861 NW Country Rd. 4420**			**126 Lanark Dr. Ste E**		
Owner	City of Mansfield	2026-40-10-02		**Midlothian, TX 76065**			**Frost, TX 76641**			**San Antonio, TX 78218**		
Design Professional	Freese and Nichols, Inc.	MAN25070										
Item No.	**Description**	**Quantity**	**Units**	**Unit Cost**	**Extended Amount**	**Note**	**Unit Cost**	**Extended Amount**	**Note**	**Unit Cost**	**Extended Amount**	**Note**
SECTION A - SANITARY SEWER IMPROVEMENTS												
1	Mobilization	1	LS	5,000.00	5,000.00		15,000.00	15,000.00		28,000.00	28,000.00	
2	Right-of-Way Preparation	1	LS	1,000.00	1,000.00		5,000.00	5,000.00		4,500.00	4,500.00	
3	Temporary Erosion, Sedimentation, and Water Pollution Prevention Control	1	LS	6,000.00	6,000.00		2,500.00	2,500.00		6,000.00	6,000.00	
4	Traffic Control	1	LS	10,000.00	10,000.00		5,000.00	5,000.00		12,000.00	12,000.00	
5	Temporary Bypass Pumping	1	LS	8,000.00	8,000.00		25,000.00	25,000.00		25,000.00	25,000.00	
6	8" Sanitary Sewer PVC Pipe (SDR-26) By Open Cut	224	LF	251.00	56,224.00		120.00	26,880.00		115.00	25,760.00	
7	Trench Safety	224	LF	1.00	224.00		10.00	2,240.00		15.25	3,416.00	
8	CSS Encased Standard 5' Diameter Manhole (up to 6')	1	EA	17,000.00	17,000.00		16,500.00	16,500.00		11,200.00	11,200.00	
9	Extra Additional Depth for CSS Encased Standard 5' Diameter Manhole (>6')	13	VF	300.00	3,900.00		650.00	8,450.00		3,200.00	41,600.00	
10	CSS Encased 5' Diameter Doghouse Manhole (up to 6')	1	EA	15,000.00	15,000.00		15,500.00	15,500.00		11,200.00	11,200.00	
11	Additional Depth for CSS Encased 5' Diameter Doghouse Manhole (>6')	10	VF	300.00	3,000.00		650.00	6,500.00		3,200.00	32,000.00	
12	Standard 5' Diameter Manhole (up to 6')	1	EA	12,000.00	12,000.00		15,900.00	15,900.00		11,200.00	11,200.00	
13	Additional Depth for Standard 5' Diameter Manhole (>6')	10	VF	300.00	3,000.00		650.00	6,500.00		3,200.00	32,000.00	
14	Remove Existing Sanitary Sewer Manhole	1	EA	2,000.00	2,000.00		3,500.00	3,500.00		3,500.00	3,500.00	
15	Cut and Plug Existing Sanitary Sewer Line	6	EA	200.00	1,200.00		2,500.00	15,000.00		1,850.00	11,100.00	
16	Remove Existing 8" Sewer Creek Crossing	1	LS	7,500.00	7,500.00		15,000.00	15,000.00		2,780.00	2,780.00	
17	Grout Abandon Existing Sanitary Sewer Line	189	LF	37.00	6,993.00		105.00	19,845.00		25.00	4,725.00	
18	Abandon Existing Sanitary Sewer Manhole	1	EA	750.00	750.00		3,500.00	3,500.00		3,000.00	3,000.00	
19	Flowable Fill Backfill per Trench Details	10	CY	189.00	1,890.00		150.00	1,500.00		220.00	2,200.00	
20	Remove and Replace 27" Reinforced Concrete Pipe Storm Drain	15	LF	115.00	1,725.00		250.00	3,750.00		250.00	3,750.00	
SECTION B - PAVING												
21	Curb Repair	119	LF	110.00	13,090.00		145.00	17,255.00		180.00	21,420.00	
22	9” Concrete Pavement Repair	52	SY	400.00	20,800.00		350.00	18,200.00		180.00	9,360.00	
23	8” Concrete Commercial Driveway Approach	47	SY	410.00	19,270.00		250.00	11,750.00		95.00	4,465.00	
24	8” Concrete Panel Replacement	421	SY	450.00	189,450.00		250.00	105,250.00		105.00	44,205.00	
25	Fire Lane Pavement Marking	285	LF	3.00	855.00		25.00	7,125.00		7.25	2,066.25	
26					-			-			-	
A	**Subtotal Section A - Sanitary Sewer Improvements**				$ 162,406.00			$ 213,065.00			$ 274,931.00	
B	**Subtotal Section B - Paving**				$ 243,465.00			$ 159,580.00			$ 81,516.25	
C	**Total Base Bid**				$ 405,871.00			$ 372,645.00			$ 356,447.25	

General Notes		**Offeror Notes:**	**Offeror Notes:**	**Offeror Notes:**
1				Math error Item 21. Revised total is $356,447.25.

Attachment A - Detailed Tabulation of Bids Received

Project	Country Club Sewer Line Repair	Project Number	GROD Construction LLC			Canary Construction Inc.			Day Services, LLC		
Owner	City of Mansfield	2026-40-10-02	889 E. Rock Island Ave.			802 N Kealy Ave. Suite 101			1936 S. State Hwy 171		
Design Professional	Freese and Nichols, Inc.	MAN25070	Boyd, TX 76023			Lewisville, TX 75057			Cleburne, TX 76031		

Item No.	Description	Quantity	Units	Unit Cost	Extended Amount	Note	Unit Cost	Extended Amount	Note	Unit Cost	Extended Amount	Note
SECTION A - SANITARY SEWER IMPROVEMENTS												
1	Mobilization	1	LS	25,000.00	25,000.00		16,000.00	16,000.00		16,372.00	16,372.00	
2	Right-of-Way Preparation	1	LS	15,000.00	15,000.00		6,500.00	6,500.00		16,250.00	16,250.00	
3	Temporary Erosion, Sedimentation, and Water Pollution Prevention Control	1	LS	6,500.00	6,500.00		5,500.00	5,500.00		9,850.00	9,850.00	
4	Traffic Control	1	LS	9,500.00	9,500.00		3,000.00	3,000.00		15,000.00	15,000.00	
5	Temporary Bypass Pumping	1	LS	7,500.00	7,500.00		9,500.00	9,500.00		35,250.00	35,250.00	
6	8" Sanitary Sewer PVC Pipe (SDR-26) By Open Cut	224	LF	110.00	24,640.00		165.00	36,960.00		175.00	39,200.00	
7	Trench Safety	224	LF	20.00	4,480.00		5.00	1,120.00		12.50	2,800.00	
8	CSS Encased Standard 5' Diameter Manhole (up to 6')	1	EA	14,000.00	14,000.00		16,000.00	16,000.00		11,225.00	11,225.00	
9	Extra Additional Depth for CSS Encased Standard 5' Diameter Manhole (>6')	13	VF	650.00	8,450.00		650.00	8,450.00		875.00	11,375.00	
10	CSS Encased 5' Diameter Doghouse Manhole (up to 6')	1	EA	14,000.00	14,000.00		16,000.00	16,000.00		9,000.00	9,000.00	
11	Additional Depth for CSS Encased 5' Diameter Doghouse Manhole (>6')	10	VF	650.00	6,500.00		650.00	6,500.00		1,500.00	15,000.00	
12	Standard 5' Diameter Manhole (up to 6')	1	EA	9,975.00	9,975.00		16,000.00	16,000.00		9,000.00	9,000.00	
13	Additional Depth for Standard 5' Diameter Manhole (>6')	10	VF	600.00	6,000.00		650.00	6,500.00		1,500.00	15,000.00	
14	Remove Existing Sanitary Sewer Manhole	1	EA	2,800.00	2,800.00		3,000.00	3,000.00		9,500.00	9,500.00	
15	Cut and Plug Existing Sanitary Sewer Line	6	EA	500.00	3,000.00		2,200.00	13,200.00		1,750.00	10,500.00	
16	Remove Existing 8" Sewer Creek Crossing	1	LS	2,500.00	2,500.00		2,500.00	2,500.00		3,500.00	3,500.00	
17	Grout Abandon Existing Sanitary Sewer Line	189	LF	30.00	5,670.00		20.00	3,780.00		30.00	5,670.00	
18	Abandon Existing Sanitary Sewer Manhole	1	EA	4,750.00	4,750.00		1,800.00	1,800.00		12,500.00	12,500.00	
19	Flowable Fill Backfill per Trench Details	10	CY	275.00	2,750.00		300.00	3,000.00		375.00	3,750.00	
20	Remove and Replace 27" Reinforced Concrete Pipe Storm Drain	15	LF	900.00	13,500.00		400.00	6,000.00		250.00	3,750.00	
SECTION B - PAVING												
21	Curb Repair	119	LF	50.00	5,950.00		200.00	23,800.00		45.00	5,355.00	
22	9” Concrete Pavement Repair	52	SY	230.00	11,960.00		380.00	19,760.00		120.00	6,240.00	
23	8” Concrete Commercial Driveway Approach	47	SY	200.00	9,400.00		320.00	15,040.00		118.00	5,546.00	
24	8” Concrete Panel Replacement	421	SY	132.00	55,572.00		320.00	134,720.00		118.00	49,678.00	
25	Fire Lane Pavement Marking	285	LF	4.00	1,140.00		10.00	2,850.00		20.00	5,700.00	
26					-			-			-	
A	**Subtotal Section A - Sanitary Sewer Improvements**				$ 186,515.00			$ 181,310.00			$ 254,492.00	
B	**Subtotal Section B - Paving**				$ 84,022.00			$ 196,170.00			$ 72,519.00	
C	**Total Base Bid**				$ 270,537.00			$ 377,480.00			$ 327,011.00	

General Notes		Offeror Notes:	Offeror Notes:	Offeror Notes:
1				

Attachment A - Detailed Tabulation of Bids Received

Project	Country Club Sewer Line Repair	Project Number	A&M Construction and Utilties Inc.			FM Utilities, LLC			Wilco Underground		
Owner	City of Mansfield	2026-40-10-02	4950 Grisham Dr.			4911 Redbird Trail			PO Box 1807		
Design Professional	Freese and Nichols, Inc.	MAN25070	Rowlett, TX 75088			Midlothian, TX 76065			Mansfield, TX 76063		

Item No.	Description	Quantity	Units	Unit Cost	Extended Amount	Note	Unit Cost	Extended Amount	Note	Unit Cost	Extended Amount	Note
SECTION A - SANITARY SEWER IMPROVEMENTS												
1	Mobilization	1	LS	14,000.00	14,000.00		14,495.00	14,495.00		25,000.00	25,000.00	
2	Right-of-Way Preparation	1	LS	11,000.00	11,000.00		9,604.00	9,604.00		15,000.00	15,000.00	
3	Temporary Erosion, Sedimentation, and Water Pollution Prevention Control	1	LS	17,500.00	17,500.00		4,116.00	4,116.00		20,000.00	20,000.00	
4	Traffic Control	1	LS	16,500.00	16,500.00		13,524.00	13,524.00		15,000.00	15,000.00	
5	Temporary Bypass Pumping	1	LS	8,500.00	8,500.00		37,950.00	37,950.00		30,000.00	30,000.00	
6	8" Sanitary Sewer PVC Pipe (SDR-26) By Open Cut	224	LF	75.00	16,800.00		137.20	30,732.80		180.00	40,320.00	
7	Trench Safety	224	LF	4.00	896.00		14.70	3,292.80		50.00	11,200.00	
8	CSS Encased Standard 5' Diameter Manhole (up to 6')	1	EA	9,200.00	9,200.00		17,640.00	17,640.00		15,000.00	15,000.00	
9	Extra Additional Depth for CSS Encased Standard 5' Diameter Manhole (>6')	13	VF	570.00	7,410.00		638.00	8,294.00		100.00	1,300.00	
10	CSS Encased 5' Diameter Doghouse Manhole (up to 6')	1	EA	10,600.00	10,600.00		17,640.00	17,640.00		15,000.00	15,000.00	
11	Additional Depth for CSS Encased 5' Diameter Doghouse Manhole (>6')	10	VF	570.00	5,700.00		638.00	6,380.00		120.00	1,200.00	
12	Standard 5' Diameter Manhole (up to 6')	1	EA	8,800.00	8,800.00		13,720.00	13,720.00		15,000.00	15,000.00	
13	Additional Depth for Standard 5' Diameter Manhole (>6')	10	VF	570.00	5,700.00		638.00	6,380.00		50.00	500.00	
14	Remove Existing Sanitary Sewer Manhole	1	EA	3,500.00	3,500.00		1,960.00	1,960.00		7,500.00	7,500.00	
15	Cut and Plug Existing Sanitary Sewer Line	6	EA	560.00	3,360.00		2,450.00	14,700.00		2,500.00	15,000.00	
16	Remove Existing 8" Sewer Creek Crossing	1	LS	5,200.00	5,200.00		980.00	980.00		7,500.00	7,500.00	
17	Grout Abandon Existing Sanitary Sewer Line	189	LF	70.00	13,230.00		14.70	2,778.30		50.00	9,450.00	
18	Abandon Existing Sanitary Sewer Manhole	1	EA	3,500.00	3,500.00		3,430.00	3,430.00		2,600.00	2,600.00	
19	Flowable Fill Backfill per Trench Details	10	CY	300.00	3,000.00		352.80	3,528.00		410.00	4,100.00	
20	Remove and Replace 27" Reinforced Concrete Pipe Storm Drain	15	LF	180.00	2,700.00		196.00	2,940.00		550.00	8,250.00	
SECTION B - PAVING												
21	Curb Repair	119	LF	50.00	5,950.00		59.00	7,021.00		25.00	2,975.00	
22	9” Concrete Pavement Repair	52	SY	210.00	10,920.00		229.30	11,923.60		250.00	13,000.00	
23	8” Concrete Commercial Driveway Approach	47	SY	205.00	9,635.00		212.00	9,964.00		240.00	11,280.00	
24	8” Concrete Panel Replacement	421	SY	205.00	86,305.00		212.00	89,252.00		225.00	94,725.00	
25	Fire Lane Pavement Marking	285	LF	50.00	14,250.00		15.30	4,360.50		5.00	1,425.00	
26					-			-			-	
A	**Subtotal Section A - Sanitary Sewer Improvements**				$ 167,096.00			$ 214,084.90			$ 258,920.00	
B	**Subtotal Section B - Paving**				$ 127,060.00			$ 122,521.10			$ 123,405.00	
C	**Total Base Bid**				$ 294,156.00			$ 336,606.00			$ 382,325.00	

General Notes		Offeror Notes:	Offeror Notes:	Offeror Notes:
1				Math error on Item 15. Total bsae bid is correct.

City of Mansfield
Staff Report

Item ID: 26-2081

Agenda Date: April 13, 2026

Title
26-2081: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Awarding Contracts for US 287 Crossing Sanitary Sewer Replacement including Willco Underground, LLC for Construction and Raba Kistner, Inc. for Materials Testing, and Authorizing Funding for an Amount Not to Exceed $656,120.75; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (Utility Fund)

Description/History
Public Works identified a failing 8-inch wastewater gravity main crossing US 287 near FM 157 within the TxDOT right-of-way. Field operations confirmed the pipeline is experiencing significant deterioration due to corrosion, resulting in reduced structural integrity and an increased risk of failure.

This project consists of the construction of a new 12-inch wastewater gravity main to replace the existing 8-inch pipeline. The proposed improvements include abandonment of the existing 8-inch line and installation of the proposed 12-inch main using trenchless methods to minimize impacts to US 287 traffic and surrounding infrastructure.

The project was bid on March 19, 2026, and there were nine bidders for the project. The lowest qualified bidder was Willco Underground, LLC. Bids ranged from a low bid of $575,630.00 to a high bid of $1,932,300.00. Two higher bids reflected differing assumptions related to tunneling operations and associated risks, while the remaining bids were generally consistent.

The requested funds are for the construction contract with Willco Underground, LLC. in the amount of $633,193.00 which includes a 10% contingency of $57,563.00. The requested funds are also for $22,927.75 for materials testing which includes a 10% contingency of $2,084.00 for a total of $656,120.75.

Strategic Initiative
Provide a Safe Community

Recommendation
The Engineering Staff recommends approval of the Resolution. The construction of this project is necessary to improve the failing wastewater gravity main and prevent further deterioration, failure, and sanitary sewer overflows. The Engineering Services Department feels that Willco Underground, LLC has the necessary staff and equipment to complete a job of this size and scope.

Funding Source
The funding source will be from the Utility Construction Fund.

Prepared By

Aimee Sullivan, Project Engineer - (817) 276-4223

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AWARDING CONTRACTS FOR US 287 CROSSING SANITARY SEWER REPLACEMENT INCLUDING WILLCO UNDERGROUND, LLC FOR CONSTRUCTION AND RABA KISTNER, INC. FOR MATERIALS TESTING, AND AUTHORIZING FUNDING FOR AN AMOUNT NOT TO EXCEED $656,120.75; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (UTILITY FUND)

WHEREAS, The City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, the City has publicly advertised and requested competitive bids for the construction of the US 287 Crossing Sanitary Sewer Replacement; and,

WHEREAS, all bids were received, opened, and publicly read aloud on March 19, 2026; and,

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

WHEREAS, after review of all bids received, City staff believes that the "lowest and best" bid is that of Willco Underground, LLC; and,

WHEREAS, funding for these contracts is available from the Utility Fund.

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

SECTON 1.

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

SECION 2.

A Construction Contract with Willco Underground, LLC, in an amount not to exceed Six Hundred Thirty-Three Thousand One Hundred Ninety-Three Dollars and 00/100 ($633,193.00) for the construction of the US 287 Crossing Sanitary Sewer Replacement is hereby approved.

SECTION 3.

A Professional Services Contract with Raba Kistner, Inc., in an amount not to exceed Twenty-Two Thousand Nine Hundred Twenty-Seven Dollars and 75/100 ($22,927.75) for material testing of the US 287 Crossing Sanitary Sewer Replacement is hereby approved.

SECTION 4.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5.

That this Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 13TH DAY OF APRIL, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

SECTION 00 52 00
AGREEMENT

THIS AGREEMENT is dated as of the _____ day of _____in the year 20__ by and between the City of Mansfield (hereinafter called OWNER) and _____
Willco Underground, LLC (hereinafter called CONTRACTOR).

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

Article 1. WORK.

CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

US 287 Crossing Sanitary Sewer Replacement

The project for which the Work under the Contract Documents may be the whole or only part is generally described as follows:

Replacement of the sanitary sewer gravity pipe crossing Highway US 287.

Article 2. ENGINEER.

The project has been designed by Parkhill Smith & Cooper, Inc. who is hereinafter called ENGINEER and who is to act as OWNER'S representative, assumes all duties and responsibilities and has the rights and authority assigned to ENGINEER in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

Article 3. CONTRACT TIME.

3.1. The Work shall be completed and ready for final payment in accordance with paragraphs 15.06 of the General Conditions within **100 working days** from the date indicated in the Notice to Proceed or when the Contract Time commences to run as provided in Paragraph 4.01 of the General Conditions.

3.2. **Liquidated Damages.** OWNER and CONTRACTOR recognize that time is of the essence in this Agreement and that OWNER will suffer financial loss if the Work is not completed within the times specified in Paragraph 3.1 above, plus any extensions thereof allowed in accordance with Section 11.05 of the General Conditions. They also recognize the delays, expense and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty) CONTRACTOR shall pay OWNER One Thousand Dollars ($1,000.00) for each working day that expires after the time

specified in paragraph 3.1 when the Work is approved and ready for final payment.

Article 4. CONTRACT PRICE.

4.1. OWNER shall pay CONTRACTOR for completion of the Work on a Unit Price Work Basis in accordance with the Contract Documents in current funds based on the contract quantities and unit prices stated in the proposal or as modified by change order, the sum of which ($575,630.00).

Article 5. PAYMENT PROCEDURES

CONTRACTOR shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided in the General Conditions.

5.1. **Progress Payments.** OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR'S Applications for Payment, on or about the thirtieth (30th) day of each month during construction. All progress payments will be on the basis of unit prices stated in the proposal and the completed units of work as determined by OWNER minus five percent (5%) retainage to be held by OWNER until final payment but, in each case, less the aggregate of payments previously made and less such amounts as OWNER shall determine, or OWNER may withhold, in accordance with Section 15.01 of the General Conditions.

5.2. **Final Payment.** Upon completion and acceptance of the Work in accordance with Sections 15.06 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in Section 15.06.

Article 6. INTEREST.

All moneys not paid when due as provided in Article 15 of the General Conditions shall bear interest at the maximum rate allowed by law at the place of the Project.

Article 7. CONTRACTOR'S REPRESENTATIONS

In order to induce OWNER to enter into this Agreement CONTRACTOR makes the following representations:

7.1. **CONTRACTOR** has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions, laws, and Regulations that in any manner may affect cost, progress, performance or furnishing of the Work.

7.2. **CONTRACTOR** has studied carefully all reports of explorations and tests of subsurface conditions and drawings of physical conditions which are identified in the Contract Documents and accepts the determination set forth in Section 5.03 of the General Conditions of the extent of the technical data contained in such reports and drawings upon which CONTRACTOR is entitled to rely.

7.3. **CONTRACTOR** has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests, reports and studies (in addition to or to supplement those referred to in Paragraph 7.2 above) which pertain to the subsurface or physical conditions at or contiguous to the site or otherwise may affect the cost, progress, performance or furnishing of Work as CONTRACTOR considers necessary for the performance or furnishing of the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents and no additional examinations, investigations, explorations, tests, reports, studies or similar information or data are or will be required by CONTRACTOR for such purposes.

7.4. **CONTRACTOR** has reviewed and checked all information and data shown or indicated in the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examinations, investigations, explorations, tests, reports, studies or similar information or data in respect of said Underground Facilities are or will be required by CONTRACTOR in order to perform and furnish the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of Article 5 of the General Conditions.

7.5. **CONTRACTOR** has correlated the results of all such observations, examinations, investigations, exploration, tests, reports and studies with the terms and conditions of the Contract Documents.

7.6. **CONTRACTOR** has given ENGINEER written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

7.7. **Statutory Provisions Applicable to State Political Subdivisions.** As required by Chapter 2252 of the Texas Government Code (the "Code"), and as such terms are defined therein, **CONTRACTOR** is not listed on, nor does not do business with, "Companies" that are on the Texas Comptroller of Public Accounts' list of "Designated Foreign Terrorist Organizations." As required by Chapter 2271 of the Code, and as such terms are defined therein, **CONTRACTOR** verifies that it does not, nor will it, "boycott Israel" through the term of this Contract. As required by Chapter 2274 of the Code, and as such terms are defined therein, **CONTRACTOR** hereby verifies that it does not, nor will it, "boycott energy companies," through the term of this Contract. As required by Chapter 2274 of the Code, and as such terms are defined therein, **CONTRACTOR** hereby verifies that it does not have a practice, policy, guidance, or directive that discriminates against a "firearm entity" or "firearm trade association," and will not discriminate against a firearm entity or firearm trade association through the term of this Contract. As required by Chapter 113 of the Texas Business & Commerce Code, and as such terms are defined therein, **CONTRACTOR** is not owned by nor has the majority of stock or other ownership interest of the company held by (i) individuals who are citizens of China, Iran, North Korea, Russia or a "designated country", or (ii) a company or other entity, including a governmental entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia or a "designated country." **CONTRACTOR** is headquartered in Mansfield, Texas (City, State). The requirements of Subchapter J, Chapter 552, Government Code, may apply to this (include "bid" or "contract" as applicable) and the contractor or vendor agrees that the contract can be terminated if the contractor or vendor knowingly or intentionally fails to comply with a requirement of that subchapter.

Article 8. CONTRACT DOCUMENTS.

The Contract Documents, which comprise the entire agreement between OWNER and CONTRACTOR concerning the Work, consist of the following:

8.1. Contracting Specifications Division 00 as listed in the Table of Contents thereof.

8.2. Technical Specifications, as listed in the Table of Contents thereof. A set of specifications is not attached to the signed Contract Documents but may be obtained from the City of Mansfield.

8.3. Drawings, consisting of a cover sheet bearing the title "US 287 Crossing Sanitary Sewer Replacement", and Standard Construction Details of the City of Mansfield. A set of drawings is not attached to the signed Contract Documents but may be obtained from the Engineer.

8.4. Notice of Award.

There are no Contract Documents other than those listed above in Article 8. The Contract Documents may only be amended, modified or supplemented as provided in Article 11 of the General Conditions.

Article 9. MISCELLANEOUS

9.1. Terms used in this Agreement, which are defined in Article 1 of the General Conditions, will have the meanings indicated in the General Conditions.

9.2. No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound, and specifically but without limitation moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

9.3. OWNER and CONTRACTOR each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements and obligations contained in the Contract Documents.

SECTION 00 52 00
AGREEMENT

IN WITNESS WHEREOF, OWNER and CONTRACTOR have signed five copies of this Agreement. Three counterparts have been delivered to OWNER and two counterparts have been delivered to CONTRACTOR. All portions of the Contract Documents have been signed or identified by OWNER and CONTRACTOR or by ENGINEER on their behalf.

This Agreement will be effective on the _____day of_____, 20___.

OWNER

CITY OF MANSFIELD

By_____
City Manager or his/her designee

(Corporate Seal)

Attest_____
Susana Marin, City Secretary

Address for giving notices:

1200 East Broad Street
Mansfield, Texas 76063

(If OWNER is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of Agreement.)

CONTRACTOR

By_____
Michael D. Osmus, President

(Corporate Seal)

Attest_____
Josh Molina, Vice President

Address for giving notices:

P.O. Box 1807
Mansfield TX 76063

List name of person to whose attention notices are to be sent:

_____
(If CONTRACTOR is a corporation attach evidence of authority to sign.)

Approved as to Form Only/Not Content

_____
City Attorney Date

US-287 Crossing Sanitary Sewer Replacement Exhibit

Parkhill

March 23, 2026

Aimee Sullivan
Project Engineer
City of Mansfield
1200 E Broad Street
Mansfield, Texas 76063

Re: US 287 Crossing Sanitary Sewer Replacement
Recommendation for Award of Construction Contract

Dear Ms. Sullivan:

We reviewed bids for the noted project received March 19, 2026 and determined all bids were submitted in accordance with guidelines established in the bid documents as well as procedures adopted by City of Mansfield. Bids were determined tabulated properly and are generally consistent with figures recorded during the bid opening except for an incorrect value for Willco Underground, LLC. Enclosed is a detailed bid tabulation form for reference and corrected values can be found in red ink.

Based upon our complete evaluation of all information provided, we recommend the Construction Contract for the US 287 Crossing Sanitary Sewer Replacement Project be awarded to Willco Underground, LLC, including all Base Bid Proposal items for **total Contract amount of $575,450**.

For anything further, please contact me directly at 682.399.6491 or LAllen@parkhill.com.

Sincerely,

PARKHILL

By _____
Landon Allen
Project Manager | Associate

LA/jw
Enclosures: Detailed Bid Tab

cc: Luke Goralski

Parkhill

US 287 Crossing Sanitary Sewer Replacement

1200 East Broad Street, Mansfield, Texas 76063

Thursday, March 19, 2026

2:00 PM

				WILLCO UNDERGROUND, LLC PO BOX 1807 MANSFIELD, TEXAS 76063		A&M CONSTRUCTION AND UTILITIES, INC 4950 GRISHAM DRIVE ROWLETT, TEXAS 75088		ATKINS BROS. EQUIP. CO., INC. 3516 OLD FT. WORTH ROAD MIDLOTHIAN, TEXAS 76065		CANARY CONSTRUCTION, INC. 802 N. KEALY AVE., SUITE 101 LEWISVILLE, TEXAS 75057	
	BASE BID										
Item No.	Description	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Mobilization/Demobilization	1	LS	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$10,000.00	$10,000.00	$28,000.00	$28,000.00
2	Safety And Traffic Control	1	LS	$35,000.00	$35,000.00	$20,000.00	$20,000.00	$10,000.00	$10,000.00	$2,500.00	$2,500.00
3	Temporary Sewer Bypass	1	LS	$30,000.00	$30,000.00	$17,500.00	$17,500.00	$100,000.00	$100,000.00	$8,500.00	$8,500.00
4	Selective Demolition, Saw Cutting, Parking Lot Pavement	160	LF	$55.00	$8,800.00	$30.00	$4,800.00	$20.00	$3,200.00	$40.00	$6,400.00
5	Excavation For Manhole, Boring Pits and Pipeline Trench. 14-Ft. To 20-Ft. Deep, Including Trench Protection, Excludes Dewatering	1	LS	$56,000.00	$56,000.00	$65,000.00	$65,000.00	$100,000.00	$100,000.00	$35,000.00	$35,000.00
6	Dewatering	1	LS	$10,000.00	$10,000.00	$5,000.00	$5,000.00	$50,000.00	$50,000.00	$3,500.00	$3,500.00
7	Utility Bedding Backfill and Compaction	1	LS	$8,500.00	$8,500.00	$23,000.00	$23,000.00	$10,000.00	$10,000.00	$35,000.00	$35,000.00
8	Erosion Control	1	LS	$18,000.00	$18,000.00	$25,000.00	$25,000.00	$20,000.00	$20,000.00	$2,500.00	$2,500.00
9	Restore Parking Lot Pavement to Pre-Construction Condition	1	LS	$30,000.00	$30,000.00	$23,000.00	$23,000.00	$75,000.00	$75,000.00	$8,500.00	$8,500.00
10	Sewer Pipeline and Manhole, Cleaning and Testing	820	LF	$6.00	**$4,920.00**	$4.50	$3,690.00	$40.00	$32,800.00	$6.00	$4,920.00
11	Diameter Casing Includes Steel Casing Only 100-Ft. Minimum, Excluding Jacking Pits of Dewatering	450	LF	$515.00	$231,750.00	$245.00	$110,250.00	$790.00	$355,500.00	$1,000.00	$450,000.00
12	Horizontal Auger Boring, Prepare Jacking Pits, Includes Mobilization and Demobilization	3	EA	$10,000.00	$30,000.00	$70,000.00	$210,000.00	$250,000.00	$750,000.00	$2,500.00	$7,500.00
13	Sewer Manholes, Frames and Covers, Concrete Cast-In-Place or Precast 5-Ft. In Diameter, 8 Inches Deep, Excluding Excavation, Backfill, Frame and Cover.	3	EA	$10,500.00	$31,500.00	$9,100.00	$27,300.00	$45,000.00	$135,000.00	$15,000.00	$45,000.00
14	Extra Vertical Feet of Manhole Concrete Cast-In-Place or Pre-Cast, 5-Ft. In Diameter, Excluding Excavation, Backfill, Frame and Cover, Add for Depths Over 8-Ft.	24	VLF	$20.00	$480.00	$575.00	$13,800.00	$700.00	$16,800.00	$550.00	$13,200.00
15	Casing End Seals, 24-Inch Diameter Carrier Pipe	6	EA	$5,000.00	$30,000.00	$350.00	$2,100.00	$3,000.00	$18,000.00	$1,000.00	$6,000.00
16	Public Sanitary Utility Sewerage Piping, Piping Polyvinyl Chloride Pipe 12-Inch Diameter, SDR 26, Excludes Excavation, Boring or Backfill	820	LF	$25.00	$20,500.00	$40.00	$32,800.00	$300.00	$246,000.00	$40.00	$32,800.00
	TOTAL				**$575,450.00**		**$613,240.00**		**$1,932,300.00**		**$689,320.00**

Parkhill

	BASE BID			DALLAS UNDREGROUNG, LLC 250 SHORT BOULEVARD DALLAS, TEXAS 75232		FM UTILITIES, LLC 4911 REDBIRD TRAIL MIDLOTHIAN, TEXAS 76065		GROD CONSTRUCTION, LLC 889 E. ROCK ISLAND AVENUE BOYD, TEXAS 76023		M L CONTRACTING, INC. 126 LANARK DRIVE, SUITE E SAN ANTONIO, TEXAS 78218	
Item No.	Description	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Mobilization/Demobilization	1	LS	$22,445.00	$22,445.00	$34,918.09	$34,918.09	$65,000.00	$65,000.00	$25,000.00	$25,000.00
2	Safety And Traffic Control	1	LS	$35,440.00	$35,440.00	$9,600.00	$9,600.00	$12,500.00	$12,500.00	$12,000.00	$12,000.00
3	Temporary Sewer Bypass	1	LS	$45,090.00	$45,090.00	$30,050.00	$30,050.00	$5,000.00	$5,000.00	$12,000.00	$12,000.00
4	Selective Demolition, Saw Cutting, Parking Lot Pavement	160	LF	$114.00	$18,240.00	$63.75	$10,200.00	$35.00	$5,600.00	$55.00	$8,800.00
5	Excavation For Manhole, Boring Pits and Pipeline Trench. 14-Ft. To 20-Ft. Deep, Including Trench Protection, Excludes Dewatering	1	LS	$112,770.00	$112,770.00	$23,500.00	$23,500.00	$12,000.00	$12,000.00	$256,000.00	$256,000.00
6	Dewatering	1	LS	$17,720.00	$17,720.00	$10,000.00	$10,000.00	$2,500.00	$2,500.00	$10,000.00	$10,000.00
7	Utility Bedding Backfill and Compaction	1	LS	$7,875.00	$7,875.00	$14,000.00	$14,000.00	$17,000.00	$17,000.00	$15,900.00	$15,900.00
8	Erosion Control	1	LS	$18,310.00	$18,310.00	$9,732.75	$9,732.75	$10,300.00	$10,300.00	$5,500.00	$5,500.00
9	Restore Parking Lot Pavement to Pre-Construction Condition	1	LS	$23,625.00	$23,625.00	$15,000.00	$15,000.00	$26,000.00	$26,000.00	$16,925.00	$16,925.00
10	Sewer Pipeline and Manhole, Cleaning and Testing	820	LF	$4.00	$3,280.00	$5.00	$4,100.00	$3.25	$2,665.00	$15.00	$12,300.00
11	Diameter Casing Includes Steel Casing Only 100-Ft. Minimum, Excluding Jacking Pits of Dewatering	450	LF	$70.00	$31,500.00	$255.00	$114,750.00	$760.00	$342,000.00	$195.00	$87,750.00
12	Horizontal Auger Boring, Prepare Jacking Pits, Includes Mobilization and Demobilization	3	EA	$74,175.00	$222,525.00	$56,643.00	$169,929.00	$10,100.00	$30,300.00	$7,500.00	$22,500.00
13	Sewer Manholes, Frames and Covers, Concrete Cast-In-Place or Precast 5-Ft. In Diameter, 8 Inches Deep, Excluding Excavation, Backfill, Frame and Cover.	3	EA	$5,325.00	$15,975.00	$14,000.00	$42,000.00	$12,600.00	$37,800.00	$5,500.00	$16,500.00
14	Extra Vertical Feet of Manhole Concrete Cast-In-Place or Pre-Cast, 5-Ft. In Diameter, Excluding Excavation, Backfill, Frame and Cover, Add for Depths Over 8-Ft.	24	VLF	$252.00	$6,048.00	$650.00	$15,600.00	$650.00	$15,600.00	$2,500.00	$60,000.00
15	Casing End Seals, 24-Inch Diameter Carrier Pipe	6	EA	$3,140.00	$18,840.00	$850.00	$5,100.00	$850.00	$5,100.00	$950.00	$5,700.00
16	Public Sanitary Utility Sewerage Piping, Piping Polyvinyl Chloride Pipe 12-Inch Diameter, SDR 26, Excludes Excavation, Boring or Backfill	820	LF	$36.00	$29,520.00	$140.00	$114,800.00	$70.00	$57,400.00	$125.00	$102,500.00
	TOTAL				**$629,203.00**		**$623,279.84**		**$646,765.00**		**$669,375.00**

Parkhill

				PATE GARVER, LP 7600 S. SANTA FE DRIVE, BLDG. A1 HOUSTON, TEXAS 77061	
	BASE BID				
Item No.	Description	Quantity	Unit	Unit Price	Amount
1	Mobilization/Demobilization	1	LS	$50,120.00	$50,120.00
2	Safety And Traffic Control	1	LS	$19,640.00	$19,640.00
3	Temporary Sewer Bypass	1	LS	$30,190.00	$30,190.00
4	Selective Demolition, Saw Cutting, Parking Lot Pavement	160	LF	$14.00	$2,240.00
5	Excavation For Manhole, Boring Pits and Pipeline Trench. 14-Ft. To 20-Ft. Deep, Including Trench Protection, Excludes Dewatering	1	LS	$96,800.00	$96,800.00
6	Dewatering	1	LS	$80,960.00	$80,960.00
7	Utility Bedding Backfill and Compaction	1	LS	$40,980.00	$40,980.00
8	Erosion Control	1	LS	$19,630.00	$19,630.00
9	Restore Parking Lot Pavement to Pre-Construction Condition	1	LS	$11,990.00	$11,990.00
10	Sewer Pipeline and Manhole, Cleaning and Testing	820	LF	$16.00	$13,120.00
11	Diameter Casing Includes Steel Casing Only 100-Ft. Minimum, Excluding Jacking Pits of Dewatering	450	LF	$942.00	$423,900.00
12	Horizontal Auger Boring, Prepare Jacking Pits, Includes Mobilization and Demobilization	3	EA	$49,960.00	$149,880.00
13	Sewer Manholes, Frames and Covers, Concrete Cast-In-Place or Precast 5-Ft. In Diameter, 8 Inches Deep, Excluding Excavation, Backfill, Frame and Cover.	3	EA	$7,847.00	$23,541.00
14	Extra Vertical Feet of Manhole Concrete Cast-In-Place or Pre-Cast, 5-Ft. In Diameter, Excluding Excavation, Backfill, Frame and Cover, Add for Depths Over 8-Ft.	24	VLF	$151.00	$3,624.00
15	Casing End Seals, 24-Inch Diameter Carrier Pipe	6	EA	$2,589.00	$15,534.00
16	Public Sanitary Utility Sewerage Piping, Piping Polyvinyl Chloride Pipe 12-Inch Diameter, SDR 26, Excludes Excavation, Boring or Backfill	820	LF	$58.00	$47,560.00
	TOTAL				**$1,029,709.00**

City of Mansfield
Staff Report

Item ID: 26-2091

Agenda Date: April 13, 2026

Title
26-2091: Resolution - A Resolution of the City Council if of the City of Mansfield, Texas, Authorizing a Temporary Moratorium on the Enforcement of Certain Sign Regulations Under Chapter 155 of the City's Code of Ordinances for Local Business and Venues to Promote Internationally Recognized Sporting Events Occurring between June 11, 2026 and July 19, 2026; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Description/History
As part of the Communications Plan supporting regional activity tied to the world's largest sporting event, the City of Mansfield would like to ensure that local businesses and venues are positioned to benefit from the increased visitors in the region. This being said, providing flexibility for on-site promotional signs identifying locations as places to watch matches helps keep visitors in Mansfield and encourages local spending.

Strategic Initiative
N/A

Recommendation
Staff suggests approval of this resolution.

Funding Source
N/A

Prepared By
Bernadette McCranie, Director of Communications and Outreach - (817) 276-4266

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF MANSFIELD, TEXAS, AUTHORIZING A TEMPORARY MORATORIUM ON THE ENFORCEMENT OF CERTAIN SIGN REGULATIONS UNDER CHAPTER 155 OF THE CITY'S CODE OF ORDINANCES FOR LOCAL BUSINESS AND VENUES TO PROMOTE INTERNATIONALLY RECOGNIZED SPORTING EVENTS OCCURRING BETWEEN JUNE 11, 2026, AND JULY 19, 2026; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

WHEREAS, Section 155.090 of the Mansfield, Texas Code of Ordinances regulates, among other matters, use and display of promotional signage within the City of Mansfield, Texas (the "City"); and,

WHEREAS, the City has been designated as Base Camp Training Site for the Czechia National Team during the 2026 FIFA World Cup™; and,

WHEREAS, the 2026 FIFA World Cup™ will commence on June 11, 2026, and continue until July 19, 2026, hosting matches across the United States, including those hosted in the Dallas/Fort Worth Area (the "Event"); and,

WHEREAS, the Event will have a significant economic impact on local Mansfield businesses and venues; and,

WHEREAS, the City desires to promote this international event within the City's corporate limits; and,

WHEREAS, staff has recommended imposing a temporary moratorium on the enforcement of certain sign regulations under Section 155.090 to assist local businesses and venues in further promoting this internationally recognized sporting event between June 11, 2026, and July 19, 2026; and,

WHEREAS, the City Council believes that approving a temporary moratorium as proposed herein is in the best interest of the City and will accomplish the desired impact of promoting local businesses and venues.

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

SECTION 1.

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

SECTION 2.

A temporary moratorium on the enforcement of Subsections 155.090(K)(2)(a), (b), and (j) related to promotional signs is hereby approved and made effective as stated in Section 4 of this Resolution. This temporary moratorium will apply to local businesses and venues operating in Mansfield, Texas, that promote internationally recognized sporting events occurring between June 11, 2026, and July 19, 2026

SECTION 3.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law, and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 4.

This Resolution shall be effective on June 11, 2026, and automatically terminate after July 19, 2026.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 13TH DAY OF APRIL, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

City of Mansfield
Staff Report

Item ID: 26-2066

Agenda Date: April 13, 2026

Title
26-2066: Minutes - Approval of the March 23, 2026 Regular City Council Meeting Minutes

Description/History
The minutes of the March 23, 2026 Regular City Council Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Strategic Initiative
N/A

Recommendation
Approval of the minutes by the Council.

Funding Source
N/A

Prepared By
Susana Marin, City Secretary - (817) 276-4203

City Council - Regular Meeting Minutes
March 23, 2026 - 3:00 PM
Draft
Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

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

Present: Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Absent: Brent Newsom

2. WORK SESSION

Discussion Regarding Speed Limit and School Zone Changes on Cannon Dr.

James Rogge, Assistant Director of Public Works - Transportation, presented and answered questions regarding three options for a possible pedestrian traffic solution on Cannon Drive. The possible solutions consisted of 1. Establishing a school zone; 2. Installing Rectangular Rapid Flashing Beacons (RRFB) and Americans with Disabilities Act (ADA) improvements; and 3. Installing flashing pedestrian signs. After discussion, staff was directed to move forward with Option 3, the installation of flashing pedestrian signs.

Discussion Regarding Transportation Options

Rick Larkin, former owner of BCB Transport, spoke on his history in the transportation industry and his primary focus on safety. He commented on Mansfield's need for connectivity in relation to the growth the City is experiencing. Mr. Larkin proposed creating a shuttle system in multiple phases in the downtown Mansfield area, and eventually in the Staybolt area. He described the shuttle routes, the fleet, operating schedule, and vision, and answered Council questions.

Discussion Regarding the March 23, 2026 Consent Agenda Items

Raymond Coffman, Director of Engineering Services, answered Council questions on agenda item 26-2052.

3. RECESS INTO EXECUTIVE SESSION

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

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 3:30 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 3:34 p.m. Mayor Evans recessed the executive session at

6:14 p.m.

A. Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071

- **i.** Seek Advice of City Attorney Regarding Contractual Negotiations
- **ii.** Seek Advice of City Attorney Regarding Zoning and Land Use Regulations
- **iii.** Seek Advice of City Attorney Regarding Federal Tax Matters
- **iv.** 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

- **i.** Land Acquisition for Future Development
- **ii.** Land Acquisition Project #26-02

C. Personnel Matters Pursuant to Section 551.074

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

- **i.** Economic Development Project #21-33
- **ii.** Economic Development Project #22-27
- **iii.** Economic Development Project #25-01
- **iv.** Economic Development Project #25-07
- **v.** Economic Development Project #25-15

4. 6:00 P.M. OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Evans reconvened the meeting into regular business session at 6:21 p.m.

5. INVOCATION

Pastor Joel Bogar, Life Vision Church, gave the Invocation.

6. PLEDGE OF ALLEGIANCE

Council Member Broseh led the Pledge of Allegiance.

7. TEXAS PLEDGE

Council Member Simmons led the Texas Pledge.

8. PROCLAMATION

Proclamation — North Texas Community Cleanup Challenge 2026

Presenters: Lindsey Mondon, Public Education Specialist

Attachments:

1. Proclamation

Mayor Evans read and presented the proclamation to Environmental Services staff.

Proclamation — National Library Week

Presenters: Yolanda Botello, Director of Library and Historical Services

Attachments:

1. Proclamation

Mayor Evans read and presented the proclamation to Library staff.

9. CITIZEN COMMENTS

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

In order to be recognized during Citizen Comments or during a Public Hearing (applicants included), please complete a comment card located at the entrance of the Council Chambers. If you would like to speak on more than one Public Hearing item, please submit a separate card for each item. Please present the card(s) to the Deputy City Secretary by 5:50 p.m., ten minutes before the start of the 6:00 p.m. regular business session.

Raymond Barlowe, 2900 Neidman Drive - Mr. Barlowe spoke on the condition of his house in Mansfield and his interactions with staff and elected officials.

Arfrances Johnson, 1915 Birch Street - Ms. Johnson spoke on the condition of her house in Mansfield.

Mike Jennings and Austin Sanders, 805 Derbyshire Lane - Commander Jennings and Senior Vice Commander Sanders spoke on updates for the Disabled American Veterans Mansfield Chapter.

10. COUNCIL COMMENTS

Council Member Simmons commented on the great time he had at the Pickle Parade and Palooza.

Council Member Fresquez reiterated Council Member Simmons' comments.

Mayor Evans commented on the great time he had at the Pickle Parade and Palooza and stated that he was proud of the Disabled American Veterans Mansfield Chapter as several individuals have received benefits that were sought after for a long time.

11. STAFF COMMENTS

A. City Manager or Authorized Representative

i. Current/Future Agenda Items

ii. City Manager Updates

Joe Smolinski, City Manager, commended Senior Commander Jennings and Senior Vice Commander Sanders for the remarkable service they've provided to Mansfield veterans. He also remarked upon staff's hard work on the Pickle Parade and Palooza.

iii. Departmental Updates

26-2041: Review of the Monthly Financial Report for the Period Ending December 31, 2025

Presenters: Darcy Lupton, Director of Financial Services
Attachments:
1. December FY26 Council Report

Staff were available for questions.

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Simmons to authorize the City Manager or his designee to negotiate, execute, and finalize the Easement Agreement transaction for LA#26-02 related to the Mountain Creek Sewer project as discussed in Executive Session. Seconded by Council Member Fresquez. The motion PASSED by the following vote:

Aye: 6	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

13. APPROVAL OF SUB-COMMITTEE MINUTES

26-2039: Minutes - Approval of the March 9, 2026 Annual Audit Sub-Committee Meeting Minutes (vote will only be taken by members of the sub-committee: Evans (Chair), Broseh, and Tonore)

Presenters: Susana Marin, City Secretary
Attachments:
1. 3-9-26 Draft Minutes

A motion was made by Mayor Pro Tem Tonore to approve the minutes of the March 9, 2026 Annual Audit Sub-Committee Meeting as presented. Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 3	Michael Evans, Todd Tonore, Larry Broseh
Nay: 0	None
Abstain: 0	None

26-2043: Minutes - Approval of the March 9, 2026 Tax Increment Reinvestment Zone #2 Board Meeting Minutes (vote will only be taken by members of the Board: Bounds (Chair),

Newsom, Evans, and Simmons)

Presenters: Susana Marin, City Secretary

Attachments:

1. 3-9-26 Draft Minutes

A motion was made by Council Member Simmons to approve the minutes of the March 9, 2026 Tax Increment Reinvestment Zone #2 Board Meeting as presented. Seconded by Council Member Bounds. The motion PASSED by the following vote:

Aye: 3	Michael Evans, Tamera Bounds, Todd Simmons
Nay: 0	None
Abstain: 0	None

14. CONSENT AGENDA

26-2040: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Amendments to the Animal Shelter Advisory Committee Bylaws; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: Nicolette Ricciuti, Director of Regulatory Compliance

Attachments:

1. Resolution
2. Exhibit A

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, APPROVING AMENDMENTS TO THE ANIMAL SHELTER ADVISORY COMMITTEE BYLAWS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

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

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

Aye: 6	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4523-26

26-2050: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Rejecting All Proposals for the Mansfield Custom Events Calendar Web Application Received Through a Public Request For Proposal; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: Bernadette McCranie, Director of Communications and Outreach

Attachments:

1. Resolution

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, REJECTING ALL PROPOSALS FOR THE MANSFIELD CUSTOM EVENTS CALENDAR WEB APPLICATION RECEIVED THROUGH A PUBLIC REQUEST FOR PROPOSAL; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

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

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

Aye: 6	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4524-26

26-2052: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Approving a Cost Reimbursement Agreement For Rockwood Lift Station and Force Main Improvements Between the City of Mansfield, Texas and Bisbee Ranch, LLC in an Amount Not to Exceed $1,028,000.64; Authorizing the City Manager, or Designee, To Negotiate, Finalize, and Execute the Cost Reimbursement Agreement; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required By Law; And Declaring an Effective Date (Utility Fund)

Presenters: Raymond Coffman, Director of Engineering Services
Attachments:

1. Resolution
2. Cost Reimbursement Agreement
3. Exhibit A
4. Exhibit B

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, APPROVING A COST REIMBURSEMENT AGREEMENT FOR ROCKWOOD LIFT STATION AND FORCE MAIN IMPROVEMENTS BETWEEN THE CITY OF MANSFIELD, TEXAS AND BISBEE RANCH, LLC IN AN AMOUNT NOT TO EXCEED $1,028,000.64; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO NEGOTIATE, FINALIZE, AND EXECUTE THE COST REIMBURSEMENT AGREEMENT; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (UTILITY FUND)

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

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

Aye: 6	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4525-26

26-2038: Minutes - Approval of the March 9, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 3-9-26 Draft Minutes

A motion was made by Council Member Bounds to approve the minutes of the March 9, 2026 Regular City Council Meeting as presented. Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 6	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

15. PUBLIC HEARING

25-1725: Public Hearing on a Request Submitted by Triangle Engineering for a Specific Use Permit to Allow a Car Wash at 1561 E Broad Street, Located on 2.6 acres and Situated in the Henry Odele Survey Abstract No. 1196 Tract 4 (SUP25-004). *The applicant has requested a continuance of the Public Hearing to the April 13, 2026, scheduled City Council meeting.*

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Legal Description

Clayton Comstock, Executive Director of Planning and Development, stated the applicant has requested a continuance of the public hearing.

Mayor Evans opened the public hearing at 7:01 p.m. With no one wishing to speak, Mayor Evans continued the public hearing at 7:01 p.m.

A motion was made by Council Member Fresquez to approve the continuance to the April 13, 2026 City Council Meeting. Seconded by Council Member Simmons. The motion PASSED by the following vote:

Aye: 6	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

26-1953: Public Hearing on a Request Submitted by Stillwater Capital LLC, for a Specific Use Permit for Apartments in the Reserve PD Workplace Sub-District on 10.034 acres located at 240 N. Mitchell Road, also known as 2212 Domain Drive, or more generally located near the southwest corner of East Broad Street and Reserve Way (SUP 25-006)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Maps and Supporting Information

2. Exhibit A - Legal Description
3. Exhibit B - Site Plan
4. Exhibit C - Building Elevations
5. Exhibit D - Landscape Plans

Clayton Comstock presented the item and answered Council questions. Victor Flores, City Attorney, made brief comments. Applicant Cole Henley, Stillwater Capital, answered Council questions.

Mayor Evans continued the public hearing at 7:08 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 7:08 p.m.

A motion was made by Council Member Broseh to approve the Specific Use Permit with stipulations that Stillwater Capital or their successor would coordinate with traffic to facilitate the rebuild of the eastern portion of Broad St. Seconded by Mayor Pro Tem Tonore. The motion PASSED by the following vote:

Aye: 6	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

16. ADJOURN

A motion was made by Council Member Simmons to adjourn the meeting at 7:09 p.m. Seconded by Mayor Pro Tem Tonore. The motion PASSED by the following vote:

Aye: 6	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

_____ Michael Evans, Mayor

ATTEST:

_____ Susana Marin, City Secretary

City of Mansfield
Staff Report

Item ID: 25-1725

Agenda Date: April 13, 2026

Title
25-1725: Public Hearing on a Request Submitted by Triangle Engineering for a Specific Use Permit to Allow a Car Wash at 1561 E Broad Street, Located on 2.6 acres and Situated in the Henry Odele Survey Abstract No. 1196 Tract 4 (SUP25-004)

Description/History
Existing Use: Vacant
Existing Zoning: C-2, Community Business District

Surrounding Land Use & Zoning:
North – Shady Valley Duplexes, 2F, Two Family Residential District
South – Courtesy Stay Inn and Quik Trip, C-2, Community Business District
East – Retail Building, C-2, Community Business District
West – Parkside Apartments and Retail Building, MF-2, Multi-Family Residential District and C-2, Community Business District

Thoroughfare Plan Specification:
East Broad Street – 6-lane divided arterial street.

History:
While the majority of the surrounding area has been developed, the subject property remains one of the few undeveloped parcels along this portion of Broad Street.

Mansfield 2040 Plan
Mansfield 2040 Land Use Designation: Retail & Office

The Retail & Office category is designed to provide shopping, employment, and services for Mansfield residents and visitors. Development should primarily rely on regional thoroughfares but also offer local street and pedestrian access. Higher-density residential uses may be appropriate if they support nearby commercial and office activity. Shared access and utilities are encouraged to minimize impacts on services and traffic. Buildings should face major roads with pedestrian-scale lighting, transparent materials, and landscaping to soften the visual impact. This category should accommodate a variety of scales and services to attract and retail businesses that meet the needs of Mansfield's residents and passersby. In areas near build-out or redevelopment, retrofitting storefronts and parking should be considered to optimize land use.

Previous surveys, along with public feedback, have consistently indicated that auto-related uses are less desirable within the community. The community has expressed a preference for developments that prioritize walkability, accessibility, and a more pedestrian-friendly environment over car-centric establishments.

Analysis
The Applicant proposes the development of a 5,126-square-foot car wash on a portion of the subject site. The property consists of 2.6 acres and is addressed at 1561 East Broad Street.

The site is currently vacant.

The subject property is situated within a developed area characterized by a mix of residential and commercial uses. Residential uses, including the Shady Valley Duplexes and the Parkside Apartments, are located to the north and northwest. Commercial uses surround the remainder of the site, with retail buildings located on the west and east sides of the property. A Courtesy Stay Inn and QuickTrip are located to the south. The proposed car wash would develop on approximately 1.6 acres of the 2.6-acre site, leaving about 1 acre of landlocked area behind the car wash remaining undeveloped.

Site Plan

The proposed site layout places the car wash facility toward the front of the property (along the E Broad St. frontage), featuring a total of 41 parking spaces consisting of 27 vacuum stalls, 13 standard parking spaces and 1 ADA parking space. The proposed site layout positions the shorter side of the building along East Broad Street, with the vacuum bays oriented toward the west side of the property. This site plan layout lacks amenities that might encourage pedestrian engagement, limiting opportunities for an environment that accommodates both foot traffic and vehicle access. With the original submittal, staff provided the applicant with written comments related to the site plan, including methods to provide better circulation and a screened/enclosed facility (see Exhibit C). The applicant resubmitted plans that include an updated site plan and elevations showing a partial screening wall along Broad Street, built to look like a building façade. There are discrepancies between the site plan and landscaping plan concerning the location of this screening element. This will need to be reconciled as the project moves forward.

In addition, the property accesses East Broad Street via a shared, curved driveway. The retail building to the east shares this access and the only east-bound access for the proposed car wash would be through the driveway that is further east. The remaining portion of the property will not be included in the current project, leaving more than one acre available for future development, which poses questions about any future development's additional traffic demand on the limited access.

The Site Plan is shown on Exhibit B.

Building Elevations

The updated car wash design indicates the primary use of brick and stone; however, a detailed material breakdown was not provided. This will need to be provided as the project moves forward. Previous discussions with the Planning and Zoning Commission and City Council have made it apparent that car wash facilities should utilize methods to screen the exterior operations with building walls that architecturally read as building facades on all sides, especially when adjacent to protected uses like residential, schools, or other uses where noise should be mitigated. Staff provided recommendations with examples as seen in Exhibit C.

The Building Elevations are shown on Exhibit B.

Landscape Plan

A 20-foot-wide landscape buffer has been provided along the entire southern lot adjacent to East Broad Street. Additionally, 10-foot-wide landscape buffers are proposed along the west and east boundaries. As proposed, all surface parking will be screened with continuous plantings and hedges, as required. The project only provides a customer waiting area but does not provide any form of outdoor benches and tables adjacent, therefore not meeting the passive space requirements.

The Landscape Plan is shown on Exhibit B.

Signage
The project is subject to the General Business Sign regulations in Section 155.090 of the Mansfield Zoning Ordinance. These regulations limit signage to one (1) wall sign and one (1) monument sign per street frontage. This project does not provide a sign plan but shows two (2) wall signs on the front and rear of the proposed building, which does not comply with Section 115.090.

Summary
The subject property is situated in the C-2 Community Business District, where a car wash is permitted with the approval of a Specific Use Permit (SUP).

The provisions in Section 155.080 of the Mansfield Zoning Ordinance entitled “Specific Use Permit” states “[a] specific use permit shall be issued only if all of the following conditions have been found:

1. That the specific use permit will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity;
2. That the establishment of the specific use permit will not impede the normal and orderly development and improvement of surrounding vacant property;
3. That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
4. The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
5. That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
6. That directional lighting will be provided so as not to disturb or adversely affect neighboring properties; and
7. That there is sufficient landscaping and screening to insure harmony and compatibility with adjacent property.”

Strategic Initiative
Focus on the Future

Recommendation
The Planning and Zoning Commission held a public hearing and considered this item at their February 19, 2026, meeting. The Commission voted 5-0 to recommend denial of the Specific Use Permit request.

Ayes:, Mainer, Godin, Axen, Walker, Rozak
Nays: None
Absent: Lambert-Aikhionbare, Moses

Since the Planning and Zoning Commission public hearing, the developer has met with City of

Mansfield staff to coordinate possible changes. However, no revisions to the site plan have been proposed from the version reviewed and recommended for denial by the Commission.

Staff has requested that the development team explore options to create an additional point of access to Magnolia St., but those efforts were not accomplished with this site plan revision.

These revisions do not change the recommendation of the Development Review Committee.

The Development Review Committee recommends denial of the Specific Use Permit (SUP) request for a car wash. The request does not meet all applicable conditions for approval as outlined in Section 155.080 of the Mansfield Zoning Ordinance, specifically provisions (1), (4), and (5), and is inconsistent with the development strategies outlined in the Mansfield 2040 Plan.

Staff finds that the proposed car wash would not be compatible with the surrounding area and may be injurious to the use and enjoyment of nearby properties, as outlined in provision (1). Multiple existing and approved car wash facilities are located in proximity to the subject site, resulting in a concentration of similar auto-oriented uses. The proposed site is located less than one mile from a recently approved full-service car wash (ZC 25-009) at 1850 Cannon Drive, approximately two miles from an existing full-service car wash at 3201 East Broad Street, and approximately one-third mile from H-E-B's fast-service car wash at 1670 East Broad Street. This concentration contributes to land use saturation and limits opportunities for a broader mix of commercial uses envisioned for this corridor. The adjacency to existing residential also poses negative impacts related to the operation of a car wash in proximity to existing residential.

Staff also finds that the design, location, and arrangement of access do not provide for the safe and convenient movement of vehicular traffic, as required under provision (4). The site is served by a single shared point of ingress and egress along an existing curved driveway, which creates turning movement conflicts. Access to the site relies on existing median openings approximately 300 feet from US 287 that are shared by high-traffic-volume users. The additional vehicle trips generated by the proposed use are expected to increase queueing and create conflicts with adjacent properties, particularly during peak hours. While development of the site is anticipated, staff recommends a more comprehensive development approach for the property, with uses that generate fewer frequent trips and are more appropriate for the existing access constraints.

In addition, staff has concerns related to nuisance prevention, as outlined in provision (5). The proximity of the proposed outdoor-oriented car wash operations, including dryers and vacuum bays, to existing residential units creates potential noise impacts that may adversely affect nearby properties. While such impacts could potentially be mitigated through alternative siting or enclosure of equipment, the proposal as submitted does not demonstrate adequate nuisance prevention measures.

Staff has evaluated the proposal in relation to the surrounding land use pattern and the City's long-term vision and finds that the request does not align with the Mansfield 2040 Plan. As the City approaches build-out, infill development that supports a diverse mix of commercial services within designated Retail and Office areas is encouraged to promote sustainable and well-integrated development patterns.

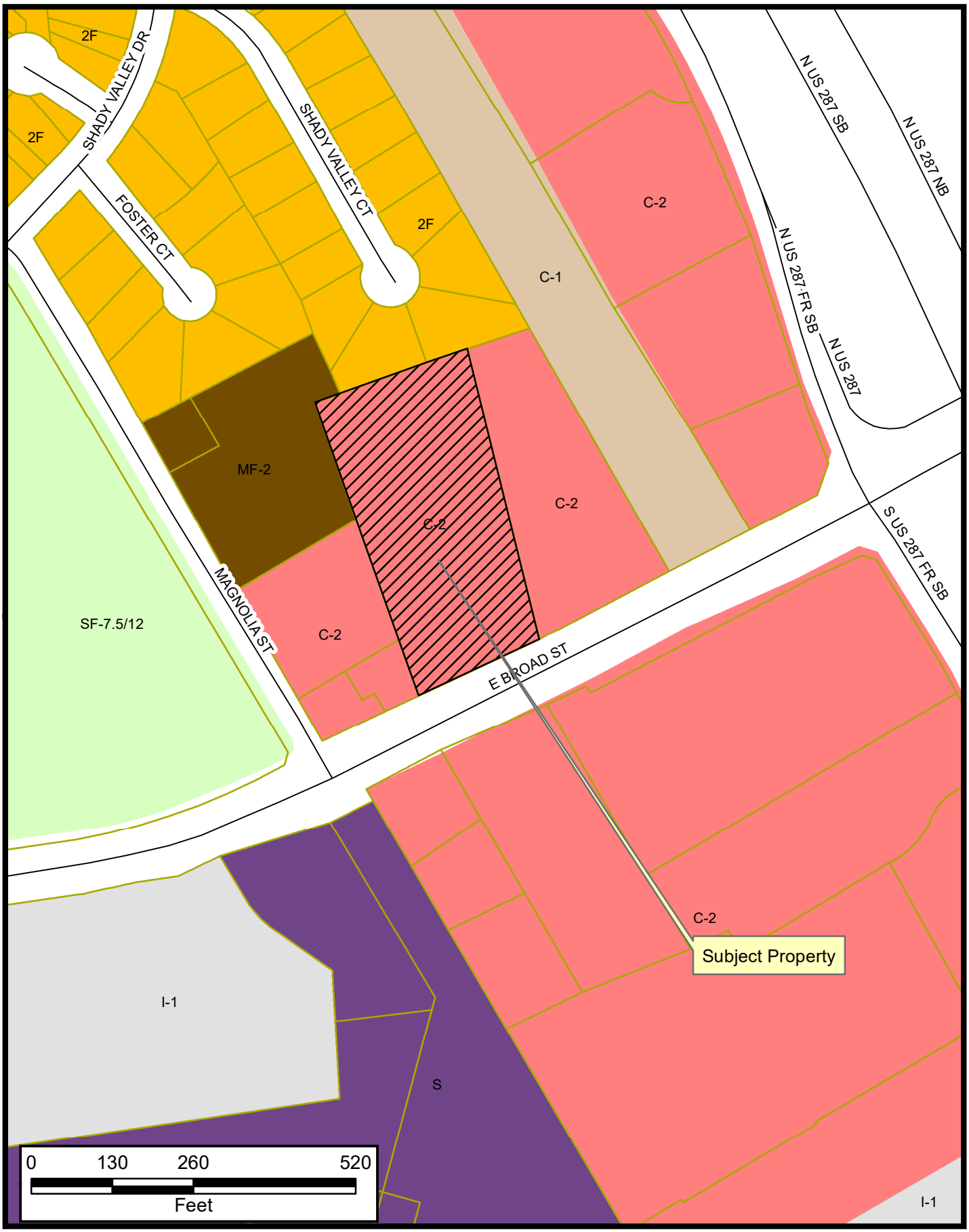
For these reasons, staff recommends denial of the Specific Use Permit request, as the proposal does not meet the required standards for approval under the zoning ordinance and is inconsistent with the adopted Mansfield 2040 Plan.

Funding Source
N/A

Prepared By
Helina Okyere, Planner I - (817) 276-4287

SUP#25-004

MANSFIELD TEXAS



MANSFIELD TEXAS

SUP#25-004

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

12/1/2025

Property Owner Notification for SUP#25-004

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HANA ADDITION	BLK 1	HNQP LLC	905 RIVIERA DR	MANSFIELD, TX	76063-3718
HILLCREST ADDITION - MANSFIELD	BLK 47	MANSFIELD PUBLIC FACILITY CORP	1200 E BROAD ST	MANSFIELD, TX	76063
MEYER GREEN BUSINESS PARK	BLK 1	BLESSINGS ENTERPRISES INC	1900 CASPIAN LN	COLLEYVILLE, TX	76034
ODELE, HENRY SURVEY	A 1196	TARRANT COUNTY WATER DISTRICT	800 E NORTHSIDE DR	FORT WORTH, TX	76102
ODELE, HENRY SURVEY	A 1196	BEAR BASEBALL PROPERTIES LLC	200 CRESCENT CT STE 1820	DALLAS, TX	75201
QT 952 ADDITION	BLK 1	SUDBURY 10705 LLC	8407 LAKEMONT DR	DALLAS, TX	75209
QT 952 ADDITION	BLK 1	ARUN NIRALEE PARTNERS I	1560 E BROAD ST	MANSFIELD, TX	76063-1807
SHADY VALLEY APARTMENTS	LOT A	TRIEX TEXAS HOLDING LLC	PO BOX 3396	HUNTINGTON BEACH, CA	92605-3396
SHADY VALLEY APARTMENTS NO LEGAL		TRIEX TEXAS HOLDING LLC	PO BOX 3396	HUNTINGTON BEACH, CA	92605-3396
SHADY VALLEY DUPLEXES ADDITION	BLK 1	SHARP, WILLIAM T	5120 HOPPER RD	BURLESON, TX	76028
SHADY VALLEY DUPLEXES ADDITION	BLK 1	CANTERBURY TX PROPERTIES LLC	4636 LUNA CT	CYPRESS, CA	90720
SHADY VALLEY DUPLEXES ADDITION	BLK 1	CANTERBURY TX PROPERTIES LLC	4636 LUNA CT	CYPRESS, CA	90720
SHADY VALLEY DUPLEXES ADDITION	BLK 1	CLEVELAND, HAROLD	5909 CAPE LOOP	LAND O LAKES, FL	34639-2698
SHADY VALLEY DUPLEXES ADDITION	BLK 1	CANTERBURY TX PROPERTIES LLC	4636 LUNA CT	CYPRESS, CA	90720
SHADY VALLEY DUPLEXES ADDITION	BLK 1	KNIGHT, JAMES R	6222 KENWICK AVE	FORT WORTH, TX	76116-4629
SHADY VALLEY DUPLEXES ADDITION	BLK 1	KNIGHT, JAMES R	6222 KENWICK AVE	FORT WORTH, TX	76116-4629
SHADY VALLEY DUPLEXES ADDITION	BLK 1	KRUEGER, NATHAN OLIVER	10 FOSTER CT	MANSFIELD, TX	76063-1847
SHADY VALLEY DUPLEXES ADDITION	BLK 4	TRIEX TEXAS HOLDING LLC	PO BOX 3396	HUNTINGTON BEACH, CA	92605-3396
SHADY VALLEY DUPLEXES ADDITION	BLK 4	VERITY REAL ESTATE INVESTMENTS	16970 DALLAS PKWY BUILDING 401	DALLAS, TX	75248

Property Owner Notification for SUP#25-004

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
SHADY VALLEY DUPLEXES ADDITION	BLK 4	DJZ DRYCLEANING LLC	7101 TWIN OAKS CT	MANSFIELD, TX	76063

LAND DESCRIPTION

Being a 2.643 acre tract of land situated in the Henry Odell Survey, Abstract No. 1196, City of Mansfield, Tarrant County, Texas, being that same tract of land conveyed by Special Warranty Deed to Bear Baseball Properties, LLC as recorded in Document No. D222218380, Official Public Records, Tarrant County, Texas, said tract being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found with an illegible cap for the Southwest corner of said Baseball Properties, LLC tract, said point being the Southeast corner of Lot 2-BR, Block 4 of Shady Valley Duplex, Section 2, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-206, Page 56 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and lying on the North right-of-way line of Broad Street (variable width right-of-way);

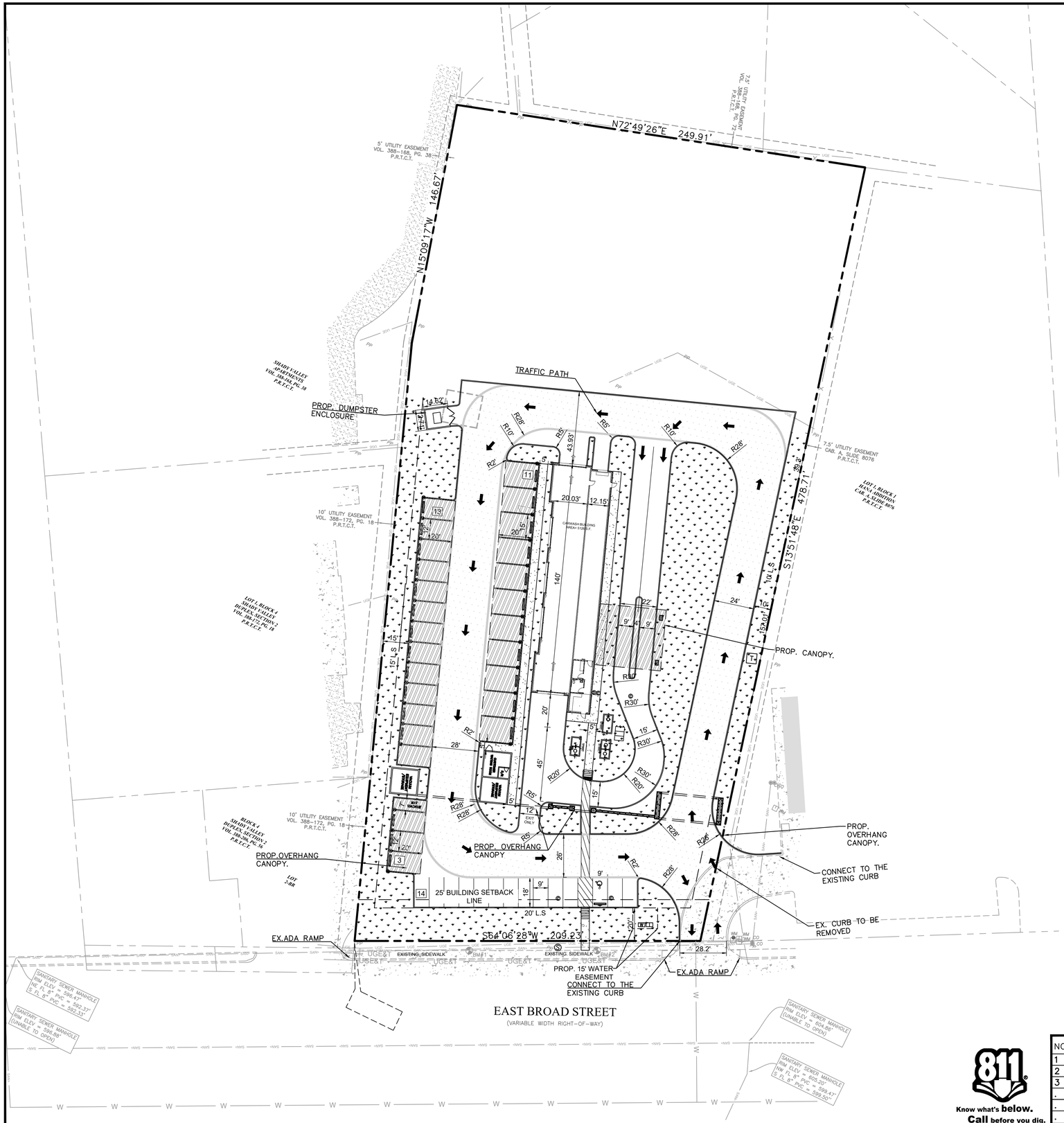
THENCE North 20 Degrees 25 Minutes 32 Seconds West, departing the North right-of-way line of said Broad Street, with the East line of said Lot 2-BR, passing at a distance of 99.65 feet a 1/2 inch iron rod found for the Northeast corner of said Lot 2-BR, same being the Southeast corner of Lot 1, Block 4 of Shady Valley Duplex Section 2, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-172, Page 17, P.R.T.C.T., continuing with the East line of said Lot 1, passing at an additional 200.58 feet a 1/2 inch iron rod found with a cap stamped "4818" for the Northeast corner of said Lot 1, same being the Southeast corner of Shady Valley Apartments, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-168, Page 38, P.R.T.C.T., and continuing with the East line of said Shady Valley Apartments for a total distance of 363.62 feet to a 1/2 inch iron rod found with a cap stamped "4818" for corner;

THENCE North 15 Degrees 09 Minutes 17 Seconds West, continuing with the East line of said Shady Valley Apartments, a distance of 146.67 feet to a 1/2 inch iron rod found with a cap stamped "Area Surveying" for corner, said point being an interior corner of said Shady Valley Apartments, same being the Northwest corner of said Baseball Properties, LLC tract;

THENCE North 72 Degrees 49 Minutes 26 Seconds East, with a East line of said Shady Valley Apartments, and with a South line of Block 1, Shady Valley Duplexes, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-168, Page 72, P.R.T.C.T. and continuing for a total distance of 249.91 feet to a 6" fence post for corner, said point being the Northwest corner of Lot 1, Block 1 of Hana Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 8076, P.R.T.C.T., same being the Northeast corner of said Baseball Properties, LLC tract;

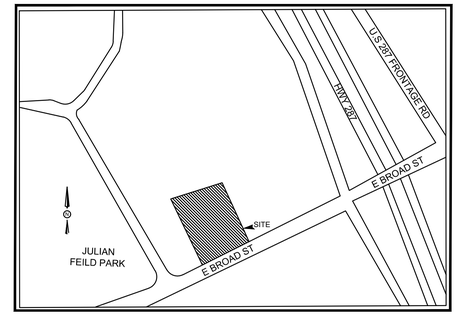
THENCE South 13 Degrees 51 Minutes 48 Seconds East, departing the South line of said Shady Valley Duplexes, with the West line of said Hana Addition, a distance of 478.71 feet to an "X" cut found on concrete paving for the Southeast corner of said Baseball Properties, LLC tract, same being the Southwest corner of said Hana Addition, and lying on the North right-of-way line of said Broad Street;

THENCE South 64 Degrees 06 Minutes 28 Seconds West, with the North right-of-way line of said Broad Street, a distance of 209.23 feet to the POINT OF BEGINNING and containing 115,108 square feet or 2.643 acres of land, more or less.



0 30 60

Scale: 1" = 30 ' Feet



VICINITY MAP

N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

EXISTING LEGEND

1/2" IR FOUND	WATER VALVE	NO PARKING
1/2" IR SET	FIRE HYDRANT	CONCRETE
5/8" IR FOUND	IRRIGATION VALVE	GRAVEL
3/8" IR FOUND	UTILITY POLE	BRICK
60-D NAIL FOUND	WATER METER	STONE
PK NAIL SET	GAS METER	WOOD DECK
1/2" IP FOUND	A.C. PAD	BUILDING WALL
X-FOUND	TRANS. BOX	TILE
X-SET	GAS MARKER	BUILDING LINE
1" IR FOUND	BOLLARD POST	EASEMENT
1" IP FOUND	BRICK / STONE COLUMN	BOUNDARY
POINT FOR CORNER	CABLE BOX	HIGHBANK LINE
3/4" IP FOUND	CONCRETE MONUMENT	PARKING STRIPE
LIGHT POLE	COVERED AREA	ASPHALT
TELE. BOX	ELECTRIC BOX	FIRE LANE STRIPE
SAN. SEW. CO.	OVERHEAD UTILITY LINE	RETAINING WALL
SAN. SEW. MH.	GUY WIRE ANCHOR	BARBED WIRE FENCE
STORM DRAIN MH.	CHAINLINK FENCE	IRON FENCE
HANDICAP SPACE	PIPE RAIL FENCE	WOOD FENCE

SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	X
FIRE LANE	
STRIPING	
PARKING SPACES	X
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	T
LIGHT POLE	
POWER POLE	

SITE DATA SUMMARY TABLE

SITE ACREAGE:	2.643 ACRES (115,116.08 S.F)
ZONING:	C-2
PROPOSED USE:	CAR WASH
BUILDING AREA:	5,126 S.F.
NUMBER OF STORIES:	1
BUILDING COVERAGE:	4.45%
FLOOR AREA RATIO:	0.044
IMPERVIOUS AREA:	94,98 (82.5%)
PERVIOUS/ LANDSCAPE AREA:	20,134 (17.4%)
REGULAR PARKING REQUIRED 1 SP PER 150 S.F. MIN. VACUUM BAYS REQUIRED (2/3 OF TOTAL PARKING REQUIRED)	35 SPACES 24 SPACES
ADA PARKING PROVIDED:	1 SPACES
CAR WASH VACUUM BAYS PROVIDED:	27 SPACES
REGULAR PARKING PROVIDED:	13 SPACES
TOTAL PARKING PROVIDED:	41 SPACES

(SUP-#25-004)

EXHIBIT B-(Site Plan for Specific Use Permit)

CAR WASH

HENRY ODELL SURVEY, ABSTRACT NO. 1196

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS 76063

DATE OF PREPARATION :12/05/25

SITE ACREAGE : 2.643 ACRES

NUMBER OF LOTS : 1

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	BK	12-11-2025	SEE SCALE BAR	137-25	C-3.0

TX. P.E. FIRM #11525

NO.	DATE	DESCRIPTION	BY
1	10-06-25	1st CITY SUBMITTAL	AY
2	12-11-25	2st CITY SUBMITTAL	AY
3	01-13-26	3RD CITY SUBMITTAL	AY
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

811 Know what's below. Call before you dig.

1 / A003 A220 — South Elevation - Overall Site Facade
1/8" = 1'-0"

2 / A003 A220 — North Elevation - Overall
1/8" = 1'-0"

R:\OneDrive - East Star Design\Revit and CAD Active Projects\2024-Car Wash Mansfield, TX\2024-Car Wash Mansfield, TX v20 3.rvt

1/8/2026 5:29:45 PM

Seal:

NOT FOR CONSTRUCTION

THIS DOCUMENT MAY NOT BE USED FOR CONSTRUCTION, PERMITING, OR REGULATORY APPROVAL

Greg Guerin
Architect
TX License # 22011

Architect:

EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@
EastStarDesign.com
TX Firm # BR 1785

Engineer / Design Consultant:

Owner:

Ray Gopal Rai
Kleetshell500@gmail.com

Revisions:

No.	Description	Date

Car Wash

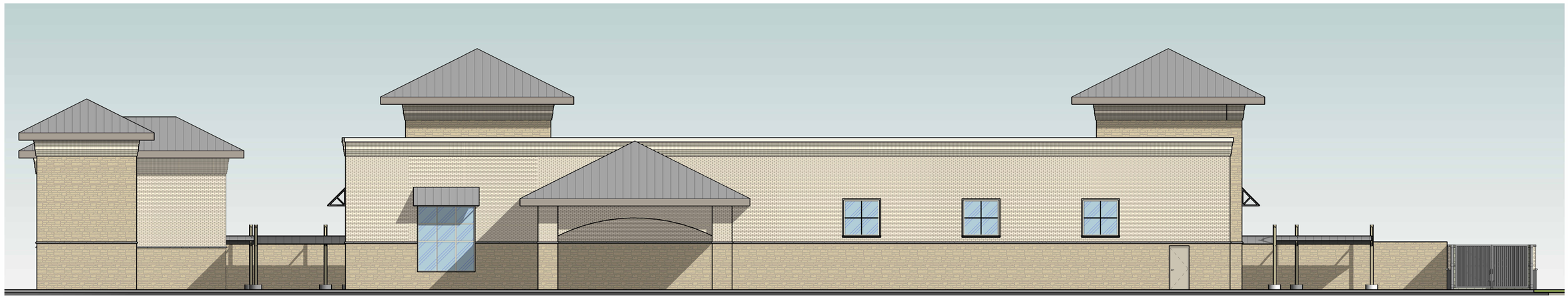
1561 E. Broad Street
Mansfield, TX 76102

Elevations - Overall Site Facade

Project number:	25-014
Date:	1/8/2026 5:29:45 PM
Drawn by:	GG
Checked by:	-

A220

Scale: 1/8" = 1'-0"



1 A003/A221 East Elevation - Overall
1/8" = 1'-0"

0 6' 12' 24'
0 3'
1/8" = 1'-0"

2 A003/A221 West Elevation Overall
1/8" = 1'-0"

R:\OneDrive - East Star Design\Revit and CAD Active Projects\2024-Car Wash Mansfield, TX\2024-Car Wash Mansfield, TX (v20) 2.rvt

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Seal:

NOT FOR CONSTRUCTION

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Greg Guerin
Architect
TX License # 22011

Architect:

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P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@
EastStarDesign.com
TX Firm # BR 1785

Engineer / Design Consultant:

Owner:

Ray Gopal Rai
Kleetshell500@gmail.com

Revisions:

No.	Description	Date

Car Wash

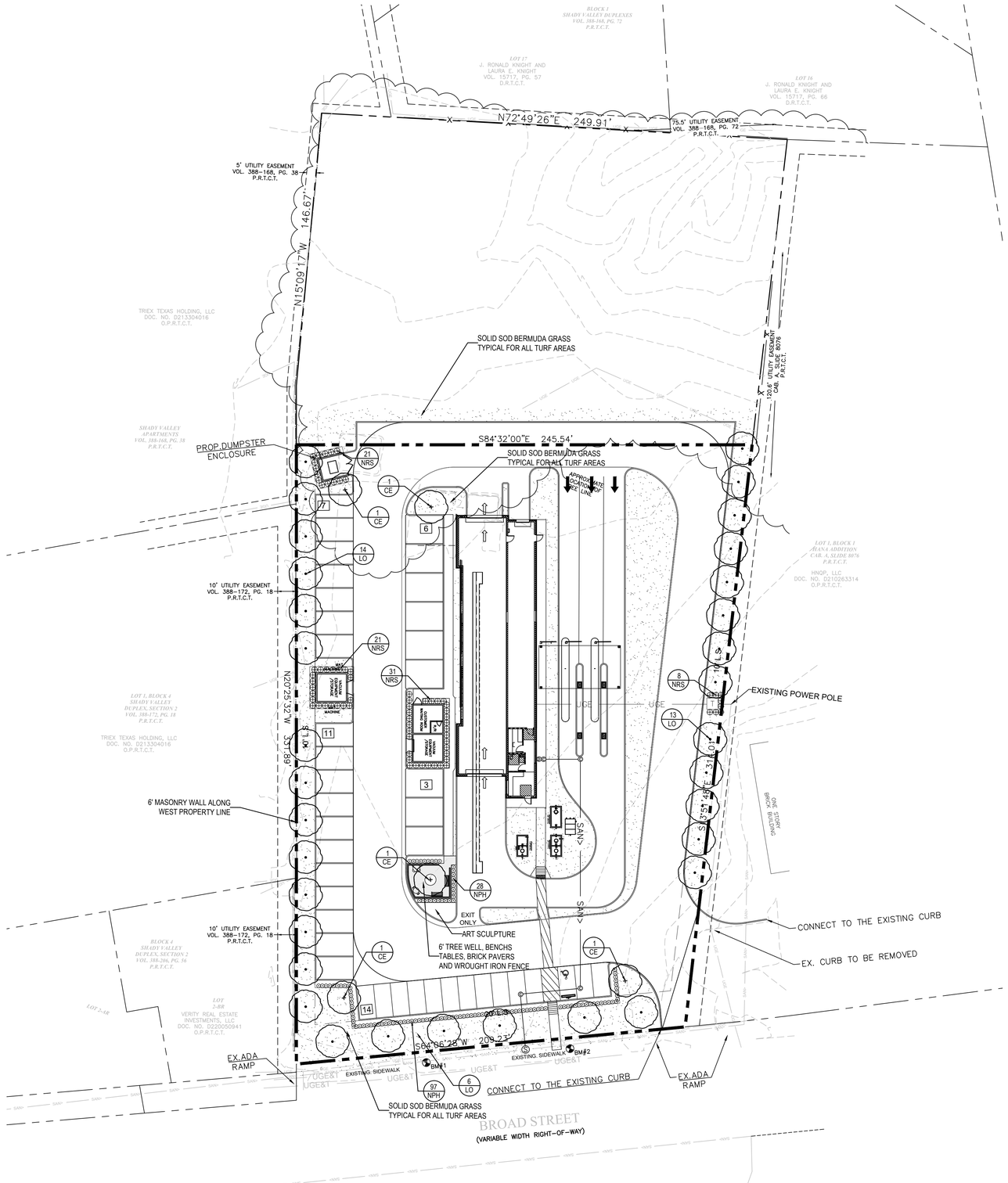
1561 E. Broad Street
Mansfield, TX 76102

Elevations - Overall Site Facade

Project number:	25-014
Date:	1/8/2026 5:29:48 PM
Drawn by:	Author
Checked by:	Checker

A221

Scale: 1/8" = 1'-0"



LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

CITY OF MANSFIELD LANDSCAPE NOTES

All landscaping shall be maintained in a healthy and live-growing condition at all times.

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.

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

Street Landscape Setback
Requirements: (1) tree 4" cal. per 40 l.f.

BROAD STREET - 210 l.f.

Required	Provided
(6) trees, 3" cal.	(6) trees, 3" cal.

Perimeter Landscape Buffer
Requirements: BY10- 10' wide buffer yard with (1) tree 3" cal. per 25 l.f.

West - 332 l.f.

Required	Provided
(14) trees, 4" cal.	(14) trees, 4" cal.

EAST - 314 l.f.

Required	Provided
(13) trees, 4" cal.	(13) trees, 4" cal.

Parking Lot Internal Landscaping (41 spaces)
Requirements: (1) landscape island per 10 spaces, islands to include (1) tree, 4" cal.
ROW shrub screening to be 36" at time of maturity

Required	Provided
(5) trees, 4" cal.	(5) trees, 4" cal.
ROW Shrub Screening	ROW Shrub Screening

Passive Landscape Space:
All new developments shall dedicate a minimum of 10% of the total building floor area to passive space. passive space shall be entered directly from a through fare, a walkway, or other passive pedestrian path or a civic or open space.

Required:	Provided:
760 sf	820 sf

Provided elements: perimeter evergreen hedge, brick pavers patio, outdoor dining, art sculpture, and wrought iron fence.

SOLID SOD NOTES

1 FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.

2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
CE	4	Cedar Elm	*Ulmus crassifola*	4" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
LO	34	Live Oak	*Quercus virginiana*	4" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
NPH	126	Needlepoint Holly	*Ilex comuta 'Needlepoint'*	5 gal.	container, 24" ht., 20" spread
NRS	21	Nellie R. Stevens Holly	*Ilex x 'Nellie R. Stevens'*	7 gal.	container, 36" ht., 24" spread
DWM	52	Dwarf Wax Myrtle	*Myrica cerifera*	7 gal.	container, 30" ht., 24" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
LIR	174	Liriope '419' Bermudagrass	*Liriope muscari* *Cynodon dactylon '419'*	4" pot	container fully rooted Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

01 LANDSCAPE PLAN
SCALE 1"=30'-0"
0 15 30 60

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
CHRIS TRONZANO
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT
CHRIS TRONZANO
2042
STATE OF TEXAS
10.06.2025

CAR WASH
BROAD STREET
CITY OF MANSFIELD, TEXAS

ISSUE:
FOR APPROVAL 10.06.2025

DATE:
10.06.2025

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2

Development Review Committee Comments
Case: SUP#25-004
SUP for Car Wash at 1561 E Broad St

WRITTEN STATEMENT OF CONDITIONS

The City received this SUP request on 10/16/2025. The Development Review Committee reviewed the SUP and provided the following comments to the Applicant on 10/29/2025.

PLANNING

1. Provide Exhibit A (Metes and Bounds) for the project.

2. The following comments pertain to Exhibit B – Site Plan:

   a. Label the site plan as Exhibit B.

   b. Provide a title in the lower right corner on the site plan to match City formats.

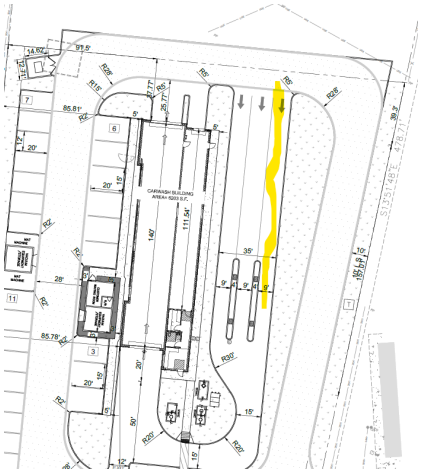
Site Plan for Specific Use Permit
Proposed name of the development
Reference to original survey or plat with recording information
City, County, State.
Date of preparation
Acreage
Number of lots

   c. Add “E’ or “East” to Broad Street on the site plan.

   d. Show direction of traffic in and out of the development on the site plan.

   e. Add a measurement from the property lines to the proposed structure.

   f. Remove the eastern lane and add to the landscaping on the side.



g. Non-residential buildings with facades over 100 feet must include projections or recesses at least 4 feet deep. No uninterrupted facade may exceed 50 feet. Please revise the east and west elevations to comply.

3. The following comments are about the Elevations and Floor Plans (Exhibit C):

a. Label all elevation drawings and renderings as Exhibit C.

b. Number pages as C.1, C.2, C.3**,** etc.

c. Clearly label all building materials.

d. Show how the A/C and mechanical equipment will be screened. Rooftop equipment must be at least 1 foot below the parapet**.**

e. Non-residential facades over 100 feet must include wall projections or recesses at least 4 feet deep, with no uninterrupted facade longer than 50 feet. Revise the east and west elevations accordingly.

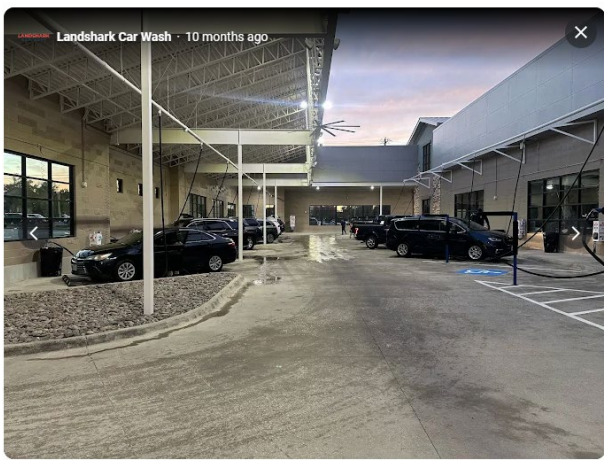
f. Consider continuing the window pattern from the west elevation onto the east elevation for consistency.

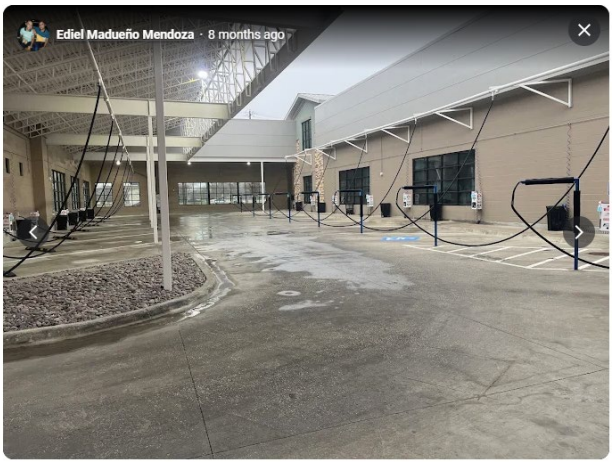
g. Provide the total building height from grade to the highest point.

h. Submit details for the dumpster enclosure, including materials (which must match the building). A pedestrian access door is required.

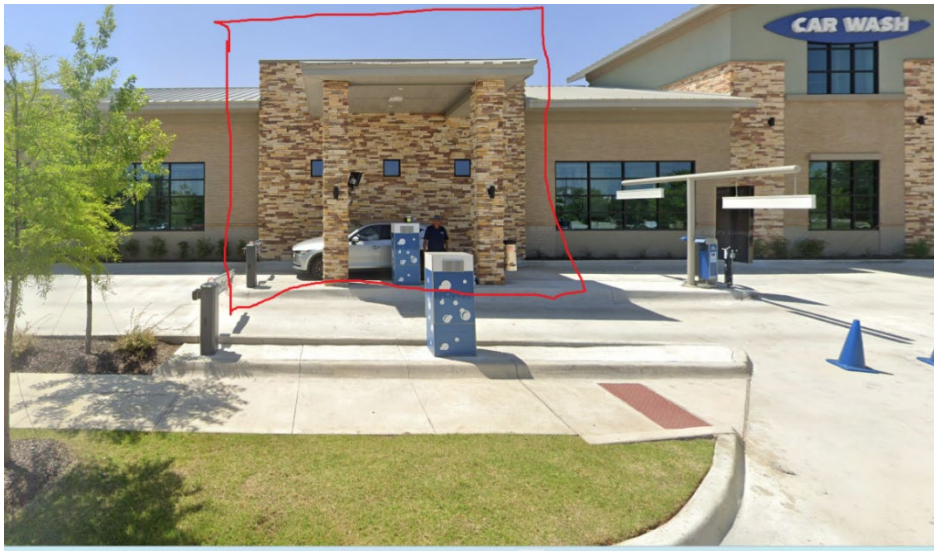
i. Provide elevations and details for the customer waiting area and vacuum equipment storage. These structures must be masonry.

j. The Development Review Committee recommends enclosing all vacuum bays (see reference photos and examples such as Landshark Car Wash in Flower Mound).





h. The Development Review Committee recommends the paying kiosk area have a canopy as seen below:



4. The following comments are pertaining to Landscape Plan (Exhibit D);

   a. Label the landscape plan as Exhibit D.

   b. The landscape plan must be drawn at the same size and scale as the site plan.

   c. Multiple pages should be numbered as D.1, D.2, and D.3 etc.

5. The following Comments are pertaining to the Sign Plan (Exhibit E);

a. Submit a sign plan showing details of all proposed signs.

b. The maximum allowed is one wall sign and one monument sign per street frontage. Revise the building signage accordingly.

c. Any sign that does not meet zoning requirements will require Planning Director approval.

d. If proposing a monument sign, it must meet the following standards:

   i. Include a solid base at least 2 feet tall, with a base width equal to or greater than the sign width. (Base height counts toward total sign height.)
   ii. Maximum height: 10 feet.
   iii. Maximum width: 10 feet.
   iv. Maximum area: 50 square feet.
   v. Set back at least 10 feet from the front property line and 15 feet from the side property line.

e. Label the sheet no. for the Sign Plan as E.1 and multiple pages for the landscape plan must be labelled E.1, E.2…etc. if there are any.

6. The Planning and Zoning Commission or the City Council may require other information in addition to the requirements above in connection with the review of a Specific Use Permit.

GIS COMMENTS

7. The CAD file submitted with this SUP does not align with the City's GIS. Provide a DWG of the property boundaries using NAD83, grid coordinates.

LANDSCAPE ADMINISTRATOR

8. Per Chapter 99 (E) the Landscape Administrator must evaluate the proposed development and determine if the developer has made a best good-faith effort at saving as many protected trees as possible, which includes consideration of design alternatives as well as tree health, species, size, age, or historic or cultural value. The intent of this chapter includes promoting site planning that furthers the preservation of quality mature trees and prohibiting indiscriminate clearing.

   a. The site includes hackberry, elm, and oak trees. Oaks are fewer in number but are the largest and oldest trees, primarily located within the development area.

   b. Please consider revising the design to preserve the largest tree on site (#1514) and avoid removing trees along the west property line (located on the property line or within the 10-foot buffer).

   c. Tree mitigation will be finalized at the time of the first applicable permit (tree removal, site work, or building permit).

d. Clarify the east–west boundary line shown on the site plan north of the car wash drive lane. If subdivision is proposed, trees on the northern lot cannot be counted toward preservation requirements for the southern lot.

e. The new tree planting plan may not include more than 50% of a single species. The current plan shows 89% live oak and must be revised.

f. Remove the proposed masonry wall along the west property line.

ENGINEERING

9. Submit a **Preliminary Drainage Area Map** showing proposed and fully developed drainage areas, runoff calculations, and existing topography used to define the watershed.

10. A **post-construction water quality system** is required to treat on-site drainage. The City follows Chapter 5 of the 2006 iSWM Manual. Alternative methods may be considered if they achieve **80% TSS removal** and are approved by Engineering. Show how water quality will be addressed on the Preliminary Drainage Plan.

11. Show the **7’ x 60’ visibility triangles** at all drive approaches. Add a note stating: “No trees, signs, or objects over 2 feet in height are allowed within these triangles.”

12. Submit a **preliminary downstream assessment** to confirm flume capacity. Comments from this review may impact the site plan. Preliminary approval is required before finalizing the site plan.

13. Use a **drainage coefficient of 0.9** for drainage areas with proposed impervious cover.

FIRE

14. Provide onsite fire hydrant

15. Provide a second point of access.

To the Planning and Zoning board, I'm Ashok or Tony the owner and operator from Courtesy Stay , right across Broad. We have been trying to build a car detailing facility since 2010 , and now I'm helping my son and we bought land in the back of the hotel to expand the land bigger. We did land work, tree survey, and just got the sitemap done and was about to come by with all the paperwork.. we already have a bank looking at it and ours is a detailing center with shuttle, pick up drop off so less traffic and higher sales , and per avg person so less volume and more sales tax then a expresss wash.. we are doing tint, styling , light cleaning, will have a hotel like lobby with exterior art minimally..

They I get this letter saying a car wash wants to come 200 ft from courtesystay.. Folks book my rooms for quiet getaways, but that street's a horn honking headache already add a wash, and guests'll dodge soap spray while checkin in. Business'll tank if traffic snarls up pickups and drops-offs. We've poured money into this spot, don't let one flashy joint ruin the peace. Thanks, Ashok Patel.

Signature: A Patel

Date: 1-14-2026

Name Print: ASHOK PATEL

Hey y'all at the commission, this is Cristy rivera, speakin. As a mom of two youngins down here in Mansfield, Broad Street already feels like a racetrack. Every single day, me and the kids gotta walk past QT and Kohl's just to catch the bus and trust me, people drive like bats outta hell.
Now somebody wants to throw in a car wash that'll spit out slippery cars left and right? Lord have mercy, my five year old almost got clipped last week by some fella textin while doin forty in a thirty-five. If that thing goes up, I swear we'll be dodgin suds and pickups till the cows come home. Ain't nobody got time for that. Keep the the high volume car wash away, please.

Signature: [signature]

Print: Cristy Rivera

Date: 1-13-26

Body: To Whom It May Concern,

My name is David VanHook. I am a long-term resident of Mansfield, Texas, and I currently reside at 1560 East Broad Street. I have lived in Mansfield since I was seven years old and have been part of this community, on and off, for more than forty years. My daughter attends school here, and our daily lives are directly affected by the conditions at this location.

I am writing to formally express my opposition to the proposed construction of a car wash directly across from our hotel on East Broad Street due to serious and ongoing public safety and traffic concerns.

The intersection and surrounding area at this location is already one of the most heavily trafficked and congested areas in Mansfield. On a daily basis, residents experience frequent traffic incidents, including tire squeals, honking, near-misses, and regular responses from police, fire trucks, ambulances, and other emergency vehicles. Law enforcement routinely stages nearby due to the proximity of the QT and the volume of activity in this corridor.

Adding a car wash at this specific location would significantly increase traffic volume, turning movements, sudden stops, and queueing onto an already overloaded roadway. Car washes create unique traffic patterns—vehicles stopping abruptly, stacking into drive lanes, backing out during peak hours, and drivers distracted while navigating entry and exit points. This type of traffic behavior is especially dangerous in a high-speed, high-volume arterial area.

Of particular concern is pedestrian safety. This area is heavily traveled by pedestrians throughout the day. Children walk through this corridor regularly, including students walking to and from school. Residents, hotel guests, and community members cross this area on foot constantly. Increasing vehicle congestion and introducing additional curb cuts and turning points substantially raises the risk of pedestrian injury, especially for children.

In my lived experience at this location, traffic conditions are already strained beyond what feels safe or reasonable. The addition of a car wash here would not be a neutral development—it would meaningfully increase danger in a place where safety should be the highest priority.

I am not opposed to development or business growth in Mansfield. However, certain types of developments belong in locations that can safely support them. A car wash is better suited for an area with lower pedestrian traffic, more roadway capacity, and less proximity to residential housing, hotels, and schools.

I respectfully urge the City of Mansfield to reconsider or deny approval for this proposed car wash at this location, or at minimum require a comprehensive traffic and pedestrian safety study that accounts for real-world usage patterns, not just theoretical capacity.

Thank you for your time, your service to the community, and your consideration of the safety of Mansfield's residents—especially its children.

Sincerely,

David VanHook
Resident, Mansfield, Texas
1560 East Broad Street

Name: David VanHook

Signature: David VanHook

Date 1/15/2026

Jan 14-2026

My name is Stephanie Monreal
I'm a resident of Mansfield Tx
for 10+ years & my family. We
love this Town Its growing
everyday. My concern is
all this construction all the
traffic and this New Business
a Car Wash is a Bad Ideal
I am against this on
Broad St.

Thanks
Stephanie
Monreal

MANSFIELD
TEXAS

PUBLIC MEETING APPEARANCE CARD

Name: Andrew Yeoh
Address: 6814 Clear Springs Cir
Phone Number: 214 906 5194.
E-mail: ayeoh@triangle-engr.com
Agenda Item: 25-1725.
Organization: Triangle Engineering.

✓ Speaker
___ Non-Speaker
___ Support
✓ Applicant/Representative
___ Oppose

___ Citizen Comments

WHAT IS THE PURPOSE OF CITIZEN COMMENTS?
Citizens are given an opportunity during each meeting to express their views and concerns to the P&Z Commission. The Commission is not permitted to respond to your comments during Citizen Comments.

CITIZENS COMMENTS PROCEDURES
When called, please step forward, state your name and address. Speakers will be permitted up to 5 minutes. Please refrain from personal criticism.

PUBLIC HEARING PROCEDURES
If you have material you would like to share with the Commission, you are encouraged to provide it to the P&Z Secretary prior to the meeting. The Secretary will make sure the members receive the material.

The applicant/representative will be permitted to make a presentation.

The public hearing will be opened and a speaker will be called to the podium. Please state your name and address for the record. Speakers will be permitted 5 minutes. Please refrain from personal criticism.

MANSFIELD
TEXAS

PUBLIC MEETING APPEARANCE CARD

Name: Arun Patel
Address: 1560 East Broad St
Phone Number: 817 773-2508
E-mail: autobahnmobile@gmail.com
Agenda Item: SUP 25-004
Organization: Autobahn

___ Speaker
✓ Non-Speaker
___ Support
___ Applicant/Representative
✓ Oppose

___ Citizen Comments

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MANSFIELD
TEXAS

PUBLIC MEETING APPEARANCE CARD

Name: GREG GUERIN ARCHITECT
Address: 2000 RISING STAR DR.
Phone Number: (214) 469-7176
E-mail: GGUERIN@EASTSTARDESIGN.COM
Agenda Item: 2S. 1725
Organization: EAST STAR DESIGN

___ Speaker
___ Non-Speaker
___ Support
X Applicant/Representative
___ Oppose

___ Citizen Comments

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MANSFIELD
TEXAS

PUBLIC MEETING APPEARANCE CARD

Name: MIKE BUTH
Address: 8 SKYLINE Dr. Trophy Club
Phone Number: 817-966-5370
E-mail: mbuth1361@gmail.com
Agenda Item: car wash
Organization: ProTech Service Co.

✓ Speaker
___ Non-Speaker
✓ Support
✓ Applicant/Representative
___ Oppose

___ Citizen Comments

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