



City Council - Regular Meeting

April 27, 2026 - 3:30 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. WORK SESSION

Discussion Regarding the April 27, 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 Pending Litigation – Cause No. 2024-005630-2 (Tarrant County Court at Law No. 2)
- ii. Seek Advice of City Attorney Regarding Pending Litigation – Cause No. 348-270155-14 (348th Tarrant County District Court)
- iii. Seek Advice of City Attorney Regarding Contract Negotiations
- 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

C. Personnel Matters Pursuant to Section 551.074

- i. City Manager Quarterly Update

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

- i. Economic Development Project #21-10
- ii. Economic Development Project #21-33
- iii. Economic Development Project #22-12

iv. Economic Development Project #23-05

v. Economic Development Project #25-07

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

5. INVOCATION

6. PLEDGE OF ALLEGIANCE

7. TEXAS PLEDGE

8. RECOGNITION

Recognition of Rogene Worley Art Students for their Art Truck Installation

9. PROCLAMATION

Proclamation - Historic Preservation Month 2026

Presenters: Art Wright, Planning Manager

Attachments:

1. Proclamation

10. CITIZEN COMMENTS

Citizens wishing to address the Council on 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. All comments are limited to five (5) minutes.

In order to be recognized during Citizen Comments, please complete a comment card located at the entrance of the Council Chambers. Please present the card to the Deputy City Secretary by 5:50 p.m., ten minutes before the start of the 6:00 p.m. regular business session.

11. COUNCIL COMMENTS

12. STAFF COMMENTS

A. City Manager or Authorized Representative

i. Current/Future Agenda Items

ii. City Manager Updates

iii. Departmental Updates

Departmental Quarterly Reports Q2

13. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

14. CONSENT AGENDA

26-2123: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager and the Police Department to Make an Application, Receive, and Expend Grant Funding from the Office of the Governor of Texas in the Amount of \$150,000 With No City Match, Funded Through the Texas General Appropriations Act, Article I for Trusted Programs to Be Used For a Mental Health Officer Program; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Providing an Effective Date

Presenters: Tracy Aaron, Police Chief

Attachments:

1. Resolution

26-2124: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager and the Police Department to Make an Application, Receive, and Expend Grant Funding from the Office of the Governor of Texas Through the Public Safety Office Criminal Justice Division in an Amount Not to Exceed \$113,000 With no City Matching Funds to Be Used For a Simunition Modular Police Training Area and Equipment; 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: Tracy Aaron, Police Chief

Attachments:

1. Resolution

26-2126: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Chief of Police and the Mansfield Police Department to Make Application, Receive, and Expend Grant Funding from the Motor Vehicle Crime Prevention Authority, FY27 Application SB 244 Catalytic Converter Grant, in the Amount of \$536,251.00 as a Continuation Grant to Provide Funding for The First Reponder Drone Program, Flight Radar, Camera Additions, Subscriptions and Equipment (Grant Portion of \$446,875.00 With a Cash City Match of \$89,376.00); Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Providing an Effective Date

Presenters: Tracy Aaron, Police Chief

Attachments:

1. Resolution

26-2156: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City and the Mansfield Police Department to Make Application, Receive and Expend Grant Funding from the Texas Department of Motor Vehicle Crime Prevention Authority to Continue a Multi-Agency Auto Theft Task Force in an Amount not to Exceed \$1,085,765 with a 20% Shared Cash Match from the Participating Agencies; 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: Tracy Aaron, Police Chief

Attachments:

1. Resolution

26-2135: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Approving a Construction Contract With Oncor Electric Delivery Company LLC in an Amount Not to Exceed \$241,976.53 to Bury Overhead Utility Lines at Julian Feild Park; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (TIRZ #1)

Presenters: Matt Young, Executive Director of Community Services

Attachments:

1. Resolution
2. Exhibit A - Letter of Agreement

26-2137: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Interlocal Agreement between the City of Mansfield and the City of Arlington for Water and Wastewater Services; 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: Adam Stark, Deputy Director of Public Works

Attachments:

1. Resolution
2. Exhibit A

26-2142: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Approving Professional Services Contracts with Parkhill Smith & Cooper, Inc. for Design Services and Brittain and Crawford, LLC for Surveying Services, and Approving Funding in an Amount not to Exceed \$970,900.00 for the US 287 to Main Street 12 & 16-inch Water Line; 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. Exhibit A
3. Exhibit B
4. Project Exhibit

26-2172: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Incentive and Performance Agreement Between the City of Mansfield, Texas, the Mansfield Economic Development Corporation, and Hanna Surveying & Engineering in an Amount not to Exceed \$145,000; Authorizing the City Manager, or Designee, and MEDC Board President to Execute Any Documents Necessary to Implement This Resolution; 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: Rachel Bagley, Assistant Director of Economic Development

Attachments:

1. Resolution
2. Agreement

26-2138: Minutes - Approval of the April 13, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 4-13-26 Draft Minutes

15. NEW BUSINESS

26-2157: Consideration of a Detailed Site Plan for a Restaurant at the Shops at Broad on Approximately 2.1 Acres located at 680 N US 287 (DS#26-001)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Location Map
2. Exhibit A - Legal Description
3. Exhibit B - Site Plan
4. Exhibit C - Building Elevations
5. Exhibit D - Landscape Plan
6. Exhibit E - Signage Plan

26-2160: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Pledging to Promote Civility in the City of Mansfield, Texas; Finding that the Meeting At Which this Resolution Is Open to the Public as Required By Law; and Declaring An Effective Date

Presenters: Victor Flores, City Attorney

Attachments:

1. Resolution

26-2161: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Mayor, or Mayor Pro Tem, to Execute a Letter of Support on Behalf of the City Council, Supporting the Harvesting Health Initiative, a Collaboration of Texas A&M AgriLife and Methodist Mansfield Medical Center; 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

26-2139: Board Appointments: Capital Improvements Advisory Committee

Presenters: Susana Marin, City Secretary

Attachments: None

26-2140: Board Appointments: Mansfield Economic Development Corporation

Presenters: Susana Marin, City Secretary

Attachments: None

16. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the April 27, 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 21, 2026 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.



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.

WHEREAS, historic preservation is an effective tool for managing growth and development, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, historic preservation is relevant for communities across the nation for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals who helped shape us as a people; and

WHEREAS, as the United States approaches the 250th anniversary of its founding, historic preservation offers an opportunity to reflect on our shared past and ensure that the stories that define our nation are preserved for future generations.

NOW, THEREFORE, I, Michael A. Evans Sr., Mayor of the City of Mansfield, Texas, join with members of the City Council to proclaim May 2026 as

HISTORIC PRESERVATION MONTH

in Mansfield, and I encourage Mansfield residents to join their fellow history-lovers across the United States of America in recognizing this special observance.

IN WITNESS WHEREOF, I do hereby set my hand and cause the official seal of the City of Mansfield to be affixed this 27th day of April 2026.

Mansfield Quarterly

FISCAL YEAR 2026

QUARTER 2



**Animal Care and Control out
in the community at the
annual Pickle Parade**

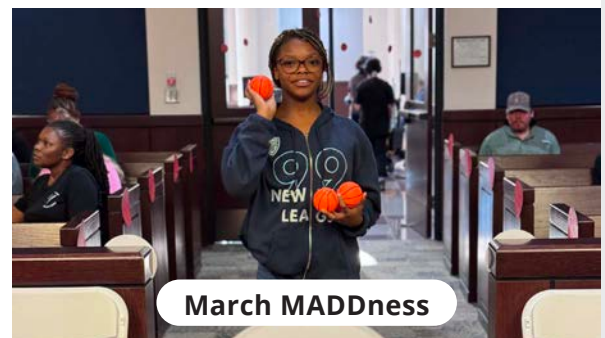
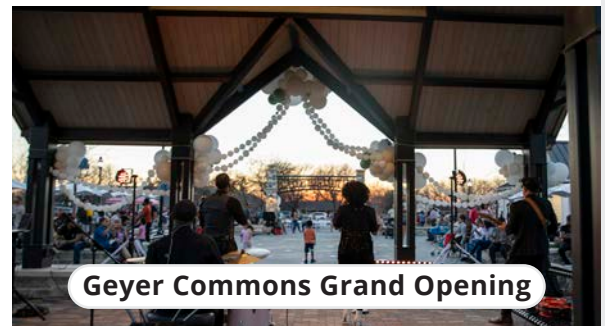


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Mansfield Quarterly

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Noteworthy Essentials

The City of Mansfield will continue to deliver high-quality essential services to its residents, businesses, and visitors.

Organizational Excellence

The City of Mansfield will foster a healthy environment for its own employees to maximize productivity, boost morale, attract high-quality candidates and establish itself as a destination employer.

Remarkable Experiences

The City of Mansfield will find creative and innovative ways to provide its residents, businesses and visitors with world-class amenities and experiences - above and beyond essential functions and services.

Together As One

The City of Mansfield will remain a close-knit community as growth continues. The City of Mansfield will provide world-class social infrastructure and opportunities for all its residents to connect and enjoy remarkable experiences together.

Healthy Economy

The City of Mansfield will support and strengthen its economy in all strategic decision-making and will leverage its assets to preserve its economic vitality.



Council at FIFA World Cup™ Team Base Camp Announcement

BUILDING SAFETY

The Building Safety Department ensures the safe and lawful use of buildings and properties by education and compliance with adopted construction codes. We facilitate safe development in permitting, plan examination, and inspections with professional customer service.

Building Safety Activity Jan. 1 to Mar. 31, 2026

Inspected and Completed

- 660 N. US 287 - BoomerJack's
- 141 S. US 287 - McDonald's
- 640 N. US 287 - Chuy's
- 605 E. Broad Street - Geyer Commons
- 1531 E. Broad Street - Julian Feild Park
- 1725 E. Broad Street - The Alexander Apartments

Permit Issued and Under Construction

- 3360 Harmon Road – Langmore Apartments
- 1500 S. US 287– Costco Wholesale
- 1580 E. Debbie Lane – Trader Joe's



Fees Collected
\$2,689,852.56



BY THE NUMBERS JAN. 1 to MAR. 31

Received, performed plan review,
and issued permits including:

8,838	Inspections conducted
972	Issued permits
364	Single-trade permits
101	Garage Sales
78	New single-family homes
44	Certificate of Occupancy
96	Residential remodels
13	Commercial remodels
7	Other/Miscellaneous
6	New commercial projects
15	Multi-family
28	Sign Permit
10	Alternative Energy (Solar)
14	Residential Swimming Pools

BUILDING SAFETY

North Central Texas Council of Governments Electrical Advisory Board Subcommittee Meeting

The City of Mansfield hosted an Electrical Advisory Board (EAB) subcommittee meeting on Feb. 5, 2026 to review the 2026 NFPA 70 National Electrical Code (NEC) Chapters 5, 6, and 7. Inspection and plan review staff also attended and participated.

Our very own Chris A. Valtierra, CBO chaired the meeting. The Electrical Advisory Board is made up of city and industry representatives from around the North Texas region and advises the North Central Texas Council of Governments (NCTCOG) Regional Codes Coordinating Committee on electrical codes. This allows jurisdictions to adopt regional amendments and provides information to inform industry and cities.

Existing 2023 NEC amendments were reviewed to recommend whether they should be carried forward, removed, and new amendments proposed.

The 2026 NEC was also reviewed for new proposed amendments. These amendments were voted on by the full EAB the week of March 23 and will be sent to the RC3 for the next approval.

This work is important in providing guidance, clarification, and allowances to electrical installations that are prevalent in our region. It also allows staff to review the latest version and gain the knowledge needed to administer building codes.



Permitting Highlights

Charrasen Kennedy, Permit Technician, enjoys spending quality time with her family and her sweet dog Casey and reading as well as researching topics that help her continue learning and growing. Charrasen finds fulfillment in helping others and contributing in supportive ways whenever she can. Charrasen loves to garden and collects shot glasses from all over the world. Her favorite color is purple.



Inspecting Highlights

Members of the inspection team deserve kudos for their recent continuing education achievements. Francisco Ferrer recently passed the P3 Plumbing Plans Examiner exam. Rafael De Santiago passed the P1 Residential Plumbing Inspector exam. Levin Mittag passed the Legal Module, Management Module, Building Codes and Standards, and Commercial Building exams. Levi is now a Certified Building Official and Commercial Building Inspector.



COMMUNICATIONS & OUTREACH

The Communications and Outreach team creates and delivers external communications for the City of Mansfield to maintain transparency and engagement with its residents. This department also oversees the website, social media and media relations on behalf of the city. This team is responsible for creating engagement opportunities through outreach events, My Mansfield Muni-Versity and the Mansfield Volunteer Program.

The Communications & Outreach (C&O) team wrapped up a full and productive second quarter of fiscal year 2025-2026, delivering a wide range of initiatives, events, and content to keep residents informed and engaged. Here's a look at what the team accomplished over the past quarter.

The team hit the ground running with the production of the award-winning State of the City event featuring a presentation from the Mayor and City Manager. Despite inclement weather, the event hosted two sessions for more than 600 attendees and a departmental open house. New this year was a cinema-level video titled Mansfield 24/7, highlighting around-the-clock work that supports the essential services residents rely on every day. Additionally, enhanced lighting and overall production elevated the experience further. A recording of the presentation is available at: www.MansfieldTexas.gov/StateoftheCity.

Following this, C&O jointly presented the annual Realtor Breakfast with the Mansfield Independent School District (MISD). The City Manager and MISD staff presented project updates and growth-related information to more than 200 area realtors to support their selling efforts. Methodist Mansfield Medical Center sponsored the breakfast.

Digital engagement efforts continued with Mansfield Snap and Road Scholars, highlighting work across departments and major road improvement projects. This included water treatment plant processes and upcoming improvements for Heritage Parkway. The team also maintained its biweekly City Council Recap videos, posted on Facebook and Instagram, on the Tuesday following the regular City Council meeting.

Communications also saw strong momentum in furthering Mansfield's visibility to the North Texas region and beyond. The team fielded more than 10 media inquiries, mostly tied to the City's designation as a FIFA World Cup™ 2026 Team Base Camp for the Czechia National Team.

As part of Mansfield's base camp designation, C&O has been working across departments to support emergency readiness efforts ahead of an anticipated influx of visitors to the region. In partnership with the Mansfield Economic Development Corporation and Convention and Visitors Bureau, the team is helping to prepare and share resources to equip local businesses to make the most of increased visitor activity. To support these efforts, MansfieldFanZone.com was launched as a centralized hub for residents, visitors, and businesses alike.



COMMUNICATIONS & OUTREACH

Neighborhood Services is a multi-departmental program committed to enhancing the quality of life for residents of Mansfield, Texas through engagement, education, and empowerment of residents. Neighborhood Services strives to develop strategies to build community, and increase collaborative partnerships.

Neighborhood Services

The C&O team partnered with Public Works to host a community-wide cleanup event in January over the Martin Luther King, Jr. holiday weekend. Residents are encouraged to join the Mansfield Volunteer Program and Public Works from 9 to 11 a.m. for the next community-wide clean-up on May 4, 2026, at Geyer Commons, 605 E. Broad St.

MISD also had two serve days this past quarter in March. Students from Legacy, Timberview, and Mansfield High Schools, along with several feeder middle schools, volunteered throughout the community ahead of spring break. Efforts included litter pickups and service at a variety of non-profit organizations.

Mansfield’s faith-based community partners continued to show up in a meaningful way, supporting the community through multiple serve days. This quarter’s spotlight is First Methodist Mansfield. Thank you for your continued service to the community!



• Nextdoor Members 41,762 (+464)



• Facebook Followers 35,532 (+1,677)



• Youtube Subscribers 1,004 (+49)



• LinkedIn Members 2,844 (+219)



• Instagram Members 3,255 (+344)



Volunteers for State of the City Video



MISD Volunteers

BY THE NUMBERS JAN. 1 to MAR. 31

Top Posts by Reach

- 131K Black History Month - Sofy Moody Nolan
- 114K Pickle Parade Advance
- 112K Public Works Storm Update
- 61K Emergency Alert Test
- 58K Black History Month - Hawkins Family
- 45K Texas Health Mansfield Stadium

Website - MansfieldTexas.Gov

- 709K Total Page Views
- 172K Total Users

Top Pages by Views

- 53K Homepage
- 40K Search
- 28K Job Opportunities
- 19K Library
- 19K Calendar

CULTURAL ARTS



"Traditions & Celebrations"

Arts Week

Arts week is in its 9th year. The most extensive and longest Arts Week to date featured over 30 events and activities, taking place from March 12-18. A highlight was the debut of the new Community Mural, titled "Traditions & Celebrations," on the Pond Branch Trail, located behind The Backyard's parking lot.

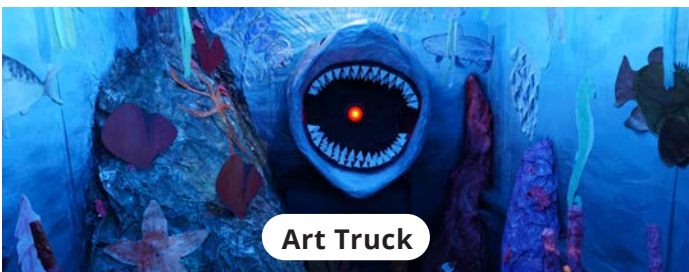
Wallace Hall Art Exhibitions

After Deck the Halls closed on Jan. 3, an exhibition titled "Art from the Heart" opened. Featuring student artwork, this exhibit ran from Jan. 31 to Feb. 21 at Wallace Hall. "Roots & Routes" is the current exhibition, featuring artwork from across the globe. The March 16 opening was attended by the Indonesian Consul General of the Republic of Indonesia in Houston, the Consul for Information, Social and Cultural Affairs, and the Vice Consul for Public Communication and Creative Economy.

Visual arts classes are offered nearly everyday. There are classes for all ages, interests, and abilities.

Art Truck

The art truck was active at 14 events and venues throughout January and March, with the installation work done in February. The current installation was created by Rogene Worley's art students, mentored by local artist Robin Moody. This installation will be at Music Alley on May 2 in Historic Downtown and traveled to various locations in April, including Fields at Station 63, the Star Center, Geyer Commons, Rose Park, City Hall, and several MISD schools and events.



Art Truck



Kids Day



Kids Day

Farr Best Theater

Farr Best Theater held 4 rental events, indicating its value as a desirable space for private functions, corporate meetings, or specialized performances. The core of the Theater's mission was evident in its extensive schedule of 55 public events. This diverse programming catered to a broad spectrum of cultural tastes, community outreach, and encompassed a wide array of activities:

- Live Theater and Opera showcasing performing arts with dramatic and musical productions.
- Concerts featuring various musical genres to appeal to a diverse audience base.
- Stand-up Comedy and Open Mics providing platforms for local and touring comedic talent and fostering community participation.
- Film Screenings offering cinematic experiences, including independent and classic films.
- Specialized Entertainment including unique events such as Magic shows and organized Ghost Hunts, which broaden the venue's appeal beyond traditional arts. piece - final preparation of the RFP and Public Art Advisory meeting to follow for early October
- Educational and Participatory Events such as dance classes, encouraging active community involvement and skill-building.

The programming success is reflected in the attendance figures. The Theater numbers logged 8,100 distinct visits over the quarter. This is a 11.6% year-over-year increase in visitation, demonstrating public interest and successful marketing and programming efforts. The average visitor's dwell time was 102 minutes, contributing to a vibrant and successful cultural arts experience.

ECONOMIC DEVELOPMENT

The Mansfield Economic Development Corporation's (MEDC) mission is to increase the City of Mansfield's tax base by attracting new development to the community and assisting with the retention and expansion of existing businesses. MEDC engages in a wide variety of marketing initiatives to help new and existing businesses in Mansfield grow and expand.

Tarrant County Growth Summit

MEDC participated in the *Dallas Business Journal's* inaugural Tarrant County Growth Summit on March 30, which featured a panel discussion on "Following the Growth: How Surrounding Cities Are Scaling Up" where Founder & CEO, House of Tangram Shawn Ellis, spoke on the hotel and convention center project coming to Staybolt Street. MEDC Assistant Director Rachel Bagley also spoke about the immense growth Mansfield is experiencing and the great partnerships we have in Tarrant County that help drive that evolution.

Monthly Ladies in Commercial Real Estate Mansfield Breakfast Group

The Ladies in Commercial Real Estate (CRE) Mansfield Breakfast Group serves as a meaningful platform for connection, collaboration, and community impact. This monthly gathering brings together professionals from the commercial real estate, development, and business community to build relationships and share opportunities that benefit Mansfield's growth. The group has already contributed to two public art installations in Mansfield, demonstrating how relationship building can lead to tangible community enhancements. The second public art installation was officially unveiled on March 13, further reflecting the positive momentum and collaborative spirit fostered by this group.



Tarrant County Growth Summit



Ladies in Commercial Real Estate



Tarrant County Growth Summit



Ladies in Commercial Real Estate

ENGINEERING REPORT

This Engineering Services Report offers a spotlight on the department's ongoing roadway, utility, and development efforts. Our multidisciplinary team comprised of Capital Projects, Development Support, GIS, and Construction Inspections works in tandem to modernize Mansfield's infrastructure. By documenting these high-impact initiatives, the report provides a transparent look at the essential work being done to manage our city's rapid growth with technical precision.

New Capital Project Engineers

The Mansfield Engineering Department is committed to cultivating a skilled and service-oriented team dedicated to the highest standards of professional excellence. By recruiting top-tier talent and fostering a culture of technical expertise, we ensure every project is handled with precision and a community-first mindset. Our focus remains on delivering infrastructure solutions while providing exceptional service to the residents of Mansfield.



Aimee Sullivan, P.E.

Aimee Sullivan, P.E.

A local Mansfield resident and Texas A&M graduate, Aimee is a licensed professional engineer with extensive experience in residential land development and municipal plan review. Most recently a project engineer at a private engineering firm, she specialized in leading multidisciplinary teams through complex grading, paving, and water infrastructure projects. Her technical expertise in AutoCAD Civil 3D and her ability to coordinate complex capital projects make her a vital asset to our community's growth.



Suchita Potta, P.E.

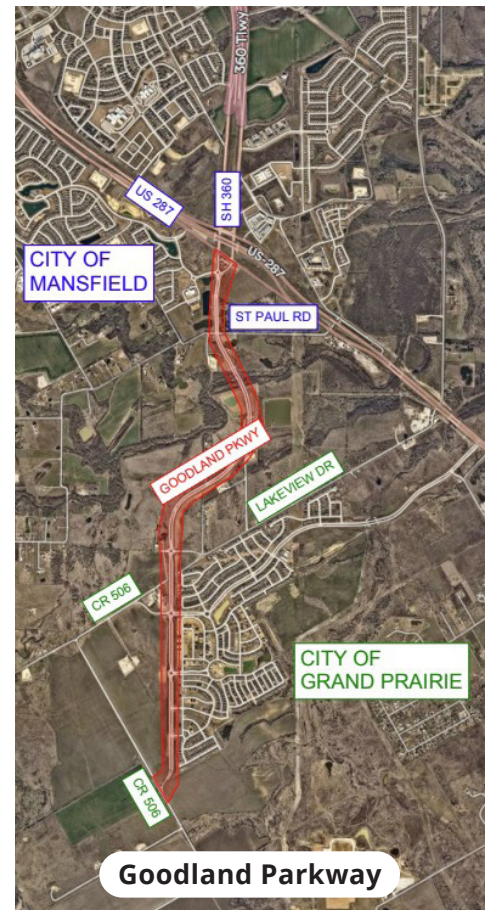
Suchita Potta, P.E.

Suchita is a licensed Professional Engineer with a Master's degree from Louisiana State University, and brings over 15 years of deep expertise in transportation and environmental engineering. She has an impressive track record, including managing major Texas Department of Transportation (TXDOT) infrastructure programs and overseeing a \$33 million annual paving plan for the City of Oakland, California. From optimizing roadway profiles and drainage to ensuring our projects meet ADA standards, Suchita's hands-on experience ensures our capital improvements are in expert hands. Her additional background in environmental site assessments further guarantees that Mansfield's rapid growth remains both safe and sustainable for all.

Roadway Projects Spotlights

Goodland Parkway

This strategic partnership between Mansfield and Grand Prairie transforms the corridor into a 4-lane divided thoroughfare from US 287 to CR 506. Featuring a new bridge and modern roundabouts, the project creates a seamless link from SH 360 to support rapid regional growth. Beyond improving commutes, this expansion serves as an economic catalyst, unlocking land for residential and commercial development while providing the capacity needed for North Texas's long-term transportation needs.





US 287 Southbound On-Ramp At Walnut Creek Drive

This strategic infrastructure project focuses on a vital improvement to Mansfield's transportation network by constructing a new on-ramp from the southbound US 287 frontage road to the highway just north of Walnut Creek Drive. Currently transitioning from the schematic design phase into construction document procurement, this multi-year effort is estimated to take two to three years to complete. Once finished, the project will provide direct highway access for the bustling retail areas along the southbound frontage road and Mouser Way, helping to alleviate the traffic congestion that currently impacts the Walnut Creek Drive signal. By adding this entry point, the city is ensuring a smoother, safer, and more efficient commute for all travelers navigating this key corridor.

Union Pacific Railroad Quiet Zones (Citywide)

This infrastructure initiative modernizes local railroad crossings to meet federal Quiet Zone standards, enhancing safety through improved medians and signaling while eliminating routine train whistles. By creating a more peaceful environment for neighborhoods and businesses, the project balances high-capacity rail needs with community quality of life. Current upgrades span several key intersections including Walnut Creek Drive, South Wisteria Street, East Broad Street, and Heritage Parkway South with future plans to extend these enhancements to all other crossings.

Active Transportation and Safety Plan (ATSP)

On Feb. 9, the Mansfield City Council unanimously adopted the Active Transportation and Safety Plan (ATSP), a federally funded roadmap to improve pedestrian, bicycle, and road safety. Developed with consultant Kimley-Horn, the plan utilized a rigorous evaluation process to identify where improvements are needed, analyze accident data, and determine life-saving solutions like enhanced lighting and crosswalks.

A key finding revealed a "High-Injury Network" where just 7.4% of roads account for 85.7% of city fatalities. To address this, a committee of residents and staff prioritized 23 high-impact projects for future consideration. This initiative not only fosters a safer, more connected Mansfield but also strengthens the city's eligibility for future federal grants.

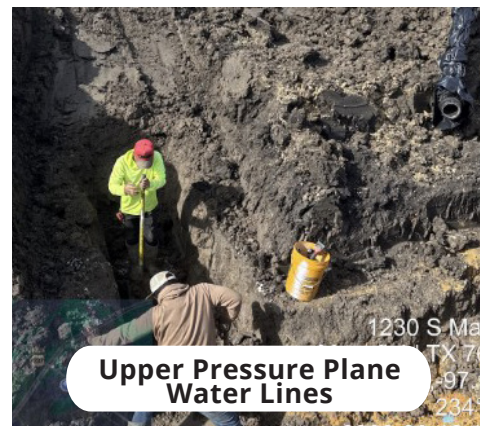
Utility Project Spotlights

Country Club Sewer Repair

This proactive project will repair a critical 8-inch sewer line crossing at Hogpen Branch Creek that was exposed by natural erosion. The city will replace the vulnerable segment with a new, secure sanitary sewer line protected by robust erosion control measures. These upgrades are vital for system reliability and environmental safety. With a contractor already selected, construction is slated to begin this spring.

Upper Pressure Plane & 6th Avenue Water Line Replacement

Currently under construction, this essential project is adding critical capacity to the utility network in this area. By installing new 10 to 16-inch water lines and replacing sewer manholes, the city is fortifying its underground infrastructure for the future. These upgrades will boost water pressure and capacity, ensuring more reliable, long-term service while reducing maintenance needs for local residents and businesses.



US 287 Crossing Sewer Repair

This essential infrastructure project will modernize a critical section of Mansfield's utility network by replacing approximately 800 linear feet of failing sewer interceptor along FM 157 at the US 287 crossing. The upgrade involves the complete removal of the aging 8-inch line and the installation of a larger 12-inch sewer interceptor, providing the increased capacity necessary for our growing community.

By reinforcing this major crossing, the city is significantly improving overall system reliability and proactively reducing the risk of service disruptions or overflows. With the bidding process now complete and a contractor officially selected, construction is anticipated to begin this spring. This project represents a vital step in maintaining the high standards of Mansfield's public health and environmental safety.

Bud Ervin Water Treatment Plant Phase V Expansion

The initiative focuses on a massive expansion of Mansfield's water treatment, production, and distribution systems to meet the needs of our growing population. Once complete, this strategic investment will bolster our utility resilience by increasing potable water capacity from 50 million to 70 million gallons per day. Utilizing the Construction Management at Risk (CMAR) method, this \$50 million infrastructure project integrates expert construction input during the design phase to minimize risk and ensure maximum cost efficiency.

Traffic Impacts

Heritage Parkway Eastbound Lane Closure

Beginning March 30, a significant traffic shift will take place on Heritage Parkway between South Main Street and Commerce Drive to accommodate critical infrastructure improvements. This phase includes the reconstruction of existing eastbound lanes, the addition of a third eastbound lane, and the extension of the westbound-to-northbound turn lane at S. Main Street to increase vehicle storage and reduce congestion.

During this work, the eastbound lanes will be closed, and all traffic will transition to the westbound lanes, which will temporarily support two-way travel. While the eastbound lanes are expected to reopen by Oct. 31, weather permitting, overall construction activities will continue through December. We encourage drivers to plan for delays or utilize alternate routes to ensure a smoother commute while we work to enhance Mansfield's roadway network.



Engineering Capital Projects Dashboard

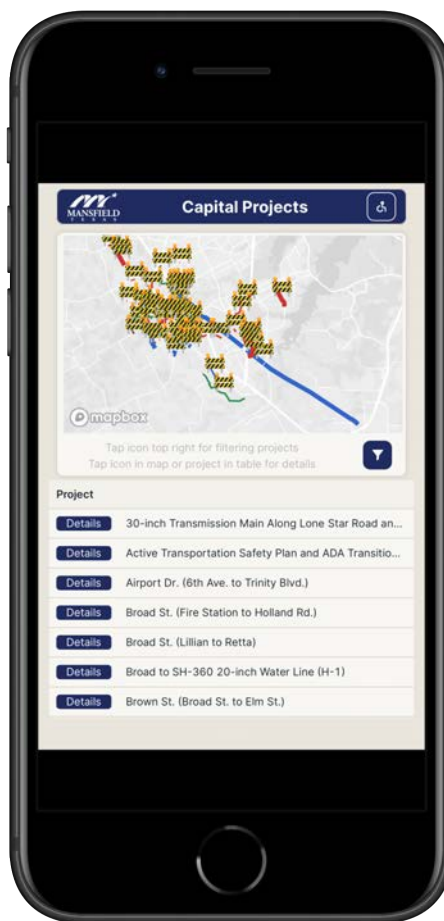
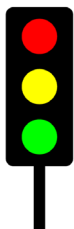
The Mansfield Engineering Department manages the city's water, wastewater, drainage, and street capital improvement programs, all guided by Master Plans updated every five years to meet community needs. To provide full transparency on these investments, we invite residents to explore the Capital Improvements Projects Dashboard.

This interactive, mobile-friendly resource allows you to track roadway and utility projects from design through construction right from your smartphone. Whether you're at home or on the go, stay informed on how we are building a better Mansfield together.

Traffic Impact Dashboard

To help you plan your travels, we encourage all residents to utilize the Traffic Impacts Dashboard, your primary resource for real-time updates. This interactive tool provides a comprehensive view of all current roadway capital projects, highlighting both partial and full lane closures across the city.

Scan the QR code to access the dashboard instantly on your phone or tablet. Designed to be fully mobile-friendly, this resource can help avoid unexpected delays while you're on the go, ensuring that Mansfield remains a community on the move.



Scan to see the capital projects dashboard



Homestead at Staybolt

Homestead at Staybolt is an approximately 134-acre master-planned development designed to support long-term residential growth in Mansfield. Phase One, consisting of approximately 47 acres, has received plan approval and includes 189 residential lots. Construction of the public infrastructure such as roadway, water, and wastewater systems is currently underway in accordance with approved plans and City standards. This initial phase marks the beginning of a larger, coordinated community development.

Birdsong Phase 4

This residential development spans approximately 53 acres and will include 192 single-family lots along with seven common areas. Located on the south side of Mansfield, the project is planned to support continued residential growth while complementing the surrounding area. Construction of public infrastructure, including roadway, water, and wastewater systems is anticipated to begin in late March or early April 2026, in accordance with approved plans and City standards.

Costco

This 46 acre commercial development is located at the northwest corner of US 287 and South Main Street and will include a new Costco store along with additional commercial pad sites. The project is a significant addition to the City's retail corridor, providing expanded shopping and service opportunities for residents. The Costco store is currently under construction and is anticipated to open within the next 90 days, while future development of the adjacent commercial pads will further enhance the site.

Engineering Development Team



Under the leadership of Director of Engineering Raymond Coffman, P.E., the Development team comprising Parviz Pourazizian, P.E., Emily Hutchins, E.I.T., and Aracely Rodriguez is vital to Mansfield's responsible growth. This group collaborates with developers and City departments to review private development and associated public infrastructure, ensuring all water, sewer, and roadway plans meet strict design standards. By working closely with staff, the team guarantees that every project is built for quality, safety, and long-term performance.

Dolce Vita

This residential development encompasses approximately 81 acres and will include 263 single-family lots. Located near Callender Road and Debbie Lane and east of Kinney Park. Construction of public infrastructure, including roadway, water, and wastewater improvements is currently underway to support the development.

The Village at South Pointe

The Village of South Pointe is an approximately 54-acre mixed-use, master-planned development located on the north east corner of US 287 and Lonestar Road, featuring multifamily units, townhomes, and retail spaces. Construction of the public infrastructure is nearing completion, and the City is currently reviewing permits for a portion of the multifamily component. This development represents a significant addition to Mansfield's expanding residential and commercial landscape.

Kinney Park

This residential development encompasses approximately 32 acres and will include 214 single-family lots along with nine designated common areas. Located along N Main Street adjacent to Woodland Estates, the project is designed to expand housing opportunities while integrating with the surrounding community. Construction of public infrastructure, including roadway, water, and wastewater improvements is currently underway to support the development.

Westhill Parks

Westhill Parks is a 208-acre development located on the west side of Mansfield along Newt Patterson Road. The developer is currently advancing Phase One, which encompasses approximately 72 acres and includes 206 residential lots and 18 open space areas. An early grading permit has been approved, the final construction plans for the associated public infrastructure are currently under review and utility work is underway to support the development.

HISTORIC DOWNTOWN MANSFIELD

The City of Mansfield celebrated the grand opening of Geyer Commons on Feb. 27, 2026, marking a major milestone in the continued revitalization of Historic Downtown. Located at 605 E. Broad St., the project serves as the eastern gateway into downtown and reflects the community's broader vision of creating vibrant, connected, and people-centered spaces.

Opening weekend featured a full slate of programming, including a ribbon cutting ceremony, live music, food trucks, fitness classes, and a pop-up vendor market. The event drew strong community participation and set the tone for Geyer Commons as an active, year-round destination. The completion of Phase 1A brings a variety of amenities designed to support both daily use and special events. These include two open event lawns with pavilion seating, a lighted splash pad, and cottage-style vendor spaces that provide opportunities for small businesses and entrepreneurs. The flexible design allows hosting everything from performances and markets to community gatherings and recreational activities.

Early attendance has exceeded expectations. Geyer Commons welcomed approximately 6,800 visitors in its first week and has drawn more than 18,500 visitors since opening. These numbers underscore the community's enthusiasm for new public spaces and highlight the project's immediate impact in driving foot traffic to the downtown area.



HISTORICAL SERVICES



Field Trip

Field Trips

Museum staff partnered with Mansfield Independent School District to bring 3rd grade classes to the Man House Museum. 3rd grade is when students learn about their community and field trips offer a unique experience to learn about the founding of Mansfield and what life was like here in the 1800s. This semester, 25 of the 26 elementary schools in MISD signed up to bring their students.

Each class tours the house, learns about daily chores, makes paper dolls, tries on clothes from the 1800s, plays games from the time period, learns how grist mills work and examines an artifact while comparing it to its contemporary counterpart.

The trips are funded by the Mansfield Education Foundation thanks to a generous donation by the Mansfield Historical Society. We look forward to many years of collaboration and partnership with these organizations to ensure that all MISD students are able to visit the museum and learn about the history of their community at no cost.

Furniture Restoration Workshops

The Man House Museum has hosted three workshops on how to restore antique furniture. Led by museum volunteer Tom Leach, the workshops have focused on dating furniture, recognizing types of wood and other materials that make up furniture pieces, and how to make small repairs. The workshop series will continue next fall.



Furniture Restoration

Spain during the American Revolution Talk

On March 20, the historical museum presented a History Talks event with speaker, Jose L. Gonzalez, who is a member of the Granaderos of Galvez. He spoke about General Bernardo de Galvez who led Spanish troops during the American Revolution. Galvez and his troops defeated the British at multiple battles in the gulf coast region. He also shared that ranchers in Texas provided thousands of heads of cattle to feed Spanish troops.



History Talks with Jose L. Gonzalez

Guests Served

1,502
Visitors

24
Researchers

11
Volunteers

New Exhibit

In February, the Mansfield Historical Museum opened The Times are Changing: 250 years of Daily Life in America, a new exhibit. The display focuses on four aspects of life: communication, fashion, dining and entertainment. It features artifacts, photos and artwork that exemplify the changes that have occurred since the United States was founded. The exhibit will run through the spring.

The next Historical Preservation Advisory Board meeting will take place at 6 p.m. on May 28 at the Mansfield Historical Museum (102 N. Main St.).

MANSFIELD PUBLIC LIBRARY

Mansfield Reads Kick-Off

The library kicked off the 2026 Mansfield Reads season with its annual event at Taphouse 16 at Market Street, launching another year of community-wide literary engagement.

This year's selection, *When the Stars Go Dark* by Paula McLain, invited readers to come together for an evening of thoughtful discussion and shared connection.

As part of the annual One City, One Book initiative, this event provides an opportunity for residents to engage with the story, explore its themes, and celebrate the power of reading as a community. Attendees can look forward to an enriching talk centered on this year's selection.



For future Mansfield Public Library events and additional details, visit mansfieldtexas.gov/library



Mansfield Reads

BY THE NUMBERS JAN. 1 to MAR. 31



33,040	Number of Library visitors
151	Number of Programs
1,098	Number of meeting room reservations
4,799	Total Program attendance

Social Media

4.4K	Facebook Followers
140.5K	Facebook Views
1.45K	Instagram Followers
1.1K	Instagram Reach



Mansfield Reads



Mansfield Reads

MANSFIELD PUBLIC LIBRARY

Our New Staff

Mansfield Public Library is dedicated to building a top-notch team that delivers exceptional customer service to patrons. The library welcomes one new team member to fill an open part-time position.

Meagan Duncan is currently studying Library Science at Texas Woman's University while working as a barista at the Flying Squirrel in Crowley. She grew up in Arlington and attended Mansfield schools, graduating from Summit High School in 2013. She earned her undergraduate degree in English Literature and History from the University of North Texas. In her free time, she enjoys baking, crocheting, and exploring all things history. She is excited to meet everyone and learn the ins and outs of the Mansfield Public Library.



Meagan Duncan



Story Time at Geyer Commons

Library in the Community

The library continues to create remarkable and accessible experiences for residents beyond its walls. By moving an established story time to Geyer Commons on the first Tuesday of the month, staff have already seen strong participation with more than 200 attendees at the March program. The library introduced a recurring Chess Club on the third Thursday of each month, offering a welcome space for children and families to learn and enjoy the game. Through outreach programming at locations like Geyer Commons, the library continues to expand opportunities for community engagement and lifelong learning.

Achievement of Excellence

The library has been recognized with the Texas Municipal Library Directors Association Achievement of Library Excellence Award for more than 15 years, reflecting the library's commitment to outstanding public service. Mansfield Public Library's continued recognition highlights its ability to

meet and exceed these high standards while providing meaningful services to a growing and diverse community.

Prom Dress Giveaway

The library expanded its community impact through Once Upon a Dress, an annual formal wear giveaway supporting local students and families. Beginning in January, the library collected donations of dresses, menswear, and accessories, which were then offered to high school students in Mansfield and the surrounding areas through two separate shopping sessions. Demand was clear, with a line of attendees extending through the library and more than 200 items distributed. This initiative helped remove financial barriers for students preparing for milestone events and reflects the library's commitment to serving the community in meaningful ways that reach beyond traditional services.



Prom Dress Giveaway

MUNICIPAL COURT



State of the City - Jan. 29

The Mansfield Municipal Court promoted Traffic Safety Awareness at this year's State of the City, reinforcing our commitment to education, safety, and community engagement.



We are PAPERLESS - Feb. 18

After more than two years of non-stop scanning, Municipal Court finally did it! WE ARE PAPERLESS! Together Municipal Court scanned a records room filled with five rolling file cabinets and an additional ten file cabinets with 36 drawers spread throughout the office full of loose papers and paper case jackets.

It was a commitment to working smarter, serving better, and building a court ready for the future. Today, Municipal Court are a fully functioning digital court, operating with greater efficiency and better service for everyone we serve.



Two years. One major milestone.



MUNICIPAL COURT

Professional Achievement - Level II Certification

We are proud to celebrate Alitzel (Ali) Morales for earning her Texas Court Clerks Association (TCCA) Level II Certification. This achievement reflects Ali's dedication to professional growth, continuing education, and excellence in public service. Earning a Level II certification requires a deeper understanding of court operations, and Ali's accomplishment strengthens our team's ability to provide accurate, knowledgeable, and efficient service to the public.

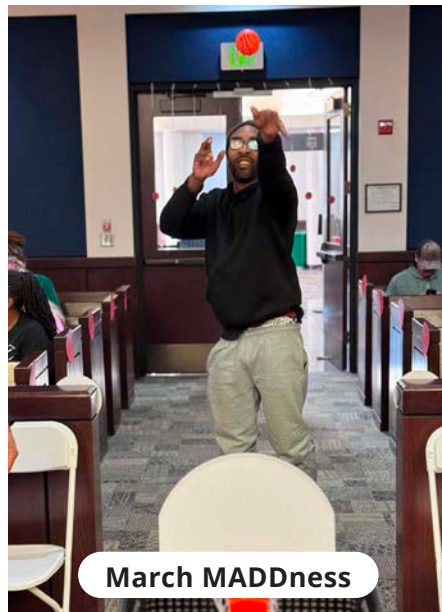


March MADDness - March 12

The Mansfield Municipal Court hosted a March MADDness event where defendants were given the opportunity to attend our educational event and earn community service hours toward their court agreements.

With it being March Madness, we leaned into a basketball-themed event where participation earned attendee's tickets (and candy) and the chance to take a shot for prizes.

Shay Harris with Mothers Against Drunk Driving (MADD) shared the powerful work MADD does nationwide to support victims of impaired driving and to educate communities about the life-altering consequences of driving under the influence. Sgt. Ira Carter with the Dallas Police Department brought real-world perspective from the front lines by talking about what officers see when drugs and alcohol impair judgment, how quickly a decision can turn into tragedy, and the lasting impact those moments have on families and communities.



PARKS & RECREATION



Veterans Memorial at Julian Feild Park

Construction is complete at Julian Feild Park, where a \$5 million renovation added a pavilion, restrooms, event plaza, pond, and veterans memorial space, while enhancing Serenity Gardens. A dedication ceremony will be held May 23, as phase 2 work is now in progress, with an estimated completion by the end of the summer.



Capital Improvements

Multiple projects are underway, with plans to update playground equipment at Town Park, replace and/or add security gates at a number of parks, and add shade structures over playgrounds. Continued reinvestment is one of the department's core values, helping to keep your parks remarkable!



Project 365: Mansfield Unplugged

The grand opening of Geyer Commons coincided with the launch of our new program, Project 365: Mansfield Unplugged. Playing off the success of the 100 Hours of Play program, this year we are challenging Mansfield families to make a conscious effort to unplug from devices and make real connection together. This challenge is made easier by over 365 free events and classes year-round in locations across the city, all hosted by city departments and community partners in play.

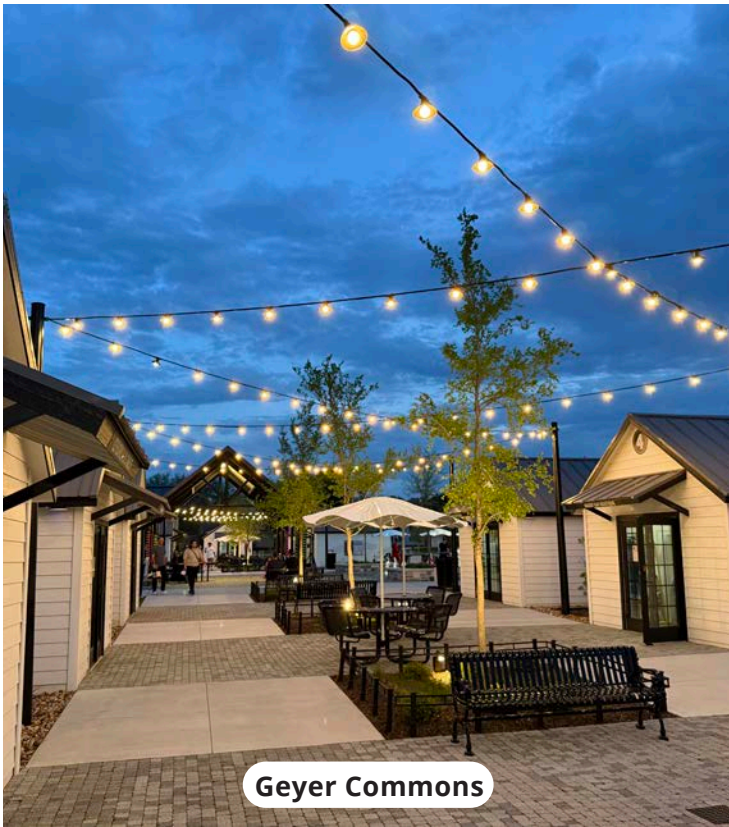
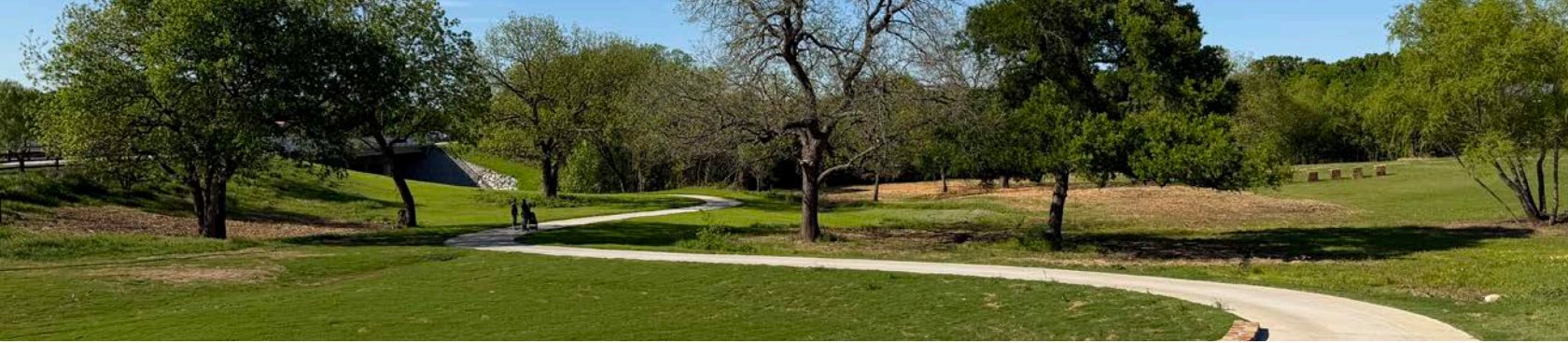


The program works on two levels, both hitting on key Council strategic goals of building a stronger economy and stronger neighborhoods suffused with community pride. Our residents get a ton of fun things to do, all within a custom-built app with a simple to use calendar and a place

to log the screen-free time spent toward their goal of 365 hours for the year. At the same time, the partners in play who host events, like the Saturday morning yoga on the lawn presented by Sunshine Yoga Shack, are getting invaluable face time with residents (and future customers) to help build and grow their own clientele. It's a win-win for everyone, and another reason for residents to be proud to call this their hometown!

A major part of the challenge is Unplugged Fridays, a new series sponsored by Methodist Mansfield Medical Center, with live music, DJs, outdoor movies, and trivia/ game nights happening each week throughout the spring season at Geyer Commons. Every night includes food trucks, lawn games, and other activities. New programs are added daily, with regular story times, vendor markets, nature classes, and more in the recurring lineup. The best thing is that all events are offered free of charge for residents. It's never been easier to have a remarkable day in Mansfield... or even 365 of them!





Geyer Commons

BY THE NUMBERS JAN. 1 to MAR. 31

97	Pavilion and/or amphitheater rentals
208	Athletic field rentals
39,049	Mansfield Activities Center (MAC) Visitors
1,565	Recreation program participants
604	Nature education participants
1,929	Senior meals served
561	MAC memberships sold
1,160	Project 365 participants

Social Media

Parks & Rec Facebook 25,388 followers; 2.5M views
Parks & Rec Instagram 5,565 followers; 169K views
Geyer Commons Facebook 2,245 followers; 117K views
Geyer Commons Instagram 1,374 followers; 126K views



Saint Patrick's Day



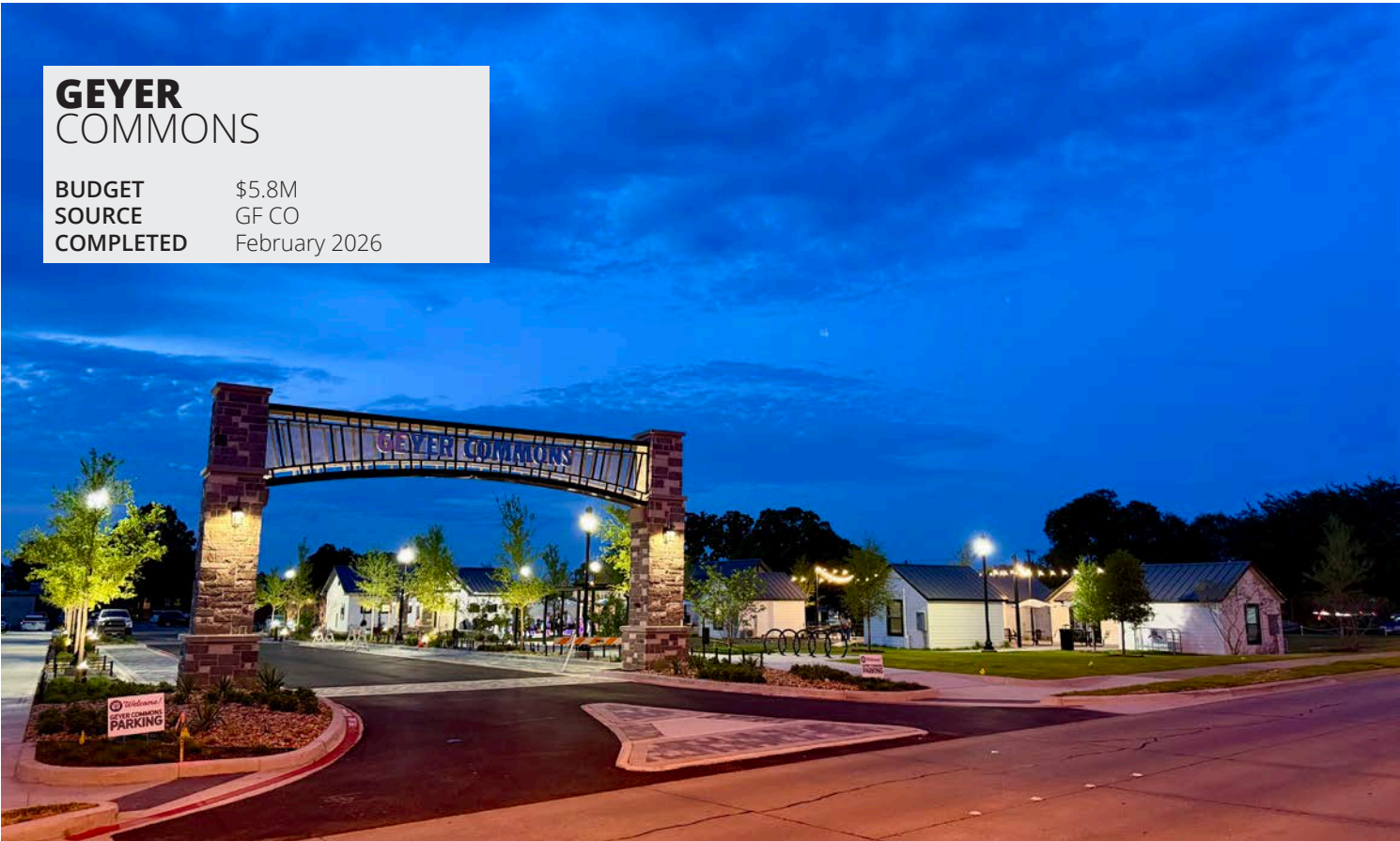
Easter Bunny at Geyer Commons

PARKS & RECREATION

Recently Completed Park Projects

GEYER COMMONS

BUDGET \$5.8M
SOURCE GF CO
COMPLETED February 2026



Geyer Commons



Geyer Commons



Geyer Commons

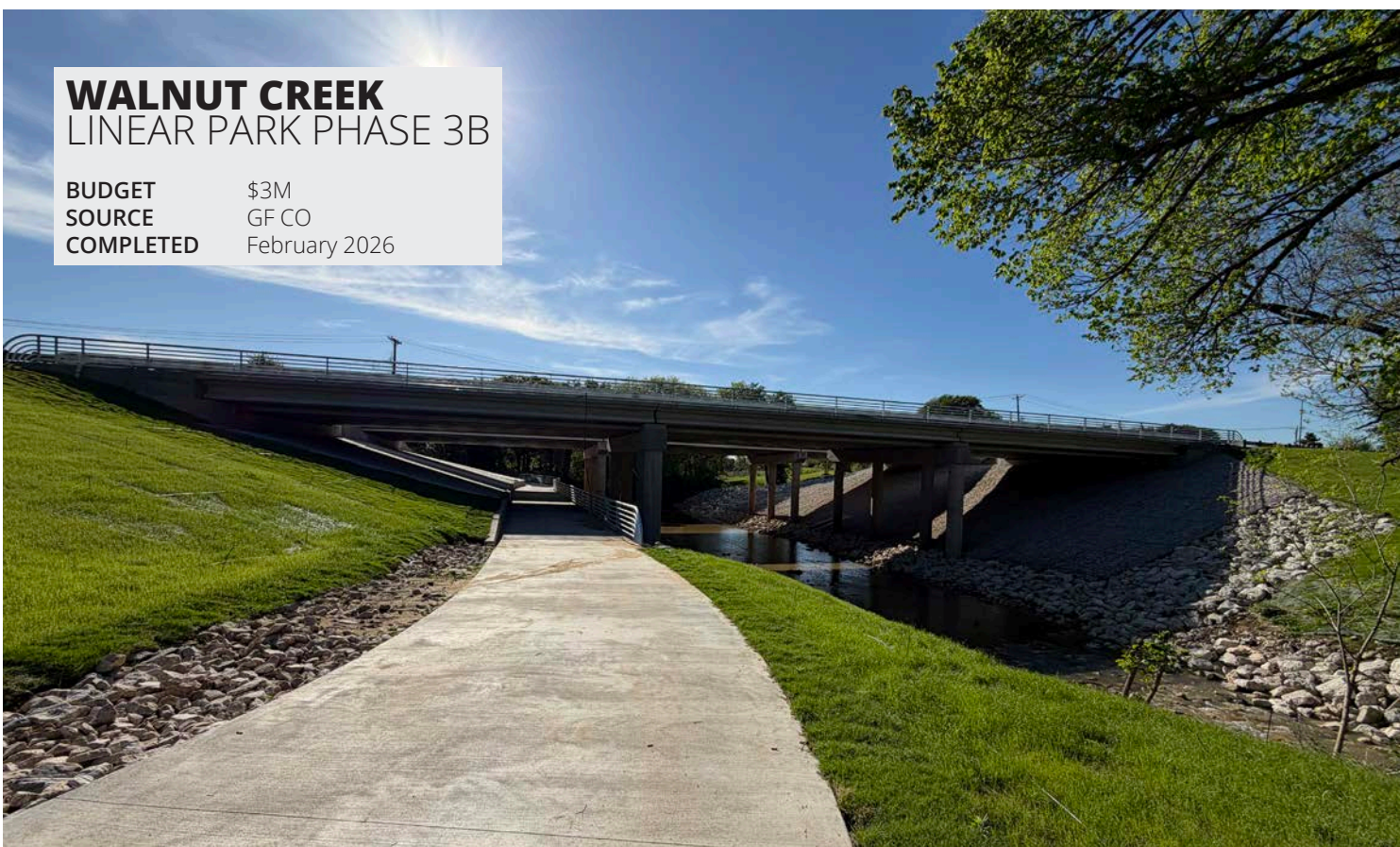
VETERANS MEMORIAL AT JULIAN FEILD PARK

BUDGET \$5M
SOURCE TIRZ #1
COMPLETED February 2026



WALNUT CREEK LINEAR PARK PHASE 3B

BUDGET \$3M
SOURCE GF CO
COMPLETED February 2026



PLANNING & ZONING

Planning Department Updates

Planning Retreat

The Planning Department held its inaugural Goals Retreat on Jan. 30, 2026, in Flower Mound, bringing staff together for a full day of strategic planning and team-building activities.

The morning session focused on defining the department's purpose, reviewing existing frameworks such as True NORTH and City Council priorities, and establishing new core values and a mission statement. Staff also began developing draft goals and objectives for the upcoming year.

Following lunch, the team participated in a guided tour of key Flower Mound developments to observe planning concepts in practice. The day concluded with a wrap-up discussion on key takeaways and next steps, followed by team-building activities before returning to City Hall.



Katasha Smithers

Employee Development

Planning Manager Katasha Smithers is among several city employees currently pursuing a Master of Public Administration (MPA) degree from the University of Texas at Arlington. The city-sponsored program is designed to enhance leadership, management, and public service skills while also providing valuable networking opportunities.

City Council

The following cases were reviewed by the City Council during the first quarter:

ZC#25-002:

A Planned Development (PD) District was approved for commercial and townhome uses on 5.866 acres at 2445 FM 157. The approval allows the developer to subdivide the property and proceed with building permits.

SUP#25-006:

The Commission recommended approval of a Specific Use Permit for apartments in the Reserve PD Workplace Sub-District on 10.034 acres at 2212 Domain Drive. The approval allows the applicant to proceed with building permits for the development.

Planning and Zoning Commission

Joint Meeting

The Planning and Zoning Commission met jointly with the City Council, the Board of the Economic Development Corporation, and the Board of the Parks Facilities Development Corporation on Feb. 5, 2026, to discuss strategic planning and current projects.



The Commission acted on the following cases during the second quarter:

SUP#25-004:

The Commission recommended denial of a Specific Use Permit to allow a Car Wash at 1561 E. Broad Street.

SD#26-003:

The Commission approved a final plat with conditions for Homestead at Staybolt Phase 1, on 47.12 acres at 3892 Britton Road. The plat may be filed at the county when the conditions are met, creating 189 new residential lots.

SD#25-014:

The Commission approved a final plat with conditions for Birdsong Addition, Phase 4, on 53.022 acres at 1601 Bedford St. The plat may be filed at the county when the conditions are met, creating a new phase of the Birdsong Addition with 192 new residential lots.

SUP#25-006:

The Commission recommended approval of a Specific Use Permit for apartments in the Reserve PD Workplace Sub-District on 10.034 acres at 2212 Domain Drive.

BY THE NUMBERS JAN. 1 to MAR. 31

381	Single-family residential lots final platted
0	Commercial/industrial acres final platted
2	Zoning changes, SUPs (Specific Use Permits) and development amendments approved and/or reviewed by Council

Zoning Board of Adjustments

The Board reviewed these cases during the second quarter:

ZBA#26-001:

The Board approved a request for a Special Exception to allow an accessory building to be located seven feet, seven inches from the side property line at 1809 N. Holland Road.

Gas Well Drilling and Production

There are 47 active drill sites in Mansfield. Each drill site is regularly inspected by the Gas Well Inspector for compliance with the City's drilling and production regulations.

In January 2026, Derek Wells, the City of Mansfield's Gas Well Inspector, completed the annual inspections of all drill sites in Mansfield. These inspections, conducted in addition to regular monthly checks, ensure compliance with the City's drilling and reporting requirements.

Staff reviewed the following cases:

GW#26-001, -002, and -003:

Javelin Energy Partners Management, LLC has transferred three drill sites in Mansfield to Formentera Operations, LLC. The operator transfer permits for the sites are currently under review and, once approved, will authorize the new owner to operate in accordance with applicable gas well drilling and production regulations.

Historic Landmark Commission

The Commission acted on the following items during the second quarter:

Outreach

The Historic Landmark Commission launched this quarter's outreach program at the Arts Week Kids Day event on March 16, 2026, at the Mansfield Historical Museum. The program invited kids to engage in creative activities while discovering more about Mansfield's history.

First Street Initiative Community Asset Survey

The Commission held a work session to review preliminary information on a community asset survey as part of the Texas Historical Commission's First Street Initiative program. The program provides free education and networking services to communities interested in the revitalization of their historic commercial districts.

HLC#25-007:

The Commission approved a plan to create a Historic Preservation Outreach Program to encourage the owners of historic properties to seek a landmark designation. The year-long program will be implemented in four phases.



Landscape Team Activities

Caleb Tandy, Landscape Plans Reviewer, and Stephen Olinski, Landscape Plans Inspector, form the department's landscape team. These professionals assess and inspect development projects to ensure compliance with the City's landscaping regulations, helping to keep Mansfield green.

New Commercial Landscapes

The Landscape team recently inspected the landscaping at two new restaurants in the Shops at Broad Steet development. The new trees and shrubs emphasize drought-tolerant plantings and efficient irrigation, creating an attractive landscape that adds texture, movement, and seasonal interest in a commercial environment.



PLANNING & ZONING

Scenic Texas Tree Donation

In preparation for Earth Day in April, the Landscape team loaded a trailer full of trees donated to the city by Scenic Texas. The trees will be distributed free of charge to Mansfield residents during the Earth Day event.

Caleb's Corner

Tips: As spring approaches, it is a good time to check newly installed trees that are “staked” to make sure that the attachment material is not digging into the trunk, and loosen, remove, or replace if deemed necessary.

Some movement of the tree trunk helps thicken the trunk and helps speed up establishment in a process known as thigmomorphogenesis.



Scenic Texas Tree Donation

Development Project Spotlight

Construction has begun on a new Costco Wholesale store at 1500 S. U.S. 287. The nearly 160,000 square-foot facility is part of a 46-acre commercial development located at the intersection of U.S. 287 and Main Street. The project also includes a fuel station, with additional retail and restaurant developments planned for the surrounding area.



Costco Rendering

PUBLIC WORKS

The Public Works Division consists of separate departments, all contributing to the daily functions of the division: Environmental Services, Streets/Traffic Operations, and Water Utilities.

New Hires:

Leah Coone - Stormwater Inspector, Environmental Quality
Ryan Turner - Systems Admin, Public Works
Austin Pariziale - Tradesperson, Streets
Jose Conejo - Sr. Technician, Street Operations
Joseph Guthrie - Tradesperson, Streets
Hong An Pham - Intern, Water Treatment
Chase Isbell - Water Operator C

Response to Winter Storm

The Public Works Department demonstrated teamwork and dedication during the January winter storm, transitioning to a full-scale, 24/7 operation, mobilizing staff from every division.

Priorities included addressing major thoroughfares and preparing infrastructure for winter weather: essential for emergency services and hospital staffing. Infrastructure addressed received winter chat treatment, de-icing, water distribution monitoring, and street sweeping. Staff remained at the office overnight to monitor the storm and ensure uninterrupted service. The storm response underscores the department's focus on service, operational excellence and city resilience.

Environmental Services

Police Station Drainage Cleanout

The drainage crew completes maintenance of drainage infrastructure



Police Station Drainage Cleanout

at city facilities over the year. One of their tasks was cleaning the police station drainage channel to improve the flow of water during rain events.

BY THE NUMBERS

JAN. 1 to MAR. 31

Recycled Materials

Motor Oil	4,620 Lbs
Alkaline Batteries	229 Lbs
Tires	6.5 Tons
Paint	13,175 Lbs
Cooking Oil	3,395 Lbs
Electronics Recycler	7,758 Tons

Total Households Served

January	312
February	259
March	325

Home Renovations Dropoff

January	23
February	10
March	23

Street Sweeper

Miles swept in Mansfield	672
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MLK Day of Service Cleanup

MLK Day of Service Cleanup

During January, Public Works hosted the annual MLK Day of Service Community Cleanup with the collaboration of the Mansfield Volunteer Program and Animal Care and Control. The event was a success with the community showing up and working together to pick up litter from our James McKnight

Park and the Shops at Broad. Volunteers collected over 500 pounds of trash during the two hour event.

Capital Improvement Projects

The Glen Abbey Capital Project (CIP) is complete. The scope of work included the installation of three 20-foot inlets, over 300 feet of new storm drain pipe, reconstruction of a golf cart path, and grading of a swale.



Glen Abbey Storm Drain

Habitat Restoration with MYC

In 2025, the new Stormwater Management Program (SWMP) through TCEQ began its implementation. As part of the current program, habitat restoration is a community focus. For our first ever habitat restoration event, we partnered with the Mansfield Youth Council and Mansfield Parks and Recreation to clear out 10 cubic yards of invasive privet from Oliver Nature Park.



Habitat Restoration

Water Utility

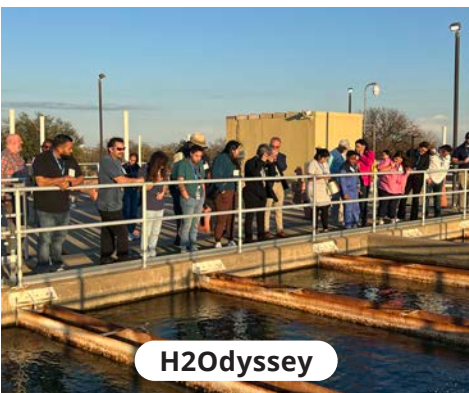
Customer Service

The customer service division has a staff of seven that completes tasks related to the utility billing system. During this quarter, staff completed the following tasks:

Phone Calls	6,698
WaterSmart Messages Sent	5,898
Leak Alerts Sent	251

H2Odyssey - First Class Begins

The first annual H2Odyssey program kicked off this quarter, allowing residents to learn about the journey of water from rain to drain with behind-the-scenes looks at what it takes to deliver safe water every day. Residents learned about the City's stormwater and drainage program, water treatment, meter services, water distribution, and more! The program features a classroom session and hands-on demonstrations, like testing a backhoe, complete water treatment sampling, and testing a backflow with the pros.



Master Meter and River

River and the administrative utility team toured the Master Meter offices based in Mansfield. River met the CEO of Master Meter and even completed a leak detection to end the tour.



Water Treatment SCADA

Water treatment staff conducted an emergency preparedness exercise, ensuring staff were familiar with and able to operate the water treatment plant manually in the event of a SCADA system failure. This involved manually adjusting flow rates, performing manual filter backwashes, taking equipment readings, and collaborating to monitor distribution system changes in real time.



Tapping Teams Competition

Mansfield's tapping team, Tap or Die, competes in their first-ever competition against other North Texas teams during the TAWWA (Texas - American Water Works Association) annual Tappin' in Texas event. Tap or Die placed third overall with a time of 3:13.



Streets/Traffic Operations

APWA Competition

The Street Operations department made a successful debut in the annual American Public Works Association (APWA) competition this year, marking a milestone. Competing for the first time ever, the team showcased exceptional skill and dedication against 25 participating cities, ultimately securing sixth-place overall.

This is a testament to the expertise and hard work of their staff. Mauro Manzano had an outstanding performance, demonstrating speed and superior skills in the storm pipe cutting event, earning him 2nd place.



Hot Mix Pothole Trailer

This new equipment allows City crews to complete pothole repairs quickly and efficiently. The hot mix asphalt is longer-lasting than previously used cold mix. Pothole repairs patch spots in the road temporarily until construction can replace aging infrastructure.



Bucket Truck Training

Safety and equipment utilization is an important part of a Public Works employee's job. The Traffic Operations team completed bucket truck training this quarter to learn how to safely use the truck and complete a refresher course on proper safety.



BY THE NUMBERS JAN. 1 to MAR. 31

Streets/Traffic Operations

Street Work Orders Completed	84
Potholes Filled	1,013
After Hours Emergency Callouts	10



REGULATORY COMPLIANCE

The Regulatory Compliance Department enforces all city ordinances to protect property owners' investments and promote the health and welfare of the community. Compliance officers are committed to providing a professional, efficient and due process approach for residents of Mansfield. The Regulatory Compliance houses four programs: Code Compliance, Health Inspections, Animal Care & Control and Rental Inspections.

Department News

Regulatory Compliance remains committed to supporting Mansfield residents and businesses by promoting compliance through education, proactive engagement, and responsive service. Our team continues to foster positive community relationships through one-on-one conversations, on-site visits to address concerns, and partnerships with the Mansfield Volunteer Program (MVP) to provide assistance when needed. Internally, we prioritize staying current with the latest training and technologies to ensure our inspectors and officers are well-equipped to serve.

During the second quarter of 2026, staff continued to advance their professional qualifications and expand their expertise. Ruben Renteria successfully completed his TEEX Basic Code Compliance training.

In public health, Rhonda Dash and Francisca Lopez were busy with training! Participating and completing AFDO New Inspector Boot Camp; Certified Professional in Food Safety; Certified Pool Operator training; Pool inspection training for Environmental Health Professionals; Texas Environmental Health Quarterly meeting in Irving; Environmental Public Health Online Course Certificate from Tulane University, and several FDA courses in Environmental Health, Food Safety, Pasteurization and Food Sampling techniques. This training was in preparation for upcoming tests next quarter to become licensed Registered Sanitarians with the State of Texas.

Staff participated in the State of the City, providing an opportunity to connect with residents, answer questions, and share information about how Regulatory Compliance serves the community. During the quarter, leadership also came together to collaborate on the development of a five year strategic plan focused on strengthening regulatory compliance, improving operations, and preparing for future growth.



Strategic Planning



Code Compliance



Health Inspections



Rental Inspections



Animal Control



State of the City

REGULATORY COMPLIANCE

BY THE NUMBERS JAN. 1 to MAR. 31

Food Establishment Inspections	90
Mobile Food Inspections	5
Daycare Inspections	8
Pool/PIWF Inspections	5
Consumer Health Notices	40
Temp Event Food Inspections	40
Permits for New Food Establishment	11
Permits for New Facilities	15
Food Establishment Closures	0
Food Borne Illness Complaint	6

Code Compliance Activity for the Top Cases Jan. 1 to Mar. 31

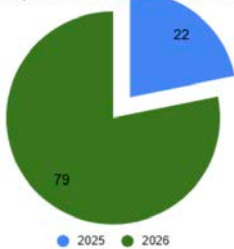
Type of Case.....# of Cases

Fence Violations.....	69
High Grass and Weeds.....	79
Illegal (Bandit) Signs.....	475
Junked Motor Vehicles.....	52
Overhanging Tree Limbs.....	134
Outside Storage.....	72
Property Maintenance.....	66
Trash and Debris.....	91

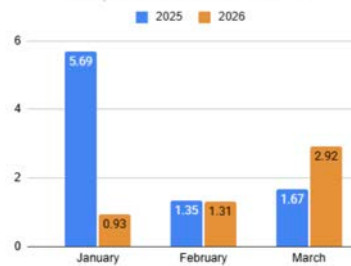
Welcome to Mowing Season

Rainfall plays a big role in how fast grass and weeds grow; and how often we get calls about it! This past quarter our department opened 79 cases for high grass and weeds. This is in comparison to 22 cases opened for this same quarter in 2025. Wetter weather means faster growth, which leads to more code violations.

High Grass and Weed Cases Opened
Compared to Same Quarter Last Year

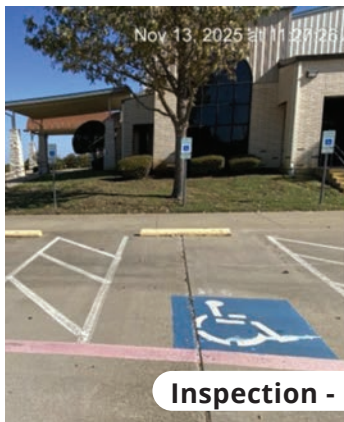


Rain (inches) Per Month
Compared to Same Quarter Last Year

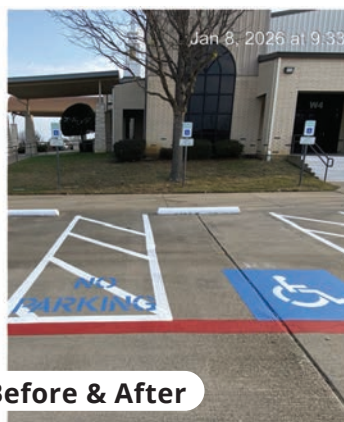


BY THE NUMBERS JAN. 1 to MAR. 31

Abatements	3
Citations Issued	39
Illegal Signs Picked Up - January	167
Illegal Signs Picked Up - February	102
Illegal Signs Picked Up - March	206
Online Compliers: Code Compliance	206
Online Compliers: Rental Inspections	12
Online Compliers: Health Inspections	17



Inspection - Before & After



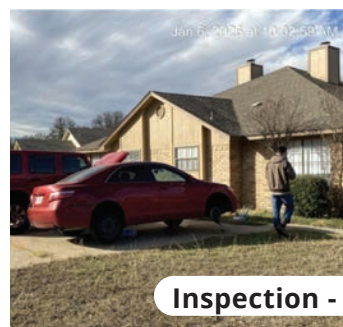
Inspection - Before & After



Inspection - Before & After



Inspection - Before & After



Inspection - Before & After



Inspection - Before & After

ANIMAL CARE & CONTROL

The Mansfield Animal Care & Control Facility is a City shelter to hold, care for and adopt out impounded strays and owner released animals. Our purpose is to promote safe neighborhoods for people and their pets.

Department News

The second quarter of FY26 continued to showcase Animal Care & Control’s commitment to service, community engagement, and innovative programming. Throughout the quarter, the team remained active in the field and within the community, responding to 567 calls for service and caring for 392 animals. A total of 70 adoptions brought new beginnings to animals in need, with 42 animals transferred to rescue partners, and 61 pets reunited with their owners.

Community outreach remained a key focus, with Second Saturday adoption events, participation in MLK Serve Day, and attendance at the State of the City. February brought expanded services through the TCAP Mobile Clinic, which served 168 residents, along with 48 sterilization services, helping support responsible pet ownership and reduce future shelter intake. Additionally, 98 citizens received pet food assistance, reinforcing the department’s commitment to keeping pets in their homes.

The team hosted and participated in several engaging events, including the Love Your Pet Party, Barks & Rec hikes, and Pickle Parade & Palooza. These events created fun and accessible ways for residents to connect with Animal Control while promoting adoptable pets. Educational outreach also continued, with staff participating in Alice Ponder Career

Day to engage with students and share information about animal care and public service. Adoption numbers remained steady, and the range of events and services reflects the department’s continued focus on serving the community through direct support, education, and creative programming. Staff continues to build on these efforts, strengthen community partnerships, and prepare for the transition to the new shelter facility anticipated in Summer 2026.



BY THE NUMBERS JAN. 1 to MAR. 31	
Doggy Day Out	87
Citizens - Pet Food Assistance	98
TCAP Sterilization	48
Calls for Service	567
Total Animal Intake	392
Adoptions	70
Rescues	42
Reclaims	61
City Licenses Issued	69



SPECIAL EVENTS

FANSfield

After a successful first year, the second annual FANSfield was held in collaboration with the Mansfield Activities Center on March 14. This celebration covered pop culture, gaming, K-pop, comic, and other fandoms. Food trucks, a cosplay contest, live entertainment and gaming challenges throughout the afternoon.

309 tickets were sold for FANSfield. Among those in attendance were 26 vendors and 6 voice actors. Two local partners, Geek Out and Stem it Up Sports, were brought on board to help drum up excitement for FANSfield.

The growth in this second iteration was evident in the attendance and participation from the Mansfield community. For next year, attendees can expect a focus on fan fashion and cosplay!



Pickle Parade:

Special events served as the staff liaison for the Pickle Parade, ensuring a smooth and successful event that saw over 20,000 guests in historic downtown Mansfield. During the Pickle Parade, the events team promoted future Mansfield events and handed out over 5,000 promotional items to parade attendees.

Music Alley:

This year on May 2 from 4-10 p.m., Music Alley celebrates America's 250th birthday and Cinco de Mayo with 3 stages of live music headlined by Jay Perez and Jerry Don Branch. Attendees can also learn how to DJ, visit an art gallery, snap some amazing selfies, enjoy a tasty meal and immerse themselves in interactive arts experiences. With over 20 performers and 20 artists booked, the stage is set for an amazing event!



VISIT MANSFIELD



Awards & Recognition

Visit Mansfield submitted two local sports events for SportsEvents Readers' Choice Awards, winning both in February:

- All Star Sporting Event - The SGT Bishop Evans JROTC Invitational

- Best New Sporting Event - The 2025 Lightning Rod Energy Goalie Creator Game by Two Goalies



Outside Media

During this quarter, Visit Mansfield coordinated multiple interviews regarding the upcoming World Cup and Mansfield Stadium.

- [Dallas Business Journal](#) (Jan. 27)
- [NBC 5](#) (Feb. 11)
- [FOX 4](#) (Feb. 18)
- [NBC 5](#) (Mar. 31)
- [WFAA 8](#) (Mar. 31)



D2 Tournament

Tournaments:

Visit Mansfield successfully recruited the D2 Lone Star College Classic, which took place from Jan. 30 to Feb. 2. This event marked the largest tournament held at The Fields at Station 63 since its reopening, drawing more than 15,000 attendees over the weekend. Historically, it represents the largest non-spring/summer weekend attendance the venue has ever experienced.

Additionally, the K.J. Choi Foundation Texas Junior Championship was hosted at Mansfield National from March 17 to 20. The championship featured 100 golfers and attracted 350 visitors, generating a significant economic impact of \$367,467.



D2 Tournament

BY THE NUMBERS JAN. 1 to MAR. 31

Social Media Performance

1,500,000	Facebook views
290,000	Instagram views

Hotel Occupancy

66.2%	December Occupancy
63.7%	January Occupancy
72.2%	February Occupancy



K.J. Choi Foundation Texas Junior Championship





**City of Mansfield
Staff Report**

**Item ID:
26-2123**

Agenda Date: April 27, 2026

Title

26-2123: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager and the Police Department to Make an Application, Receive, and Expend Grant Funding from the Office of the Governor of Texas in the Amount of \$150,000 With No City Match, Funded Through the Texas General Appropriations Act, Article I for Trusted Programs to Be Used For a Mental Health Officer Program; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Providing an Effective Date

Description/History

The City of Mansfield Police Department is requesting grant funding for \$150,000.00 with no city matching funds. This grant was previously approved by Council. The grant is requiring the CFO of the city, Troy Lestina's name to be added to the grant application.

Strategic Initiative

Provide a Safe Community
Building Strong Neighborhoods
Focus on the Future

Recommendation

Staff recommends approval of the Resolution.

Funding Source

The funding will be provided by The Office of the Governor of Texas, through the authorization of the Texas General Appropriations Act, Article I for Trusteed Programs.

Prepared By

Nicole Puckett, Grant Writer - (817) 728-3932

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY MANAGER AND THE POLICE DEPARTMENT TO MAKE APPLICATION, RECEIVE, AND EXPEND GRANT FUNDING FROM THE OFFICE OF THE GOVERNOR OF TEXAS IN THE AMOUNT OF \$150,000 WITH NO CITY MATCH, FUNDED THROUGH THE TEXAS GENERAL APPROPRIATIONS ACT, ARTICLE I FOR TRUSTED PROGRAMS TO BE USED FOR A MENTAL HEALTH OFFICER PROGRAM; 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 the Mansfield Police Department is a local law enforcement agency affiliated and operating under the City of Mansfield meeting the criteria to apply for and receive grant funds under this program; and,

WHEREAS, the Mansfield Police Department has a peer counseling unit; and,

WHEREAS, the City and the Mansfield Police Department are seeking an amount not to exceed One Hundred and Fifty Thousand and no/100 dollars (\$150,000) in grant program funding with no match required; and,

WHEREAS, the City and the Mansfield Police Department agree to comply with all program rules as set out in the grant program guidelines; and,

WHEREAS, the City agrees that in the event of loss or misuse of the Office of the Governor State of Texas funds, the City assures that the funds will be returned to the Office of the Governor in full; and,

WHEREAS, the city designates the City Manager, Joe Smolinski, as the grantee's Authorized Official and is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the city; and,

WHEREAS, the City Council desires to authorize the City Manager and the Mansfield Police Department to make application, receive, and expend the above-mentioned grant allocation, if awarded; and,

WHEREAS, the city designates Deputy City Manager, Troy Lestina, as the grantee's Financial Officer and is given the authority to submit financial and/or performance reports or alter the grant.

NOW, THEREFORE, BE IT RESOLVED THAT 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 Manager is designated as grantee's Authorized Official and further authorized to execute all documents and make application for obtaining state funds from the Office of the Governor through the State of Texas in FY27 in an amount not to exceed One Hundred and Fifty Thousand and no/100 dollars (\$150,000.00) to be used to obtain outside professional resources to; train department Peer Group personnel and provide vetted first-responder clinical mental health resources, and recoup department personnel costs incurred by obtaining mental health services.

SECTION 3.

The grant, if awarded by the State of Texas, Office of the Governor, Texas General Appropriations Act, Article I for Trusteed Programs, will be accepted by the City and the City Manager is authorized to expend such funds in accordance with the grant program.

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 take effect from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 27TH DAY OF APRIL, 2026.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



**City of Mansfield
Staff Report**

**Item ID:
26-2124**

Agenda Date: April 27, 2026

Title

26-2124: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager and the Police Department to Make an Application, Receive, and Expend Grant Funding from the Office of the Governor of Texas Through the Public Safety Office Criminal Justice Division in an Amount Not to Exceed \$113,000 With no City Matching Funds to Be Used For a Simunition Modular Police Training Area and Equipment; 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 City of Mansfield Police Department is requesting grant funding for a simunition mobile modular shoot house and breaching equipment to train sworn personnel. The shoot house consists of adaptable walls, doors, and windows that can be quickly configured into limitless possibilities for dynamic tactical training scenarios. The breaching equipment will be used in training to breach heavy-duty doors, as seen in real-life situations, and will be used by the SWAT Division. This resolution was previously approved by Council. The grant requires that the city's CFO, Troy Lestina, be added to the grant application.

Strategic Initiative

Building Strong Neighborhoods
Provide a Safe Community
Focus on the Future

Recommendation

Staff recommends approval of the Resolution.

Funding Source

The funding will be provided by The Office of the Governor of Texas, Public Safety Office Criminal Justice Division.

Prepared By

Nicole Puckett, Grant Writer - (817) 728-3932

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY MANAGER AND THE POLICE DEPARTMENT TO MAKE APPLICATION, RECEIVE, AND EXPEND GRANT FUNDING FROM THE OFFICE OF THE GOVERNOR OF TEXAS THROUGH THE PUBLIC SAFETY OFFICE CRIMINAL JUSTICE DIVISION IN AN AMOUNT NOT TO EXCEED \$113,000 WITH NO CITY MATCHING FUNDS TO BE USED FOR A SIMUNITION MODULAR POLICE TRAINING AREA AND EQUIPMENT; 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 the Mansfield Police Department is a local law enforcement agency affiliated and operating under the City of Mansfield, meeting the criteria to apply for and receive grant funds under this program; and,

WHEREAS, the Mansfield Police Department's Patrol and SWAT Divisions do not have a simunition shoot house and breaching equipment; and,

WHEREAS, the City and the Mansfield Police Department are seeking an amount not to exceed One Hundred and Thirteen Thousand and no/100 dollars (\$113,000) in grant program funding with no match required; and,

WHEREAS, the City and the Mansfield Police Department agree to comply with all program rules as set out in the grant program guidelines; and,

WHEREAS, the City agrees that in the event of loss or misuse of the Office of the Governor State of Texas funds, the City assures that the funds will be returned to the Office of the Governor in full; and,

WHEREAS, the city designates the City Manager, Joe Smolinski, as the grantee's Authorized Official and is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the city; and,

WHEREAS, the City Council desires to authorize the City Manager and the Mansfield Police Department to make application, receive and expend the above-mentioned grant allocation, if awarded; and,

WHEREAS, the city designates Deputy City Manager, Troy Lestina, as the grantee's Financial Officer and is given the authority to submit financial and/or performance reports or alter the grant.

NOW, THEREFORE, BE IT RESOLVED THAT 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 Manager is designated as grantee's Authorized Official and further authorized to execute all documents and make application for obtaining state funds from the Office of the Governor through the State of Texas in FY27 in an amount not to exceed One Hundred and Thirteen Thousand and no/100 dollars (\$113,000) to be used to purchase a simunition mobile modular shoot house and breaching equipment.

SECTION 3.

The grant, if awarded by the State of Texas, Office of the Governor, Public Safety Office, will be accepted by the City and the City Manager is authorized to expend such funds in accordance with the grant program.

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 take effect from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 27TH DAY OF APRIL, 2026.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



**City of Mansfield
Staff Report**

**Item ID:
26-2126**

Agenda Date: April 27, 2026

Title

26-2126: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Chief of Police and the Mansfield Police Department to Make Application, Receive, and Expend Grant Funding from the Motor Vehicle Crime Prevention Authority, FY27 Application SB 244 Catalytic Converter Grant, in the Amount of \$536,251.00 as a Continuation Grant to Provide Funding for The First Reponder Drone Program, Flight Radar, Camera Additions, Subscriptions and Equipment (Grant Portion of \$446,875.00 With a Cash City Match of \$89,376.00); Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Providing an Effective Date

Description/History

This is a continuation of an existing Grant to Provide Funding for the First Reponder Drone Program, Flight Radar, Camera Additions, Subscriptions and Equipment. The City of Mansfield Police Department is requesting grant funding for \$536,251.00. The grant portion of \$446,875.00 with a cash match of \$89,376.00.

Strategic Initiative

Building Strong Neighborhoods
Provide a Safe Community
Improve City Wide Mobility

Recommendation

Staff recommends approval of the Resolution.

Funding Source

The funding will be provided by the Motor Vehicle Crime Prevention Authority, under FY27 SB 224 Catalytic Converter Grant. The grant portion of \$446,875.00 with a city cash match of \$89,376.00 for a total amount of \$536,251.00.

Prepared By

Nicole Puckett, Grant Writer - (817) 728-3932

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CHIEF OF POLICE AND THE MANSFIELD POLICE DEPARTMENT TO MAKE APPLICATION, RECEIVE, AND EXPEND GRANT FUNDING FROM THE MOTOR VEHICLE CRIME PREVENTION AUTHORITY, FY27 APPLICATION SB 244 CATALYTIC CONVERTER GRANT, IN THE AMOUNT OF \$536,251.00 AS A CONTINUATION GRANT TO PROVIDE FUNDING FOR THE FIRST REPONDER DRONE PROGRAM, FLIGHT RADAR, CAMERA ADDITIONS, SUBSCRIPTIONS AND EQUIPMENT (GRANT PORTION OF \$446,875.00 WITH A CASH CITY MATCH OF \$89,376.00); 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 the Mansfield Police Department is a local law enforcement agency affiliated and operating within the City meeting the criteria to apply for and receive grant funds from the Motor Vehicle Crime Prevention Authority under the provisions of the Texas Transportation Code Chapter 1006 and Texas Administrative Code Title 43; Part 3; Chapter 57, providing financial support to law enforcement taskforces and agencies for economic motor vehicle theft; including catalytic converter theft; and,

WHEREAS, this grant program will assist the City in combating catalytic convert theft; and,

WHEREAS, the City and the Mansfield Police Department are seeking an amount not to exceed Five Hundred and Thirty-Six Thousand and Two Hundred and Fifty One 00/100 Dollars (\$536,251.00) in grant program funding and agree to provide the applicable matching funds required by the Motor Vehicle Crime Prevention Authority FY 27 Application SB 224 Catalytic Converter Grant; and,

WHEREAS, the City and the Mansfield Police Department agree to comply with all program rules as set out in the grant program guidelines; and,

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

WHEREAS, the City designates Tracy Aaron, Chief of Police, as the grantee's Authorized Official and is given the power to apply for, accept, decline, reject, modify, alter, cancel, or terminate the grant on behalf of the City; and,

WHEREAS, the City Council desires to authorize the Chief of Police and the Mansfield Police Department to make application, receive and expend the above-mentioned grant allocation, if awarded.

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

SECTION 1.

The 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 Chief of Police, or designee, is authorized to execute all documents and make application for obtaining state funds from the Motor Vehicle Crime Prevention Authority through the State of Texas in FY27 in an amount not to exceed Five Hundred and Thirty-Six Thousand and Two Hundred and Fifty One 00/100 Dollars (\$536,251.00), for the purchase of equipment to be used to reduce catalytic converter thefts including, but not limited to: First Responder Drone, security camera trailers, Critical Analysis technology software, and Flock License Plate Reader software to be installed on cameras.

SECTION 3.

The City of Mansfield agrees to provide the applicable matching funds as required by the Motor Vehicle Crime Prevention Authority, SB 224 Catalytic Converter Grant Program FY-2027.

SECTION 4.

The grant, if award by the State of Texas, Motor Vehicle Crime Prevention Authority, will be accepted by the City and Tracy Aaron, Chief of Police, is authorized to expend such funds in accordance with the grant program.

SECTION 5.

William Yale, Lieutenant, is designated as the Program Director and Darcy Lupton, Director of Financial Services, is designated as the Financial Officer for this grant.

SECTION 6.

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 7.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS THE 27TH DAY OF APRIL, 2026.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



**City of Mansfield
Staff Report**

**Item ID:
26-2156**

Agenda Date: April 27, 2026

Title

26-2156: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City and the Mansfield Police Department to Make Application, Receive and Expend Grant Funding from the Texas Department of Motor Vehicle Crime Prevention Authority to Continue a Multi-Agency Auto Theft Task Force in an Amount not to Exceed \$1,085,765 with a 20% Shared Cash Match from the Participating Agencies; 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 grant will fund personnel, equipment, travel, and supplies and operating expenses for FY26-27. The grant will require a 20% cash match that will be shared with each participating law enforcement agency receiving grant funds. In Texas, a vehicle is stolen every 5 minutes and a vehicle is burglarized every 2.5 minutes, unfortunately, the City of Mansfield is not excluded from these statistics. The Mansfield Police Department has applied and received funding from this grant program for the last 14 years. The Mansfield Police Department will continue to be the managing agency with participation from the cities of Burleson, Kennedale, Midlothian, Alvarado, Cedar Hill and the Tarrant County Constable Precinct 7. Additionally, The Task Force will provide law enforcement assistance related to the grant activities to all law enforcement agencies within Ellis and Johnson Counties.

Strategic Initiative

Building Strong Neighborhoods
Provide a Safe Community

Recommendation

Staff recommends approval of the Resolution.

Funding Source

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

Prepared By

Jessica Graves, Program Manager - (817) 728-3915

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY AND THE MANSFIELD POLICE DEPARTMENT TO MAKE APPLICATION, RECEIVE AND EXPEND GRANT FUNDING FROM THE TEXAS DEPARTMENT OF MOTOR VEHICLE CRIME PREVENTION AUTHORITY TO CONTINUE A MULTI-AGENCY AUTO THEFT TASK FORCE IN AN AMOUNT NOT TO EXCEED \$1,085,765 WITH A 20% SHARED CASH MATCH FROM THE PARTICIPATING AGENCIES; 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 the Mansfield Police Department is a local law enforcement agency affiliated and operating in the City of Mansfield meeting the criteria to apply for and receive grant funds under the Texas Department of Motor Vehicle Crime Prevention Authority (MVCPA), Motor Vehicle Crime Task Force Grant Program; and,

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

WHEREAS, the City and the Mansfield Police Department find it is in the best interest of the citizens to receive grant funding from a program which is funded by a \$5.00 annual assessment per insured vehicle per year; and,

WHEREAS, the City, the Mansfield Police Department, and the Tri County Auto Theft Task Force agree to comply with all program rules as set out in the grant program guidelines; and,

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

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

WHEREAS, the City Council desires to authorize the Chief of Police and the Mansfield Police Department to make application, receive, and expend the above mentioned grant allocation, if awarded.

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

SECTION 1.

The 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.

Tracy Aaron, Chief of Police, is authorized to execute all documents and make application for obtaining state funds from the Texas Motor Vehicle Crime Prevention Authority for the FY27 Motor Vehicle Crime Task Force Grant in an amount not to exceed One Million, Eighty-Five Thousand, Seven Hundred Sixty-Five and no/100 Dollars (\$1,085,765.00) and the City agrees to a 20% cash match which will be shared with each participating law enforcement agency receiving grant funding.

SECTION 3.

The grant, if awarded by the Texas Motor Vehicle Crime Prevention Authority, will be accepted by the City and Tracy Aaron, Chief of Police, is authorized to expend such funds in accordance with the grant program.

SECTION 4.

That William Yale, Lieutenant, is designated as the Program Director and Darcy Lupton, Director of Financial Services, is designated as the Financial Officer for this grant.

SECTION 5.

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 6.

This resolution shall take effect from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 27TH DAY OF APRIL, 2026.

Michael Evans, Mayor

Resolution No. _____
Page 3 of 3

26-2156

ATTEST:

Susanna Marin, City Secretary



**City of Mansfield
Staff Report**

**Item ID:
26-2135**

Agenda Date: April 27, 2026

Title

26-2135: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Approving a Construction Contract With Oncor Electric Delivery Company LLC in an Amount Not to Exceed \$241,976.53 to Bury Overhead Utility Lines at Julian Feild Park; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (TIRZ #1)

Description/History

Julian Feild Park is an 8-acre park located at 1531 E. Broad Street. It is currently under construction with phase two improvements to the park, including a looped, soft-surface trail through the wooded area in the back of the park. Phase one improvements were completed in February, including restrooms, a pavilion, pond, trail, bridges, monument signage, an event plaza, memorial plaza, and improvements to the Serenity Gardens.

City staff have been coordinating with several utility companies to bury the overhead lines along the frontage of Broad Street and Magnolia Street. The proposed scope of work for this contract is the final piece to complete the project and includes removing seven poles and 4,029 feet of overhead lines and installing 2,257 feet of underground electric lines and six new off-site poles. The letter of agreement is attached as Exhibit A.

Strategic Initiative

Building Strong Neighborhoods
Provide a Safe Community
Focus on the Future

Recommendation

Approve Resolution

Funding Source

Tax Increment Reinvestment Zone #1

Prepared By

Matt Young, Executive Director of Community Services - (817) 728-3397

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A CONSTRUCTION CONTRACT WITH ONCOR ELECTRIC DELIVERY COMPANY LLC IN AN AMOUNT NOT TO EXCEED \$241,976.53 TO BURY OVERHEAD UTILITY LINES AT JULIAN FEILD PARK; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (TIRZ #1)

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, in 2018, the City Council's Public Memorials Sub-Committee determined the need for a Veterans Memorial and recommended it be constructed in Julian Feild Park; and,

WHEREAS, the City is currently working towards implementing the master plan for a Veterans Memorial at Julian Feild Park; and,

WHEREAS, the City Council has determined that burying the overhead utility lines at Julian Feild Park will improve the overall user experience for residents and visitors to the park and Veterans Memorial; and,

WHEREAS, City staff has reviewed the quote and letter of agreement from Oncor Electric Delivery Company LLC for improvements at Julian Feild Park and recommends approval of a construction contract in substantially the same form as Exhibit A for said services; and,

WHEREAS, funding for this contract is available from Tax Increment Reinvestment Zone #1; and,

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and,

WHEREAS, the City Council deems the adoption of this resolution to be in the best interest of public health, safety and welfare.

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 Oncor Electric Delivery Company LLC in an amount not to exceed Two

Hundred Forty-One Thousand Nine Hundred Seventy-Six and 53/100 dollars (\$241,976.53) for construction services at Julian Feild Park in substantially the same form as Exhibit A, attached, is hereby approved.

SECTION 3.

The City Manager, or his designee, is authorized to execute any documents necessary and take such actions as are necessary to implement 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 27TH DAY OF APRIL, 2026.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

**Tariff for Retail Delivery Service
Oncor Electric Delivery Company LLC**

**6.3 Agreements and Forms**

Applicable: Entire Certified Service Area

Effective Date: September 21, 2009

Page 1 of 2

6.3.5 Discretionary Service Agreement

WR # 31646091
Transaction ID: 18405

This Discretionary Service Agreement ("Agreement") is made and entered into this 30 day of March, 2026, by Oncor Electric Delivery Company LLC ("Oncor Electric Delivery Company" or "Company"), a Delaware limited liability company and distribution utility, and City of Mansfield - Parks and Recreation ("Customer"), a municipality, each hereinafter sometimes referred to individually as "Party" or both referred to collectively as the "Parties". In consideration of the mutual covenants set forth herein, the Parties agree as follows:

1. **Discretionary Services to be Provided** -- Company agrees to provide, and Customer agrees to pay for, the following discretionary services in accordance with this Agreement.

In the amount of \$ 241,976.53, the City of Mansfield requests Oncor remove 7 variously sized wood poles. To resolve the conflicts, the installation of 6 new variously sized wood poles, the installation of 2,257 feet of underground electric (UGE), the removal of 4,029 feet of overhead (OH) primary, and the installation of a pad-mounted primary switchgear is required.

2. **Nature of Service and Company's Retail Delivery Service Tariff** -- Any discretionary services covered by this Agreement will be provided by Company, and accepted by Customer, in accordance with applicable Public Utility Commission of Texas ("PUC") Substantive Rules and Company's Tariff for Retail Delivery Service (including the Service Regulations contained therein), as it may from time to time be fixed and approved by the PUC ("Company's Retail Delivery Tariff"). During the term of this Agreement, Company is entitled to discontinue service, interrupt service, or refuse service initiation requests under this Agreement in accordance with applicable PUC Substantive Rules and Company's Retail Delivery Tariff. Company's Retail Delivery Tariff is part of this Agreement to the same extent as if fully set out herein. Unless otherwise expressly stated in this Agreement, the terms used herein have the meanings ascribed thereto in Company's Retail Delivery Tariff.

3. **Discretionary Service Charges** -- Charges for any discretionary services covered by this Agreement are determined in accordance with Company's Retail Delivery Tariff. Company and Customer agree to comply with PUC or court orders concerning discretionary service charges.

4. **Term and Termination** -- This Agreement becomes effective upon acceptance by Customer and continues in effect until completion of project. Termination of this Agreement does not relieve Company or Customer of any obligation accrued or accruing prior to termination.

5. **No Other Obligations** -- This Agreement does not obligate Company to provide, or entitle Customer to receive, any service not expressly provided for herein. Customer is responsible for making the arrangements necessary for it to receive any further services that it may desire from Company or any third party.

6. **Governing Law and Regulatory Authority** -- This Agreement was executed in the State of Texas and must in all respects be governed by, interpreted, construed, and enforced in accordance with the laws thereof. This Agreement is subject to all valid, applicable federal, state, and local laws, ordinances, and rules and regulations of duly constituted regulatory authorities having jurisdiction.

7. **Amendment** -- This Agreement may be amended only upon mutual agreement of the Parties, which amendment will not be effective until reduced to writing and executed by the Parties. But changes to applicable PUC Substantive Rules and Company's Retail Delivery Tariff are applicable to this Agreement upon their effective date and do not require an amendment of this Agreement.

8. **Entirety of Agreement and Prior Agreements Superseded** -- This Agreement, including all attached Exhibits, which are expressly made a part hereof for all purposes, constitutes the entire agreement and understanding between the Parties with regard to the service(s) expressly provided for in this Agreement. The Parties are not bound by or liable for any statement, representation, promise, inducement, understanding, or undertaking of any kind or nature (whether written or oral) with regard to the subject matter hereof not set forth or provided for herein. This Agreement replaces all prior agreements and undertakings, oral or written, between the Parties with regard to the subject matter hereof, including without limitation N/A, and all such agreements and undertakings are agreed by the Parties to no longer be of any force or effect. It is expressly acknowledged that the Parties may have other agreements covering other services not expressly provided for herein, which agreements are unaffected by this Agreement.

9. **Notices** -- Notices given under this Agreement are deemed to have been duly delivered if hand delivered or sent by United States certified mail, return receipt requested, postage prepaid, to:

- (a) If to Company:
Oncor Electric Delivery
777 Main St. Suite 707
Fort Worth, TX 76102

Tariff for Retail Delivery Service
Oncor Electric Delivery Company LLC



6.3 Agreements and Forms

Applicable: Entire Certified Service Area

Effective Date: September 21, 2009

Page 2 of 2

- (b) If to Customer:
City of Mansfield - Parks and Recre:
1164 Matlock Rd
Mansfield, Texas 76063

The above-listed names, titles, and addresses of either Party may be changed by written notification to the other.

10. **Invoicing and Payment** – Invoices for any discretionary services covered by this Agreement will be mailed by Company to the following address (or such other address directed in writing by Customer), unless Customer is capable of receiving electronic invoicing from Company, in which case Company is entitled to transmit electronic invoices to Customer.

City of Mansfield - Parks and Recre:
1164 Matlock Rd
Mansfield, Texas 76063

If Company transmits electronic invoices to Customer, Customer must make payment to Company by electronic funds transfer. Electronic invoicing and payment by electronic funds transfer will be conducted in accordance with Company's standard procedures. Company must receive payment by the due date specified on the invoice. If payment is not received by the Company by the due date shown on the invoice, a late fee will be calculated and added to the unpaid balance until the entire invoice is paid. The late fee will be 5% of the unpaid balance per invoice period.

11. **No Waiver** -- The failure of a Party to this Agreement to insist, on any occasion, upon strict performance of any provision of this Agreement will not be considered to waive the obligations, rights, or duties imposed upon the Parties.

12. **Taxes** -- All present or future federal, state, municipal, or other lawful taxes (other than federal income taxes) applicable by reason of any service performed by Company, or any compensation paid to Company, hereunder must be paid by Customer.

13. **Headings** -- The descriptive headings of the various articles and sections of this Agreement have been inserted for convenience of reference only and are to be afforded no significance in the interpretation or construction of this Agreement.

14. **Multiple Counterparts** -- This Agreement may be executed in two or more counterparts, each of which is deemed an original but all constitute one and the same instrument.

15. **Other Terms and Conditions** –

(i) Customer has disclosed to Company all underground facilities owned by Customer or any other party that is not a public utility or governmental entity, that are located within real property owned by Customer. In the event that Customer has failed to do so, or in the event of the existence of such facilities of which Customer has no knowledge, Company, its agents and contractors, shall have no liability, of any nature whatsoever, to Customer, or Customer's agents or assignees, for any actual or consequential damages resulting from damage to such undisclosed or unknown facilities.

(ii) City of Mansfield - Parks and Recreation agrees that payment shall be made within 30 days of the date the project is completed or the date the invoice is received, whichever is later.

(iii) The Discretionary Service Charges provided in this agreement are for Oncor Electric Delivery facilities only and do not include any charges related to the relocation of any facilities owned by a franchised utility, governmental entity, or licensed service provider (Joint User). The customer must contact all Joint Users and make arrangements to have their facilities transferred or relocated. Oncor Electric Delivery cannot complete the relocation/removal of facilities outlined in this agreement until Joint User(s) remove their facilities attached to Oncor Electric Delivery Poles.

(iv)

The estimated cost provided for in this agreement is valid for 30 days. If this agreement has not been executed by both parties by 4/30/2026 or if Customer requests Company's performance of Discretionary Services to begin after 4/30/2026, Company reserves the right to void this Agreement and submit an updated Discretionary Service Agreement with recalculated cost for the Discretionary Services to be provided.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be signed by their respective duly authorized representatives.

Oncor Electric Delivery Company LLC

City of Mansfield - Parks and Recreation

Customer / Entity

Signature

Signature

Printed Name

Printed Name

Title

Title

Date

Date



Statement of Charges

PO Box 910104
Dallas TX 75391-0104

TAYLOR, LAUREN
682-417-1339
Lauren.Taylor@oncor.com

Date: 03/30/2026
Project No: 31646091
Transaction ID: 18405

Bill To:

City of Mansfield - Parks and Recreation
Mitali Mandlekar
1164 Matlock Rd
Mansfield, TX 76063

Project Location

Street Address:
1531 E Broad St
City: MANSFIELD
County: TARRANT

Billing Description	Amount Due
CIAC Bill for work order 31646091	\$241,976.53
Price quoted is valid for thirty (30) days from the date of this document.	\$241,976.53

Remittance Options:

Check Instructions

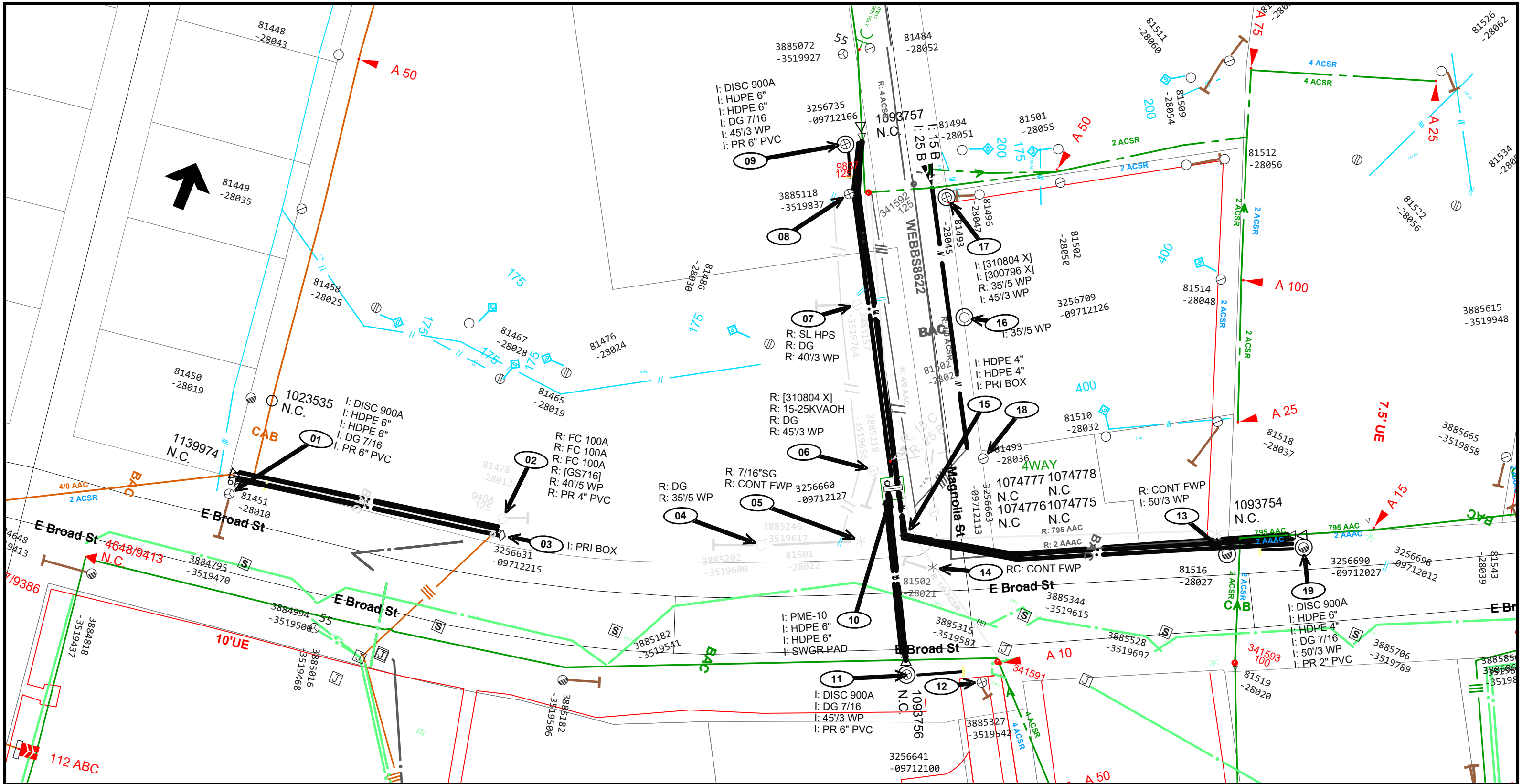
Make all checks payable to Oncor Electric Delivery Company, LLC
Please put the Transaction ID & Project No. in the Check Memo

Electronic Funds Transfer / EFT Instructions

JP Morgan Chase Bank / Dallas
Account Number 08806169791
Routing Numbers
ABA: 021-000-021 (Wire Transfer)
ABA: 111-000-614 (ACH payments)
Federal Tax ID: 75-2967830

If an EFT is made please have your financial institution include the tracking number
Also, email Confirmation number and transfer date to Jennifer.Harris@oncor.com

THANK YOU FOR YOUR BUSINESS!



ELECTRIC CONSTRUCTION PRINT

WO Number: **31646091-01** Date: **2026/03/25** Description: **ARL MANS Julian Field Park - OH to UG Relocations**

Sheet: **1** of Scale: **1"=40'** Customer:

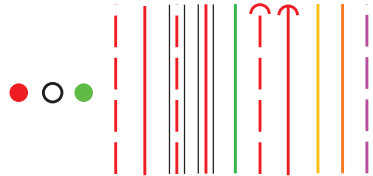
Job Status: **Design** Svc Ctr / Office: **ARL/** Address: **1531 E Broad St MANSFIELD**

Designer: **TAYLOR, LAUREN/UCAW** **682-417-1339** Location:

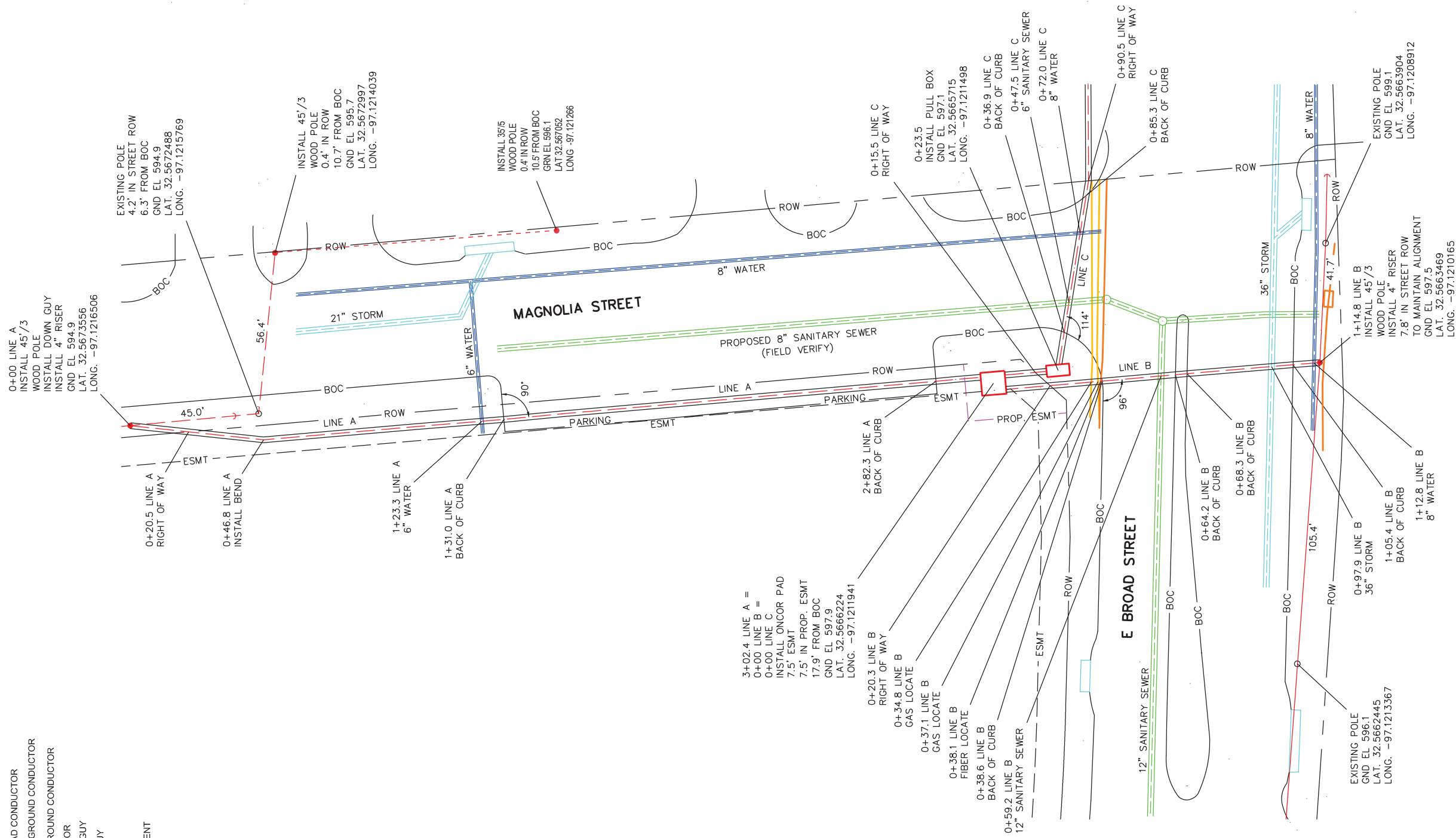
Project Mgr: **BRITAIN, NICHOLAS A/U850** **682-417-1339**

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LEGEND



PROPOSED POLE
EXISTING POLE
REMOVE POLE
PROPOSED/RECONDUCTOR OVERHEAD CONDUCTOR
EXISTING OVERHEAD CONDUCTOR
PROPOSED UNDERGROUND CONDUCTOR
EXISTING UNDERGROUND CONDUCTOR
REMOVE CONDUCTOR
PROPOSED DOWN GUY
EXISTING DOWN GUY
GAS LOCATE
FIBER LOCATE
PROPOSED EASEMENT

 $1" = 40'$ 

VICINITY MAP



FT. WORTH DISTRICT

INSTALL 2-4" PVC CONDUIT
CROSSING EAST BROAD STREET
AND ALONG MAGNOLIA STREET
IN THE CITY OF MANSFIELD, TARRANT COUNTY



ELECTRIC DISTRIBUTION

DRAWN BY:		TBPE&LS Firm #100215-00 SURVEYING INC.	ELECTRIC
		CORNERSTONE SURVEYING INC.	

VEYED:	05-22-2025
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DATE SURVEYED:	05-22-2025
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VEYED:	05-22-2025
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SHEET 1 OF 3

UTILITIES PLACED ACCORDING TO DESIGN
PLANS PROVIDED BY THE CITY OF MANSFIELD

**ALL EXISTING UNDERGROUND UTILITIES MUST
BE VERIFIED IN FIELD BY CONTRACTOR.**





**City of Mansfield
Staff Report**

**Item ID:
26-2137**

Agenda Date: April 27, 2026

Title

26-2137: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Interlocal Agreement between the City of Mansfield and the City of Arlington for Water and Wastewater Services; 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 City of Arlington has historically provided water and/or wastewater services for some properties within the City of Mansfield's municipal boundaries. The properties currently served, and that will be served in the future by the City of Arlington, are significantly closer in proximity to their water and wastewater infrastructure.

This Interlocal Agreement was deemed necessary to solidify the rights of each utility in relation to system maintenance and to serve as a record of the agreement through formal process.

Strategic Initiative

Focus on the Future
Building Strong Neighborhoods
Develop Strong Economy

Recommendation

Staff Recommends Approval of the Resolution

Funding Source

N/A

Prepared By

Adam Stark, Deputy Director of Public Works - (817) 728-3615

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF MANSFIELD AND THE CITY OF ARLINGTON FOR WATER AND WASTEWATER SERVICES; 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 Texas State Legislature has authorized the formulation of Interlocal Cooperation Agreements between and among governmental entities pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, as amended; and,

WHEREAS, The City of Arlington owns and maintains water and wastewater infrastructure nearer in proximity to some residents than that of the City; and,

WHEREAS, The City of Arlington currently serves some properties identified within the Interlocal Agreement with water and wastewater utilities; and,

WHEREAS, staff recommends the approval of this Interlocal agreement for the benefit and welfare of the residents of the City.

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 Interlocal Agreement between the City of Mansfield and the City of Arlington for Water and Wastewater services, in substantially the same form as Exhibit "A" attached is hereby approved.

SECTION 3.

The City Manager, or designee, is authorized to execute any and all 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 27TH DAY OF APRIL, 2026.**

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

INTERLOCAL AGREEMENT
BETWEEN THE CITY OF ARLINGTON
AND THE CITY OF MANSFIELD FOR
WATER AND WASTEWATER SERVICES

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

THIS INTERLOCAL AGREEMENT (hereinafter “Agreement”) is entered into by and between the **CITY OF ARLINGTON, TEXAS**, a municipal corporation (hereinafter referred to as “Arlington”); and the **CITY OF MANSFIELD, TEXAS**, a municipal corporation (hereinafter referred to as “Mansfield”);

W I T N E S S E T H:

WHEREAS, the Texas State Legislature has authorized the formulation of Interlocal Cooperation Agreements between and among governmental entities pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, as amended; and

WHEREAS, the governing body of each entity believes that this Agreement is necessary for the benefit of the public and that each party has the legal authority to provide governmental function which is the subject of this Agreement; and

WHEREAS, the parties, in paying for the performance of governmental functions or in performing such governmental functions pursuant to this Agreement shall make payments therefore only from revenues currently and legally available to such party; and

NOW THEREFORE, in consideration of the premises and the agreements, covenants, and promises herein set forth, it is agreed as follows:

**I.
TERMS OF AGREEMENT**

- A. There are currently customers within the corporate limits of Mansfield which can be served more efficiently by the Arlington water and wastewater system. Those areas are listed and more fully described in Attachments “1” and “2”, attached hereto and incorporated herein by reference for all legal purposes. Arlington agrees to provide the water and/or wastewater services to those properties identified on Attachments “1” and “2”, with the type of service each property receives (water, wastewater, or both) being listed in said Attachment(s).
- B. Each party agrees to operate and maintain their respective water distribution and wastewater collection system in accordance with accepted good business and

engineering practices and the requirements of the Federal Clean Water Act and the Safe Drinking Water Act, as amended, and any rules and regulations issued and to be issued by appropriate agencies in the administration of said Acts. The parties agree that their obligations hereunder shall include compliance with the requirements made under said Acts, and any rules and regulations issued pursuant thereto, including all cross-connection control and industrial pretreatment regulations. Retention of required records shall be maintained by each respective party in compliance with the Acts.

- C. Mansfield agrees that Arlington may enter, use or utilize Mansfield's existing or acquired right of way or easements as reasonably necessary to install, maintain, repair or replace the portions of Arlington's water and/or wastewater systems lying within Mansfield as described in Attachments "1" and "2", and Mansfield shall promptly cooperate with Arlington to obtain any additional easements, licenses, or permits necessary for such work. Arlington agrees to notify Mansfield, at least five (5) days in advance, of any extraordinary maintenance or repair contemplated on the water and/or wastewater collection system lines affected by this Agreement and notify Mansfield within twenty-four (24) hours after completion of said maintenance or repair. In the event of an emergency, notice of maintenance or repair shall be given to the other party within twenty-four (24) hours after completion of said maintenance or repair. Mansfield agrees to notify Arlington, in advance, of any construction or excavation near the water or wastewater collection system lines, or of any activity that may affect the water or wastewater collection system lines made the subject of this Agreement. Mansfield will notify Arlington within twenty-four (24) hours of completion of said construction or excavation.
- D. Mansfield shall require that each customer within the service areas described in Attachments "1" and "2" sign an Arlington Water Utilities Customer Agreement, in substantially the same form attached hereto as Attachment "3" and incorporated herein by reference. Attachment "3" may be modified from time to time by Arlington without amending this Agreement. Arlington will promptly notify Mansfield of such modifications and provide said modified form to Mansfield as soon as reasonably possible after being amended.
- E. The Arlington Water Utilities Department reserves the right to make all repairs, relocations, and renewals of service pipes from main to meter, and Mansfield shall obtain or require its Customer(s) to obtain the written consent of the Arlington Water Utilities Department, which shall not be unreasonably withheld, prior to repairing, relocating, or renewing service pipes from main to meter.
- F. The Arlington Water Utilities Department shall have the right to temporarily discontinue, disconnect, and re-connect water supply, without notice, to all affected customers, for the purposes of making emergency repairs, connections, extensions, cleaning of mains, or any part of said water system. The Arlington Water Utilities Department shall have the right to temporarily disconnect service to a customer having a break on their private line should that break present a hazard to the public, and

Arlington shall provide notice to said customer at the time of disconnection. None of the terms of this agreement shall ever be construed as requiring the Arlington Water Utilities Department to maintain a specified constant pressure in its lines.

- G. Arlington Water Utilities Department shall notify Mansfield at least five (5) business days before all scheduled maintenance of Arlington-owned water and wastewater systems that may require temporarily discontinuing or interrupting water or wastewater service to customers. Mansfield shall notify all potentially affected customers of service interruption at least two (2) business days before planned maintenance activity by Arlington.
- H. Arlington Water Utilities Department shall notify Mansfield at least five (5) business days before all scheduled maintenance of Arlington-owned water and wastewater systems that may require temporarily discontinuing or interrupting water or wastewater service to customers. Mansfield shall notify all potentially affected customers of service interruption at least two (2) business days before planned maintenance activity by Arlington.
- I. Arlington may request Mansfield to suspend water service to any premises, and Arlington reserves the right to suspend water service to any premises when Arlington finds such suspension is necessary to prevent or stop actual or threatened leakage or waste of water. In the event of any change in tenancy in property where water service was suspended or disconnected in accordance with this Agreement, such condition shall be corrected before service will be restored.
- J. Two premises shall not be permitted to be supplied with only one water service where there is a water main in front of the premises, but shall have separate water services, unless approved otherwise, in advance, by the Arlington Director of Water Utilities. After water service is established to a premise, Mansfield shall not authorize customer to extend the water service to any other premises.
- K. Mansfield shall not allow any person, except a member of the Fire Department or an employee of the Arlington Water Utilities Department, to open or use water from a fire hydrant within the areas described by Attachments "1" and "2", or to take off the cap without permission from the Arlington Water Utilities Department, which shall not be unreasonably withheld.
- L. If, in Arlington's sole judgment, an approved backflow prevention assembly is necessary for the safety of the water system, Arlington will give notice to Mansfield that the backflow prevention assembly must be installed, and Mansfield will notify the customer or builder that they must immediately install the assembly at their own cost. If the approved assembly is not immediately installed, Arlington shall have the right to discontinue water service to the premises until such assembly has been installed.

M. This section outlines the procedures for managing billing related to the water and wastewater services being provided by the parties, ensuring the system remains fair, accurate, and accountable for both water consumption and wastewater usage. It is understood that Mansfield will be responsible for billing each individual customer for their water and wastewater usage in accordance with the following provisions.

1. **Requests for New Service:** New customers within Mansfield that are being served by Arlington must establish a water or wastewater service account with Mansfield. If Mansfield receives a request for a new service connection, Mansfield shall notify Arlington and pay to Arlington all applicable Water and Wastewater Impact fees and additional Fees for Service prior to service being activated. The additional Fees for Service and Impact Fee Schedule are attached hereto as Attachment “4”, incorporated herein by reference. Arlington may amend the Fees for Service from time to time without amending this Agreement and shall promptly notify Mansfield of such changes. Mansfield shall not be liable for payment of amended Fees for Service until such amendment has been properly delivered to Mansfield. Mansfield shall install a water meter at Mansfield’s cost. Mansfield shall be responsible for backflow prevention requirements that comply with both Arlington and Mansfield ordinances. In the case of conflict between the Arlington and Mansfield ordinances, the ordinance with more rigorous standards shall be followed.
2. **Water Meter Billing:** Water and wastewater billing will be done using water meters. Meters within Mansfield will be installed and maintained by Mansfield, adhering to accepted business practices. Monthly meter readings for both active and inactive accounts within the Arlington service area shall be provided to Arlington within five (5) business days. Arlington shall have the right to estimate the amount of water used in the event of theft of service or damage to infrastructure, leading to inaccurate meter readings. Arlington shall invoice Mansfield for all applicable water and wastewater fixed monthly fees and usage charges at the retail rates then in effect for Arlington. Mansfield shall pay such invoice in accordance with the Texas Prompt Payment Act, Tex. Gov’t Code Chapter 2251. Mansfield’s obligation to make payment to Arlington under this Agreement is unconditional and not contingent upon Mansfield’s receipt of payment from its customer. Mansfield remains liable to pay Arlington regardless of whether or when Mansfield receives payment from its customer.
3. **Construction.**
 - i. **Fire Hydrant Construction Meters.** Mansfield shall require that all property owners, developers, and/or builders apply for and use an Arlington fire hydrant construction meter and approved reduced pressure backflow prevention assembly (RPZ) prior to withdrawing water from a fire hydrant. Mansfield shall require that each customer for fire hydrant construction meters complete an Arlington Construction/Fire Hydrant Meter Application at an Arlington Water Utilities customer service location. Arlington will provide Mansfield with application instructions it will provide such customers. Construction/Fire Hydrant Meter customers will be required to sign a

City of Arlington Water Utilities Department Water Meter Agreement, which Arlington will provide to customer upon request. Construction Fire Hydrant Water Meter Agreement may be amended from time to time by Arlington without notification to Mansfield and without amending this Agreement. Arlington will bill construction/fire hydrant meter customers directly.

- ii. **Unauthorized Water Use.** Where Arlington water is used in the construction or repair of property without having been authorized or turned on by the Arlington Water Utilities Department, Arlington may charge Mansfield for costs, including charging for water. Arlington shall have the right to estimate the amount of water used and shall take action to prevent further unauthorized usage until such time as all appropriate applications for service have been made and charges are paid.

N. **Construction of New Water Facilities.** All public water utility facilities and improvements constructed by landowners, developers, or other private parties must meet Arlington specifications. Mansfield shall require all such private parties to enter into a three-party agreement with Arlington, and Mansfield shall submit the plans to the Arlington Water Utilities Department. Arlington will inspect and accept such facilities upon final completion of the construction.

O. **Liability for Damage to Water Facilities.** To the extent allowed by Texas law, Mansfield shall be liable to Arlington for any damage to Arlington facilities or infrastructure caused by or resulting from the acts or omissions of Mansfield. In the case of damage to Arlington facilities or infrastructure caused by third parties, Mansfield agrees to reasonably cooperate with and assist Arlington in connection with any claim, demand, or legal action against any third party arising from damage to the Arlington facilities or infrastructure.

II.

AGREEMENT INTERPRETATION AND VENUE

The parties covenant and agree that in the event of any litigation relating to this Agreement, the terms and conditions of this Agreement will be interpreted according to the laws of the State of Texas and venue shall be proper exclusively in Tarrant County, Texas.

III.

CAPTION

The captions to the various clauses of this Agreement are for informational purposes only and in no way alter the substance of the terms and conditions of this Agreement.

**IV.
IMMUNITY**

It is expressly understood and agreed that, in the execution of this Agreement, no party waives, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.

**V.
SEVERABILITY**

If any of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants or conditions of this Agreement are for any reason held to be invalid, void or unenforceable, the remainder of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants, or conditions in this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

**VI.
TERMS**

This Agreement shall become effective as of the last date of execution of this Agreement by both parties. This Agreement shall be for a term of 12 months and shall automatically renew on an annual basis for additional 12-month terms unless terminated earlier as provided herein.

The parties shall each have the right to terminate this Agreement for any reason, with or without cause, upon ninety (90) days written notice to the other party. Upon termination, the parties shall be released from all contractual obligations to the other party. If Mansfield terminates this Agreement, Mansfield shall pay Arlington the meter activation fee, at the then current rate.

**VII.
GOVERNING LAW**

The validity of the Agreement and of any of its terms or provisions, as well as the rights and duties hereunder, shall be governed by the laws of the State of Texas.

**VIII.
ENTIRE AGREEMENT**

This Agreement contains all the terms, commitments and covenants of the parties pursuant to this Agreement. Any verbal or written commitment not contained in this Agreement or expressly referred to in this Agreement and incorporated by reference shall have no force of effect.

Signature Page Follows

IN WITNESS WHEREOF, the parties acting under authority of their respective governing bodies have caused this Agreement to be duly executed in several counterparts, each of which is deemed to be an original, as of the day and date written below.

CITY OF ARLINGTON, TEXAS

By: _____
Alex Whiteway
Director of Water Utilities

Date: _____

ATTEST

By: _____
Alex Busken
City Secretary

Date: _____

APPROVED AS TO FORM

By: _____
Molly Shortall
City Attorney

Date: _____

CITY OF MANSFIELD, TEXAS

By: _____
Jeff Price
Executive Director of Public Works

Date: _____

ATTEST

By: _____
Susana Marin
City Secretary

Date: _____

By: _____
Victor A. Flores
City Attorney

Date: _____

CITY OF MANSFIELD, TX

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jeff Price, Executive Director of Public Works of the CITY OF MANSFIELD, TEXAS and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires:

Notary's Printed Name

CITY OF ARLINGTON, TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Alex Whiteway, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed same for and as the act and deed of the CITY OF ARLINGTON, TEXAS, a municipal corporation in Tarrant County, Texas, and as the Director of Water Utilities thereof, and for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 20__.

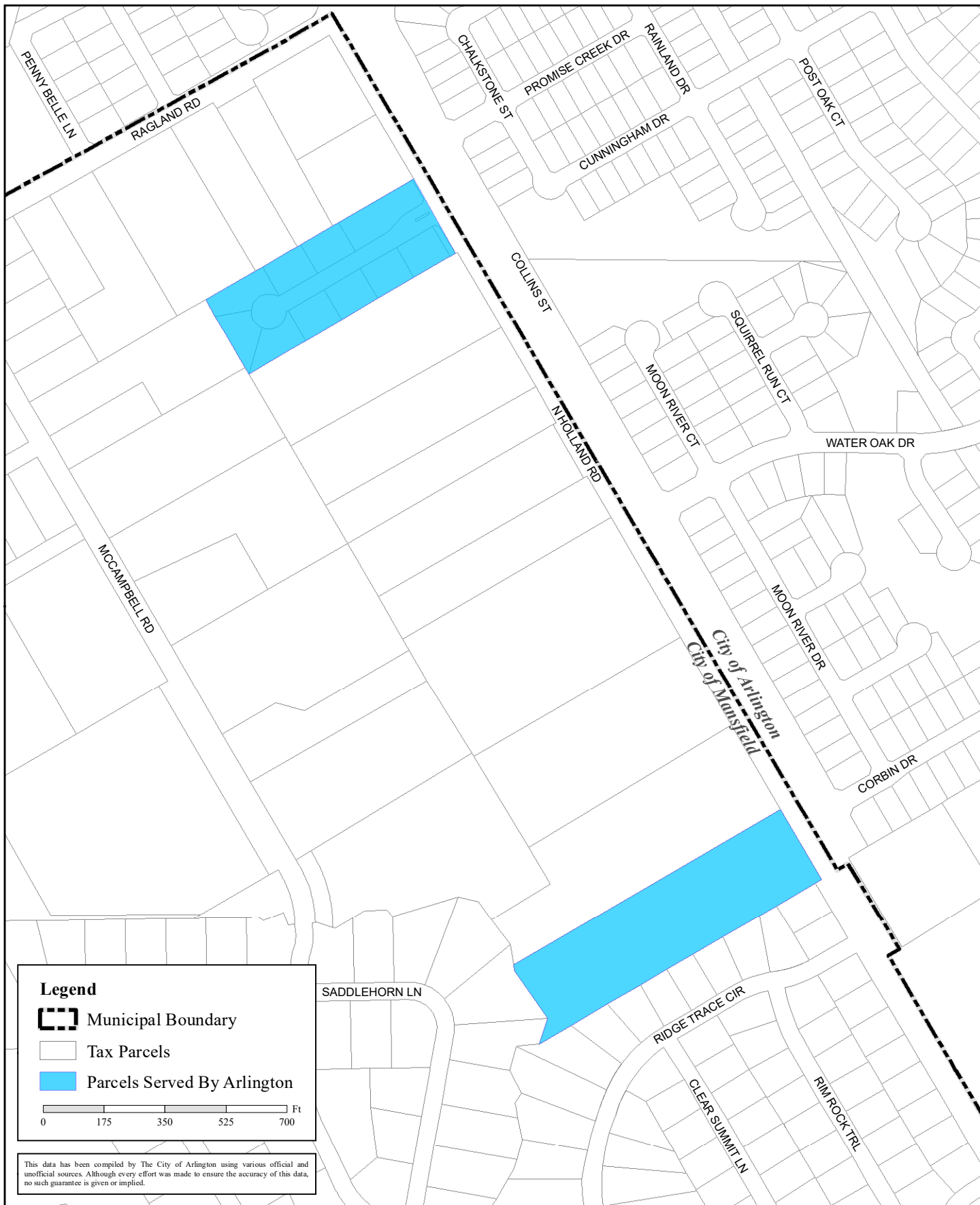
Notary Public in and for the State of Texas

My Commission Expires:

Notary's Printed Name

ATTACHMENT 1
MANFIELD PROPERTIES SERVED BY ARLINGTON

Premise Address	Service Provided
820 TURNER WAY	Water
824 TURNER WAY	Water
850 TURNER WAY	Water
806 TURNER WAY	Water
880 TURNER WAY	Water
2660 CALENDER RD	Water



Attachment 2: Water and Wastewater Service

ATTACHMENT 3
Arlington Water Utilities Customer Agreement



Arlington Water Utilities

Name:

Address:

Service Type: Residential ____ Commercial ____ Industrial ____ Institutional ____

I.

PURPOSE. The City of Arlington, Texas is responsible for protecting the drinking water supply from contamination or pollution which could result from improper private water distribution system construction or configuration. The purpose of this service agreement is to notify each customer of the restrictions which are in place to provide this protection. The utility enforces these restrictions to ensure the public health and welfare. Each customer must sign this agreement before the City of Arlington, Texas will begin water service. In addition, when service to an existing connection has been suspended or terminated, the water system will not re-establish service unless it has a signed copy of this agreement.

II.

RESTRICTIONS.

The following unacceptable practices are prohibited by State Regulations.

- A.** No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contamination shall be

isolated from the public water system by an air-gap or an appropriate backflow prevention assembly that has been properly installed and tested.

- B. No cross-connection between the public drinking water supply and a private water system is permitted. These potential threats to the public drinking water supply shall be eliminated at the service connection by the installation of an air-gap or a reduced pressure-zone backflow assembly that has been properly installed and tested.
- C. No connection which allows water to be returned to the public drinking water supply is permitted.
- D. No pipe or pipe fitting which contains more than .25% lead may be used for the installation or repair of plumbing at any connection which provides water for human use.
- E. No solder or flux which contains more than 0.2% lead can be used for the installation or repair of plumbing at any connection which provides water for human consumption.

III.

SERVICE AGREEMENT. By signing this document, you are verifying that you are aware and agree to the terms of this water service agreement with the City of Arlington, Texas.

- A. The Water System will maintain a copy of this agreement as long as the customer and or the premises are connected to the Public Water System.
- B. The Customer shall allow his property to be inspected for possible cross-connections and other potential contamination hazards. These inspections shall be conducted by a designated representative of the Public Water System prior to initiating new water service: when there is reason to believe that cross-connections or other potential contamination hazards exist; or after any major changes to the private plumbing or water distribution facilities. The inspections will be conducted during the Water System's normal business hours.
- C. The Water System shall notify the Customer in writing of any cross-connection or other potential contamination hazard which has been identified during the initial inspection or the periodic re-inspection.
- D. The customer shall immediately remove or adequately isolate any potential cross connection or other potential contamination hazards on the premises.
- E. The Customer shall, at their own expense, have any backflow prevention assembly properly installed, tested, and maintained, as required by the Water System and/ or State regulations. Copies of all testing and maintenance records shall be provided to the water system.

- F. The Customer shall provide a copy of annual testing and maintenance report for all reduced pressure-zone assemblies and fire line systems. Residential Customers are required to maintain irrigation backflow prevention assemblies in good working order (double check valves) but are not required to submit annual inspection and maintenance reports.

IV.

ENFORCEMENT. If the Customer fails to comply with the terms of this Service Agreement, the Water System shall, at its option, either terminate water service or properly install, test, and maintain an appropriate backflow prevention assembly at the service connection. Any expenses associated with the enforcement of this agreement shall be billed to the Customer.

X:

Signature

Date: _____

X:

Customer's Printed Name

Date: _____



ATTACHMENT 4

Fees For Service

	Category	Proposed Fee
Taps	Water	To be calculated individually per job
	Sewer	To be calculated individually per job
	Sewer Tap Location	To be calculated individually per job
	Connection to existing sewer tap	600.00

Cap/Eliminate Existing Service

All sizes	1,916.00
1 1/2" and 2"	\$ 175.00
>2"	To be calculated individually per job

Construction (Fire Hydrant) Meter

Construction Meter Activation	\$ 220.00
Construction Meter Fixed Fee	\$ 112.00
Removal of Non-City of Arlington Apparatus from Construction Meter	\$ 160.00

Laboratory Service Testing Fees

BOD5	\$ 66.00
TSS	\$ 22.00
Oil and Grease	\$ 86.00
Cyanide	\$ 115.00
EPA 624 (Volatile Organic Compounds)	\$ 234.00
EPA 625 (Organics)	\$ 437.00
Total Coliform/E. Coli Presence-Absence	\$ 37.00
HPC	\$ 34.00
Total Coliform/E. Coli Enumeration	\$ 48.00
ATP	\$ 49.00
Mercury (Hg)	\$ 44.00
Metals	\$ 33.00
Pesticides (EPA 525)	\$ 203.00
Anions	\$ 28.00
Hardness	\$ 27.00
TPH	\$ 126.00
Chlorophyll A	\$ 116.00
Phosphorus, Total	\$ 71.00
Sampling Fee (one hour minimum), First Hour	\$ 49.00
Sampling Fee (one hour minimum), Additional Hour	\$ 44.00
Geosmin	\$ 111.00
Seep/Tap	\$ 79.00
Identification	\$ 23.00
COD	\$ 57.00

Service Charges

Returned Checks/Drafts	\$ 25.00
Valve Operation (non-residential)	\$ 388.00
Late Fee	5%
Account Activation Fee	\$ 48.00
Credit Card Convenience Fee	\$ 3.25
Sewer Deduct Meter Account Setup	To be calculated individually per job
Bill Reprints	\$ 5.00

Other Charges

Hauler Fees	\$ 175.00
MIU Permit	\$ 614.00
SIU Permit	\$ 1,290.00
Backflow Assembly Test Recording/Filing Fee	\$ 47.00
Backflow Tester Registration Fee	\$ 94.00



ATTACHMENT 4

Fees For Service

Category	Proposed Fee
Tampering with Public Water System	\$ 250.00
High Consumption On-Site Investigations	\$ 103.00
Water Pressure/Flow Testing	\$ 326.00
Private Sanitary Sewer Smoke/Dye Testing	\$ 283.00
Private Sanitary Sewer Lateral Root Clearing	\$ 421.00
Private Sanitary Sewer Lateral Investigation	\$ 212.00
Private Sanitary Sewer Closed Circuit Television Camera Investigation	\$ 369.00
Private Sanitary Sewer Lateral Jetting	\$ 406.00

Wastewater Surcharges

Class Rate Billing - Class I	\$ 1.90012
Class Rate Billing - Class II	\$ 0.91267
Biochemical Oxygen Demand (BOD)	\$ 0.12890
Inspections-Monitoring-Analysis-Grease Abatement (IMAG)	\$ 0.24687
Total Suspended Solids (TSS)	\$ 0.14613

Water Resource Services Field Sampling Fees

Grab Sample	\$ 113.00
Grab Sample-TTO	\$ 160.00
Composite Sample	\$ 195.00
pH	\$ 18.00

Arlington Water and Sewer Impact Fees			
Meter Size	Service Unit Equivalent	Schedule 2 Collection Rate Water	Schedule 2 Collection Rate Sewer
5/8"	1.0	\$828.00	\$418.00
3/4"	1.5	\$1,242.00	\$627.00
1"	2.5	\$2,070.00	\$1,045.00
1-1/2"	5.0	\$4,140.00	\$2,090.00
2"	8.0	\$6,624.00	\$3,344.00
3"	17.5	\$14,490.00	\$7,315.00
4"	30.0	\$24,840.00	\$12,540.00
6"	62.5	\$51,750.00	\$26,125.00
8"	90.0	\$74,520.00	\$37,620.00
10"	145.0	\$120,060.00	\$60,610.00



**City of Mansfield
Staff Report**

**Item ID:
26-2142**

Agenda Date: April 27, 2026

Title

26-2142: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Approving Professional Services Contracts with Parkhill Smith & Cooper, Inc. for Design Services and Brittain and Crawford, LLC for Surveying Services, and Approving Funding in an Amount not to Exceed \$970,900.00 for the US 287 to Main Street 12 & 16-inch Water Line; 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

This project includes the installation of a 16-inch water line from Nelson Wyatt Road and North Main Street, extending east before transitioning to a 12-inch line along Woodland Drive and connecting to an existing 12-inch line at US 287. See attached Exhibit.

The improvement will increase needed transmission capacity in the northern upper pressure plane, improve fire flow, and replace undersized 6-inch and 8-inch lines to meet system demands which it currently fails to do. This project is identified as Project H-15 in the 2024 Water and Wastewater Master Plan.

Ordinance No. OR-2380-24 issued September 9, 2024, adopted the Fiscal Year 2025-2026 Budget appropriating the Water and Sewer revenues to include a budget amount of \$2,900,000.00 for this capital improvement project through the Utility Fund.

The requested funds are for design services with Parkhill Smith & Cooper, Inc. in the amount of \$333,200.00 which includes a 5% contingency (\$15,950.00) for potential design scope changes, survey services with Brittain and Crawford in the amount of \$119,000.00 which includes a 10% contingency (\$10,890.00) for potential design scope changes, and purchase of easements in the amount of \$518,700.00 which includes a 5% contingency (24,700.00). To prepare the project for public bidding and construction, the total budget for the project is \$970,900.00. Professional Services Contracts are attached. The estimated construction cost is \$3,439,144.00.

Strategic Initiative

Provide a Safe Community
Focus on the Future

Recommendation

The Engineering Staff recommends the authorization of funding in an amount not to exceed \$970,900.00 and the approval of contracts, including design services with Parkhill Smith & Cooper, Inc. and survey services with Brittain and Crawford, LLC, to prepare the US 287 to Main Street 12 & 16-inch Water Line for public bidding and construction.

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, APPROVING A PROFESSIONAL SERVICES CONTRACTS WITH PARKHILL SMITH & COOPER, INC. FOR DESIGN SERVICES AND BRITTAIN & CRAWFORD, LLC FOR SURVEYING SERVICES, AND APPROVING FUNDING IN AN AMOUNT NOT TO EXCEED \$970,900.00 FOR THE DESIGN OF US-287 TO MAIN STREET 12 & 16-INCH WATER LINE; 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 Council recognizes the need to proceed forward with design of the US 287 to Main Street 12 & 16-inch Water Line project for the benefit of the citizens of the City of Mansfield; and,

WHEREAS, Parkhill Smith & Cooper, Inc. has provided a proposal for the design of the US 287 to Main Street 12 & 16-inch Water Line project in an amount not to exceed Three Hundred Thirty-Three Thousand Two Hundred and 00/100 dollars (\$333,200.00); and,

WHEREAS, Brittain & Crawford, LLC has provided a proposal for survey services for the US 287 to Main Street 12 & 16-inch Water Line project in an amount not to exceed One Hundred Nineteen Thousand and 00/100 dollars (\$119,000.00); and,

WHEREAS, after review of the proposal City staff recommends approving a professional services contract with Parkhill Smith & Cooper, Inc. and Brittain & Crawford, LLC; and,

WHEREAS, funding for this contract 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 Professional Services Contract with Parkhill Smith & Cooper, Inc. in an amount not to exceed Three Hundred Thirty-Three Thousand Two Hundred and 00/100 dollars (\$333,200.00) for the design of the US-287 to Main Street 12/16-inch Water Line, in substantially the same form as the attached Exhibit "A", is hereby approved.

SECTION 3.

A Professional Services Contract with Brittain and Crawford, LLC in an amount not to exceed One Hundred Nineteen Thousand and 00/100 dollars (\$119,000.00) for survey services of the US-287 to Main Street 12/16-inch Water Line project, in substantially the same form as the attached Exhibit "B", is hereby approved.

SECTION 4.

Additional funding in the amount not to exceed Five Hundred Eighteen Thousand Seven Hundred and 00/100 dollars (\$518,700.00) for the purchase of right-of-way, easements and other miscellaneous services is hereby approved.

SECTION 5.

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 6.

This Resolution shall be effective from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
MANSFIELD THIS 27TH DAY OF APRIL, 2026.**

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

Exhibit "A"

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

PROFESSIONAL SERVICES CONTRACT FOR THE CITY OF MANSFIELD, TEXAS

This Professional Services Contract, hereinafter referred to as "Contract" is entered into between the **CITY OF MANSFIELD, TEXAS**, a municipal corporation of the State of Texas, hereinafter referred to as "CITY", and **PARKHILL SMITH & COOPER, INC.** hereinafter referred to as "PROFESSIONAL". CITY and PROFESSIONAL are each a "Party" and are collectively referred to herein as the "Parties".

ARTICLE I. EMPLOYMENT OF PROFESSIONAL

For and in consideration of the covenants herein contained, PROFESSIONAL hereby agrees to perform professional services in connection with the project as set forth below, and CITY agrees to pay, and PROFESSIONAL agrees to accept fees as set forth in this Contract as full and final compensation for all services performed under this Contract. If PROFESSIONAL is representing that it has special expertise in one or more areas to be utilized in this Contract, then PROFESSIONAL agrees to perform those special expertise services to the appropriate local, regional and national professional standards. PROFESSIONAL shall provide professional services, as further described in Exhibit "A", within the City of Mansfield, Tarrant County, Texas, and hereinafter referred to as the "Project."

ARTICLE II. PAYMENT FOR SERVICES

In consideration of the services to be performed by PROFESSIONAL under the terms of this Contract, CITY shall pay PROFESSIONAL for services actually performed, a fee, not to exceed Three Hundred Seventeen Thousand Two Hundred Fifty Dollars and 00/100 (\$317,250.00) as stated in Exhibit "A", unless other conditions necessitate additional services, which must be authorized in advance in writing by CITY and shall be billed based on rates as shown in Exhibit "A", if applicable. PROFESSIONAL shall invoice the City monthly for services actually performed, and subject to Article X, CITY shall pay within thirty (30) days of the receipt of said invoice. Notwithstanding the foregoing, services invoiced that were performed ninety (90) days or more after the invoice date shall not be billed without prior CITY authorization. In the event of a conflict between Exhibit "A" and this Contract, this Contract shall control. Nothing contained in this Contract shall require CITY to pay for any work that is unsatisfactory as determined by CITY or which is not submitted in compliance with the terms of this Contract. CITY will not be required to make any payments to PROFESSIONAL when PROFESSIONAL is in default under this Contract, nor shall this paragraph constitute a waiver of any right, at law or in equity, which CITY may have if PROFESSIONAL is in default, including the right to bring legal action for damages or for specific performance under this Contract. Waiver of any default under this Contract shall not be deemed a waiver of any subsequent default.

ARTICLE III. CHARACTER AND EXTENT OF SERVICES

PROFESSIONAL, and its employees or associates, jointly shall perform all the services under this Contract in a manner consistent with the degree of professional skill and care and the orderly progress of the work ordinarily exercised by members of the same profession currently practicing under similar circumstances. PROFESSIONAL represents that all its employees who perform services under this Contract shall be qualified and competent to perform the services described in Exhibit "A". The scope of services includes the following:

- A. Services as further described in Exhibit "A".
- B. PROFESSIONAL shall be responsible for the professional quality, technical accuracy, timely completion, and coordination of all designs, drawings, specifications, reports, and other services furnished by PROFESSIONAL under this Contract, and CITY may look solely to PROFESSIONAL for performance of these services.
- C. It is agreed and understood that this Contract contemplates the full and complete services for the Project including changes necessary to complete the Project as outlined herein. PROFESSIONAL acknowledges by the execution of this Contract that all contingencies known to PROFESSIONAL at the date of this Contract, as may be deemed necessary and proper to complete the assignment, have been included in the fee stated herein. PROFESSIONAL will advise CITY as to the necessity of CITY's providing or obtaining from others special services and data required in connection with the Project (which services and data PROFESSIONAL is not to provide hereunder). Nothing contained herein shall be construed as authorizing additional fees for services to complete the plans, specifications, inspections, tests, easements and permits necessary for the successful completion of the Project.

ARTICLE IV. **TIME FOR COMPLETION**

The term of this Contract shall begin on the last date of execution of this Contract. PROFESSIONAL understands and agrees that time is of the essence. All services, written reports, and other data are to be completed and delivered to CITY as shown on Exhibit "A".

This contract shall terminate when CITY has accepted the plans as being final. No extensions of time shall be granted unless PROFESSIONAL submits a written request, and CITY approves such request in writing.

ARTICLE V. **REVISIONS OF SCHEMATIC DRAWINGS**

CITY reserves the right to direct substantial revision of the deliverables after acceptance by CITY as CITY may deem necessary and CITY shall pay PROFESSIONAL equitable compensation for services rendered for the making of any such revisions. In any event, when PROFESSIONAL is directed to make substantial revisions under this Section of the Contract, PROFESSIONAL shall provide to CITY a written proposal for the entire costs involved in the revisions. Prior to PROFESSIONAL undertaking any substantial revisions as directed by CITY, CITY must authorize in writing the nature and scope of the revisions and accept the method and amount of compensation and the time involved in all phases of the work.

If revisions of the deliverables are required by reason of PROFESSIONAL's error or omission, then such revisions shall be made by PROFESSIONAL without additional compensation to the fees herein specified, and in a time frame as directed by CITY.

It is expressly understood and agreed by PROFESSIONAL that any compensation not specified in Article II may require City Council approval and is subject to funding limitations.

ARTICLE VI. PROFESSIONAL'S COORDINATION WITH OWNER

PROFESSIONAL shall be available for conferences with CITY so that Project can be designed with the full benefit of CITY's experience and knowledge of existing needs and facilities and be consistent with current policies and construction standards. CITY shall make available to PROFESSIONAL all existing plans, maps, field notes, and other data in its possession relative to the Project. PROFESSIONAL may show justification to CITY for changes in design from CITY standards due to the judgement of said PROFESSIONAL of a cost savings to CITY and/or due to the surrounding topographic conditions. CITY shall make the final decision as to any changes after appropriate request by PROFESSIONAL.

ARTICLE VII. TERMINATION

This Contract may be terminated at any time by CITY, with or without cause, without penalty or liability except as may otherwise be specified herein upon thirty (30) days written notice. Upon receipt of written notice by CITY, PROFESSIONAL shall immediately discontinue all services and PROFESSIONAL shall immediately terminate placing orders or entering into contracts for supplies, assistance, facilities or materials in connection with this Contract and shall proceed to cancel promptly all existing contracts insofar as they are related to this Contract. As soon as practicable after receipt of notice of termination, PROFESSIONAL shall submit a statement, showing in detail the services performed but not paid for under this Contract to the date of termination. CITY shall then pay PROFESSIONAL promptly the accrued and unpaid services to the date of termination; to the extent the services are approved by CITY.

This Contract may be terminated by PROFESSIONAL, with mutual consent of CITY, at any time for any cause without penalty or liability except as may otherwise be specified herein upon thirty (30) days written notice. PROFESSIONAL shall submit written notice to terminate Contract and all completed or partially completed studies, reports, drawings, documents, and material prepared under this Contract shall then be delivered to City which it, its agents, or contractors, may use without restraint for the purpose of completing the Project. All rights, duties, liabilities, and obligations accrued prior to such termination shall survive termination. Professional shall be liable for any additional cost to complete the project as a result of Professional's termination of this Contract without cause.

ARTICLE VIII. OWNERSHIP OF DOCUMENTS

Upon completion of PROFESSIONAL services and receipt of payment in full, the Project drawings, specifications, and other documents or instruments of professional services prepared or assembled by PROFESSIONAL under this Contract shall become the sole property of CITY and shall be delivered to CITY, without restriction on future use. PROFESSIONAL shall retain in its files all original drawings, specifications, documents or instruments of professional services as well as all other pertinent information for the Project. PROFESSIONAL shall have no liability for

changes made to the drawings and other documents by other professionals subsequent to the completion of the Contract. CITY shall require that any such change be sealed, dated, and signed by the PROFESSIONAL making that change and shall be appropriately marked to reflect what was changed or modified.

ARTICLE IX. **INSURANCE**

- A. PROFESSIONAL shall, at its own expense, purchase, maintain and keep in force during the term of this Contract such insurance as set forth below. PROFESSIONAL shall not commence work under this Contract until PROFESSIONAL has obtained all the insurance required under this Contract and such insurance has been approved by CITY, nor shall the PROFESSIONAL allow any subcontractor to commence work on its own subcontract until all similar insurance of the subcontractor has been obtained and approved. All insurance policies provided under this Contract shall be written on an "occurrence" basis. The insurance requirements shall remain in effect throughout the term of this Contract.
1. Worker's Compensation Insurance, as required by law; Employers Liability Insurance of not less than \$100,000 for each accident, \$100,000 disease-each employee, \$500,000 disease-policy limit.
 2. Commercial General Liability Insurance, including Independent Contractor's Liability, Completed Operations and Contractual Liability, covering, but not limited to the indemnification provisions of this Contract, fully insuring PROFESSIONAL'S liability for injury to or death of employees of CITY and third parties, extended to include personal injury liability coverage and for damage to property of third parties, with a combined bodily injury and property damage minimum limit of \$1,000,000 per occurrence.
 3. Comprehensive Automobile and Truck Liability Insurance, covering owned, hired and non-owned vehicles, with a combined bodily injury and property damage limit of \$1,000,000 per occurrence; or separate limits of \$500,000 for bodily injury (per person), \$500,000 for bodily injury (per accident), and \$500,000 for property damage. This clause does not apply to personal owned vehicles.
 4. Professional Liability Insurance: PROFESSIONAL shall obtain and maintain at all times during the prosecution of the work under this Contract professional liability insurance. Limits of liability shall be \$1,000,000 per occurrence.
- B. Each insurance policy to be furnished by PROFESSIONAL shall include the following conditions by endorsement to the policy:
1. Name CITY as an additional insured as to all applicable coverage(s) except Worker's Compensation and Employer's Liability Insurance and Professional Liability Insurance;
 2. Each policy will require that thirty (30) days prior to the expiration, cancellation, nonrenewal or any material change in coverage, a notice thereof shall be given to CITY by certified mail to:

Risk Manager
City of Mansfield
1200 E. Broad St.
Mansfield, Texas 76063

If the policy is canceled for nonpayment of premium, only ten (10) days advance written notice to CITY is required;

3. The term "Owner" or "CITY" shall include all authorities, boards, bureaus, commissions, divisions, departments and offices of CITY and the individual members, employees and agents thereof in their official capacities, and/or while acting on behalf of CITY;
 4. The policy phrase "other insurance" shall not apply to CITY where CITY is an additional insured on the policy; and
 5. All provisions of the Contract concerning liability, duty and standards of care, together with the indemnification provision, shall be underwritten by contractual liability coverage sufficient to include such obligations within applicable policies.
- C. Concerning insurance to be furnished by PROFESSIONAL, it is a condition precedent to acceptability thereof that:
1. Any policy submitted shall not be subject to limitations, conditions or restrictions deemed inconsistent with the intent of the requirements to be fulfilled by PROFESSIONAL. The CITY's decision thereon shall be final.
 2. All policies are to be written through companies duly approved to transact that class of insurance in the State of Texas; and
- D. PROFESSIONAL agrees to the following:
1. PROFESSIONAL hereby waives subrogation rights for loss or damage to the extent same are covered by insurance. Insurers shall have no right of recovery or subrogation against CITY, it being the intention that the insurance policies shall protect all Parties to the Contract and be primary coverage for all losses covered by the policies;
 2. Companies issuing the insurance policies and PROFESSIONAL shall have no recourse against CITY for payment of any premiums, or assessments for any deductible, as all such premiums are the sole responsibility and risk of PROFESSIONAL;
 3. Approval, disapproval, or failure to act by CITY regarding any insurance supplied by PROFESSIONAL (or any subcontractors) shall not relieve PROFESSIONAL of full responsibility or liability for damages and accidents as set forth in the

Contract documents. Neither shall the insolvency or denial of liability by the insurance company exonerate PROFESSIONAL from liability;

4. No special payments shall be made for any insurance that PROFESSIONAL and subcontractors, if any, are required to carry; all are included in the Contract price and the Contract unit prices; and
5. Any of the insurance policies required under this section may be written in combination with any of the others, where legally permitted, but none of the specified limits may be lowered thereby. CITY's Risk Manager reserves the right to review the insurance requirements stated in this Contract during the effective period.

ARTICLE X. MONIES WITHHELD

When CITY has reasonable grounds for believing that:

- A. PROFESSIONAL will be unable to perform this Contract fully and satisfactorily within the time fixed for performance; or
- B. A claim exists or will exist against PROFESSIONAL or CITY arising out of the negligence of the PROFESSIONAL or the PROFESSIONAL's breach of any provision of this Contract; then CITY may withhold payment of any amount otherwise due and payable to PROFESSIONAL under this Contract. Any amount so withheld may be retained by CITY for that period of time as it may deem advisable to protect CITY against any loss and may, after written notice to PROFESSIONAL, be applied in satisfaction of any claim described herein. This provision is intended solely for the benefit of CITY by reason of CITY'S failure or refusal to withhold monies. No interest shall be payable by CITY on any amounts withheld under this provision. This provision is not intended to limit or in any way prejudice any other right of CITY.

ARTICLE XI. NO DAMAGES FOR DELAYS

Notwithstanding any other provision of this Contract, PROFESSIONAL shall not be entitled to claim or receive any compensation as a result of or arising out of any delay, hindrance, disruption, force majeure, impact or interference, foreseen or unforeseen.

ARTICLE XII. PROCUREMENT OF GOODS AND SERVICES FROM MANSFIELD BUSINESSES AND/OR HISTORICALLY UNDERUTILIZED BUSINESSES

In performing this Contract, PROFESSIONAL agrees to use diligent efforts to purchase all goods and services from Mansfield businesses whenever such goods and services are comparable in availability, quality and price.

As a matter of policy with respect to CITY projects and procurements, CITY also encourages the use, if applicable, of qualified contractors, subcontractors and suppliers where at

least fifty-one percent (51%) of the ownership of such contractor, subcontractor or supplier is vested in racial or ethnic minorities or women. In the selection of subcontractors, suppliers, or other persons in organizations proposed for work on this Contract, the PROFESSIONAL agrees to consider this policy and to use its reasonable and best efforts to select and employ such company and persons for work on this Contract.

ARTICLE XIII. RIGHT TO INSPECT RECORDS

PROFESSIONAL agrees that CITY shall have access to and the right to examine any directly pertinent books, documents, papers and records of PROFESSIONAL involving transactions relating to this Contract. PROFESSIONAL agrees that CITY shall have access during normal working hours to all necessary PROFESSIONAL facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. CITY shall give PROFESSIONAL reasonable advance notice of intended audits.

PROFESSIONAL further agrees to include in subcontract(s), if any, a provision that any subcontractor or PROFESSIONAL agrees that CITY shall have access to and the right to examine any directly pertinent books, documents, papers and records of such PROFESSIONAL or subcontractor involving transactions to the subcontract, and further, that CITY shall have access during normal working hours to all PROFESSIONAL or subcontractor facilities, and shall be provided adequate and appropriate work space, in order to conduct audits in compliance with the provisions of this paragraph. CITY shall give the PROFESSIONAL or subcontractor reasonable advance notice of intended audits.

ARTICLE XIV. NO THIRD-PARTY BENEFICIARY

For purposes of this Contract, including its intended operation and effect, the Parties (CITY and PROFESSIONAL) specifically agree and contract that: (1) the Contract only affects matters/disputes between the Parties to this Contract, and is in no way intended by the Parties to benefit or otherwise affect any third person or entity, notwithstanding the fact that such third person or entities may be in a contractual relationship with CITY or PROFESSIONAL or both; and (2) the terms of this Contract are not intended to release, either by contract or operation of law, any third person or entity from obligations owing by them to either CITY or PROFESSIONAL.

ARTICLE XV. SUCCESSORS AND ASSIGNS

CITY and PROFESSIONAL each bind themselves, their successors, executors, administrators and assigns to the other Party of this Contract and to the successors, executors, administrators and assigns of such other Party in respect to all covenants of this Contract. Neither CITY nor PROFESSIONAL shall assign or transfer its interest herein without the prior written consent of the other.

ARTICLE XVI.
PROFESSIONAL'S LIABILITY

Acceptance of the receivables by CITY shall not constitute nor be deemed a release of the responsibility and liability of PROFESSIONAL, its employees, associates, agents or PROFESSIONALS for the accuracy and competency of their designs, working drawings, specifications or other documents and work; nor shall such acceptance be deemed an assumption of responsibility by CITY for any negligent error, omission or inconsistencies in the designs, working drawings, specifications or other documents and work; nor shall such acceptance be deemed an assumption of responsibility or liability by CITY for any negligent error, omission or inconsistencies in the designs, working drawings, specifications or other documents prepared by said PROFESSIONAL, its employees, subcontractors, agents and PROFESSIONALS subject to §271.904 of the Texas Local Government Code.

ARTICLE XVII.
INDEMNIFICATION

To the extent allowed under Texas law (in particular §271.904 of the Texas Local Government Code), PROFESSIONAL agrees to indemnify and hold CITY, its officers, agents and employees, harmless against any and all claims, lawsuits, judgments, costs and expenses for personal injury (including death), property damage or other harm for which recovery of damages is sought and suffered by any person or persons, to the extent caused by PROFESSIONAL's breach of any of the terms or provisions of this Contract, or by any other negligent act or omission of PROFESSIONAL, its officers, agents, associates, employees or subcontractors, in the performance of this Contract; and in the event of joint and concurrent negligence of both PROFESSIONAL and CITY, responsibility and indemnity, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without, however, waiving any governmental immunity available to CITY under Texas law and without waiving any defense of the Parties under Texas law. The provisions of this Paragraph are solely for the benefit of the Parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity.

ARTICLE XVIII.
SEVERABILITY

If any of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants or conditions of this Contract are for any reason held to be invalid, void or unenforceable, then these provisions shall be stricken from the Contract and the remainder of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants, conditions or any other part of this Contract shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

ARTICLE XIX.
INDEPENDENT CONTRACTOR

PROFESSIONAL covenants and agrees that it is an independent contractor and not an officer, agent, servant or employee of CITY; that PROFESSIONAL shall have exclusive control of and the exclusive right to control the details of the work performed hereunder and all persons performing same, and shall be responsible for the acts and omissions of its officers, agents, employees, contractors, subcontractors and PROFESSIONALS; that the doctrine of respondent

superior shall not apply as between CITY and PROFESSIONAL, its officers, agents, employees, contractors, subcontractors and PROFESSIONALS and nothing herein shall be construed as creating a partnership or joint enterprise between CITY and PROFESSIONAL.

ARTICLE XX. DISCLOSURE

By signature of this Contract, PROFESSIONAL acknowledges to CITY that he/she has made full disclosure in writing of any existing conflicts of interest or potential conflicts of interest, including personal financial interests, direct or indirect, in property abutting the proposed Project and business relationships with abutting property owners. PROFESSIONAL further agrees that he/she will make disclosure in writing of any conflicts of interest, which develop subsequent to the signing of this Contract and prior to final payment under the Contract.

ARTICLE XXI. VENUE

The Parties to this Contract agree and covenant that this Contract will be enforceable in Mansfield, Texas; and that if legal action is necessary to enforce this Contract, exclusive venue will lie in Tarrant County, Texas, or for federal actions in the U.S. District Court Northern District of Texas.

ARTICLE XXII. ENTIRE CONTRACT

This Contract embodies the complete agreement of the Parties hereto, superseding all oral or written previous and contemporaneous agreements between the Parties relating to matters herein, and except as otherwise provided herein, cannot be modified without written agreement of the Parties, including Exhibit "A". In the event of conflicting provisions between this Contract and any attachments or exhibits, this Contract shall be controlling. If there are Amendments and there are any conflicts between the Amendment and a previous version, the terms of the Amendment will prevail.

ARTICLE XXIII. APPLICABLE LAW

This Contract is entered into subject to the Mansfield City Charter and ordinances of CITY, as same may be amended from time to time, and is subject to and is to be construed, governed, and enforced under all applicable State of Texas and Federal laws. Situs of this Contract is agreed to be Tarrant County, Texas, for all purposes, including performance and execution.

ARTICLE XXIV. DEFAULT

If at any time during the term of this Contract, PROFESSIONAL shall fail to commence the work in accordance with the provisions of this Contract or fail to diligently provide services in an efficient, timely and careful manner and in strict accordance with the provisions of this Contract, or fail to use an adequate number or quality of personnel or equipment to complete the work or fail to perform any of its obligations under this Contract, then CITY shall have the right, if

PROFESSIONAL shall not cure any such default after thirty (30) days written notice thereof, to terminate this Contract and complete the work in any manner it deems desirable, including engaging the services of other Parties therefor. Any such act by CITY shall not be deemed a waiver of any other right or remedy of CITY. If after exercising any such remedy, the cost to CITY of the performance of the balance of the work is in excess of that part of the Contract sum, which has not therefore been paid to PROFESSIONAL hereunder, PROFESSIONAL shall be liable for and shall reimburse CITY for such excess.

ARTICLE XXV. HEADINGS

The headings of this Contract are for the convenience of reference only and shall not affect in any manner any of the terms and conditions hereof.

ARTICLE XXVI. NON-WAIVER

It is further agreed that one (1) or more instances of forbearance by CITY in the exercise of its rights herein shall in no way constitute a waiver thereof.

ARTICLE XXVII. REMEDIES

No right or remedy granted herein or reserved to the Parties is exclusive of any right or remedy herein by law or equity provided or permitted; but each shall be cumulative of every right or remedy given hereunder. No covenant or condition of this Contract may be waived without written consent of the Parties. Forbearance or indulgence by either Party shall not constitute a waiver of any covenant or condition to be performed pursuant to this Contract.

ARTICLE XXVIII. EQUAL EMPLOYMENT OPPORTUNITY

PROFESSIONAL shall not discriminate against any employee or applicant for employment because of race, age, color, religion, sex, disability, ancestry, national origin or place of birth. PROFESSIONAL shall take action to ensure that applicants are employed and treated without regard to their race, age, color, religion, sex, disability, ancestry, national origin or place of birth. This action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection of training including apprenticeship. Upon final determination by a court of competent jurisdiction that the PROFESSIONAL has violated this section, this Contract shall be deemed terminated and PROFESSIONAL's further rights hereunder forfeited.

ARTICLE XXIX. CONSTRUCTION OF CONTRACT

Both Parties have participated fully in the review and revision of this Contract. Any rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not apply to the interpretation of this Contract.

ARTICLE XXX.
NOTICES

All notices, communications, and reports required or permitted under this contract shall be personally delivered or mailed to the respective Parties by depositing same in the United States mail, postage prepaid, at the addresses shown below, unless and until either Party is otherwise notified in writing by the other Party, at the following addresses. Mailed notices shall be deemed communicated as of five (5) days after mailing regular mail.

If intended for City, to:	City of Mansfield Attn.: Raymond Coffman, P.E. 1200 E. Broad St. Mansfield, Texas 76063 (817) 276-4238
If intended for Professional, to:	Parkhill Smith & Cooper, Inc. Attn: Landon Allen, P.E. 255 N. Center Street, Suite 100 Arlington, Texas 76011 817.633.0431

ARTICLE XXXI.
PRIVATE LAND ENTRY

No entry onto any property of others by PROFESSIONAL on behalf of CITY to survey, or for other reasons related to the performance of services within this Contract shall be made until PROFESSIONAL has secured the landowners' permission to enter and perform such activities, and PROFESSIONAL shall hold CITY harmless from any and all damages arising from activities of PROFESSIONAL on land owned by others.

ARTICLE XXXII.
VERIFICATIONS AND CERTIFICATIONS REQUIRED BY LAW

PROFESSIONAL agrees to execute, simultaneously with this Contract, CITY's Verification and Certifications Required by Law form.

[Signature Page Follows]

EXECUTED this the ____ day of _____, 2026, by CITY, signing by and through its City Manager, or designee, duly authorized to execute same and by PROFESSIONAL, acting through its duly authorized officials.

“CITY”
City of Mansfield

By: _____
Raymond Coffman, P.E.
Director of Engineering Services

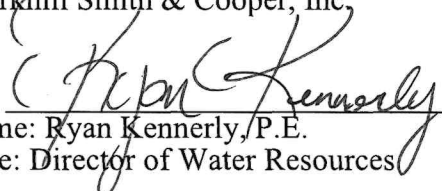
ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM:

Victor Flores, City Attorney

“PROFESSIONAL”
Parkhill Smith & Cooper, Inc.

By:  _____
Name: Ryan Kennerly, P.E.
Title: Director of Water Resources

CITY OF MANSFIELD

STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on the _____ day of _____, 2026, by Raymond Coffman, P.E., Director of Engineering Services of the City of Mansfield.

Notary Public in and for the State of Texas

PROFESSIONAL

STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on the 13 day of April, 2026, by Ryan Kennerly, Director of Water Resources of Parkhill Smith & Cooper, Inc.

Cynthia Kocerich
Notary Public in and for the State of Texas



EXHIBIT A

Scope of Services

Parkhill ("Professional") is pleased to have the opportunity to provide this Proposal for Engineering Services to City of Mansfield for the referenced Project. The Project includes the installation of approximately 9,500 linear feet (LF) of waterline and all associate appurtenances to provide additional transmission capacity. The alignment begins at the intersection of Nelson Wyatt Road and North Main Street with a 16-inch water line extending east along Nelson Wyatt Road for approximately 3,000 LF. The alignment transitions to a 12-inch waterline at the intersection of Killian Drive and Woodland Drive, continuing east along Woodland Drive for approximately 6,500 LF, then turns south at US-287 to connect to the existing 12-inch waterline. This project will require coordination with TxDOT erosion & traffic control, and site restoration.

Services described as:

Professional will coordinate with the City's survey consultant, Brittain & Crawford, to incorporate their survey files (boundary and topographic) into the design plans. Once these items have been received, Professional will develop and prepare sealed plan and specification documents required for construction bidding. Professional will assist with coordination with TCEQ and TxDOT and have minimal involvement in construction oversight as the City will utilize their own staff for inspection.

Task 1 – Engineering Design and Basic Services

Design Services to install approximately 9,500 LF of new 12-inch and 16-inch waterline along Nelson Wyatt Road from North Main Street to US 287, including all valves and associated appurtenances. Design documents to include plan and profile, traffic control plan, road crossings, utility crossings, erosion control, connection details, City of Mansfield's standard details, Civil/MEP details, and easement plan (as required).

- Preliminary Analysis and Design
 - Coordination with ongoing improvements to TRWD Cedar Creek pipeline.
 - Incorporate survey files into design plans (survey by others - Brittain and Crawford).
 - Coordination with subconsultants.
 - Initial Project schedule.
 - 30% Design documents (Plans).
 - 30% OPCC.
 - City coordination meeting (30% design review).
 - Virtual design progress meetings (up to 2).
- Final Design and City Compliance
 - 60% Design documents (Plans).
 - 60% OPCC and updated project schedule.
 - City coordination meeting (60% design review).
 - 90% Design documents (Plans and technical specifications).
 - 90% OPCC and updated project schedule.
 - City coordination meeting (90% design review).
 - TCEQ submittal/transmittal letter.
 - TxDOT permitting (assist with RULIS); no TxDOT road crossings anticipated, only work within ROW.
 - Conduct conflict coordination with regional/commercial gas pipelines.
 - Internal QA/QC Review.
 - Provide proposed easement locations for anticipated alignment on 100% drawings.
 - Prepare legal descriptions and Easement exhibits by others (Brittain and Crawford).
 - 100% Design documents (Plans and technical specifications) to City.
 - Submit bid form, bid descriptions, OPCC, and project schedule to City.
 - Engineer to review and seal bid specifications drafted by the City.
 - Virtual design progress meetings (up to 3).

Task 2 – Bid Services

- Solicit preferred contractors.
- Provide clarifications to bidders' questions.
- Prepare addenda (up to 2).
- Prepare bid tab.
- Proposal evaluation and recommendation.

Task 3 – Construction Phase Services

- Attend pre-construction conference (on-site).
- Construction materials and shop drawing review (up to 10), RFI review (up to 10).
- Construction progress meetings with site visit (up to 3).
- Preparation of Change orders (up to 2).
- Participate in final construction inspection (walk-through) assisting with punch list and project close out documents.
- Prepare record drawings.

Task 4 – Geotechnical, SUE, and Environmental Services

- Preliminary environmental investigation (USACE Section 404 or Section 10 Permits).
- Geotechnical Investigation with borings as recommended by the design engineer.
 - Anticipating 9 total boreholes along alignment; three 10' depth, three 15' depth, and three 30' depth.
- SUE
 - QL-D, C, and B investigation and survey designation along 50' swath of proposed alignment centerline and incorporate with 30% design documents.
 - QLA vertical investigation/potholing at up to 10 locations (maximum 10' depth per pothole).
 - Provide potholing exhibit map at 60% design.
 - Potholing to be performed during 90% design phase; coordinate elevation shots with City's surveyor.
 - Incorporate test hole data in 100% drawings.
 - Dry Utility/811 (Digtess) Review/Coordination.
 - Coordinate with gas companies for gas line crossings if applicable, except for Atmos.
- Phase 1 Environmental Site Assessment (ESA)
 - Record Review.
 - Site Reconnaissance.
 - Interview owner and occupants.
 - Evaluation and Report Preparation.
- Jurisdictional Waters Delineation
 - Preliminary environmental investigation: prepare a written statement of opinion per USACE 404 or Section 10 Permits based on a review of the project layout, map data, aerial photography, field observations and other available information.

City's required services and services specifically excluded from our Scope of Services include, but are not limited to the following:

- Topographic Survey contracted by the City of Mansfield (to be performed by Brittain & Crawford).
 - Digital design survey drawing formatted in AutoCAD (.dwg) showing visible surface features located, an ASCII point file, and a copy of field notes and field sketches (if available).
- City to coordinate ROE with landowners for geotech/QLA test holes.
- City will coordinate conflict review with Atmos.
- City will initiate conflict coordination with franchise utility providers and provide Consultant conflict details identified through City initiated conflict coordination.
- Pre-Construction Notification to the USACE.
- City of Mansfield will provide review and comments at 30%, 60%, 90%, and 100% milestones.
- Bidding Services.
 - City will draft the bid specs including the Div 00 specs and send to the engineer to review and seal after the City receives approval from the City Secretary's Office to bid.
 - Distribution of bid documents to General Contractors by the City of Mansfield.

- Advertisement publishing/coordination by the City of Mansfield.
- Construction Services.
 - Construction Inspections by the City of Mansfield.
 - Monthly pay application review/approval by the City of Mansfield.
 - Storm Water Pollution Prevention Plan (SWPPP) by the Construction Contractor.
 - Construction materials testing contracted by the City of Mansfield.
 - Coordination of site visits/progress meetings at appropriate times throughout the project by the City of Mansfield.
 - Coordination with local property owners by the City of Mansfield.
 - Construction pay application requests by the City of Mansfield.
- Easement Appraisal and Acquisition contracted by the City of Mansfield.
- Easement execution (filed with the County) to be completed by the City of Mansfield.
- Easement exhibits to be prepared by City's surveyor (Brittain and Crawford).
- Condemnation (as necessary) by the City of Mansfield.
- Asbestos and Hazardous Materials Studies.
- Third-Party Independent Construction Inspection Services.
- Texas Department of Health Demolition Notification.
- Construction Observation Services by the City of Mansfield.
- Advertisement Publishing/Coordination.
- Multiple Bid Packages.
- Phased Construction.
- Fast-Track Construction.
- Entitlement Services.
- Coordination, negotiation, and communication with land owners (by others-City of Mansfield).

DELIVERABLES

The following items have been identified as necessary components for delivery of a complete and effective Project.

- Plan review set at 30%, 60%, 90%, and 100% milestones formatted in .pdf format.
- Opinion of Probable Cost Estimates at 30%, 60%, 90%, 100%, and Bid Set milestones in .pdf format.
- Provide a .kmz file containing only the proposed 12-inch and 16-inch waterline horizontal alignment at 0%, 60%, and 100% milestones.
- Design schedule updates at 30%, 60%, 90% milestones in .pdf format. Construction schedule update at 100% milestone in .pdf format.
- Provide Technical Specifications at 90% design milestone in .pdf format.
- Provide bid form and bid descriptions at 100% design milestone in .pdf format.
- Signed and sealed bid plans and specifications formatted in .pdf format.
- Plans and specifications conformed for construction formatted in .pdf format.
- Geotechnical report sealed by a TX PE providing backfill compaction and foundation recommendations.
- Record drawings formatted in .pdf format.
- TCEQ transmittal letter and TCEQ approval letter.
- Phase 1 Environmental Site Assessment (ESA) approval (as required).

SCHEDULE

Engineering Design Services will initiate after survey field services are complete and notification from City. Design Services will conclude no later than 150 business days from commencement date. Construction Administration Services will initiate after bidder is awarded by City and will conclude within 180 business days from construction Notice to Proceed date.

COMPENSATION

Our fee for the Scope of Services described in Exhibit A will be based on an hourly rate, plus reimbursables, with a Not-To-Exceed amount of \$317,250. The current hourly rates and fee schedule are enclosed as part of Exhibit A.

- Task 1 - Engineering Design and Basic Services
 - Preliminary Analysis and Design\$47,500
 - Final Design and City Compliance\$98,700
- Task 2 – Bidding Services.....\$ 9,000
- Task 3 – Construction Administration.....\$40,000
- Task 4 – Geotechnical, SUE, and Environmental Services
 - Geotechnical Investigation.....\$19,550
 - QLA – QLD SUE services and Survey Designation.....\$81,000
 - Environmental Services.....\$21,500

Parkhill
Hourly Rate Schedule
January 1, 2026 through December 31, 2026

Client: City of Mansfield

Project: US287 to Main Street 12/16-inch Waterline

Agreement Date: TBD

Location: Mansfield, Texas

CLASSIFICATION	HOURLY RATE	CLASSIFICATION	HOURLY RATE	CLASSIFICATION	HOURLY RATE
SUPPORT STAFF I	\$84.00	PROFESSIONAL LEVEL III		PROFESSIONAL LEVEL VI	
		Architect	\$210.00	Architect	\$327.00
SUPPORT STAFF II	\$97.00	Civil Engineer	\$254.00	Civil Engineer	\$352.00
		Electrical Engineer	\$244.00	Electrical Engineer	\$346.00
SUPPORT STAFF III	\$134.00	Interior Designer	\$182.00	Interior Designer	\$259.00
		Landscape Architect	\$196.00	Landscape Architect	\$277.00
SUPPORT STAFF IV	\$142.00	Mechanical Engineer	\$237.00	Mechanical Engineer	\$335.00
		Structural Engineer	\$244.00	Structural Engineer	\$314.00
SUPPORT STAFF V	\$157.00	Survey Tech	\$190.00	Professional Land Surveyor	\$293.00
		Other Professional	\$180.00	Other Professional	\$270.00
SUPPORT STAFF VI	\$171.00				
PROFESSIONAL LEVEL I		PROFESSIONAL LEVEL IV		PROFESSIONAL LEVEL VII	
Architect	\$171.00	Architect	\$256.00	Architect	\$417.00
Civil Engineer	\$184.00	Civil Engineer	\$296.00	Civil Engineer	\$425.00
Electrical Engineer	\$185.00	Electrical Engineer	\$285.00	Electrical Engineer	\$412.00
Interior Designer	\$158.00	Interior Designer	\$200.00	Interior Designer	\$356.00
Landscape Architect	\$158.00	Landscape Architect	\$213.00	Landscape Architect	\$356.00
Mechanical Engineer	\$177.00	Mechanical Engineer	\$277.00	Mechanical Engineer	\$396.00
Structural Engineer	\$176.00	Structural Engineer	\$282.00	Structural Engineer	\$415.00
Survey Tech	\$149.00	Survey Tech	\$231.00	Professional Land Surveyor	\$355.00
Other Professional	\$155.00	Other Professional	\$213.00	Other Professional	\$341.00
PROFESSIONAL LEVEL II		PROFESSIONAL LEVEL V			
Architect	\$185.00	Architect	\$310.00		
Civil Engineer	\$207.00	Civil Engineer	\$351.00		
Electrical Engineer	\$210.00	Electrical Engineer	\$344.00		
Interior Designer	\$166.00	Interior Designer	\$239.00		
Landscape Architect	\$166.00	Landscape Architect	\$259.00		
Mechanical Engineer	\$203.00	Mechanical Engineer	\$332.00		
Structural Engineer	\$200.00	Structural Engineer	\$310.00		
Survey Tech	\$163.00	Professional Land Surveyor	\$262.00		
Other Professional	\$164.00	Other Professional	\$237.00		

**CITY OF MANSFIELD
US-287 TO MAIN ST WATERLINE**



*Rough Order of Magnitude Cost
Prepared 3/20/2026*



Item No.	Description	Unit	Quantity	Unit Cost	Extension
1	Mobilization/Demobilization/Bonds/Insurance	LS	1	\$131,015	\$131,015
2	Asphalt Paving Removal and Replacement	SY	100	\$260	\$26,000
3	Site Restoration and Reseeding	LS	1	\$70,000	\$70,000
4	Traffic Control	LS	1	\$45,000	\$45,000
5	Stormwater Pollution Prevention Plan	LS	1	\$15,000	\$15,000
6	12-Inch C900 PVC DR 18 Waterline (Open Cut)	LF	4700	\$190	\$893,000
7	16-Inch C900 PVC DR 18 Waterline (Open Cut)	LF	2600	\$240	\$624,000
8	12-Inch C900 Fusible PVC DR 18 Waterline (Trenchless)	LF	1500	\$400	\$600,000
9	16-Inch C900 Fusible PVC DR 18 Waterline (Trenchless)	LF	200	\$505	\$101,000
10	Warning Tape	LF	7300	\$1	\$7,300
11	DI Fittings	TON	1	\$24,000	\$24,000
12	12-Inch Gate Valve and Box	EA	3	\$12,000	\$36,000
13	16-Inch Gate Valve and Box	EA	2	\$15,000	\$30,000
14	Connect to Existing Waterline	EA	2	\$12,000	\$24,000
15	Combination Air/Vac Valve and Vault	EA	4	\$25,000	\$100,000
16	Disinfection and Testing of Waterline	LS	1	\$25,000	\$25,000
	25% Contingency	LS	1	\$687,829	\$687,829
				Construction Total	\$3,439,144

This OPC was prepared by or under the direct supervision of Cason B. Cartwright, P.E., Texas License #157793, Firm No. 560, and shall not be used for regulatory approval, construction, bidding, or permit purposes. Amounts provided are based on present day costs and will require adjustment if pursued at a later date.

Exhibit "B"

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

PROFESSIONAL SERVICES CONTRACT FOR THE CITY OF MANSFIELD, TEXAS

This Professional Services Contract, hereinafter referred to as "Contract" is entered into between the **CITY OF MANSFIELD, TEXAS**, a municipal corporation of the State of Texas, hereinafter referred to as "CITY", and **Brittain & Crawford, LLC**, hereinafter referred to as "PROFESSIONAL". CITY and PROFESSIONAL are each a "Party" and are collectively referred to herein as the "Parties".

ARTICLE I. EMPLOYMENT OF PROFESSIONAL

For and in consideration of the covenants herein contained, PROFESSIONAL hereby agrees to perform professional services in connection with the project as set forth below, and CITY agrees to pay, and PROFESSIONAL agrees to accept fees as set forth in this Contract as full and final compensation for all services performed under this Contract. If PROFESSIONAL is representing that it has special expertise in one or more areas to be utilized in this Contract, then PROFESSIONAL agrees to perform those special expertise services to the appropriate local, regional and national professional standards. PROFESSIONAL shall provide professional services, as further described in Exhibit "A", within the City of Mansfield, Tarrant County, Texas, and hereinafter referred to as the "Project."

ARTICLE II. PAYMENT FOR SERVICES

In consideration of the services to be performed by PROFESSIONAL under the terms of this Contract, CITY shall pay PROFESSIONAL for services actually performed, a fee, not to exceed One Hundred Eight Thousand One Hundred Ten Dollars and 00/100 (\$108,110.00) as stated in Exhibit "A", unless other conditions necessitate additional services, which must be authorized in advance in writing by CITY and shall be billed based on rates as shown in Exhibit "A", if applicable. PROFESSIONAL shall invoice the City monthly for services actually performed, and subject to Article X, CITY shall pay within thirty (30) days of the receipt of said invoice. Notwithstanding the foregoing, services invoiced that were performed ninety (90) days or more after the invoice date shall not be billed without prior CITY authorization. In the event of a conflict between Exhibit "A" and this Contract, this Contract shall control. Nothing contained in this Contract shall require CITY to pay for any work that is unsatisfactory as determined by CITY or which is not submitted in compliance with the terms of this Contract. CITY will not be required to make any payments to PROFESSIONAL when PROFESSIONAL is in default under this Contract, nor shall this paragraph constitute a waiver of any right, at law or in equity, which CITY may have if PROFESSIONAL is in default, including the right to bring legal action for damages or for specific performance under this Contract. Waiver of any default under this Contract shall not be deemed a waiver of any subsequent default.

ARTICLE III. CHARACTER AND EXTENT OF SERVICES

PROFESSIONAL, and its employees or associates, jointly shall perform all the services under this Contract in a manner consistent with the degree of professional skill and care and the orderly progress of the work ordinarily exercised by members of the same profession currently practicing under similar circumstances. PROFESSIONAL represents that all its employees who perform services under this Contract shall be qualified and competent to perform the services described in Exhibit "A". The scope of services includes the following:

- A. Services as further described in Exhibit "A".
- B. PROFESSIONAL shall be responsible for the professional quality, technical accuracy, timely completion, and coordination of all designs, drawings, specifications, reports, and other services furnished by PROFESSIONAL under this Contract, and CITY may look solely to PROFESSIONAL for performance of these services.
- C. It is agreed and understood that this Contract contemplates the full and complete services for the Project including changes necessary to complete the Project as outlined herein. PROFESSIONAL acknowledges by the execution of this Contract that all contingencies known to PROFESSIONAL at the date of this Contract, as may be deemed necessary and proper to complete the assignment, have been included in the fee stated herein. PROFESSIONAL will advise CITY as to the necessity of CITY's providing or obtaining from others special services and data required in connection with the Project (which services and data PROFESSIONAL is not to provide hereunder). Nothing contained herein shall be construed as authorizing additional fees for services to complete the plans, specifications, inspections, tests, easements and permits necessary for the successful completion of the Project.

ARTICLE IV. TIME FOR COMPLETION

The term of this Contract shall begin on the last date of execution of this Contract. PROFESSIONAL understands and agrees that time is of the essence. All services, written reports, and other data are to be completed and delivered to CITY as shown on Exhibit "A".

This contract shall terminate when CITY has accepted the plans as being final. No extensions of time shall be granted unless PROFESSIONAL submits a written request, and CITY approves such request in writing.

ARTICLE V. REVISIONS OF SCHEMATIC DRAWINGS

CITY reserves the right to direct substantial revision of the deliverables after acceptance by CITY as CITY may deem necessary and CITY shall pay PROFESSIONAL equitable compensation for services rendered for the making of any such revisions. In any event, when PROFESSIONAL is directed to make substantial revisions under this Section of the Contract, PROFESSIONAL shall provide to CITY a written proposal for the entire costs involved in the revisions. Prior to PROFESSIONAL undertaking any substantial revisions as directed by CITY, CITY must authorize in writing the nature and scope of the revisions and accept the method and amount of compensation and the time involved in all phases of the work.

If revisions of the deliverables are required by reason of PROFESSIONAL's error or omission, then such revisions shall be made by PROFESSIONAL without additional compensation to the fees herein specified, and in a time frame as directed by CITY.

It is expressly understood and agreed by PROFESSIONAL that any compensation not specified in Article II may require City Council approval and is subject to funding limitations.

ARTICLE VI. **PROFESSIONAL'S COORDINATION WITH OWNER**

PROFESSIONAL shall be available for conferences with CITY so that Project can be designed with the full benefit of CITY's experience and knowledge of existing needs and facilities and be consistent with current policies and construction standards. CITY shall make available to PROFESSIONAL all existing plans, maps, field notes, and other data in its possession relative to the Project. PROFESSIONAL may show justification to CITY for changes in design from CITY standards due to the judgement of said PROFESSIONAL of a cost savings to CITY and/or due to the surrounding topographic conditions. CITY shall make the final decision as to any changes after appropriate request by PROFESSIONAL.

ARTICLE VII. **TERMINATION**

This Contract may be terminated at any time by CITY, with or without cause, without penalty or liability except as may otherwise be specified herein upon thirty (30) days written notice. Upon receipt of written notice by CITY, PROFESSIONAL shall immediately discontinue all services and PROFESSIONAL shall immediately terminate placing orders or entering into contracts for supplies, assistance, facilities or materials in connection with this Contract and shall proceed to cancel promptly all existing contracts insofar as they are related to this Contract. As soon as practicable after receipt of notice of termination, PROFESSIONAL shall submit a statement, showing in detail the services performed but not paid for under this Contract to the date of termination. CITY shall then pay PROFESSIONAL promptly the accrued and unpaid services to the date of termination; to the extent the services are approved by CITY.

This Contract may be terminated by PROFESSIONAL, with mutual consent of CITY, at any time for any cause without penalty or liability except as may otherwise be specified herein upon thirty (30) days written notice. PROFESSIONAL shall submit written notice to terminate Contract and all completed or partially completed studies, reports, drawings, documents, and material prepared under this Contract shall then be delivered to City which it, its agents, or contractors, may use without restraint for the purpose of completing the Project. All rights, duties, liabilities, and obligations accrued prior to such termination shall survive termination. Professional shall be liable for any additional cost to complete the project as a result of Professional's termination of this Contract without cause.

ARTICLE VIII. **OWNERSHIP OF DOCUMENTS**

Upon completion of PROFESSIONAL services and receipt of payment in full, the Project drawings, specifications, and other documents or instruments of professional services prepared or assembled by PROFESSIONAL under this Contract shall become the sole property of CITY and shall be delivered to CITY, without restriction on future use. PROFESSIONAL shall retain in its files all original drawings, specifications, documents or instruments of professional services as well as all other pertinent information for the Project. PROFESSIONAL shall have no liability for

changes made to the drawings and other documents by other professionals subsequent to the completion of the Contract. CITY shall require that any such change be sealed, dated, and signed by the PROFESSIONAL making that change and shall be appropriately marked to reflect what was changed or modified.

ARTICLE IX. **INSURANCE**

- A. PROFESSIONAL shall, at its own expense, purchase, maintain and keep in force during the term of this Contract such insurance as set forth below. PROFESSIONAL shall not commence work under this Contract until PROFESSIONAL has obtained all the insurance required under this Contract and such insurance has been approved by CITY, nor shall the PROFESSIONAL allow any subcontractor to commence work on its own subcontract until all similar insurance of the subcontractor has been obtained and approved. All insurance policies provided under this Contract shall be written on an "occurrence" basis. The insurance requirements shall remain in effect throughout the term of this Contract.
1. Worker's Compensation Insurance, as required by law; Employers Liability Insurance of not less than \$100,000 for each accident, \$100,000 disease-each employee, \$500,000 disease-policy limit.
 2. Commercial General Liability Insurance, including Independent Contractor's Liability, Completed Operations and Contractual Liability, covering, but not limited to the indemnification provisions of this Contract, fully insuring PROFESSIONAL'S liability for injury to or death of employees of CITY and third parties, extended to include personal injury liability coverage and for damage to property of third parties, with a combined bodily injury and property damage minimum limit of \$1,000,000 per occurrence.
 3. Comprehensive Automobile and Truck Liability Insurance, covering owned, hired and non-owned vehicles, with a combined bodily injury and property damage limit of \$1,000,000 per occurrence; or separate limits of \$500,000 for bodily injury (per person), \$500,000 for bodily injury (per accident), and \$500,000 for property damage. This clause does not apply to personal owned vehicles.
 4. Professional Liability Insurance: PROFESSIONAL shall obtain and maintain at all times during the prosecution of the work under this Contract professional liability insurance. Limits of liability shall be \$1,000,000 per occurrence.
- B. Each insurance policy to be furnished by PROFESSIONAL shall include the following conditions by endorsement to the policy:
1. Name CITY as an additional insured as to all applicable coverage(s) except Worker's Compensation and Employer's Liability Insurance and Professional Liability Insurance;
 2. Each policy will require that thirty (30) days prior to the expiration, cancellation, nonrenewal or any material change in coverage, a notice thereof shall be given to CITY by certified mail to:

Risk Manager
City of Mansfield
1200 E. Broad St.
Mansfield, Texas 76063

If the policy is canceled for nonpayment of premium, only ten (10) days advance written notice to CITY is required;

3. The term "Owner" or "CITY" shall include all authorities, boards, bureaus, commissions, divisions, departments and offices of CITY and the individual members, employees and agents thereof in their official capacities, and/or while acting on behalf of CITY;
4. The policy phrase "other insurance" shall not apply to CITY where CITY is an additional insured on the policy; and
5. All provisions of the Contract concerning liability, duty and standards of care, together with the indemnification provision, shall be underwritten by contractual liability coverage sufficient to include such obligations within applicable policies.

C. Concerning insurance to be furnished by PROFESSIONAL, it is a condition precedent to acceptability thereof that:

1. Any policy submitted shall not be subject to limitations, conditions or restrictions deemed inconsistent with the intent of the requirements to be fulfilled by PROFESSIONAL. The CITY's decision thereon shall be final.
2. All policies are to be written through companies duly approved to transact that class of insurance in the State of Texas; and

D. PROFESSIONAL agrees to the following:

1. PROFESSIONAL hereby waives subrogation rights for loss or damage to the extent same are covered by insurance. Insurers shall have no right of recovery or subrogation against CITY, it being the intention that the insurance policies shall protect all Parties to the Contract and be primary coverage for all losses covered by the policies;
2. Companies issuing the insurance policies and PROFESSIONAL shall have no recourse against CITY for payment of any premiums, or assessments for any deductible, as all such premiums are the sole responsibility and risk of PROFESSIONAL;
3. Approval, disapproval, or failure to act by CITY regarding any insurance supplied by PROFESSIONAL (or any subcontractors) shall not relieve PROFESSIONAL of full responsibility or liability for damages and accidents as set forth in the

Contract documents. Neither shall the insolvency or denial of liability by the insurance company exonerate PROFESSIONAL from liability;

4. No special payments shall be made for any insurance that PROFESSIONAL and subcontractors, if any, are required to carry; all are included in the Contract price and the Contract unit prices; and
5. Any of the insurance policies required under this section may be written in combination with any of the others, where legally permitted, but none of the specified limits may be lowered thereby. CITY's Risk Manager reserves the right to review the insurance requirements stated in this Contract during the effective period.

ARTICLE X. MONIES WITHHELD

When CITY has reasonable grounds for believing that:

- A. PROFESSIONAL will be unable to perform this Contract fully and satisfactorily within the time fixed for performance; or
- B. A claim exists or will exist against PROFESSIONAL or CITY arising out of the negligence of the PROFESSIONAL or the PROFESSIONAL's breach of any provision of this Contract; then CITY may withhold payment of any amount otherwise due and payable to PROFESSIONAL under this Contract. Any amount so withheld may be retained by CITY for that period of time as it may deem advisable to protect CITY against any loss and may, after written notice to PROFESSIONAL, be applied in satisfaction of any claim described herein. This provision is intended solely for the benefit of CITY by reason of CITY'S failure or refusal to withhold monies. No interest shall be payable by CITY on any amounts withheld under this provision. This provision is not intended to limit or in any way prejudice any other right of CITY.

ARTICLE XI. NO DAMAGES FOR DELAYS

Notwithstanding any other provision of this Contract, PROFESSIONAL shall not be entitled to claim or receive any compensation as a result of or arising out of any delay, hindrance, disruption, force majeure, impact or interference, foreseen or unforeseen.

ARTICLE XII. PROCUREMENT OF GOODS AND SERVICES FROM MANSFIELD BUSINESSES AND/OR HISTORICALLY UNDERUTILIZED BUSINESSES

In performing this Contract, PROFESSIONAL agrees to use diligent efforts to purchase all goods and services from Mansfield businesses whenever such goods and services are comparable in availability, quality and price.

As a matter of policy with respect to CITY projects and procurements, CITY also encourages the use, if applicable, of qualified contractors, subcontractors and suppliers where at

least fifty-one percent (51%) of the ownership of such contractor, subcontractor or supplier is vested in racial or ethnic minorities or women. In the selection of subcontractors, suppliers, or other persons in organizations proposed for work on this Contract, the PROFESSIONAL agrees to consider this policy and to use its reasonable and best efforts to select and employ such company and persons for work on this Contract.

ARTICLE XIII. RIGHT TO INSPECT RECORDS

PROFESSIONAL agrees that CITY shall have access to and the right to examine any directly pertinent books, documents, papers and records of PROFESSIONAL involving transactions relating to this Contract. PROFESSIONAL agrees that CITY shall have access during normal working hours to all necessary PROFESSIONAL facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. CITY shall give PROFESSIONAL reasonable advance notice of intended audits.

PROFESSIONAL further agrees to include in subcontract(s), if any, a provision that any subcontractor or PROFESSIONAL agrees that CITY shall have access to and the right to examine any directly pertinent books, documents, papers and records of such PROFESSIONAL or subcontractor involving transactions to the subcontract, and further, that CITY shall have access during normal working hours to all PROFESSIONAL or subcontractor facilities, and shall be provided adequate and appropriate work space, in order to conduct audits in compliance with the provisions of this paragraph. CITY shall give the PROFESSIONAL or subcontractor reasonable advance notice of intended audits.

ARTICLE XIV. NO THIRD-PARTY BENEFICIARY

For purposes of this Contract, including its intended operation and effect, the Parties (CITY and PROFESSIONAL) specifically agree and contract that: (1) the Contract only affects matters/disputes between the Parties to this Contract, and is in no way intended by the Parties to benefit or otherwise affect any third person or entity, notwithstanding the fact that such third person or entities may be in a contractual relationship with CITY or PROFESSIONAL or both; and (2) the terms of this Contract are not intended to release, either by contract or operation of law, any third person or entity from obligations owing by them to either CITY or PROFESSIONAL.

ARTICLE XV. SUCCESSORS AND ASSIGNS

CITY and PROFESSIONAL each bind themselves, their successors, executors, administrators and assigns to the other Party of this Contract and to the successors, executors, administrators and assigns of such other Party in respect to all covenants of this Contract. Neither CITY nor PROFESSIONAL shall assign or transfer its interest herein without the prior written consent of the other.

ARTICLE XVI.
PROFESSIONAL'S LIABILITY

Acceptance of the receivables by CITY shall not constitute nor be deemed a release of the responsibility and liability of PROFESSIONAL, its employees, associates, agents or PROFESSIONALS for the accuracy and competency of their designs, working drawings, specifications or other documents and work; nor shall such acceptance be deemed an assumption of responsibility by CITY for any negligent error, omission or inconsistencies in the designs, working drawings, specifications or other documents and work; nor shall such acceptance be deemed an assumption of responsibility or liability by CITY for any negligent error, omission or inconsistencies in the designs, working drawings, specifications or other documents prepared by said PROFESSIONAL, its employees, subcontractors, agents and PROFESSIONALS subject to §271.904 of the Texas Local Government Code.

ARTICLE XVII.
INDEMNIFICATION

To the extent allowed under Texas law (in particular §271.904 of the Texas Local Government Code), PROFESSIONAL agrees to indemnify and hold CITY, its officers, agents and employees, harmless against any and all claims, lawsuits, judgments, costs and expenses for personal injury (including death), property damage or other harm for which recovery of damages is sought and suffered by any person or persons, to the extent caused by PROFESSIONAL's breach of any of the terms or provisions of this Contract, or by any other negligent act or omission of PROFESSIONAL, its officers, agents, associates, employees or subcontractors, in the performance of this Contract; and in the event of joint and concurrent negligence of both PROFESSIONAL and CITY, responsibility and indemnity, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without, however, waiving any governmental immunity available to CITY under Texas law and without waiving any defense of the Parties under Texas law. The provisions of this Paragraph are solely for the benefit of the Parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity.

ARTICLE XVIII.
SEVERABILITY

If any of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants or conditions of this Contract are for any reason held to be invalid, void or unenforceable, then these provisions shall be stricken from the Contract and the remainder of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants, conditions or any other part of this Contract shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

ARTICLE XIX.
INDEPENDENT CONTRACTOR

PROFESSIONAL covenants and agrees that it is an independent contractor and not an officer, agent, servant or employee of CITY; that PROFESSIONAL shall have exclusive control of and the exclusive right to control the details of the work performed hereunder and all persons performing same, and shall be responsible for the acts and omissions of its officers, agents, employees, contractors, subcontractors and PROFESSIONALS; that the doctrine of respondent

superior shall not apply as between CITY and PROFESSIONAL, its officers, agents, employees, contractors, subcontractors and PROFESSIONALS and nothing herein shall be construed as creating a partnership or joint enterprise between CITY and PROFESSIONAL.

ARTICLE XX. DISCLOSURE

By signature of this Contract, PROFESSIONAL acknowledges to CITY that he/she has made full disclosure in writing of any existing conflicts of interest or potential conflicts of interest, including personal financial interests, direct or indirect, in property abutting the proposed Project and business relationships with abutting property owners. PROFESSIONAL further agrees that he/she will make disclosure in writing of any conflicts of interest, which develop subsequent to the signing of this Contract and prior to final payment under the Contract.

ARTICLE XXI. VENUE

The Parties to this Contract agree and covenant that this Contract will be enforceable in Mansfield, Texas; and that if legal action is necessary to enforce this Contract, exclusive venue will lie in Tarrant County, Texas, or for federal actions in the U.S. District Court Northern District of Texas.

ARTICLE XXII. ENTIRE CONTRACT

This Contract embodies the complete agreement of the Parties hereto, superseding all oral or written previous and contemporaneous agreements between the Parties relating to matters herein, and except as otherwise provided herein, cannot be modified without written agreement of the Parties, including Exhibit "A". In the event of conflicting provisions between this Contract and any attachments or exhibits, this Contract shall be controlling. If there are Amendments and there are any conflicts between the Amendment and a previous version, the terms of the Amendment will prevail.

ARTICLE XXIII. APPLICABLE LAW

This Contract is entered into subject to the Mansfield City Charter and ordinances of CITY, as same may be amended from time to time, and is subject to and is to be construed, governed, and enforced under all applicable State of Texas and Federal laws. Situs of this Contract is agreed to be Tarrant County, Texas, for all purposes, including performance and execution.

ARTICLE XXIV. DEFAULT

If at any time during the term of this Contract, PROFESSIONAL shall fail to commence the work in accordance with the provisions of this Contract or fail to diligently provide services in an efficient, timely and careful manner and in strict accordance with the provisions of this Contract, or fail to use an adequate number or quality of personnel or equipment to complete the work or fail to perform any of its obligations under this Contract, then CITY shall have the right, if

PROFESSIONAL shall not cure any such default after thirty (30) days written notice thereof, to terminate this Contract and complete the work in any manner it deems desirable, including engaging the services of other Parties therefor. Any such act by CITY shall not be deemed a waiver of any other right or remedy of CITY. If after exercising any such remedy, the cost to CITY of the performance of the balance of the work is in excess of that part of the Contract sum, which has not therefore been paid to PROFESSIONAL hereunder, PROFESSIONAL shall be liable for and shall reimburse CITY for such excess.

ARTICLE XXV. HEADINGS

The headings of this Contract are for the convenience of reference only and shall not affect in any manner any of the terms and conditions hereof.

ARTICLE XXVI. NON-WAIVER

It is further agreed that one (1) or more instances of forbearance by CITY in the exercise of its rights herein shall in no way constitute a waiver thereof.

ARTICLE XXVII. REMEDIES

No right or remedy granted herein or reserved to the Parties is exclusive of any right or remedy herein by law or equity provided or permitted; but each shall be cumulative of every right or remedy given hereunder. No covenant or condition of this Contract may be waived without written consent of the Parties. Forbearance or indulgence by either Party shall not constitute a waiver of any covenant or condition to be performed pursuant to this Contract.

ARTICLE XXVIII. EQUAL EMPLOYMENT OPPORTUNITY

PROFESSIONAL shall not discriminate against any employee or applicant for employment because of race, age, color, religion, sex, disability, ancestry, national origin or place of birth. PROFESSIONAL shall take action to ensure that applicants are employed and treated without regard to their race, age, color, religion, sex, disability, ancestry, national origin or place of birth. This action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection of training including apprenticeship. Upon final determination by a court of competent jurisdiction that the PROFESSIONAL has violated this section, this Contract shall be deemed terminated and PROFESSIONAL's further rights hereunder forfeited.

ARTICLE XXIX. CONSTRUCTION OF CONTRACT

Both Parties have participated fully in the review and revision of this Contract. Any rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not apply to the interpretation of this Contract.

ARTICLE XXX.
NOTICES

All notices, communications, and reports required or permitted under this contract shall be personally delivered or mailed to the respective Parties by depositing same in the United States mail, postage prepaid, at the addresses shown below, unless and until either Party is otherwise notified in writing by the other Party, at the following addresses. Mailed notices shall be deemed communicated as of five (5) days after mailing regular mail.

If intended for City, to:	City of Mansfield Attn.: Raymond Coffman, P.E. 1200 E. Broad St. Mansfield, Texas 76063 (817) 276-4238
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If intended for Professional, to:	Brittain & Crawford, LLC Attn: Stuart Smith, RPLS 3908 South Freeway Fort Worth, Texas 76110 817-926-0211
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ARTICLE XXXI.
PRIVATE LAND ENTRY

No entry onto any property of others by PROFESSIONAL on behalf of CITY to survey, or for other reasons related to the performance of services within this Contract shall be made until PROFESSIONAL has secured the landowners' permission to enter and perform such activities, and PROFESSIONAL shall hold CITY harmless from any and all damages arising from activities of PROFESSIONAL on land owned by others.

ARTICLE XXXII.
VERIFICATIONS AND CERTIFICATIONS REQUIRED BY LAW

PROFESSIONAL agrees to execute, simultaneously with this Contract, CITY's Verification and Certifications Required by Law form.

[Signature Page Follows]

EXECUTED this the ____ day of _____, 2026, by CITY, signing by and through its City Manager, or designee, duly authorized to execute same and by PROFESSIONAL, acting through its duly authorized officials.

“CITY”
City of Mansfield

By: _____
Raymond Coffman, P.E.
Director of Engineering Services

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM:

Victor A. Flores, City Attorney

“PROFESSIONAL”
Brittain & Crawford, LLC

By:  _____
Name: Stuart Smith, RPLS
Title: Member

CITY OF MANSFIELD

STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on the _____ day of _____, 2026, by Raymond Coffman, P.E., Director of Engineering Services of the City of Mansfield.

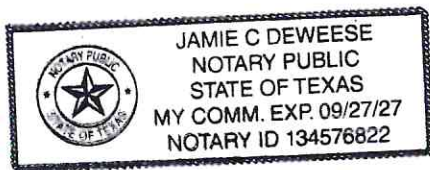
Notary Public in and for the State of Texas

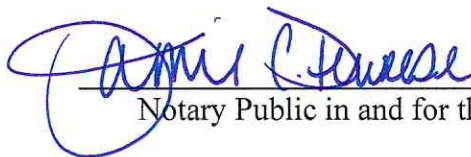
PROFESSIONAL

STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on the 25th day of March, 2026, by Stuart Smith, Member of Brittain & Crawford, LLC





Notary Public in and for the State of Texas

EXHIBIT "A"

BRITTAIN & CRAWFORD, LLC

LAND SURVEYING & TOPOGRAPHIC MAPPING

Celebrating 50 years of providing quality professional land surveys

March 25, 2026

City of Mansfield
1200 E Broad Street
Mansfield, Texas 76063
(817) 276-4223, Cell (817) 980-2525
Aimee.sullivan@mansfieldtexas.gov

Attention: Ms. Aimee Sullivan, P.E.

Re: **US 287 TO MAIN STREET
16/12-INCH WATER LINE PROJECT**
Mansfield, Texas

Dear Ms. Sullivan,

Pursuant to your request and our review of the project site, we hereby submit our proposal to provide survey services. Our understanding of the desired scope of services is as follows:

Item No. 1

Survey and prepare a detailed design/topographic survey (approximately 9,500 linear foot) along the proposed 12/16-inch water line alignment route as shown on your request for proposal from Main Street, East along Nelson Wyatt Road and from Killian Drive, East along Woodland Drive and South to US 287. The topographic survey will indicate all surface features, spot elevations, one-foot contours, right-of-way lines, approximate lot lines, driveways, fences, trees 6" in caliper and larger, visible utilities and utilities marked by Texas811 and will be delivered to you electronic AutoCAD format based upon the Texas Coordinate System NAD83 and NAVD88 vertical control.

Item No. 2

Survey and prepare up to 14 permanent easement documents.

Item No. 3

Survey and prepare up to 14 temporary construction easement documents.

Item No. 4

Stake for construction with offsets and grade as needed based upon the following hourly rates:

AutoCAD Technician	\$180.00 per hour
Supervisor	\$120.00 per hour
2-Man Survey Crew	\$200.00 per hour
3-Man Survey Crew	\$300.00 per hour
GPS Survey Crew	\$350.00 per hour

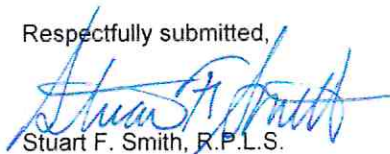
The foregoing **Item No. 1** will be accomplished for a fee of **\$55,160.00**, **Item No. 2** will be accomplished for a fee of **\$1,250.00** per document, for a total permanent document fee of **\$17,500.00**, **Item No. 3** will be accomplished for a fee of **\$1,000.00** per document, for a total temporary document fee of **\$14,000.00** and **Item No. 4** will be accomplished for a fee not to exceed **\$21,450.00**, and a combined total proposed fee of **\$108,110.00**.

We sincerely appreciate being considered for this project and look forward to working with you again.

Firm Certification #10019000

Complaints or Questions should be addressed to the Texas Board of Professional Engineers & Land Surveyors: 1917 S. Interstate 35, Austin, Texas 78741, (512) 440-7723, <http://pels.texas.gov>

Respectfully submitted,


Stuart F. Smith, R.P.L.S.

James L. Brittain, R.P.L.S., Stuart F. Smith, R.P.L.S., Chris L. Blevins, R.P.L.S.
Jack M. Crawford, R.P.L.S. (1949-2006)
P.O. Box 11374 * 3908 South Freeway * Fort Worth, Texas 76110 * (817) 926-0211
Email - admin@brittain-crawford.com

LEGEND

- EXISTING WATER LINE 
- PROPOSED WATER LINE 





**City of Mansfield
Staff Report**

**Item ID:
26-2172**

Agenda Date: April 27, 2026

Title

26-2172: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Incentive and Performance Agreement Between the City of Mansfield, Texas, the Mansfield Economic Development Corporation, and Hanna Surveying & Engineering in an Amount not to Exceed \$145,000; Authorizing the City Manager, or Designee, and MEDC Board President to Execute Any Documents Necessary to Implement This Resolution; 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

Hanna Surveying & Engineering, LLC ("Company") proposes to construct a new approximately 10,000 square foot office building in Mansfield as part of an expansion project. The project includes significant site work, including grading and the construction of a retaining wall. The Company has requested financial assistance for eligible improvements in accordance with state law.

Summary of Key Terms:

- Construction Commencement: On or before December 31, 2026
- Certificate of Occupancy: On or before December 31, 2027
- Minimum Capital Investment: \$3,000,000
- Grant: The maximum grant shall be the lesser of: (i) 100% of the actual cost of eligible improvements, or (ii) \$145,000
- Payment Terms: Grant to be paid within thirty (30) days following submission of a complete payment request, including proof of Certificate of Occupancy and supporting cost documentation
- Protections: Standard termination, offset, and repayment provisions are included to safeguard MEDC funds

Strategic Initiative

Develop Strong Economy

Recommendation

Staff Recommends Approval

Funding Source

MEDC

Prepared By

Rachel Bagley, Assistant Director of Economic Development - (817) 728-3652

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN ECONOMIC INCENTIVE AND PERFORMANCE AGREEMENT BETWEEN THE CITY OF MANSFIELD, TEXAS, THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, AND HANNA SURVEYING & ENGINEERING IN AN AMOUNT NOT TO EXCEED \$145,000; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, AND MEDC BOARD PRESIDENT TO EXECUTE ANY DOCUMENTS NECESSARY TO IMPLEMENT THIS RESOLUTION; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Mansfield, Texas (“City”), and the Mansfield Economic Development Corporation (“MEDC”) are authorized under Chapter 380 and Chapters 501–504 of the Texas Local Government Code to promote economic development and stimulate business and commercial activity; and,

WHEREAS, Hanna Surveying & Engineering (“Company”) proposes an expansion project within the City consisting of the construction of a new approximately 10,000 square foot office building, which will require significant site grading and the installation of a retaining wall; and,

WHEREAS, the proposed Economic Development Agreement will require a minimum capital investment of \$3,000,000, with a maximum grant incentive not to exceed \$145,000; and,

WHEREAS, the City Council and the MEDC Board of Directors find that the proposed projects will enhance economic activity, create jobs, and generate additional tax revenues beneficial to the community; and,

WHEREAS, the City Council finds it to be in the best interest of the City to approve the Economic Incentive and Performance Agreement with Hanna Surveying & Engineering, to promote and secure the economic objectives of the City of Mansfield.

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 hereby adopted as true and correct and made part hereof for all purposes.

SECTION 2.

The Economic Incentive and Performance Agreement between the City of Mansfield, the Mansfield Economic Development Corporation, Hanna Surveying & Engineering, is hereby approved.

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 that the notice of the time, place, and purpose of said meeting was given as required by law.

SECTION 4.

The City Manager, or his designee, and the MEDC Board President are hereby authorized to execute the Economic Incentive and Performance Agreement on behalf of the City of Mansfield and the MEDC.

SECTION 5.

This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 27TH DAY OF APRIL, 2026.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

**ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT BETWEEN THE
MANSFIELD ECONOMIC DEVELOPMENT CORPORATION AND
HANNA SURVEYING AND ENGINEERING, LLC**

This Economic Development Agreement ("**Agreement**") is made and entered into by and between the MANSFIELD ECONOMIC DEVELOPMENT CORPORATION ("**Corporation**"), a nonprofit corporation organized under Title 12, Subtitle C1, of the Texas Local Government Code ("**Act**"), and Hanna Surveying and Engineering, LLC ("**Company**"). Company and the Corporation may sometimes hereafter be referred to individually as a "party" or collectively as the "parties."

RECITALS:

WHEREAS, Company is the developer of a Project, hereinafter defined, known as HANNA SURVEYING AND ENGINEERING LLC located, generally at 1460 N US 287 FRONTAGE ROAD in the City of Mansfield, Texas (the "Property"), as further described in **Exhibit A**; and

WHEREAS, Company intends to develop the Project as further described in **Exhibit B**, which will include an office building; and

WHEREAS, as a component of the development of the Project, Company will be constructing retaining wall improvements, as shown in **Exhibit C**; and

WHEREAS, Company has requested financial assistance from the Corporation for the construction of the improvements, and the Board of Directors of the Corporation find that the requested grants will be used to fund a "project" as defined in Section 501.103 of the Act and that such grants is required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises.

NOW THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

**ARTICLE 1
DEFINITIONS**

"Act," "Agreement," "Corporation," and "Company," have the meanings set forth above.

"Capital Investment" means the actual cost incurred related to the construction of the Project, as the case may be, including the actual construction costs of all buildings, renovations, site preparation, structures, infrastructure, offsite improvements (if any), utilities, landscaping and onsite improvements, including labor and materials, engineering costs, surveying costs, fees of consultants, permit and inspection fees, and business personal property.

"Certificate of Occupancy" means the document issued by the City certifying that a building and its commercial tenant is in compliance with applicable building codes and other laws, and indicating it to be in a condition suitable for occupation.

"City" means the City of Mansfield, Texas.

"Commencement of Construction" shall mean (i) the plans have been prepared and all approvals thereof required by applicable governmental authorities have been obtained for construction of the Project, as the case may be; (ii) all necessary permits for the construction of the Project, as the case may be, have been issued by the applicable governmental authorities; and (iii) construction of the foundations commenced for the Project, as the case may be, has commenced.

"Director" means the City's Economic Development Director or acting Economic Development Director.

"Effective Date" means the date this Agreement is fully executed by both the Corporation and Company.

"Event of Bankruptcy or Insolvency" means the dissolution or termination of a party's existence as a going business, insolvency, appointment of receiver for any part of such party's property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such party and such proceeding is not dismissed within ninety (90) days after the filing thereof.

"Expiration Date" shall mean three years from the Effective Date, unless sooner terminated as provided herein.

"FTE" means any employee on a forty (40) hour or more per week schedule or the combination of two (2) or more employees on part-time schedules equaling at least forty (40) hours without regard to whether individuals in those positions are the same as those in previous counts.

"Grant" means the payment to be made by the Corporation to Company pursuant to this Agreement as a reimbursement for a portion of the cost of the Improvements, the maximum grant payment shall be the lesser of: (i) 100% of the actual costs of the Improvements, or (ii) \$145,000. The Grant will be paid upon the Company obtaining a Certificate of Occupancy, as described in Article 4.

"Impositions" mean all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on Company or any property or any business owned by Company within the City.

“Improvements” means the retaining wall improvements constructed by Company on the Property, as shown and described on the attached **Exhibit C**.

“Payment Request” means a written request from Company to Corporation for payment of the Grant. The written request must be accompanied by (i) proof of Certificate of Occupancy; and (ii) documentation of actual construction costs of the Improvements, in a manner and form acceptable to the Director.

“Project” means the Hanna Surveying and Engineering, LLC office development as further illustrated in **Exhibit B**.

“Property” means the property located at 1460 North US 287 Frontage Road, Mansfield, Texas, as shown on the attached **Exhibit A**.

“Term” means the term of this Agreement as described in Article 2 of this Agreement.

ARTICLE 2 TERM

The Term of this Agreement will begin on the Effective Date and continue thereafter until the Expiration Date, unless terminated earlier under the terms of this Agreement.

ARTICLE 3 COVENANTS OF COMPANY

3.01 **Company Obligations.** In consideration of Corporation agreeing to pay Company the Grant in accordance with the terms and conditions of this Agreement, Company, agrees to:

- (a) Obtain Commencement of Construction for the Project by December 31, 2026;
- (b) Receive a Certificate of Occupancy for the Project no later than December 31, 2027;
- (b) Make a Capital Investment of no less than \$3,000,000 for the Project;
- (c) Make the Improvements on the Property; and
- (d) Comply with all building codes and other ordinances of the City applicable to the design and construction of the restaurant and Improvements.

3.02 **Undocumented Workers.** Company covenants and certifies that it does not and will not knowingly employ an undocumented worker as that term is defined by Section 2264.001(4) of the Texas Government Code. In accordance with Section 2264.052 of the Texas Government Code, if Company is convicted of a violation under 8 U.S.C. Section 1324a (f), Company shall repay to the Corporation the full amount of all payments made under Section 4 of this Agreement, plus ten percent (10%) interest per annum from the date such payment was made until the date of full

repayment. Repayment shall be paid within one hundred twenty (120) days after the date Company receives a notice of violation from the Corporation.

ARTICLE 4

GRANTS BY CORPORATION

Provided that Company is in compliance with the terms of this Agreement, and upon full satisfaction by Company of the conditions set forth above in Article 3, Corporation will pay Company the Grant within thirty (30) days of receipt of a Payment Request, provided Company is in compliance with the terms of this Agreement.

ARTICLE 5

TERMINATION, OFFSET, AND REPAYMENT

5.01 Termination. This Agreement may be terminated upon any one or more of the following:

- (a) by mutual written agreement of the parties;
- (b) upon written notice by either party, if the other party defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not cured within thirty (30) days after written notice thereof;
- (c) upon written notice by Corporation, if Company suffers an Event of Bankruptcy or Insolvency;
- (d) upon written notice by Corporation, if any Impositions owed to City by Company become delinquent and such delinquency has not been cured within thirty (30) days after written notice thereof; or
- (e) upon written notice by either party if any subsequent federal or state legislation or any decision of a court of competent jurisdiction renders this Agreement invalid, illegal, or unenforceable.

5.02 Offset. Corporation may at its option, and after delivering written notice to Company of its intent to do so, offset any amounts due and payable under this Agreement against any delinquent debt (including taxes) lawfully due to City of Mansfield by Company, regardless of whether the amount due arises pursuant to the terms of this Agreement, or otherwise, and regardless of whether or not the debt due to the City of Mansfield has been reduced to judgment by a court. Such offset right shall not apply to any sum timely and properly protested and contested in accordance with applicable law.

5.03 Repayment. In the event the Agreement is terminated by Corporation pursuant to Section 5.01(b)-(d), Company shall immediately refund to Corporation an amount equal to the amount of the Grants that have been provided by Corporation to Company prior to the date of such termination, plus interest at the rate of interest periodically announced by the Wall Street Journal as the prime or base commercial lending rate, or if the Wall Street Journal shall ever cease to exist

or cease to announce a prime or base lending rate, then at the annual rate of interest from time to time announced by Citibank, N.A. (or by any other New York money center bank selected by Corporation) as its prime or base commercial lending rate, which shall accrue from the Effective Date until paid.

ARTICLE 6 INDEMNIFICATION

COMPANY, IN PERFORMING THE OBLIGATIONS UNDER THIS AGREEMENT, IS ACTING INDEPENDENTLY, AND THE CORPORATION ASSUMES NO RESPONSIBILITIES OR LIABILITIES TO THIRD PARTIES IN CONNECTION WITH THE IMPROVEMENTS OR FACILITY. COMPANY AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CORPORATION, ITS DIRECTORS, OFFICERS, AGENTS, EMPLOYEES, AND VOLUNTEERS IN BOTH THEIR OFFICIAL AND INDIVIDUAL CAPACITIES, FROM AND AGAINST CLAIMS, SUITS, DEMANDS, LOSSES, DAMAGES, CAUSES OF ACTION, AND LIABILITY OF EVERY KIND, INCLUDING, BUT NOT LIMITED TO, EXPENSES OF LITIGATION OR SETTLEMENT, COURT COSTS, AND ATTORNEYS FEES WHICH MAY ARISE DUE TO ANY DEATH OR INJURY TO A PERSON OR THE LOSS OF USE, OR DAMAGE TO PROPERTY, ARISING OUT OF OR OCCURRING AS A CONSEQUENCE OF THE PERFORMANCE BY COMPANY OF THE OBLIGATIONS UNDER THIS AGREEMENT, INCLUDING ANY ERRORS OR OMISSIONS, OR NEGLIGENT ACT OR OMISSION OF COMPANY, OR ITS OFFICERS, AGENTS, EMPLOYEES, OR CONTRACTORS.

ARTICLE 7 ACCESS TO INFORMATION

Upon the Corporation's request, Company agrees to provide the Corporation access to contract documents, invoices, receipts, records, and reports to verify Company's compliance with this Agreement.

ARTICLE 8 GENERAL PROVISIONS

8.01 Mutual Assistance. Company and the Corporation shall do all things reasonably necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out such terms and provisions.

8.02 Representations and Warranties. Company represents and warrants to the Corporation that it has the requisite authority to enter into this Agreement. Company represents and warrants to the Corporation that it will not violate any federal, state or local laws in operating the business, and that the Facility and Improvements shall conform to the applicable building codes, zoning ordinances and all other ordinances and regulations.

8.03 Section or Other Headings. Section or other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

8.04 Entire Agreement. This Agreement contains the entire agreement between the parties with respect to the transaction contemplated herein.

8.05 Amendment. This Agreement may only be amended, altered, or revoked by written instrument signed by Company and the Corporation.

8.06 Successors and Assigns.

- (a) Assignment. This Agreement shall be binding on and insure to the benefit of the parties, their respective successors and assigns. Company may assign all or part of its rights and obligations hereunder only upon prior written approval of the Corporation.
- (b) Collateral Assignment. Notwithstanding Section 8.06(a), Company shall have the right to collaterally assign, pledge, or encumber, in whole or in part, to any lender as security for any loan in connection with construction of the Facility and Improvements, all rights, title, and interests of Company to receive the Grants under this Agreement. Such collateral assignments: (i) shall require the prior written consent of the Corporation, which shall not be unreasonably delayed or withheld, and Corporation agrees to execute such reasonable consent forms as may be required to evidence such consent; (ii) shall require notice to the Corporation together with full contact information for such lenders, (iii) shall not create any liability for any lender under this Agreement by reason of such collateral assignment unless the lender agrees, in writing, to be bound by this Agreement; and (iv) may give lenders the right, but not the obligation, to cure any failure of Company to perform under this Agreement. No collateral assignment may relieve Company from any obligations or liabilities under this Agreement. The Director has the authority to give the written consent under this subsection after review and consultation with the Corporation's legal counsel; provided, however, the Director may, in his or her sole discretion, present the assignment request to the Corporation's board of directors for approval.

8.07 Notice. Any notice required or permitted to be delivered by this Agreement shall be deemed delivered by depositing same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses, or at such other addresses provided by the parties in writing:

COMPANY:	Hanna Surveying and Engineering 1380 N US 287 Frontage Road, Suite 101 Mansfield, Texas, 76063 ATTN: Sam Hanna
----------	---

CORPORATION: Mansfield Economic Development Corporation
1200 E Broad Street
Mansfield, Texas 76063
Attn: Director

With a copy to: City Attorney
Victor Flores
1200 E Broad Street
Mansfield, Texas 76063

8.08 Interpretation. Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for or against any party.

8.09 Applicable Law/Venue. This Agreement is made, and shall be construed and interpreted under the laws of the State of Texas; exclusive venue for any legal action regarding this Agreement shall lie in Tarrant County, Texas.

8.10 Severability. In the event any provision of this Agreement is ruled illegal, invalid, or unenforceable by any court of proper jurisdiction, under present or future laws, then and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid, or unenforceable a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

8.11 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

8.12 No Joint Venture. Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties.

8.13 Force Majeure. If either party hereto shall be delayed or hindered in or prevented from the performance of any act required hereunder (other than the payment of money) by reason of strikes, lockouts, inability to procure materials, failure of power, governmental moratorium or other governmental action or inaction (including, failure, refusal or delay in issuing permits, approvals or authorizations), injunction or court order, terrorist attacks, riots, insurrection, war, fire, earthquake, flood or other natural disaster or other reason of a like nature not the fault of the party delaying in performing work or doing acts required under the terms of this Agreement (but excluding delays due to financial inability), then performance of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay, provided that the foregoing shall not be applicable to any payment obligation of either party under this Agreement.

8.14 Attorney's Fees. In the event it should become necessary to take legal action to interpret or enforce the terms of this Agreement, the prevailing party in such action shall be entitled to recover from the non-prevailing party reasonable attorney's fees and costs of court.

8.15 Limitation of Liability. The parties further agree that neither party will be liable to the other under this Agreement for special, consequential (including lost profits), or exemplary damages.

8.16 Governmental Function. The parties agree that this Agreement serves the public purpose of assisting in the development and diversification of the economy of City and the State of Texas, eliminating unemployment or underemployment of the State, and developing and expanding commerce in the State, and is for all purposes a governmental function of City for the benefit of the citizens of City and the State of Texas. The parties further agree that this Agreement is entered into for the purpose of carrying out governmental functions which are enjoined on Corporation, by virtue of its relationship with its authorizing unit, the City of Mansfield, by law, and given to it by the State of Texas as part of the State's sovereignty.

8.17 City Council Approval. This Agreement is not valid unless first approved by the City Council of the City of Mansfield.

8.18 Full Execution Required. This Agreement will not be binding on either party unless fully executed by both parties.

**MANSFIELD ECONOMIC
DEVELOPMENT CORPORATION**

By: Jim Vaszauskas
Jim Vaszauskas, Board President

Date: April 7, 2026

ATTEST:

Nicole Zaitoon
Nicole Zaitoon, Board Secretary

Hanna Surveying and Engineering

By: Amanda Hanna
Amanda Hanna, President

Date: 29 January 2026

EXHIBIT “A”

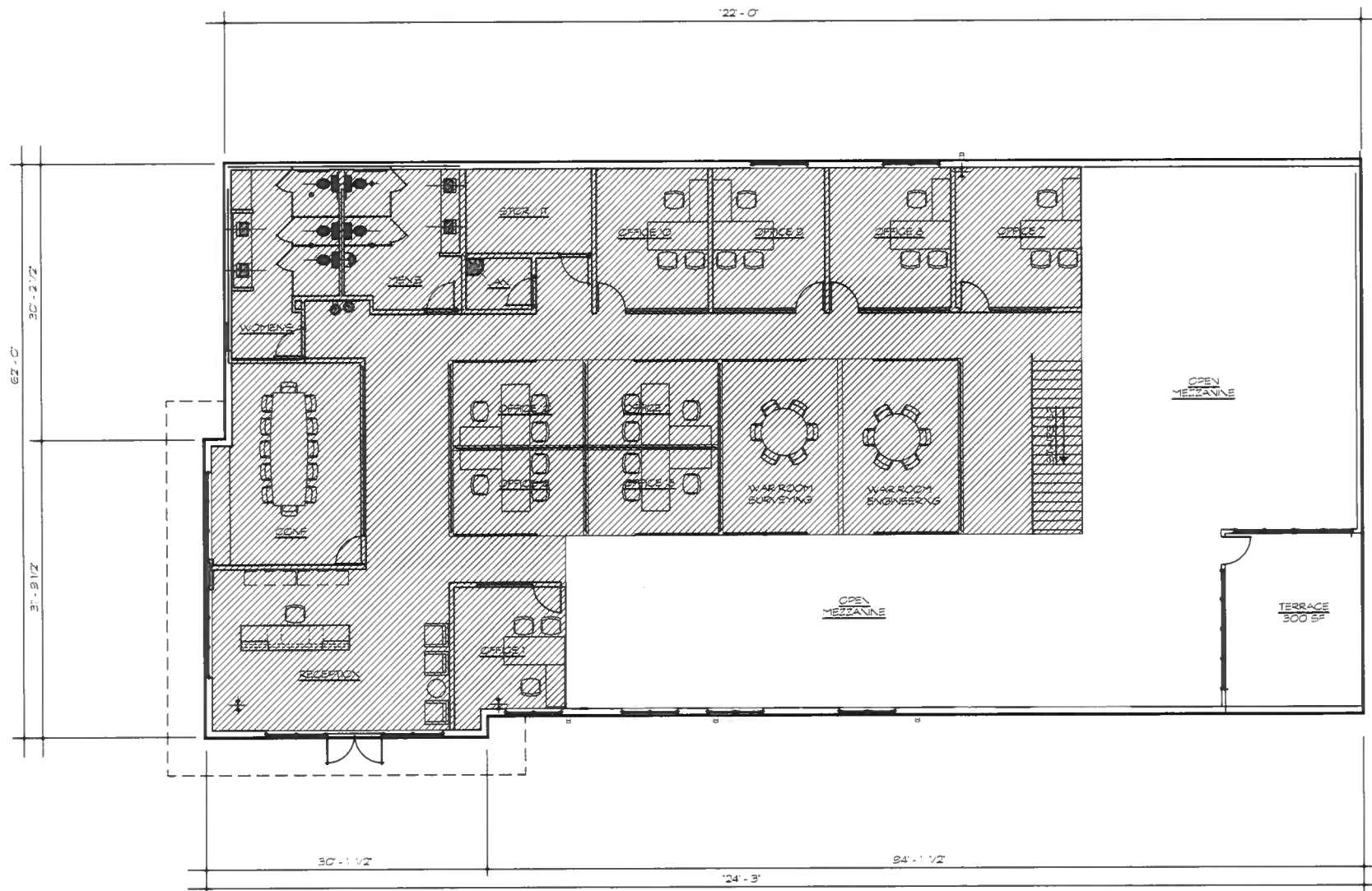
Property

EXHIBIT “B”

Project

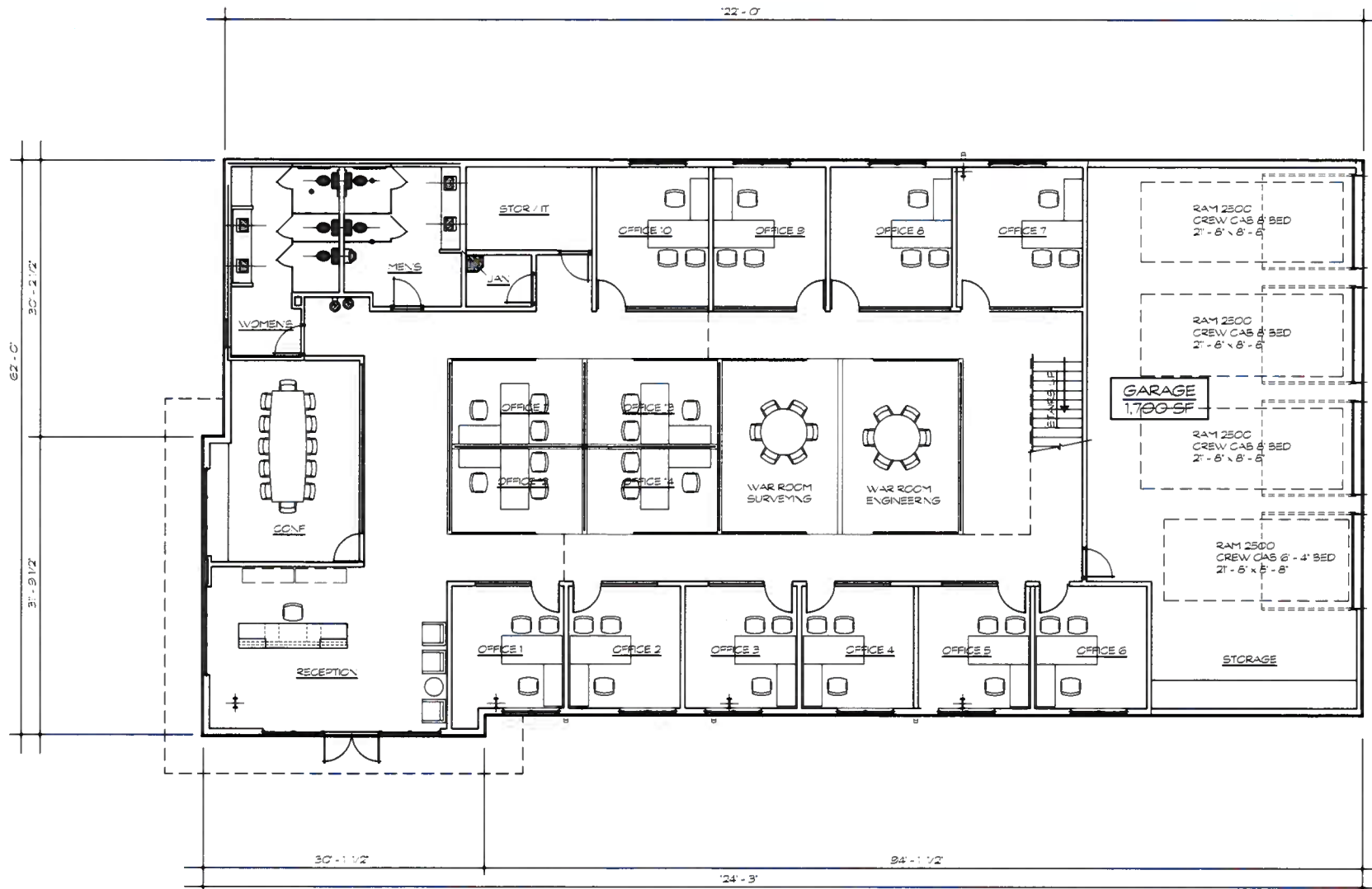
EXHIBIT “C”

Improvements



HSE HANNA SURVEYING AND ENGINEERING

PRELIMINARY OFFICE CONCEPT PLAN - MEZZANINE - 2,700 SF (INCLUDING TERRACE) - 10-9-25



HSE HANNA SURVEYING AND ENGINEERING

PRELIMINARY OFFICE CONCEPT PLAN - GROUND FLOOR - 7,400 SF (INCLUDING GARAGE) - 10-9-25





Job Cost Breakdown	
Date:	11/4/2025
Project:	HSE Office
Owner:	HSE Office
Address:	1480 Hwy 287, Mansfield, Texas
Bldg. SF:	10,100
Site SF:	65,925

Total Costs
Bldg / Site / GC
\$1,808,601.64
Fee
\$126,602.11
Tax / Insur. / Bonds
\$0.00
Contingency
\$54,258.05
Total Costs
\$1,989,461.80

This Project
SQFT Cost
Site
\$6.46
Bldg w/ GR and Fee
\$145.01
Total
\$151.47

Phase	Description	Notes	Final Cost
Division 01	General Requirements		\$208,438.13
Division 02	Existing Conditions		\$0.00
Division 03	Concrete		\$109,737.30
Division 04	Masonry		\$134,175.30
Division 05	Metals		\$342,616.59
Division 06	Woods, Plastics and Composites		\$30,408.00
Division 07	Thermal and Moisture Protection		\$29,638.88
Division 08	Openings		\$39,837.00
Division 09	Finishes		\$115,164.00
Division 10	Specialties		\$588.00
Division 11	Equipment		\$0.00
Division 12	Furnishings		\$0.00
Division 13	Special Construction		\$98,490.00
Division 14	Conveying Equipment		\$0.00
Division 21	Fire Suppression		\$0.00
Division 22	Plumbing		\$64,890.00
Division 23	HVAC		\$40,110.00
Division 26	Electrical		\$84,210.00
Division 27	Communications		\$0.00
Division 28	Electronic Safety and Security		\$12,600.00
Division 31	Earthwork		\$131,503.31
Division 32	Exterior Improvements		\$76,968.15
Division 33	Utilities		\$185,220.00
Division 44	Pollution Control		\$14,007.00
Project Subtotal			\$1,808,601.64
Contingency - 3%			\$54,258.05
OH&P - 7%			\$126,602.11
Project Total			\$1,989,461.80

Development Cost

Total Construction Costs	\$ 1,989,500.00	68.41%
Land 1.6 Acres	\$ 650,000.00	22.35%
Closing Costs	\$ 8,500.00	0.29%
Pre-Development Expense (Civil / Geo / Structural / Survey / LS)	\$ 159,430.25	5.48%
Architectural - Construction Administration	\$ 78,900.00	2.71%
City Permit / Fees / Inspection	\$ 22,000.00	0.76%
Total Development Cost	\$ 2,908,330.25	100.00%



**City of Mansfield
Staff Report**

**Item ID:
26-2138**

Agenda Date: April 27, 2026

Title

26-2138: Minutes - Approval of the April 13, 2026 Regular City Council Meeting Minutes

Description/History

The minutes of the April 13, 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
April 13, 2026 - 2:00 PM
Draft

Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 2:00 p.m.

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

Absent: Brent Newsom

2. WORK SESSION

Discussion Regarding Commercial Drone Delivery

Clayton Comstock, Executive Director of Planning and Development, presented the item. He spoke on the need for regulatory framework surrounding commercial drone delivery, explained what drone delivery is, and showed demonstration videos for the Wing, Zipline, and Flytrex drone delivery companies. He addressed what the City can and cannot regulate regarding drone delivery, as the Federal Aviation Administration regulates airspace, flight paths, altitude of drones, and drone testing and certification. The City can regulate and has authority over zoning and land use, location of infrastructure, structure height, setbacks and buffering, screening and aesthetics, noise at property line, and lighting impacts. Clayton spoke on staff's recommendation for a hybrid approach to regulations for commercial drone delivery, including a by-right point of sale accessory use and special use permit requirements, answered Council questions, and received feedback from the Council.

Discussion Regarding the April 13, 2026 Consent Agenda Items

James Rogge, Assistant Director of Public Works - Streets and Traffic, presented and answered Council questions on agenda item 26-2063. Troy Lestina, Deputy City Manager/Chief Financial Officer, presented and answered Council questions on agenda item 26-2064. Victor Flores, City Attorney, presented agenda item 26-2076. Raymond Coffman, Director of Engineering Services, presented and answered Council questions on agenda items 26-2080 and 26-2081. Bernadette McCranie, Director of Communications and Outreach, presented and answered Council questions on agenda item 26-2091.

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 2:53 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 2:59 p.m. Mayor Evans recessed the executive session at 5:39 p.m.

Council Member Newsom arrived at 3:17 p.m.

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

- 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. IMMEDIATELY FOLLOWING WORK SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Evans reconvened the meeting into regular business session at 5:47 p.m.

5. WORK SESSION

Discussion Regarding Water and Wastewater Cost of Service Rate Making

Jeff Price, Executive Director of Public Works, introduced the item and Chris Eckert, consultant with NewGen Strategies and Solutions, who presented. Mr. Eckert gave an introduction and overview of the process for water and wastewater cost of service rate making. He spoke on what a cost of service study is and the reasoning for performing one, the role of City Council in cost of service process, and the cost of service process itself. Additionally, Mr. Eckert spoke on revenue requirements, cost allocation and cost of service, cost of service method, key rate design policy questions, rate attributes and criteria, customer classification and equity in rate making, rate structure components, fixed versus variable projected revenues, the City's current water rates and rate structure, billing determinants, and residential frequency distribution. Finally, he discussed current sewer rates and billing determinants, comparisons of regional bills, and gave next steps.

Mayor Evans recessed the meeting into a break at 6:13 p.m. and reconvened at 6:20 p.m.

6. INVOCATION

Pastor Sylvester Stemley, TCAL Church, gave the Invocation.

7. PLEDGE OF ALLEGIANCE

Council Member Newsom led the Pledge of Allegiance.

8. TEXAS PLEDGE

Mayor Pro Tem Tonore led the 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.

Houston Mitchell, 605 St. Eric Drive - Mr. Mitchell spoke regarding data centers, traffic, the

proposed car wash, and his experience at a recent Council Chat event.

10. COUNCIL COMMENTS

Council Member Simmons thanked staff and management for always being quick to respond and provide assistance.

Mayor Evans congratulated Council Member Bounds on her appointment to the National League of Cities' Community and Economic Development Advocacy Committee. He also congratulated Joe Smolinski, City Manager, for his 25 year work anniversary with the City of Mansfield.

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

Bernadette McCranie provided an update on the Summer of Soccer surrounding the FIFA World Cup™. She gave some fast facts and spoke on tourism and hospitality, ongoing preparation, MansfieldFanZone.com, upcoming events for local businesses, and market value add.

GFOA Budget Awards

Troy Lestina announced the City has received the Government Finance Officers Association Distinguished Budget Presentation Award, the highest form of recognition in governmental budgeting.

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

Staff was available for questions.

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

Staff was available for questions.

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

There was no action taken.

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 & Traffic

Attachments:

1. Resolution
2. Contract
3. Bid Tabs

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

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

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

Aye: 7 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons

Nay: 0 None

Abstain: 0 None

Resolution Number: RE-4526-26

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

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

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

Aye: 7 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0 None
Abstain: 0 None

Resolution Number: RE-4527-26

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

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, 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

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

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

Aye: 7 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0 None
Abstain: 0 None

Resolution Number: RE-4528-26

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

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, 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)

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

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

Aye: 7 Michael Evans, Todd Tonore, Larry Broseh, Tamara Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0 None
Abstain: 0 None

Resolution Number: RE-4529-26

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

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, 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)

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

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

Aye: 7 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0 None
Abstain: 0 None

Resolution Number: RE-4530-26

26-2091: Resolution - A Resolution of the City Council 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

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

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

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

Aye: 7 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0 None
Abstain: 0 None

Resolution Number: RE-4531-26

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

A motion was made by Council Member Bounds to approve the minutes of the March 23, 2026 Regular City Council Meeting as presented. Seconded by Council Member Fresquez. The motion PASSED by the following vote:

Aye: 7 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0 None

Abstain: 0 None

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

Clayton Comstock presented the item and answered Council questions. Applicants Tyler Wallach, Mike Booth, Kevin Patel, and Greg Guerin presented and answered Council questions.

Mayor Evans continued the public hearing at 7:24 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 7:24 p.m.

A motion was made by Council Member Bounds to deny the request for a Specific Use Permit. Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 7 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons

Nay: 0 None

Abstain: 0 None

15. ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 7:25 p.m. Seconded by Mayor Pro Tem Tonore. The motion PASSED by the following vote:

Aye: 7 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons

Nay: 0 None

Abstain: 0 None

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



Agenda Date: April 27, 2026

Title

26-2157: Consideration of a Detailed Site Plan for a Restaurant at the Shops at Broad on Approximately 2.1 Acres located at 680 N US 287 (DS#26-001)

Description/History

The property is identified as “Tract 3” in the Shops at Broad Planned Development (PD), which requires detailed site plan approval by City Council prior to construction. The proposed plans provide for a restaurant with an extension of the building serving as a patio dining that conforms to the Shops at Broad PD.

The subject property consists of 2.1 acres located north of the intersection of East Broad and N US 287. The restaurant is proposed to be situated adjacent to the newly-constructed BoomerJack’s restaurant in between Field House and N US 287. Per the PD regulations, development of this property is limited to C-2 (Community Business District) uses and standards for a commercial/retail development. The applicant is requesting to develop a Hideaway Pizza Restaurant on the property.

Site Plan

The proposed site plan includes details of the two-story 8,514 sq. ft. restaurant building, consisting of 6,176 sq. ft. for the first floor with 673 sq. ft. patio dining and a 1,665 sq. ft. second floor mezzanine area. The site plan also provides 135 parking spaces, including 6 accessible parking spaces.

Building Elevations

Elevations are provided for the proposed two-story building, as well as details for the trash enclosure. The building will include mostly brick materials and faux limestone, EIFS for the top of the parapets, faux wood garage doors, metal awnings and glass windows for the storefront. The parapets will be designed to ensure that all mechanical and HVAC equipment is properly screened to meet the requirements in the PD, Planned Development for the Shops at Broad.

Landscape Plan

The landscape plan includes landscape areas throughout the site and a trash enclosure which will be located in the rear of the development and constructed of masonry materials (brick and stone) to match the primary material of the building. All equipment will be screened in accordance with the City’s Code of Ordinances. The landscaping material used within the site plan meets the requirements of the PD by utilizing tree plantings, shrubs and plants, ornamental grass and groundcover and hardscape. Most of the plantings are spaced along the edge of the property and building, providing a natural buffer around the parking areas and the building’s foundation. Adequate landscaping is also provided around the dumpster and the transformer pad location as screening.

Signage

Details on signage are provided in Exhibit E. All signs will be in accordance with the requirements in the PD, Planned Development for the Shops at Broad.

Strategic Initiative

Focus on the Future

Develop Strong Economy

Recommendation

The Development Review Committee has reviewed all submitted exhibits and recommends approval of this detailed site plan.

Funding Source

N/A

Prepared By

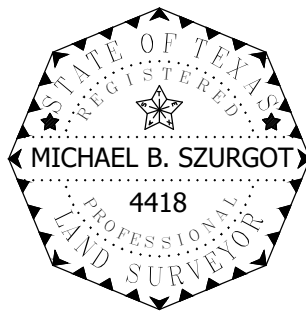
Helina Okyere, Planner I - (817) 276-4287



EXHIBIT "A"

LEGAL LAND DESCRIPTION:

BEING Lot 12R1, Block 1, The Shops At Broad Street, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D224153140, Official Public Records, Tarrant County, Texas.



Michael B. Szurgot
12/10/2025

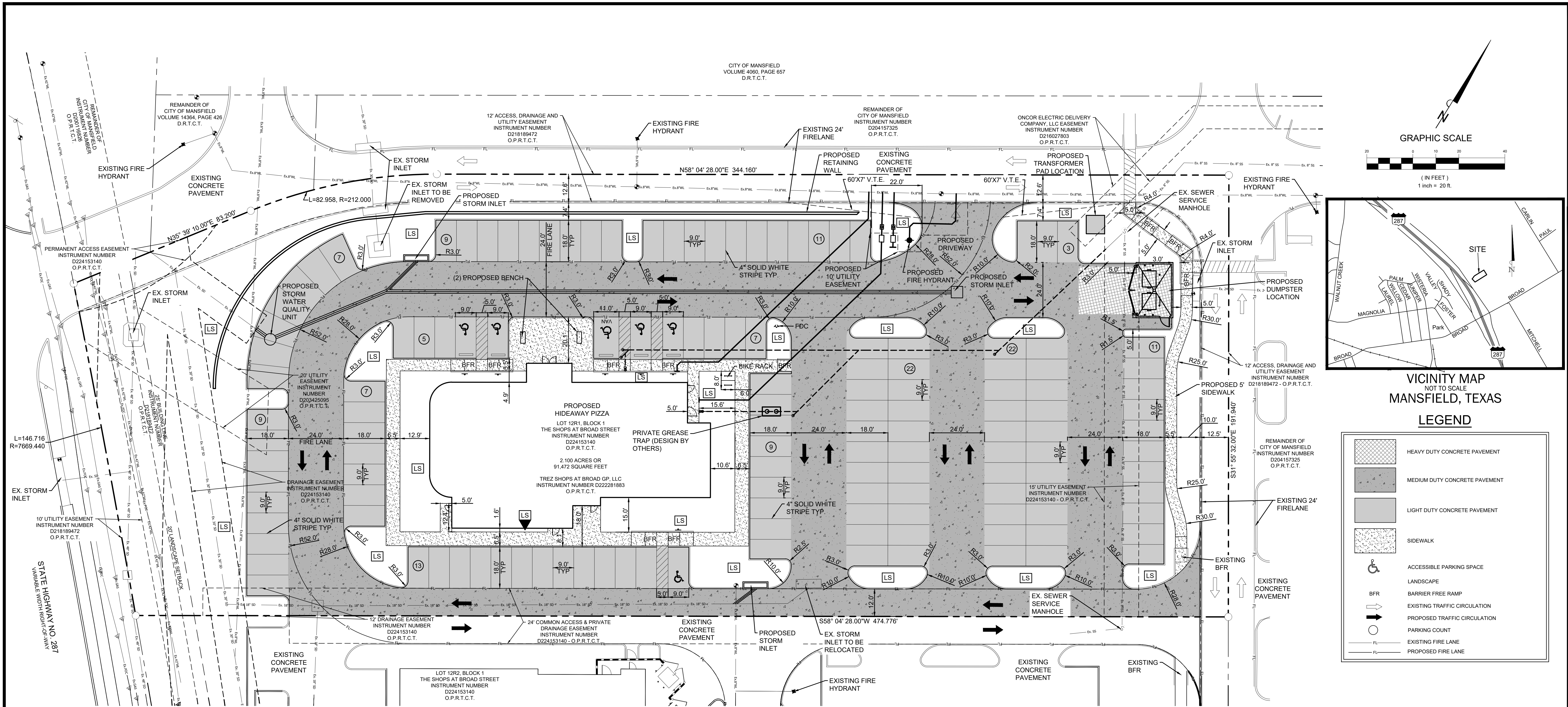
Project No. 528-25-003 | Date: 12/10/2025 | Page 1 of 1 | Drawn by: SA | Checked by: MS

LEGAL DESCRIPTION

LOT 12R1, BLOCK 1, THE SHOPS AT BROAD STREET
BEING 2.100 ACRES OR (91,472 SQUARE FEET) OUT OF THE
HENRY O'DELL SURVEY, ABSTRACT NO. 1196
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823

© Copyright 2025



SITE DATA SUMMARY TABLE	
ZONING	PD (ZC 16-008)
LOT SIZE	91,472 S.F. (2.100 AC)
LAND USE	GENERAL RETAIL
BUILDING SQUARE FOOTAGE	
1ST FLOOR	6,176
PATIO DINING	673
MEZZANINE AREA	1,665
TOTAL BUILDING SQUARE FOOTAGE	8,514 S.F.
MAXIMUM FLOOR TO AREA RATIO	2:1
PROPOSED FLOOR TO AREA RATIO	0.090:1
PARKING CALCULATIONS	
REQUIRED PARKING RATIO	1 SPACE / 100 S.F. FLOOR AREA
TOTAL NO. OF PARKING REQUIRED	85 SPACES
TOTAL NO. OF PARKING PROVIDED	135 SPACES
TOTAL NO. OF HC PARKING REQUIRED	4 SPACE
TOTAL NO. OF HC PARKING PROVIDED (VAN)	6 SPACE

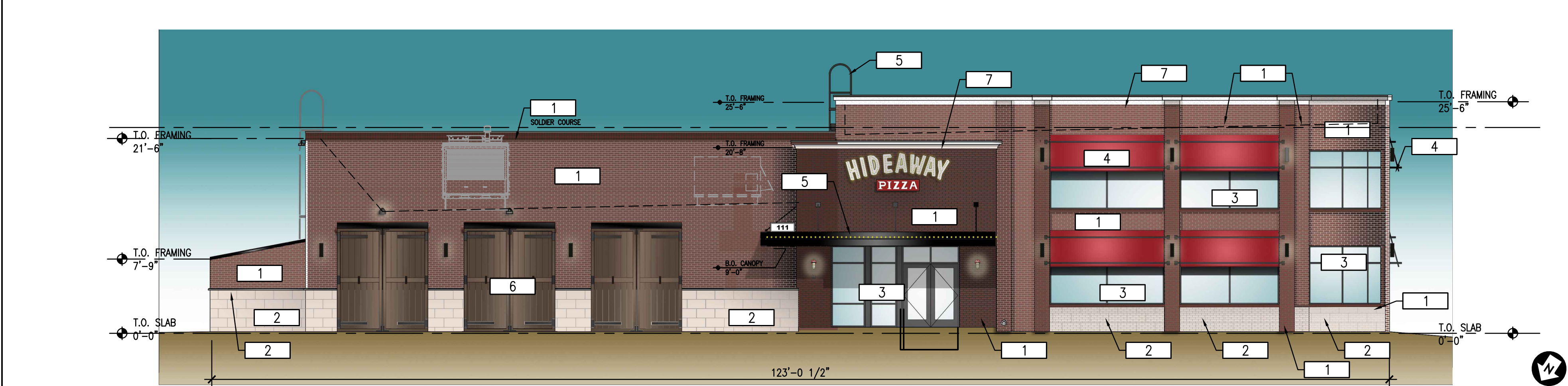
BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

OWNER:
TREZ SHOPS AT BROAD GP, LLC
1700-745 THURLOW ST
VANCOUVER, BRITISH COLUMBIA V6E 0C5
(416) 350-1224

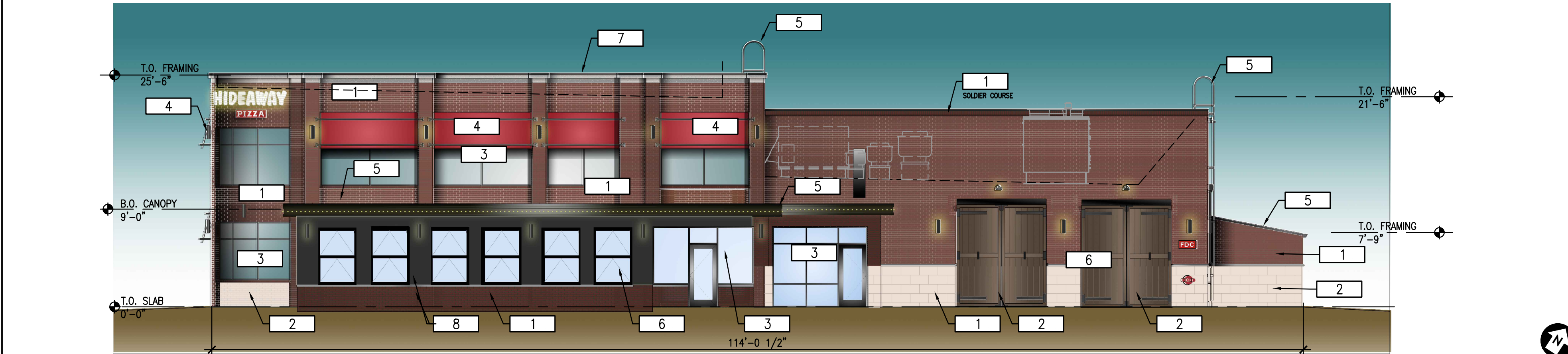
CONTACT: REMINGTON C. WHEAT, P.E.

SITE PLAN EXHIBIT HIDEAWAY PIZZA

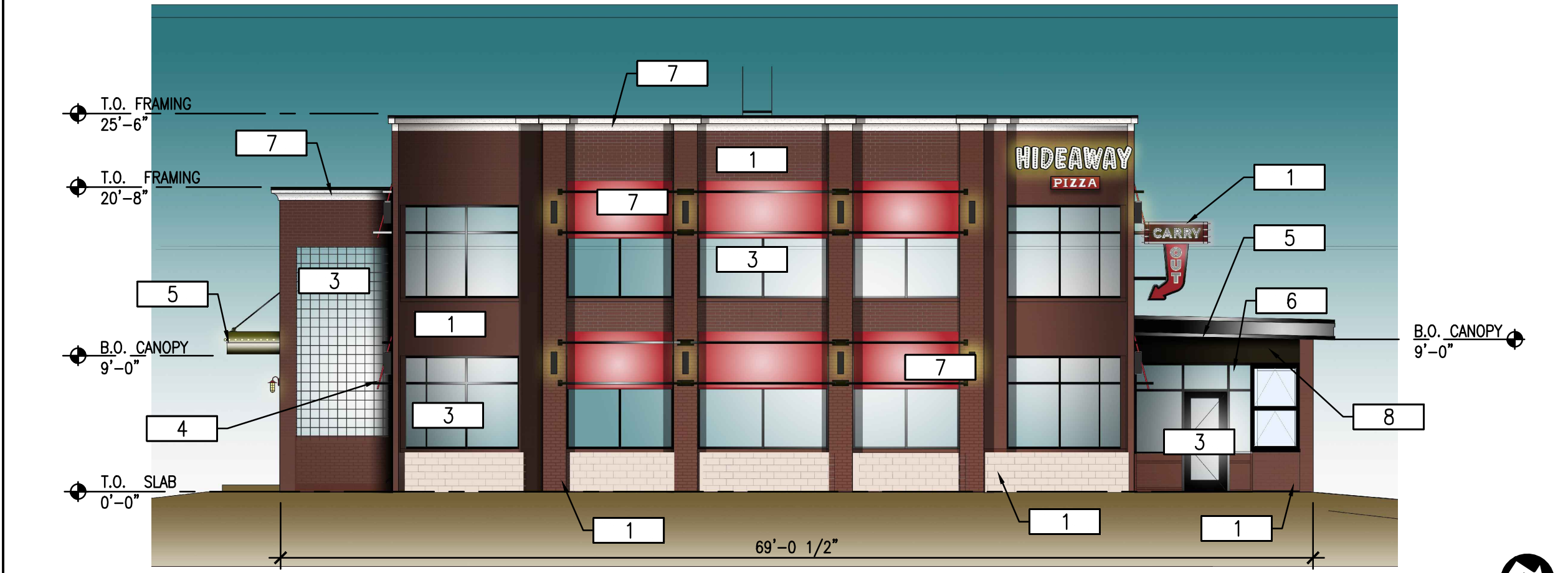
Address: 680 State Highway 287
Lot 12R1, Block 1, The Shops at Broad Street
Being 2.100 acres or (91,472 square feet) out of the
Henry O'Dell Survey, Abstract No. 1196
City of Mansfield, Tarrant County, Texas
Date Prepared: 03/03/2026



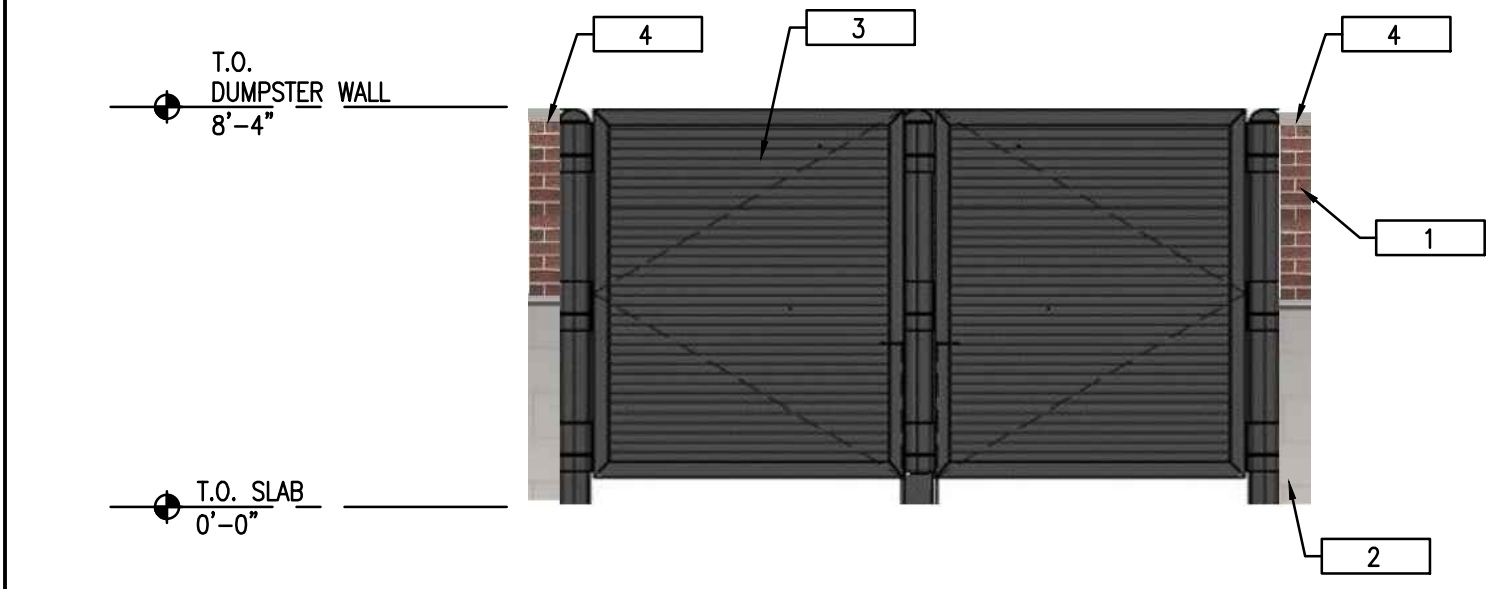
NORTHWEST ELEVATION
3/16"=1'-0" 1



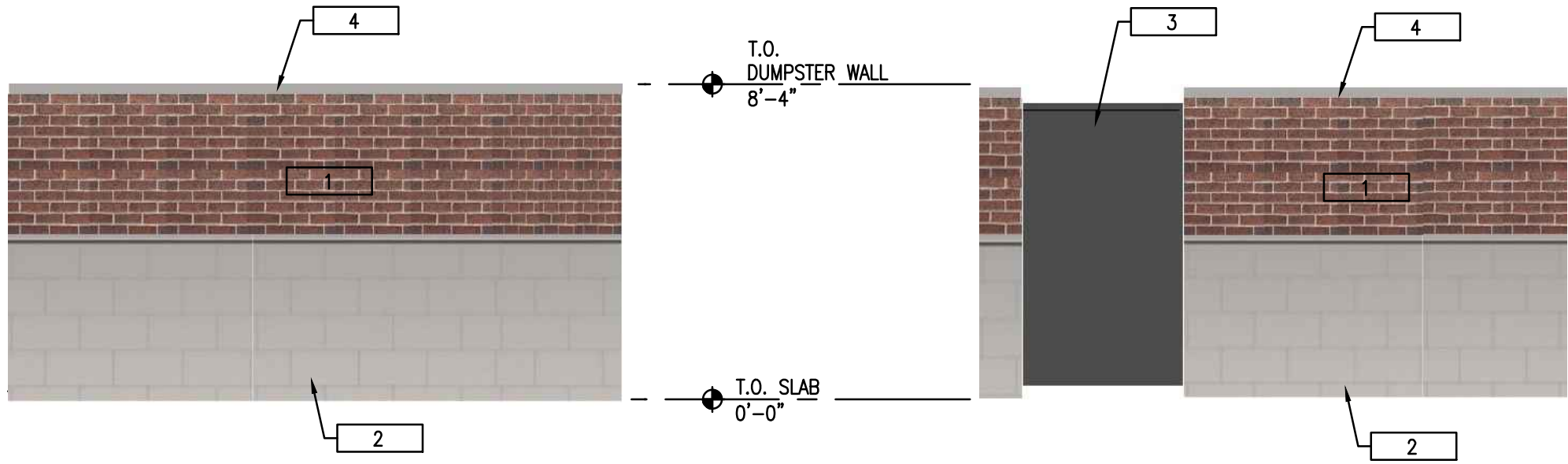
SOUTHEAST ELEVATION
3/16"=1'-0" 2



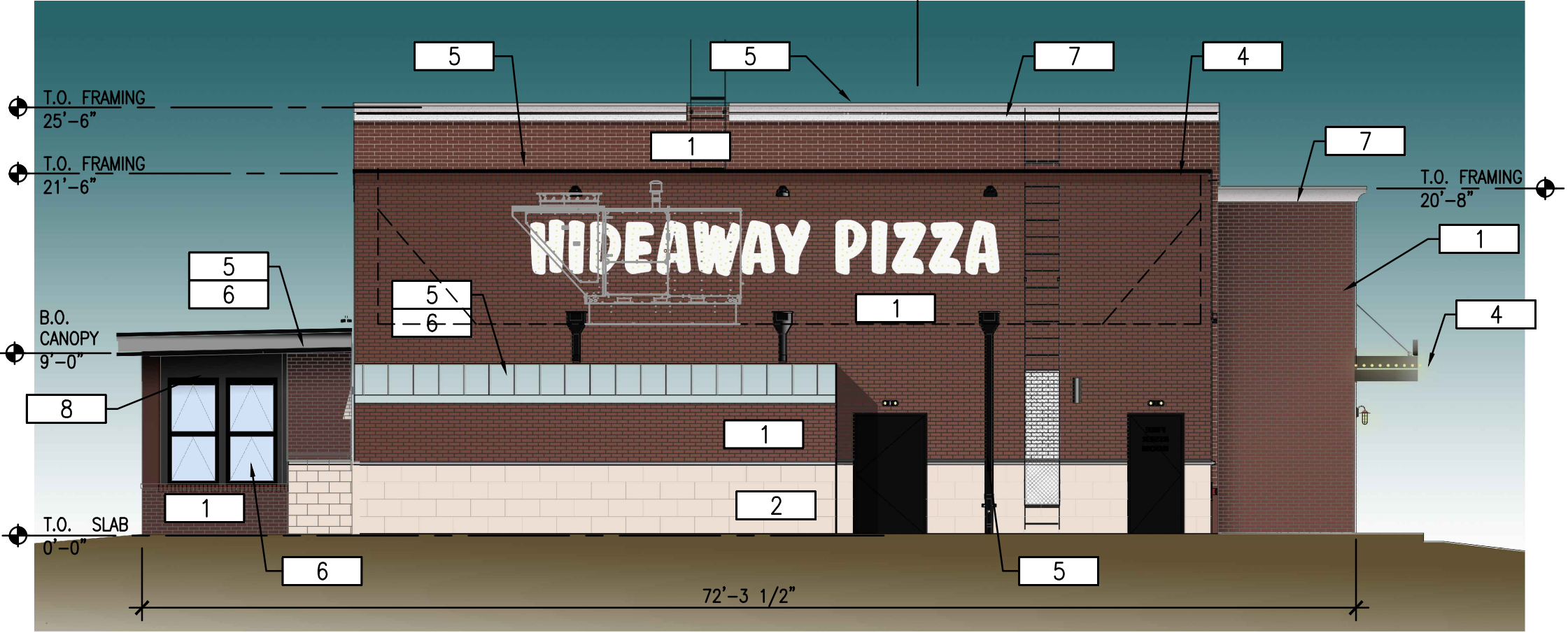
SOUTHWEST ELEVATION
3/16"=1'-0" 3



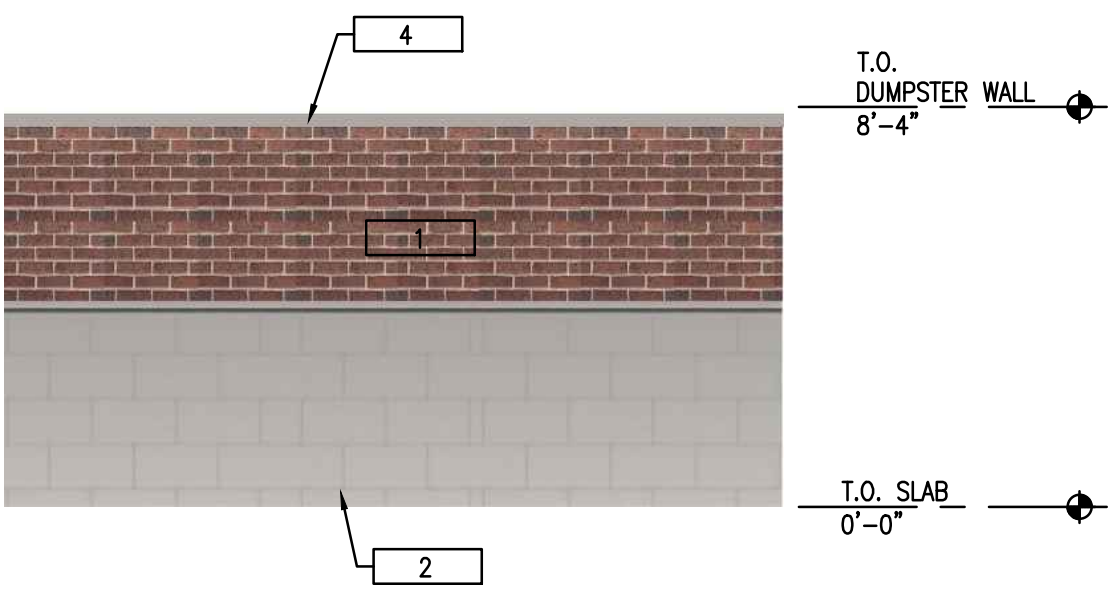
SOUTH SIDE



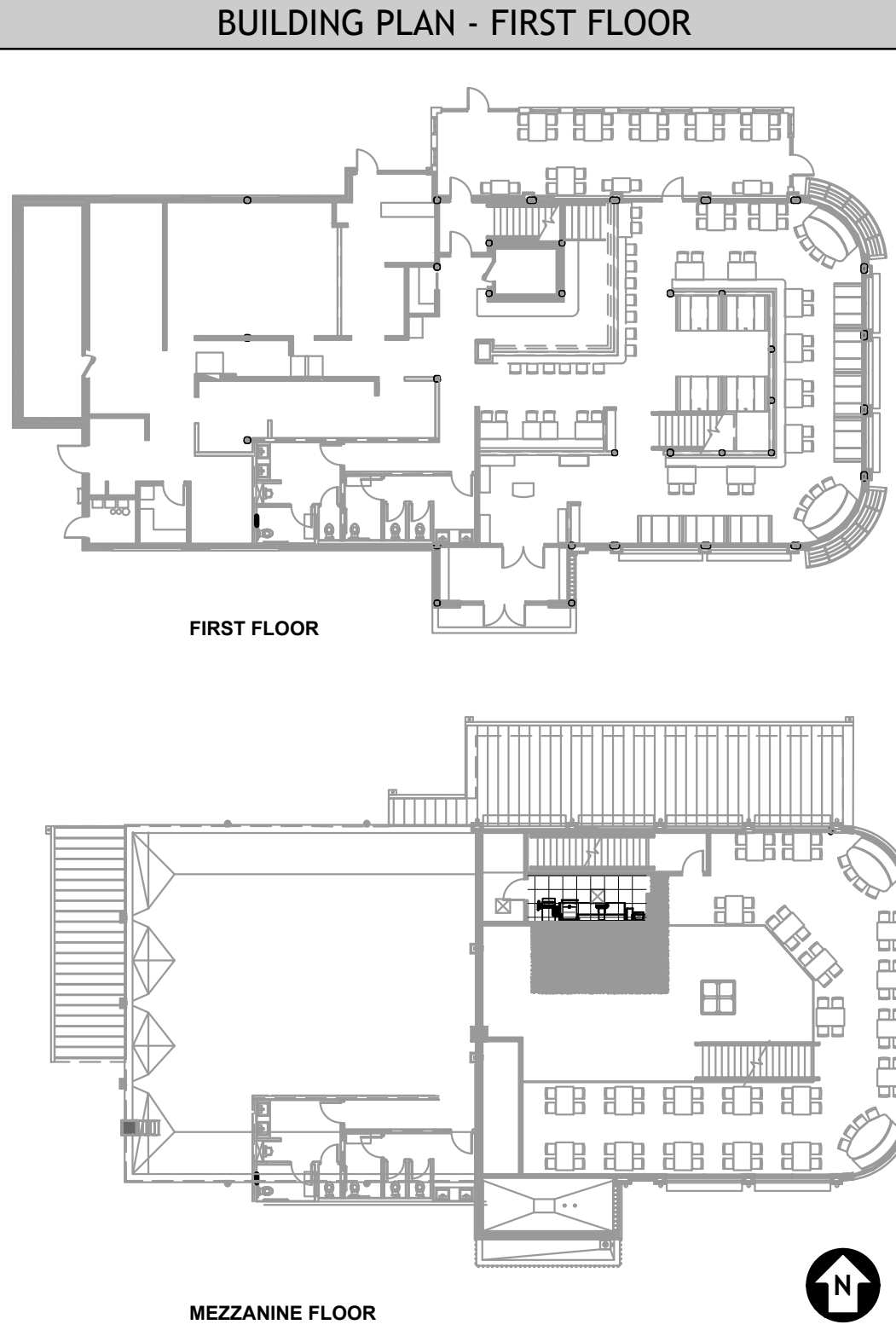
EAST SIDE



NORTHEAST ELEVATION
3/16"=1'-0" 4



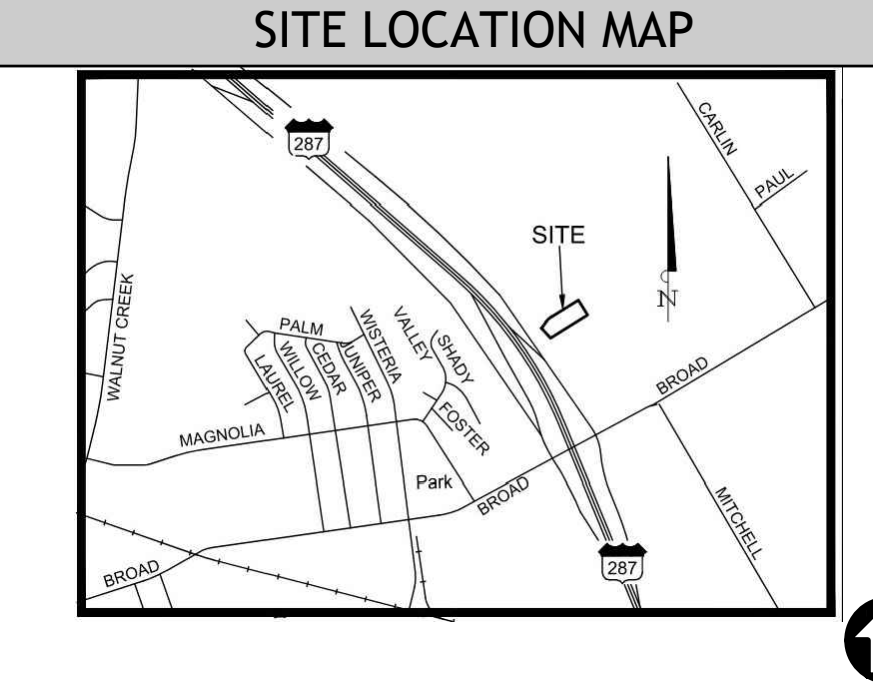
WEST SIDE



BUILDING DATA			
1ST FLOOR AREA	6,176	SQ. FT.	
PATIO DINING	673	SQ. FT.	
MEZZANINE AREA	1,665	SQ. FT.	
TOTAL BUILDING AREA	8,514	SQ. FT.	
MAXIMUM FLOOR TO AREA RATIO	2 1		
PROPOSED FLOOR TO AREA RATIO	0.090 1		

NOTE:
ALL SIGNAGE UNDER A SEPARATE PERMIT

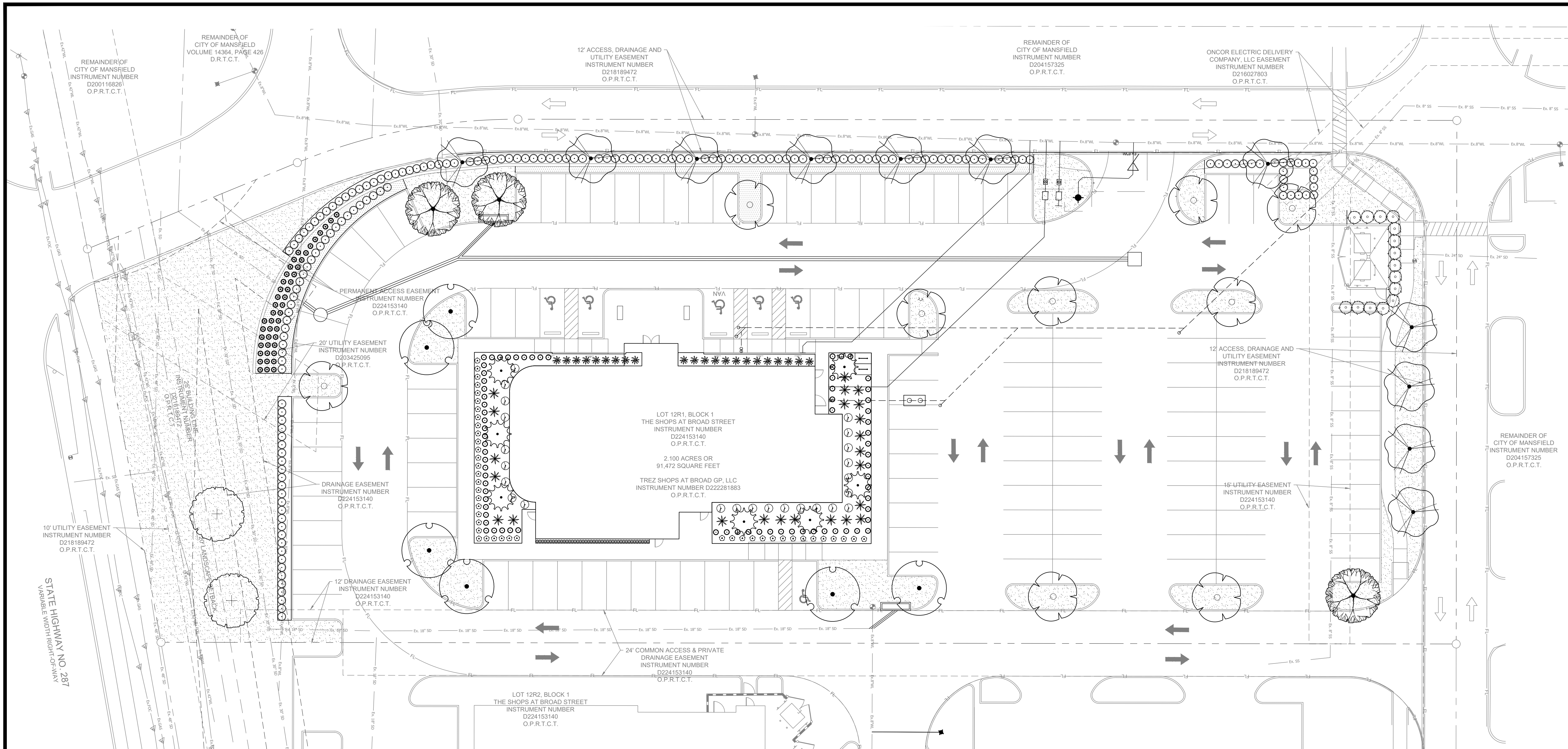
SIGNAGE
Signs are for reference only. Official signage will comply with City standards and requirements.



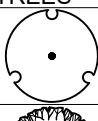
MATERIAL FACADE FINISH SCHEDULE			
ENTRY EXTERIOR ELEVATION - NORTHWEST			
#	TOTAL SURFACE AREA = 2832 SQ FT	PER SQ. FT.	PERCENT
1	BRICK	1666	59
2	FAUX LIMESTONE - TEXTURE	58	2
3	STOREFRONT & GLASS BLOCK	365	13
4	METAL - STEEL (AWNINGS)	278	10
5	METAL (ROOF LADDER, GUTTER)	153	5
6	FAUX WOOD (GARAGE DOORS)	250	9
7	EIFS (PARAPET TOP)	62	2
TOTAL	2832	100	
PATIO EXTERIOR ELEVATION - SOUTHEAST			
#	TOTAL SURFACE AREA = 2832 SQ FT	PER SQ. FT.	PERCENT
1	BRICK	1370	48
2	FAUX LIMESTONE - TEXTURE	127	4
3	STOREFRONT & GLASS BLOCK	503	18
4	METAL - STEEL (AWNINGS)	380	13
5	METAL (ROOF LADDER, GUTTER)	160	6
6	FAUX WOOD (GARAGE DOORS)	258	9
7	EIFS (PARAPET TOP)	35	1
8	STUCCO FINISH - ONYX PAINT	133	5
TOTAL	2833	100	
FRONT EXTERIOR ELEVATION - SOUTHWEST			
#	TOTAL SURFACE AREA = 1661 SQ FT	PER SQ. FT.	PERCENT
1	BRICK	784	47
2	FAUX LIMESTONE - TEXTURE	0	0
3	STOREFRONT & GLASS BLOCK	476	29
4	METAL - STEEL (AWNINGS)	354	21
5	METAL (ROOF LADDER, GUTTER)	-	#
6	FAUX WOOD (GARAGE DOORS)	15	1
7	EIFS (PARAPET TOP)	32	2
8	STUCCO FINISH - ONYX PAINT	19	1
TOTAL	1661	100	
REAR EXTERIOR ELEVATION - NORTHEAST			
#	TOTAL SURFACE AREA = 1668 SQ FT	PER SQ. FT.	PERCENT
1	BRICK	1170	70
2	FAUX LIMESTONE - TEXTURE	189	11
3	STOREFRONT & GLASS BLOCK	32	2
4	METAL - STEEL (AWNINGS)	-	#
5	METAL (ROOF LADDER, GUTTER)	218	13
6	FAUX WOOD (GARAGE DOORS)	27	2
7	EIFS (PARAPET TOP)	32	2
8	STUCCO FINISH - ONYX PAINT	16	1
TOTAL	1668	100	
DUMPSTER - ALL 4 ELEVATIONS			
#	TOTAL SURFACE AREA = 1668 SQ FT	PER SQ. FT.	PERCENT
1	BRICK	163	31
2	FAUX LIMESTONE - TEXTURE	192	37
3	STONE CAP	10	2
4	METAL - STEEL DOORS	153	30
TOTAL	518	100	

THE SHOPS AT BROAD STREET
LOT 12R1, BLOCK 1
BUILDING 8,514 SQ FT
CITY OF MANSFIELD,
TARRANT COUNTY, TEXAS
PREPARATIONS DATE: 02.16.2026

DS#26-001



- NOTE**
1. 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.
 2. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.
 3. Electrical transformers and telephone line pedestals located more than five (5) feet from a building, gas meters, and satellite dishes shall be screened by a screening wall or by a hedgerow of dense evergreen shrubbery or plant materials to form a visual screen using plant materials approved by the Landscape Administrator.

PLANT SCHEDULE						
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
TREES						
	4	QUERCUS ACUMINATA / CHINKAPIN OAK	B&B	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	3	QUERCUS SHUMARDII / SHUMARD RED OAK	B&B	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	2	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	B&B	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	9	ULMUS CRASSIFOLIA / CEDAR ELM	B&B	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	11	ULMUS PARVIFOLIA / LACEBARK ELM	B&B	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	7	X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	CONT.	3"	6'-8'	FULL, MATCHING, SYMMETRICAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
SHRUBS						
	42	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	23	HESPERALOE PARVIFLORA / RED YUCCA	3 GAL	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	170	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	15	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY	15 GAL	48" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	24	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANGER	3 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	22	MALVAVISCUS 'DRUMMONDI' / TURK'S CAP	3 GAL	18" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	45	NASSELLA TENUISSIMA 'PONY TAILS' / MEXICAN FEATHER GRASS	1 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	72	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	43	SALVIA GREGGII / AUTUMN SAGE	1 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	NOTES			
GROUND COVERS						
	PER PLAN	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	SOD			
	PER PLAN	DECOMPOSED GRANITE	4" DEPTH, COMPACTED IN 1" LIFTS WITH WEED BARRIER FABRIC			

LANDSCAPE TABULATIONS

SUMMARY CHART - BUFFERYARDS / SETBACKS									
PARCEL	LOCATION OF BUFFERYARD OR SETBACK	PROPOSED USE	ADJACENT ZONING	BUFFERYARD OR SETBACK WIDTH / TYPE	LENGTH (IN FEET)	TREES REQ'D	TREES PROV'D	SCREEN WALL / DEVICE HEIGHT AND MATERIAL REQUIRED	SCREEN WALL / DEVICE HEIGHT AND MATERIAL PROVIDED
LOT 1	NORTH	C-1	SHARED STREET	N/A	345	7	7	N/A	N/A
LOT 1	SOUTH	C-1	SHARED STREET	N/A	475	0	0	N/A	N/A
LOT 1	EAST	C-1	SHARED STREET	N/A	192	4	4	N/A	N/A
LOT 1	WEST	C-1	287 HIGHWAY	20'	147	4	2	N/A	N/A

SUMMARY CHART - INTERIOR LANDSCAPE			
PARCEL	LOT AREA (IN SQUARE FEET)	LANDSCAPE AREA (IN SQUARE FEET)	% OF LANDSCAPE AREA
LOT 1	REQ'D 91,472	5,147	10%
	PROV'D	19,617	21.45%

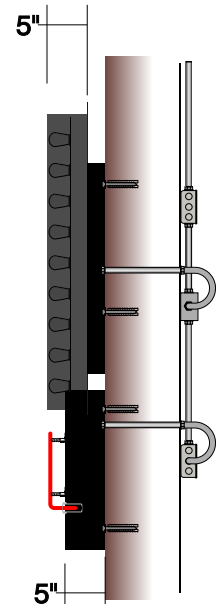
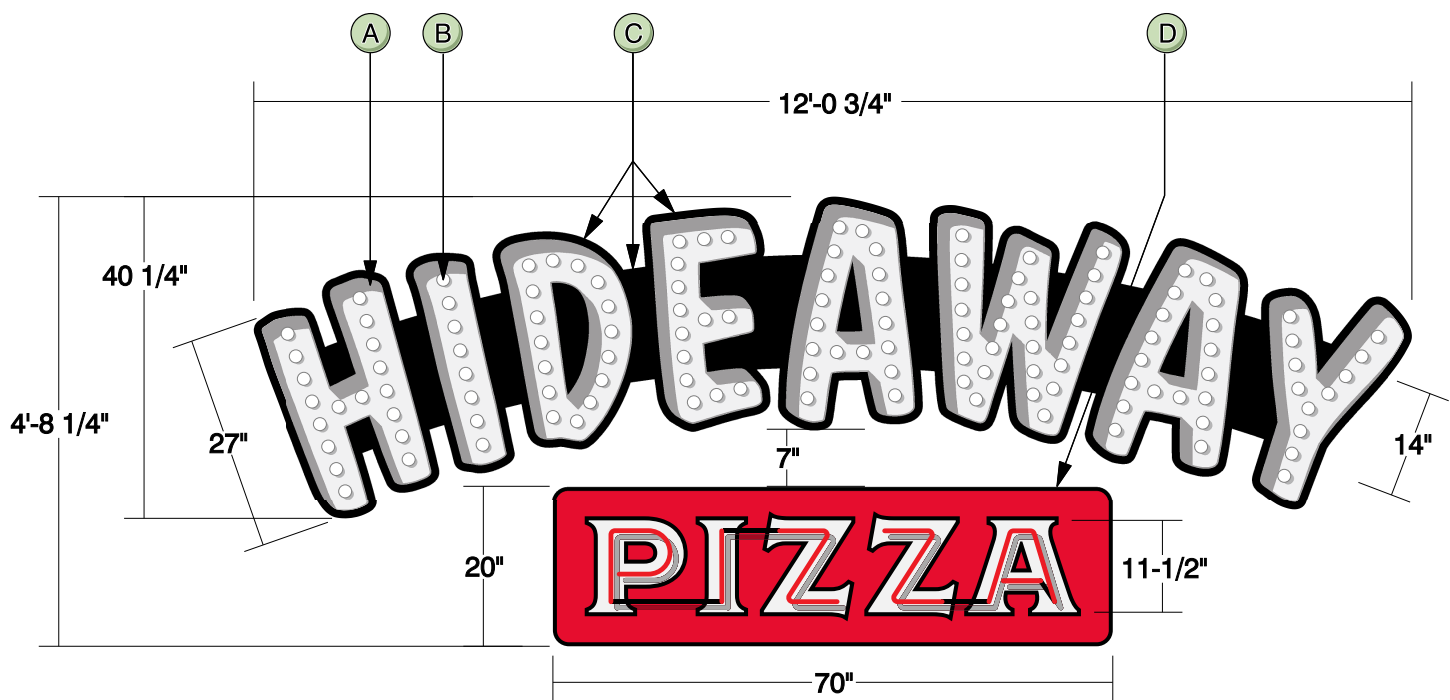


CONTACT: REMINGTON C. WHEAT, P.E.

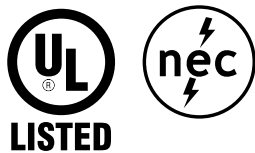
PRELIMINARY
FOR REVIEW ONLY
These documents are for
Design Review and not
intended for
Construction, Bidding or
Permit Purposes. They
were prepared by, or
under the supervision of:
Drew J. Dubocq
L.A.#3141
03/05/2026

LANDSCAPE PLAN EXHIBIT HIDEAWAY PIZZA

Address: 680 State Highway 287
Lot 12R1, Block 1, The Shops at Broad Street
Being 2.100 acres or (91,472 square feet) out of the
Henry O'Dell Survey, Abstract No. 1196
City of Mansfield, Tarrant County, Texas
Date Prepared: 03/03/2026



120v 5A
Total Sq. Ft. - 57

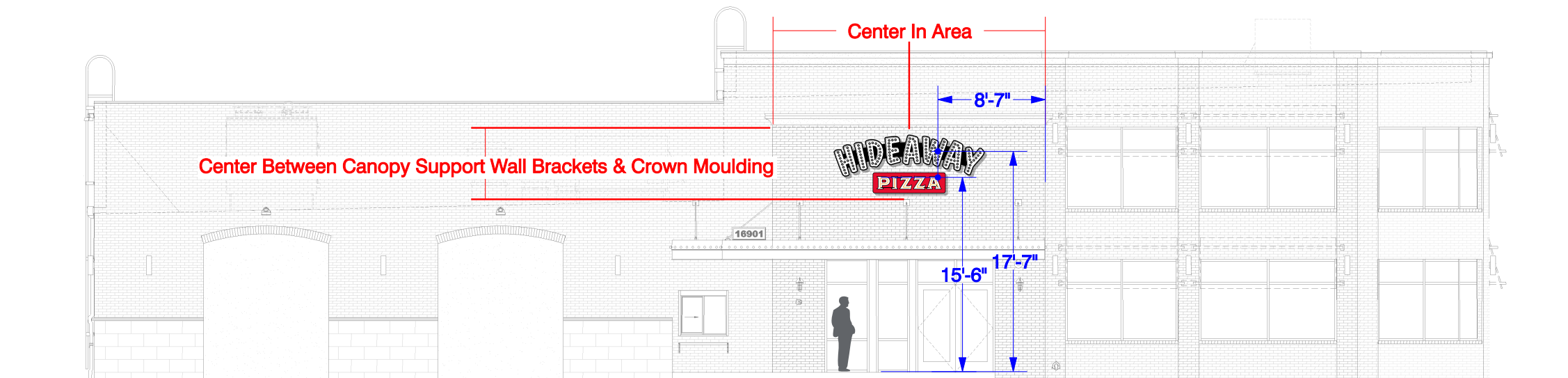


BUILDING ID - EAST

SCALE: 1/2"= 1'-0"

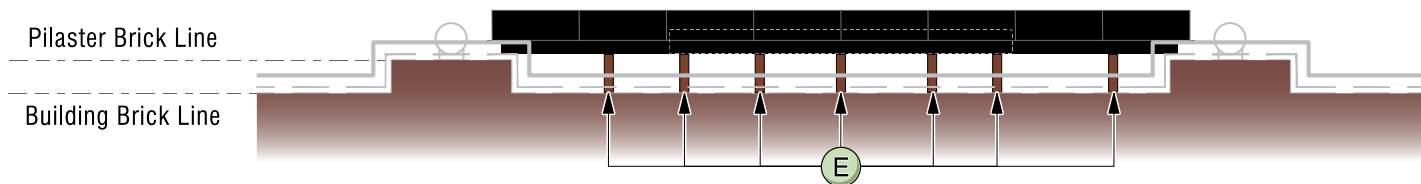
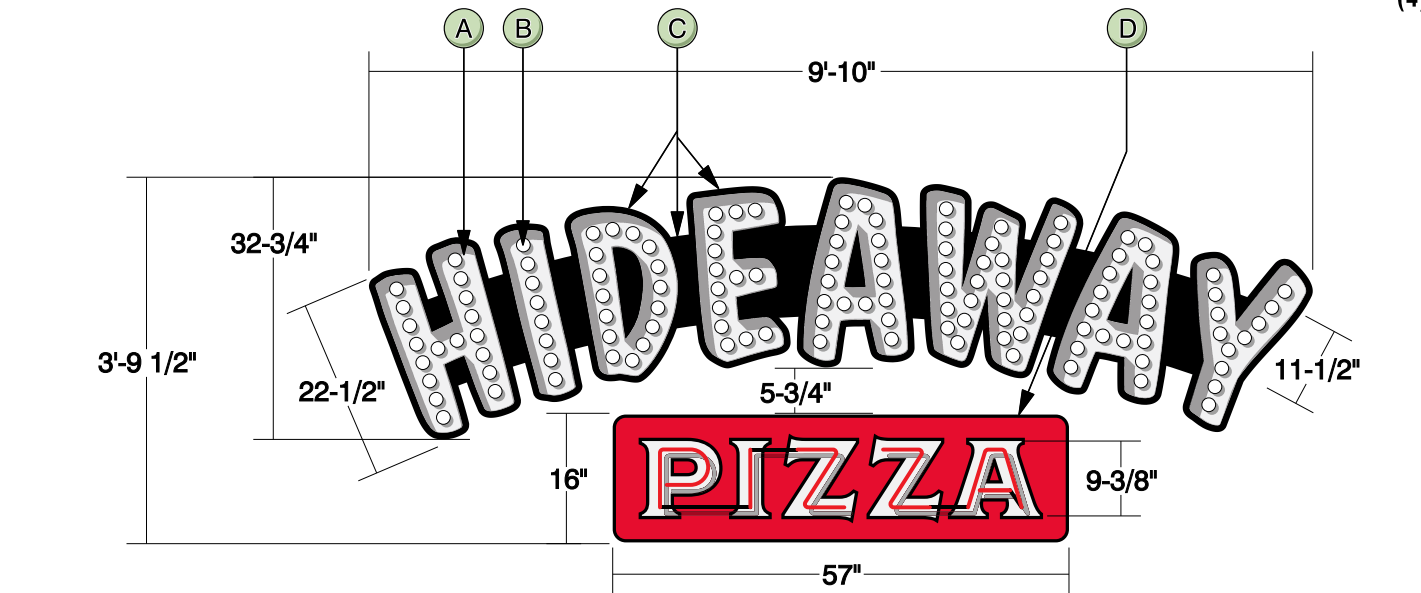
1.1

- A Channel Letters:**
5" Deep Pre-Finished Gloss Black Aluminum Returns,
.063" Pre-Fin. White Aluminum "Inserts" 2" From Back.
- B LED Bulb Illumination:**
White (Clear) Prismatic,
QTY: 131 per set. Sockets: State Tool 660w 250v.
- C Background Silhouettes:**
.125" Alum.,
Backside Has 2" Return Welded Along The 14" Arch
To Fit Into Inset Back (Conceals Wiring & Mounting Points)
Painted Finish - Black (Satin).
- D "PIZZA":**
Removeable .125" Alum. Face w/ Welded 4" Return & Matching Back,
Painted to Match - PMS 185c Red (Satin).
Apply Masking Vinyl For The Black Border Around "PIZZA"
Leaving 1/2" Border Around Perimeter,
Painted Finish - Black (Satin).
Apply 7125-20 Matte White Vinyl Lettering.
15mm Clear Red Exposed Neon in **#200-P** Housings,
Self Contained Transformer, 4/30kv Min. Req'd.



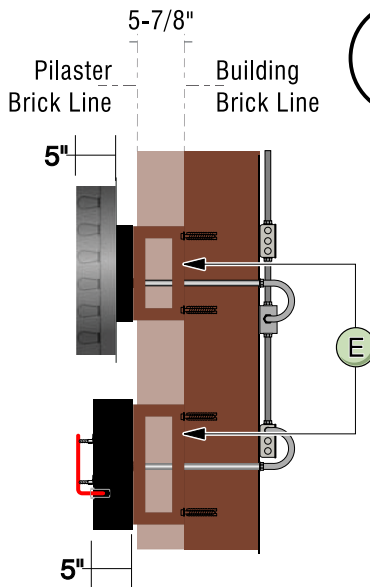
PROPOSED - EAST ELEV.
SCALE: 3/32"= 1'-0"

1.	1
2.	2
3.	3
4.	4
5.	5



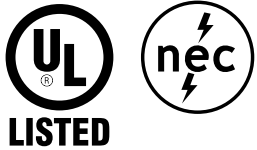
OVERHEAD VIEW - MOUNTING
SCALE: 3/8"= 1'-0"

"HIDEAWAY"
(4) Mounting Ribs @ 10" H x 6-3/8" D



"PIZZA"
(3) Mounting Ribs @ 15" H x 6-3/8" D

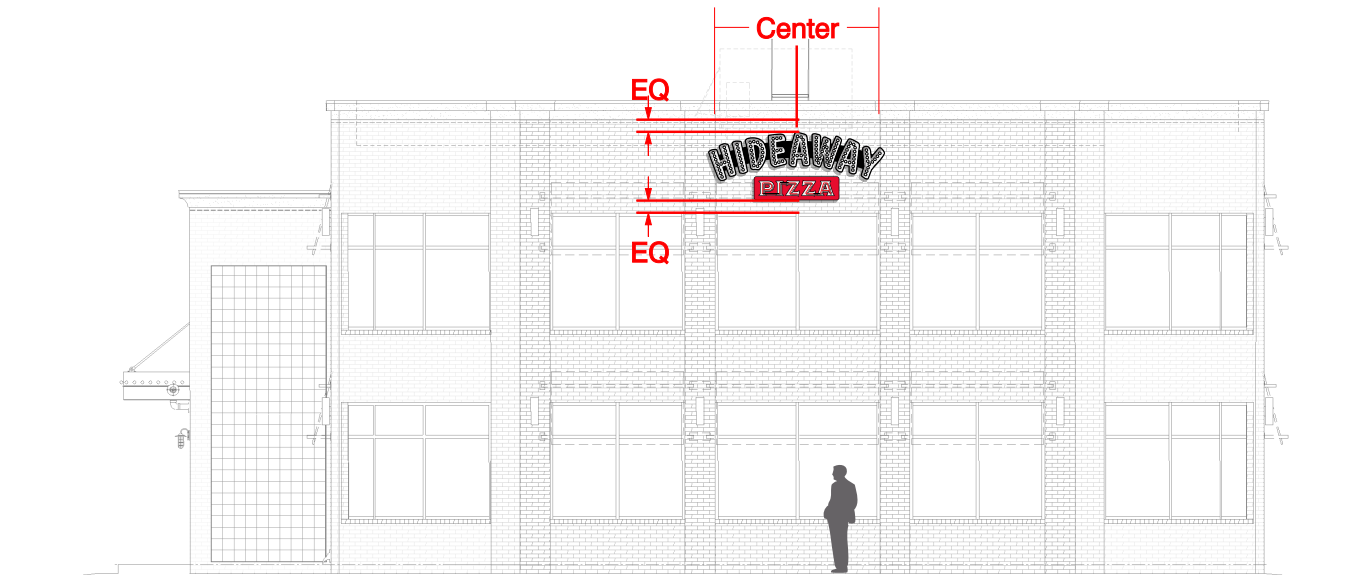
120v 5A
Total Sq. Ft. - 24.65



1.2

BUILDING ID - NORTH
SCALE: 1/2"= 1'-0"

- A Channel Letters:**
5" Deep Pre-Finished Gloss Black Aluminum Returns,
.063" Pre-Fin. White Aluminum "Inserts" 2" From Back.
- B LED Bulb Illumination:**
White (Clear) Prismatic,
QTY: 131 per set. Sockets: State Tool 660w 250v.
- C Background Silhouettes:**
.125" Alum.,
Backside Has 2" Return Welded Along The 14" Arch
To Fit Into Inset Back (Conceals Wiring & Mounting Points)
Painted Finish - Black (Satin).
- D "PIZZA":**
Removeable .125" Alum. Face w/ Welded 5" Return & Matching Back,
Painted to Match - PMS 185c Red (Satin).
Apply Masking Vinyl For The Black Border Around "PIZZA"
Leaving 1/2" Border Around Perimeter,
Painted Finish - Black (Satin).
Apply 7125-20 Matte White Vinyl Lettering.
15mm Clear Red Exposed Neon in #200-P Housings,
Self Contained Transformer, 4/30kv Min. Req'd.
- E Mounting Rib Frames:**
1-1/2" Alum. Angle,
"HIDEAWAY" - Qty - 4 @ 10" H x 6-3/8" D,
"PIZZA" - Qty - 3 @ 15" H x 6-3/8" D
Fastened To Back Of "HIDEAWAY" Raceway & "PIZZA" Cabinet,
Painted To Match General Tone Of Brick -
SW 2808 Rookwood Dark Brown (Satin).



PROPOSED - NORTH ELEV.
SCALE: 3/32"= 1'-0"

QUALITY | VALUE | ASSURANCE

SCALE: AS NOTED WHEN PRINTED 11 x 17

DATE: 7 / 25 / 25

FILE : 1.2 Building ID - North

SALES REP: Seth Curry

DRAWN BY: JB FINAL: RAM

PROJECT: Hideaway Pizza

LOCATION: West Little Rock, AR

ADDRESS: 2101 N Hardin Blvd

CLIENT APPROVAL SIGNATURE & DATE:

UL LISTED Signs will be built to meet UL specifications as required.
NEC All signs and outline lighting must comply with Article 600 of the N.E.C. standards, including proper grounding and bonding.

REVISIONS:

1.	1
2.	2
3.	3
4.	4
5.	5

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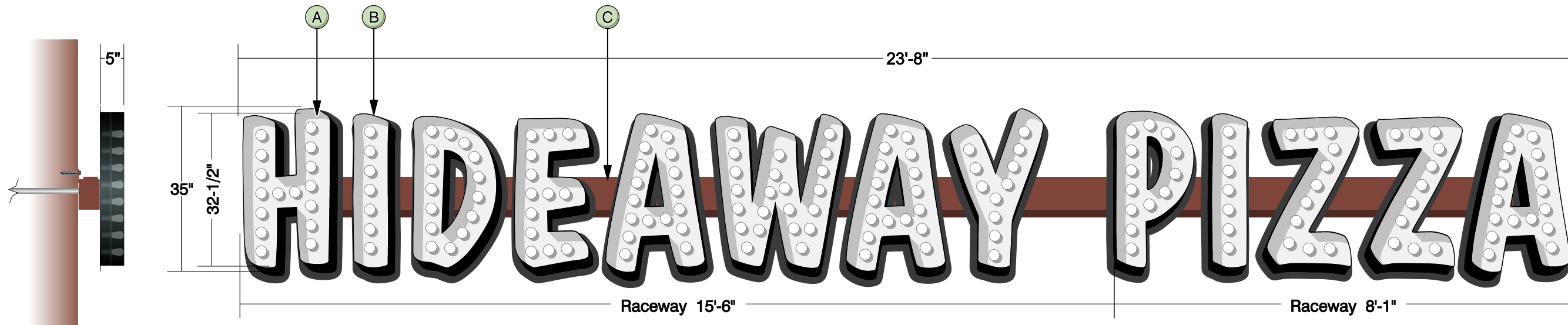
FINAL APPROVAL FOR PRODUCTION:

FINAL
RAM 9/2/2025

Project Manager: _____

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072525-03



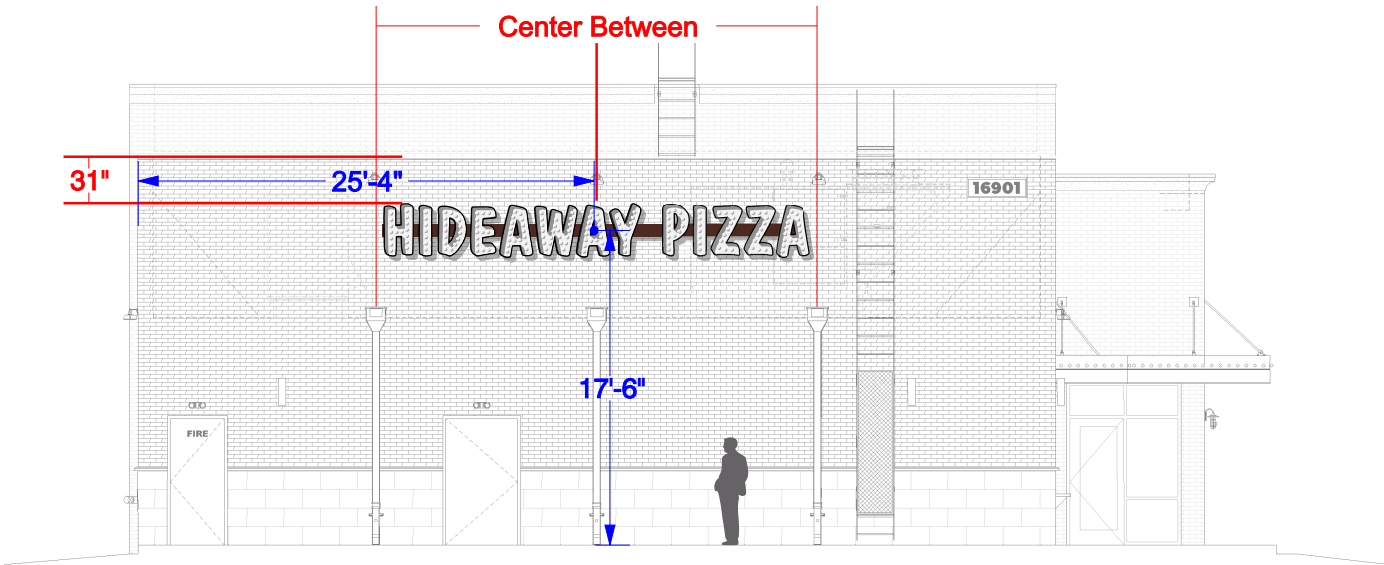
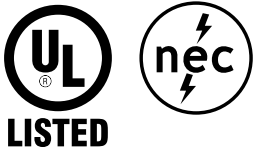
BUILDING ID - SOUTH

SCALE: 1/2"=1'-0"

1.3

- A Channel Letters:** 5" Deep Pre-Finished Gloss Black Aluminum Returns, .063" Pre-Fin. White Aluminum "inserts" 2" From Back. White LED Bulb Illumination. QTY: 201 per set / Sockets: State Tool 660w 250v.
- B Background Silhouettes:** P/F Black (Front & Back) 3mm ACM.
- C Raceway(s):** 7" x 4-1/2" Extruded Alum., Painted to Match General Tone Of Brick - SW 2808 Rookwood Dark Brown (Satin).

120v 5A
69 - Total Sq. Ft.



PROPOSED - SOUTH ELEV.

SCALE: 3/32"=1'-0"



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QUALITY | VALUE | ASSURANCE

SCALE: AS NOTED WHEN PRINTED 11 x 17

DATE: 7 / 25 / 25

FILE : 1.3 Building ID - South

SALES REP: Seth Curry

DRAWN BY: JB FINAL: RAM

PROJECT: Hideaway Pizza

LOCATION: West Little Rock, AR

ADDRESS: 16901 Chenal Pkwy

CLIENT APPROVAL SIGNATURE & DATE:

-  Signs will be built to meet UL specifications as required.
-  All signs and outline lighting must comply with Article 600 of the N.E.C. standards, including proper grounding and bonding.

REVISIONS:

- 1
- 2
- 3
- 4
- 5

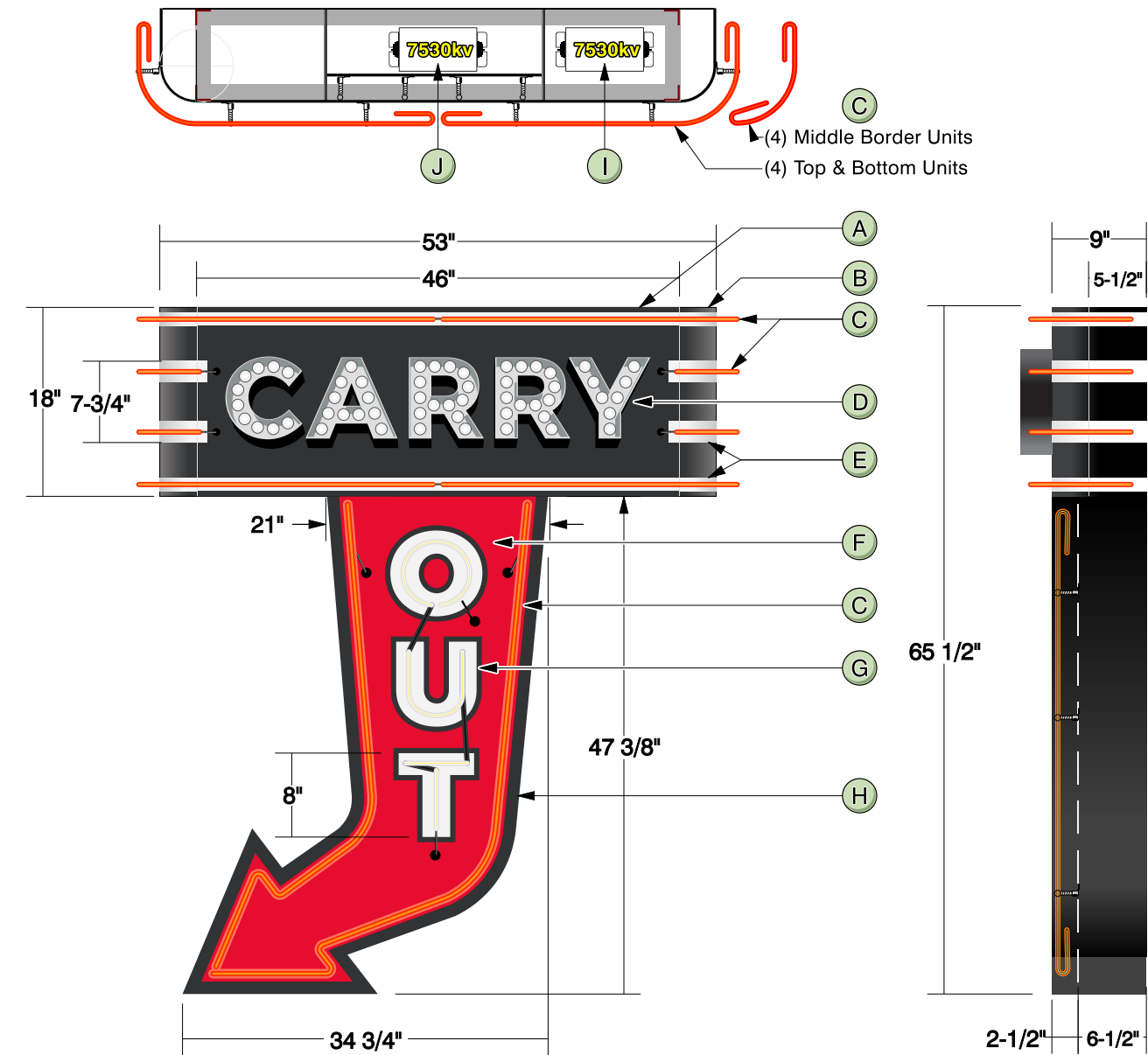
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FINAL APPROVAL FOR PRODUCTION:
FINAL
RAM 9/2/2025

Project Manager: _____

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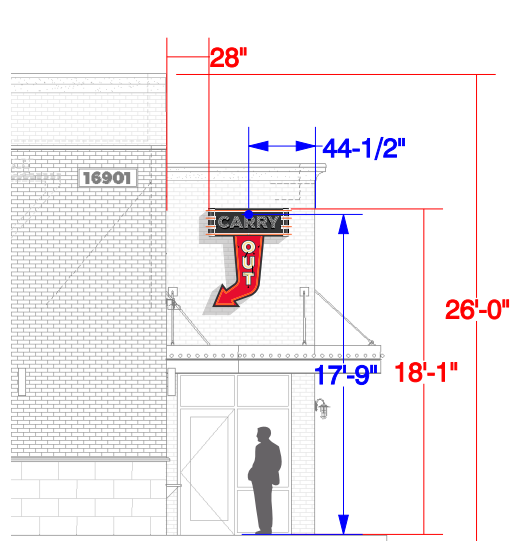


1.4 CARRY OUT S/F WALL SIGN

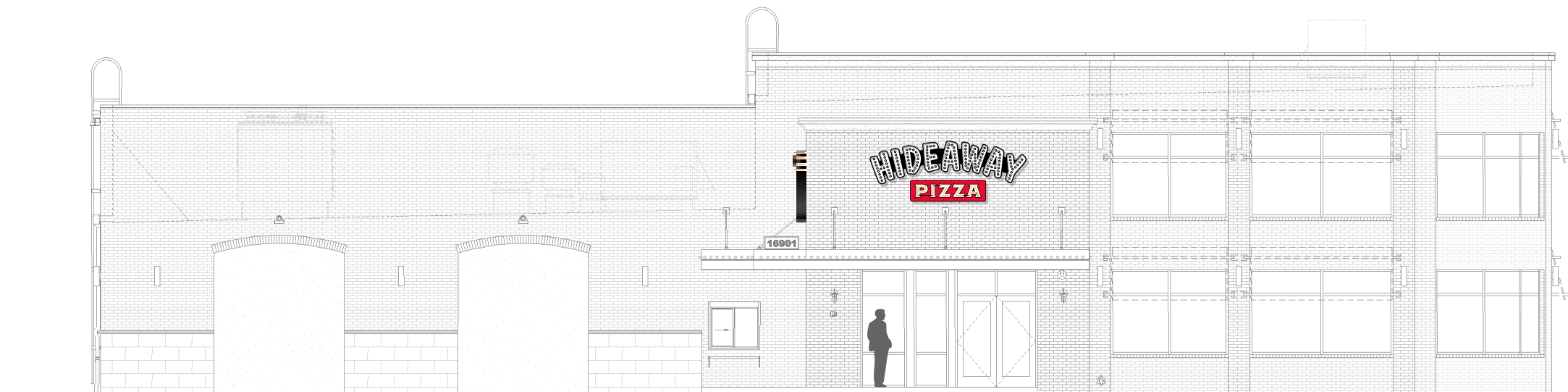
SCALE: 3/4"=1'-0"

- A Cabinet:** .125" Routed Alum. Backs / Faces w/ 1-1/2" Alum. Angle Framing.
- B SignComp** 3-1/2" Quarter Round Radius Extrusion Ends. Paint Finished - Black (Satin).
- C** 12mm Clear Red Neon Borders. Blockout Electrodes & Jumps (Black), Boot Accordingly.
- D Channel Letters:** 7-1/2" Tall, 3" Deep Gloss Black Returns, .040" White Alum. Inserts Set 1-3/4" From Back. White LED Mini Bulbs, Qty - 57.
- E** 7725-20 Matte White Vinyl Striping (Wraps Around Cabinet Ends).
- F** .063" Pre-Finished White Alum. Arrow 'Insert'. Paint to Match - PMS 185c Red (Satin).
- G** .040" Pre-Finished White Alum. Lettering 'OUT' Riveted to Cabinet Bkgd. 12mm 6500 White Neon Lettering.
- H 'Arrow' Cabinet:** .125" Alum. Back, Recessed 2-1/2" into .063" Filler. Painted Finish - Black (Satin).
- I (1) 7530kv Transformer:** (2) Top Units + (2) Bottom Units + (4) Middle Units.
- J (1) 7530kv Transformer:** (2) Arrow Units + "OUT".

120v 5A
Total Sq. Ft. - 57

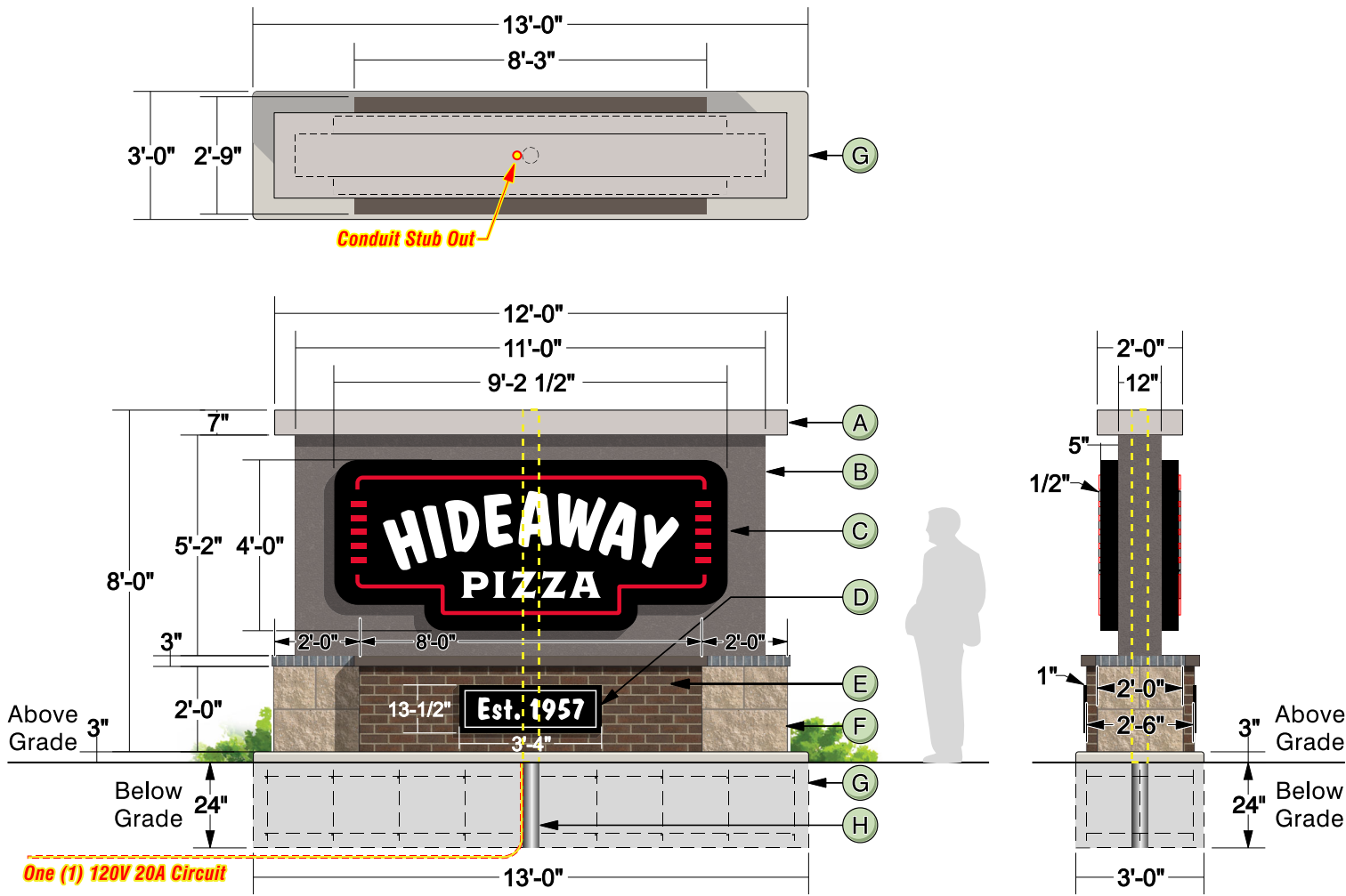


PROPOSED - SOUTH ELEV.
SCALE: 3/32"=1'-0"



PROPOSED - EAST ELEV.
SCALE: 3/32"=1'-0"

1.	1
2.	2
3.	3
4.	4
5.	5



D/S MONUMENT ID

SCALE: 1/4" = 1'-0"

1.5

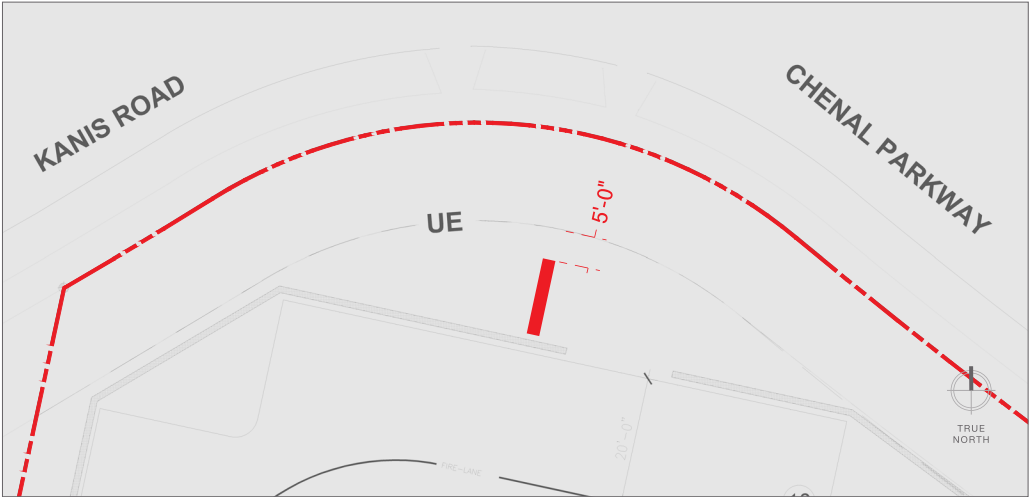
- A Top Cap:** Fabricated Alum., Painted To Match - PPG 1006 - 7 Mecurial (Satin).
 - B Center Cabinet:** Faricated Alum., Painted To Match - PPG 1002-6 Gibraltar Gray (Stucco).
 - C "HIDEAWAY PIZZA" Sign Qty - 2:**
.125" Alum. Face Panel w/ Routed Graphics, 5" Deep .080" Alum. Return, Painted Finish - Black (Satin), White LED Internal Illumination.
Illuminated Push-Thru Graphics:
3/4" Thick Clear Acrylic (1/2" Projection), 3635-70 Diffuser on Back, 3630-33 Red / 3630-20 White On Face, White LED Illumination.
 - D "Est. 1975" Qty - 2:**
.125" Alum. Pan w/ 1" Deep Return, Painted Finish - Black (Satin), 7725-20 Matte White Vinyl Graphics, Flush Mount To Brick.
- Base Structure**
- E Brick Base:** To Match Building Brick - 500 Harvard, Fabricated Alum. Cap, Painted To Match - PPG 1019-7 Intrigue (Satin).
 - F Split Face Base:** CMU To Match Building - 801 Kahki, Brick Rowlock Cap To Match Building - Vintage / Black / Smooth.
 - G Formed Concrete Base Pad / Footing:** (3'-0" x 13'-0") 3" Above Grade / 24" Below Grade, (2) Layer #3 Rebar Matting, Eased Edges & Corners.
 - H Pole:** 4-1/2" O.D. x .337" Wall Steel, 11' Length Required.

One (1) 120V 20A Circuit To Sign (By Others).



NIGHT VIEW

SCALE: NTS



SITE PLAN

SCALE: 1" = 30'-0"

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QUALITY | VALUE | ASSURANCE

SCALE: AS NOTED WHEN PRINTED 11 x 17

DATE: 7 / 25 / 25

FILE : 1.5 Monument ID

SALES REP: Seth Curry

DRAWN BY: JB FINAL: RAM

PROJECT: Hideaway Pizza

LOCATION: West Little Rock, AR

ADDRESS: 16901 Chenal Pkwy

CLIENT APPROVAL SIGNATURE & DATE:

Signs will be built to meet UL specifications as required.

All signs and outline lighting must comply with Article 600 of the N.E.C. standards, including proper grounding and bonding.

REVISIONS:

- | | |
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| 5. | 5 |

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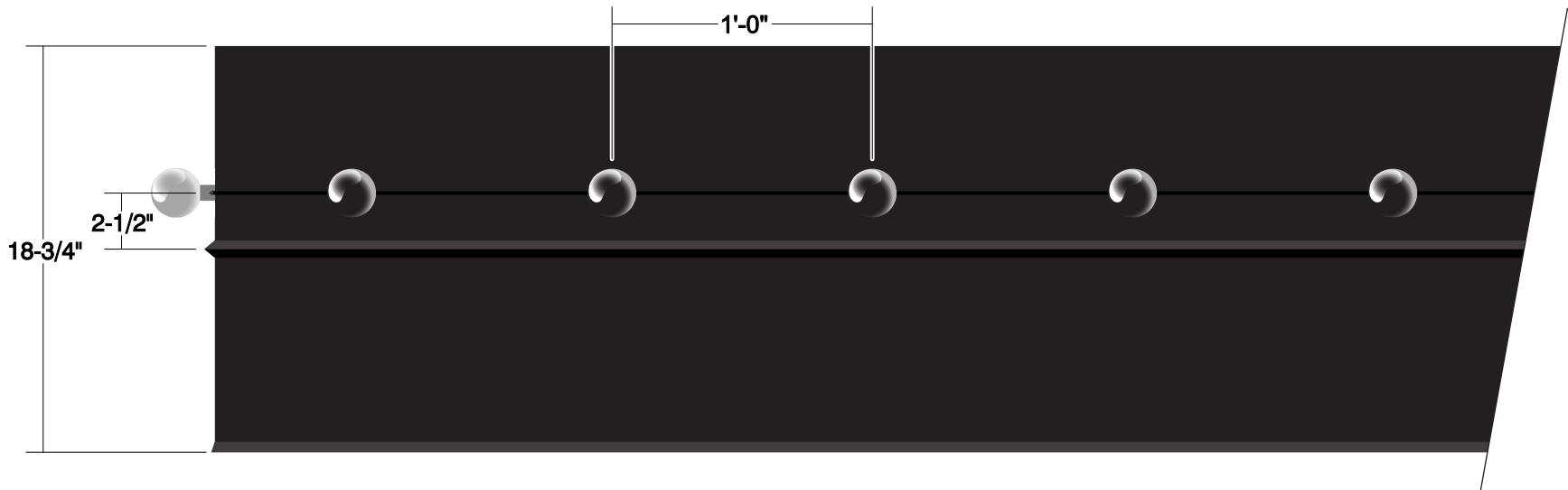
FINAL APPROVAL FOR PRODUCTION:

FINAL
RAM 9/2/2025

Project Manager: _____

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1.8

CANOPY BULBS

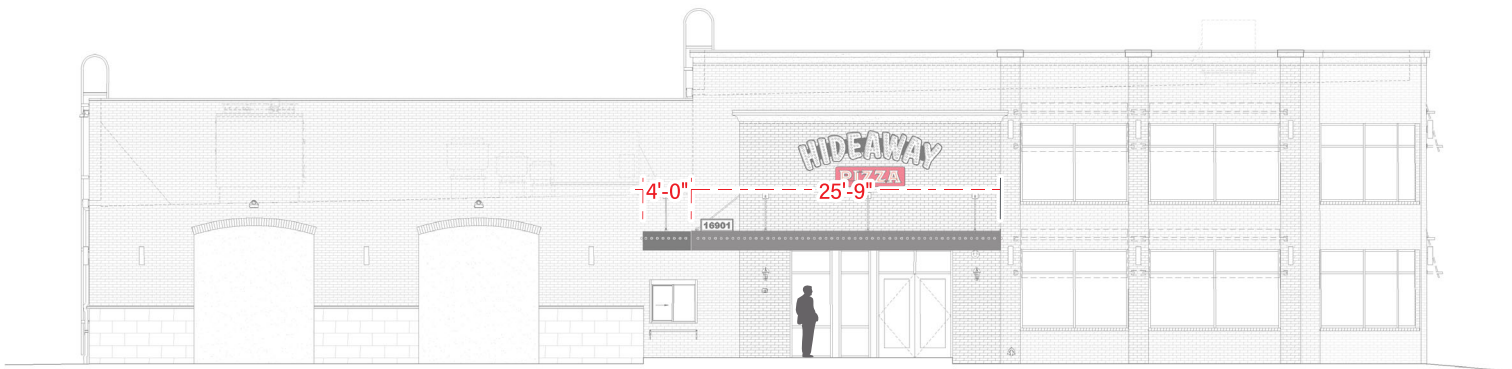
SCALE: 1-1/2"=1'-0"

Tokistar Exhibitor Series White LED Bulbs (On 12" Centers).

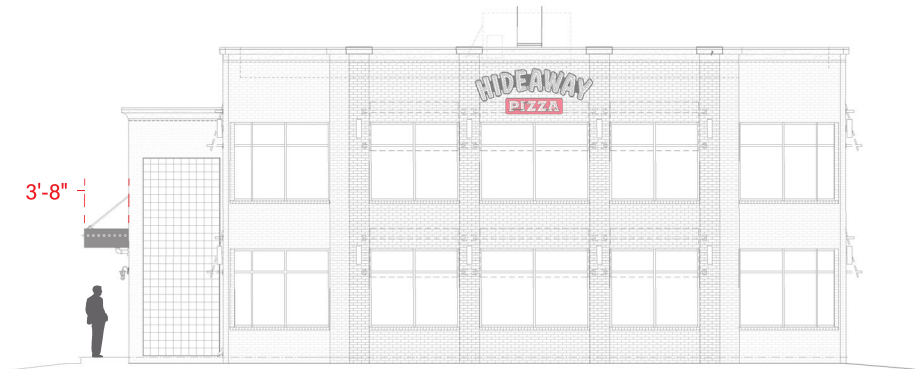
One **(1)** Run:
Total Linear Ft. - 46'-0"

Power Supplies Mount Outside On Top Of Canopies.

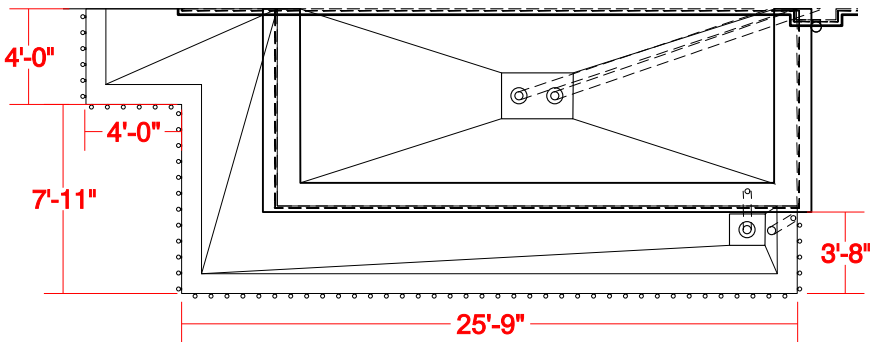
Approx. 2A @ 120V Per P/S.



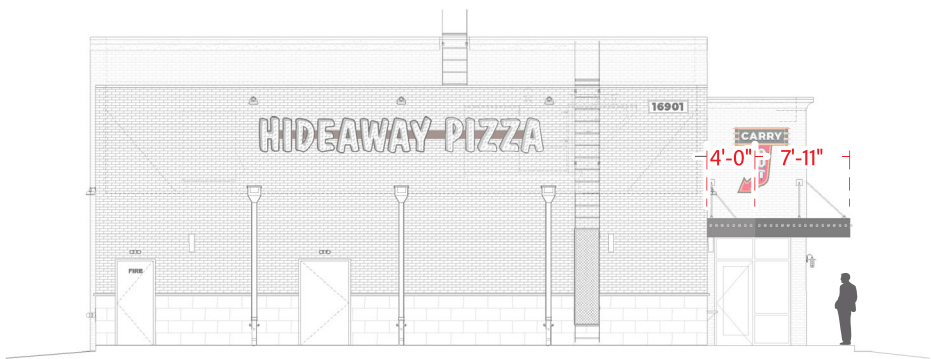
EAST ELEV.
SCALE: 1/16"=1'-0"



NORTH ELEV.
SCALE: 1/16"=1'-0"



CANOPY TOP VIEW
SCALE: 1/8"=1'-0"



SOUTH ELEV.
SCALE: 1/16"=1'-0"

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QUALITY | VALUE | ASSURANCE

SCALE: AS NOTED	WHEN PRINTED 11 x 17
DATE: 7 / 25 / 25	
FILE : 1.6 Canopy Bulbs	
SALES REP: Seth Curry	
DRAWN BY: JB FINAL: RAM	

PROJECT: Hideaway Pizza
LOCATION: West Little Rock, AR
ADDRESS: 16901 Chenal Pkwy
CLIENT APPROVAL SIGNATURE & DATE:

UL

LISTED

Signs will be built to meet UL specifications as required.

nec

All signs and outline lighting must comply with Article 600 of the N.E.C. standards, including proper grounding and bonding.

REVISIONS:
1. 1
2. 2
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4. 4
5. 5

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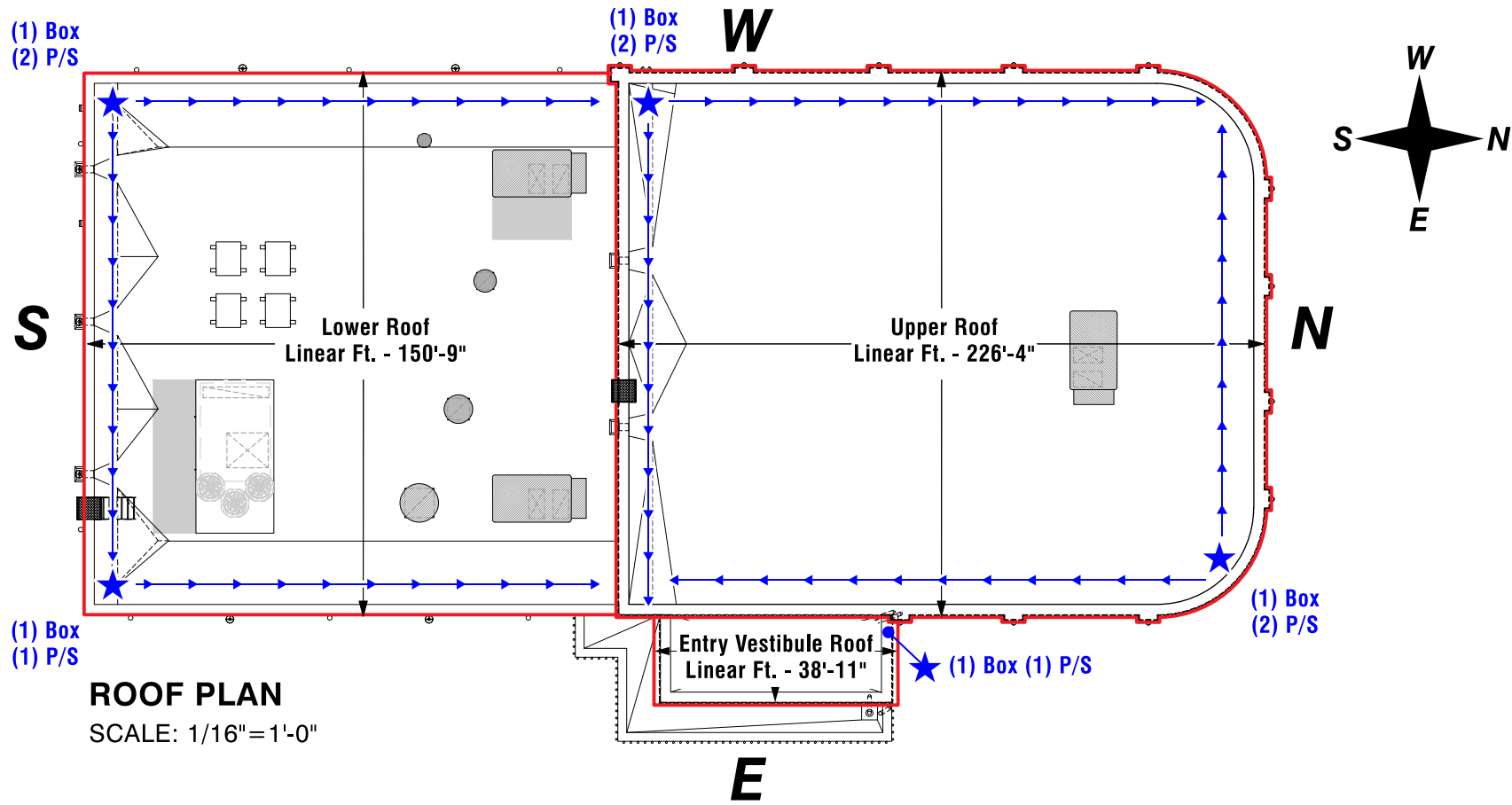
FINAL APPROVAL FOR PRODUCTION:

FINAL
RAM 9/3/2025

Project Manager: _____

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072525-07
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LED BORDER
SCALE: 1/16"=1'-0"

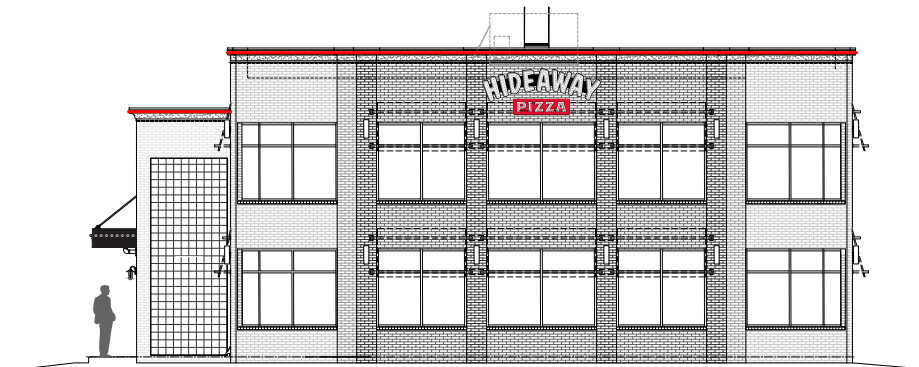
1.7

G.E. Flexible Red LED.
Mounts Directly To Building Fascia Using Product Mounting Clips.

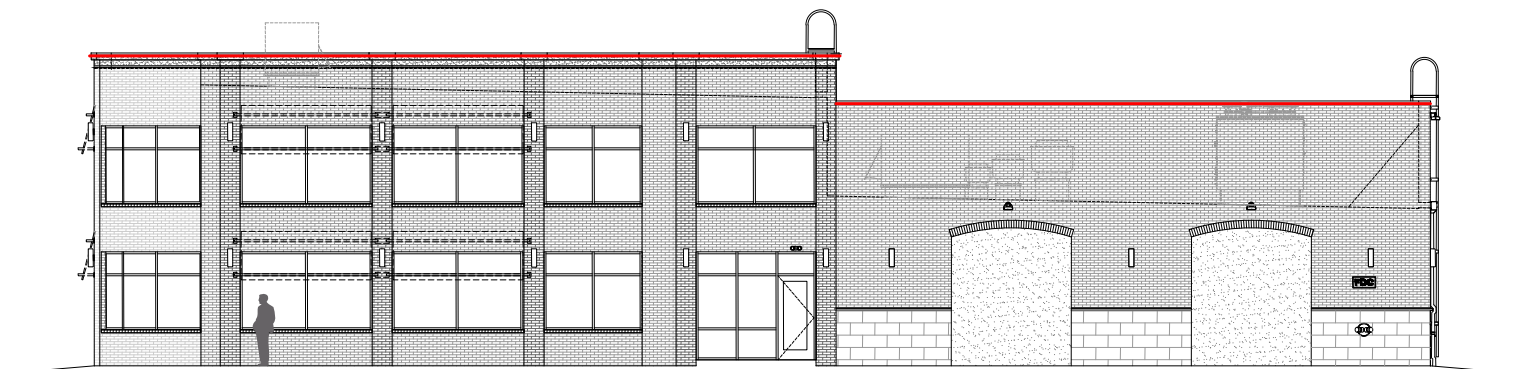
Total Linear Ft. - 416'-0"



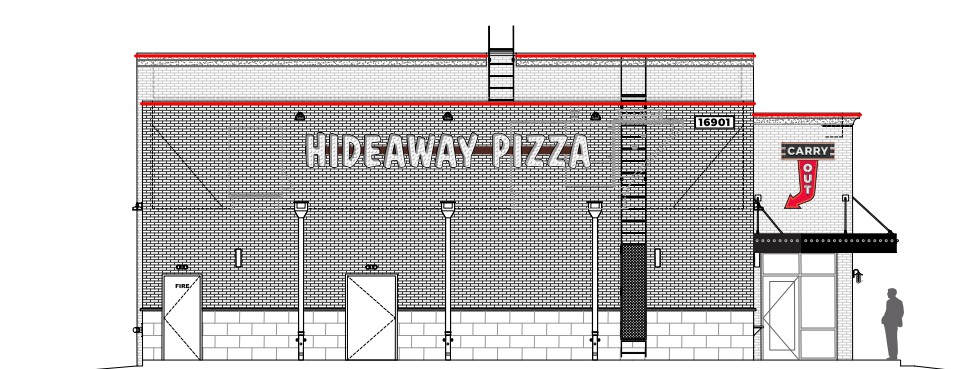
EAST ELEV.
SCALE: 1/16"=1'-0"



NORTH ELEV.
SCALE: 1/16"=1'-0"



WEST ELEV.
SCALE: 1/16"=1'-0"



SOUTH ELEV.
SCALE: 1/16"=1'-0"

QUALITY | VALUE | ASSURANCE

SCALE: AS NOTED WHEN PRINTED 11 x 17

DATE: 7 / 25 / 25

FILE : 1.7 LED Border

SALES REP: Seth Curry

DRAWN BY: JB FINAL: RAM

PROJECT: Hideaway Pizza

LOCATION: West Little Rock, AR

ADDRESS: 16901 Chenal Pkwy

CLIENT APPROVAL SIGNATURE & DATE:

UL Signs will be built to meet UL specifications as required.
LISTED
nec All signs and outline lighting must comply with Article 600 of the N.E.C. standards, including proper grounding and bonding.

REVISIONS:

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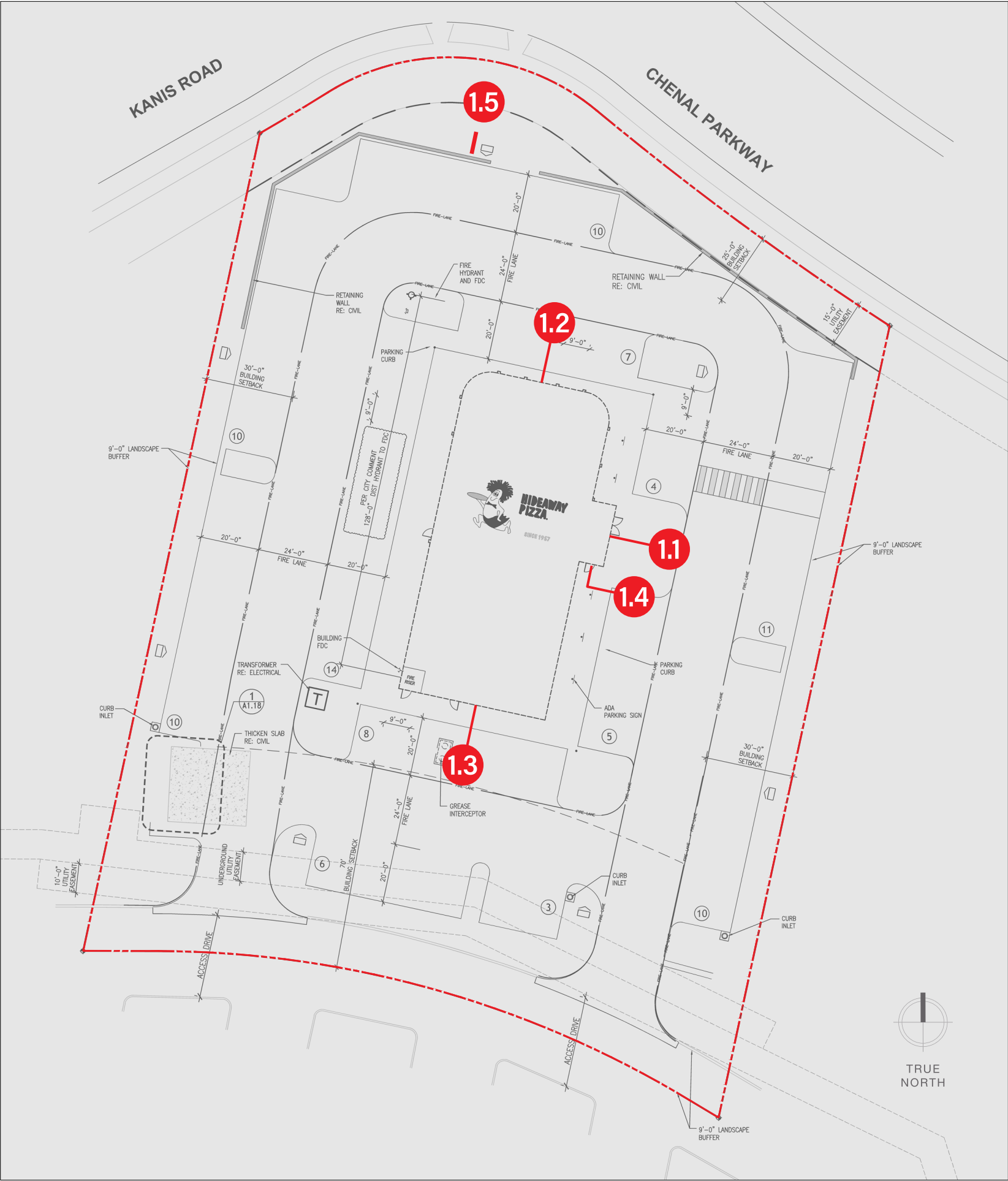
FINAL APPROVAL FOR PRODUCTION:

FINAL
RAM 9/3/2025

Project Manager: _____

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072525-08



SITE PLAN
SCALE: NTS

- 1.1 Building ID - East
- 1.2 Building ID - North
- 1.3 Building ID - South
- 1.4 Carry Out Wall Sign
- 1.5 Monument ID

----- Property Line



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QUALITY | VALUE | ASSURANCE

SCALE: NTS WHEN PRINTED 11 x 17

DATE: 7 / 7 / 25

FILE : Site Plan

SALES REP: Seth Curry

DRAWN BY: JB

PROJECT: Hideaway Pizza

LOCATION: West Little Rock, AR

ADDRESS: 16901 Chenal Pkwy

CLIENT APPROVAL SIGNATURE & DATE:

Signs will be built to meet UL specifications as required.

All signs and outline lighting must comply with Article 600 of the N.E.C. standards, including proper grounding and bonding.

REVISIONS:

1.	1
2.	2
3.	3
4.	4
5.	5

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FINAL APPROVAL FOR PRODUCTION:

FINAL
RAM 9/2/2025

Project Manager: _____

WORK ORDER
64394

DWG
072525-01



**City of Mansfield
Staff Report**

**Item ID:
26-2160**

Agenda Date: April 27, 2026

Title

26-2160: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Pledging to Promote Civility in the City of Mansfield, Texas; Finding that the Meeting At Which this Resolution Is Open to the Public as Required By Law; and Declaring An Effective Date

Description/History

During the 2026 Congressional City Conference, the National League of Cities Board of Directors announced a call for cities across the United States to adopt local civility pledges aimed at addressing respectful public discourse. The proposed City of Mansfield Resolution recognizes that robust debate and the right to self-expression, as protected by the First Amendment to the United States Constitution, are fundamental rights and essential components of a civil and democratic self-governance. In addition, the Resolution recognizes that the civil public exchange of diverse ideas and viewpoints, supported by the shared responsibility of citizens to engage respectfully, listen actively, and participate constructively, is essential to the health of the community and the quality of governance in the City of Mansfield.

Strategic Initiative

Develop Strong Economy
Building Strong Neighborhoods
Provide a Safe Community
Improve City Wide Mobility
Focus on the Future

Recommendation

Approve Resolution

Funding Source

N/A

Prepared By

Victor Flores, City Attorney -

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, PLEDGING TO PROMOTE CIVILITY IN THE CITY OF MANSFIELD, TEXAS; 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 Mayor and Councilmembers of the City of Mansfield (the "City Council"), recognize that robust debate and the right to self-expression, as protected by the First Amendment to the United States Constitution, are fundamental rights and essential components of a civil and democratic self-governance; and,

WHEREAS, the City Council, as elected representatives of the community and stewards of the public trust, recognize their special role in modeling open, free, and debate while maintaining the highest standards of civility, honesty, and mutual respect; and,

WHEREAS, the City Council further recognizes that the civil public exchange of diverse ideas and viewpoints, supported by the shared responsibility of citizens to engage respectfully, listen actively, and participate constructively-is essential to the health of the community and the quality of governance in the City; and,

WHEREAS, City Council public meetings are open to the citizens, and thus, how City officials execute their legal duties is on public display; and,

WHEREAS, civility by City officials in the execution of their legislative duties and responsibilities fosters respect and thoughtfulness between City officials, avoiding personal ill will, which results in actions being directed to issues made in the best interests of residents; and,

WHEREAS, in order to publicly declare its commitment to civil discourse and to express its concern for the common good and well-being of all of its residents, the City Council has determined to adopt this resolution.

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 pledges its unwavering support for the rights of free speech and self-expression as guaranteed by the First Amendment to the United States Constitution and commits to fostering an environment that encourages robust, respectful debate as a cornerstone of democratic governance

SECTION 3.

The Mayor and Councilmembers pledge to model the highest standards of civility, integrity, honesty, and mutual respect in all official proceedings, demonstrating through their conduct the principles of open dialogue and thoughtful deliberation expected of public servants.

SECTION 4.

The Council, City staff, and residents share a collective responsibility to engage in civil public discourse by listening actively, speaking respectfully, and participating constructively, with the goal of seeking common ground and advancing solutions that benefit the entire community.

SECTION 5.

Recognizing that City Council public meetings are open to the residents, the Council commits to conducting all official business with professionalism and decorum, understanding that their actions and interactions serve as a visible reflection of the City's values and governance.

SECTION 6.

The Council pledges to ensure that all discussions and decisions remain focused on issues and policies that serve the best interests of the citizens, setting aside personal differences, avoiding animosity, and upholding their duty to represent the collective voice of the community with fairness and respect.

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 the public notice of the time, place, and purpose of said meeting was given as required.

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 27TH DAY OF APRIL 2026.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



**City of Mansfield
Staff Report**

**Item ID:
26-2161**

Agenda Date: April 27, 2026

Title

26-2161: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Mayor, or Mayor Pro Tem, to Execute a Letter of Support on Behalf of the City Council, Supporting the Harvesting Health Initiative, a Collaboration of Texas A&M AgriLife and Methodist Mansfield Medical Center; 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

Methodist Mansfield Medical Center ("Methodist Mansfield") is seeking to execute a first-of-its-kind collaboration with Texas A&M AgriLife, H-E-B, Kroger, and other community leaders to improve maternal and newborn outcomes by studying the impact of maternal nutrition (the "Harvesting Health Initiative"). Methodist Mansfield seeks to submit a grant application to Texas A&M AgriLife for the Harvesting Health Initiative, which would provide research and resources to improve the lives of many Mansfield residents. Specifically, the Harvesting Health Initiative proposes to secure research and provide resources to address issues that arise when maternal and infant health issues result from certain barriers, including limited access to healthcare, nutrition, education, and supportive services. Methodist Mansfield has requested that the City of Mansfield consider executing a letter of support reflecting the City's overall support for the program. Methodist Mansfield is not requesting funding or resources from the City of Mansfield for the Harvesting Health Initiative as part of this Resolution.

Strategic Initiative

Develop Strong Economy
Building Strong Neighborhoods
Provide a Safe Community
Improve City Wide Mobility
Focus on the Future

Recommendation

The City Council may authorize the Mayor or Mayor Pro Tem to execute a letter supporting Methodist Mansfield's grant application.

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 MAYOR, OR MAYOR PRO TEM, TO EXECUTE A LETTER OF SUPPORT ON BEHALF OF THE CITY COUNCIL, SUPPORTING THE HARVESTING HEALTH INITIATIVE, A COLLABORATION OF TEXAS A&M AGRILIFE AND METHODIST MANSFIELD MEDICAL CENTER; 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, Methodist Mansfield Medical Center seeks to execute a first-of-its-kind collaboration with Texas A&M AgriLife, H-E-B, Kroger, and other community leaders to improve maternal and newborn outcomes by studying the impact of maternal nutrition (the “Harvesting Health Initiative”); and; and,

WHEREAS, the Harvesting Health Initiative seeks to secure research and provide resources to address issues that arise when maternal and infant health issues result from certain barriers, including limited access to healthcare, nutrition, education, and supportive services; and,

WHEREAS, Methodist Mansfield Medical Center seeks to submit a grant application with Texas A&M AgriLife for the Harvesting Health Initiative to provide research and resources to improve the lives of Mansfield residents; and,

WHEREAS, Methodist Mansfield Medical Center has reached out to the City of Mansfield to confirm its support of Harvesting Health Initiative as part of the grant application process; and,

WHEREAS, the City Council desires to confirm its support of Methodist Mansfield Medical Center’s grant application for the Harvesting Health Initiative; and,

WHEREAS, this Resolution will not require any funding from the City of Mansfield.

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 authorizes the Mayor, or Mayor Pro Tem, to execute a letter of support on behalf of the City Council, confirming its support of Methodist Mansfield Medical Center’s

grant application with Texas A&M AgriLife for the Harvesting Health Initiative, including the opinions expressed by the City on the April 27, 2026, City Council Meeting.

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 27TH DAY OF APRIL, 2026.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary



**City of Mansfield
Staff Report**

**Item ID:
26-2139**

Agenda Date: April 27, 2026

Title

26-2139: Board Appointments: Capital Improvements Advisory Committee

Description/History

During the last legislative session, Senate Bill 1883 removed the provision allowing a city's Planning and Zoning Commission to automatically serve as the Capital Improvements Advisory Committee (CIAC). State law now requires that a separate committee appointment be made, with the requirements that at least 50% of the committee must be representatives of the real estate, development, or building industries who are not government officials or employees.

Staff recommends the following appointments:

Appoint Jennifer Thompson to serve a two-year term expiring September 30, 2028

Appoint Benny Cherry to serve a two-year term expiring September 30, 2028

Appoint Travis Kralicke to serve a two-year term expiring September 30, 2028

Appoint Tinashe Midzi to serve a one-year term expiring September 30, 2027

Appoint Thomas Scott to serve a one-year term expiring September 30, 2027

Strategic Initiative

Focus on the Future

Recommendation

Defer to Council.

Funding Source

N/A

Prepared By

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



**City of Mansfield
Staff Report**

**Item ID:
26-2140**

Agenda Date: April 27, 2026

Title

26-2140: Board Appointments: Mansfield Economic Development Corporation

Description/History

There is currently a vacancy on the Mansfield Economic Development Corporation.

Staff recommends the following appointment:

Appoint Bill Coppola to serve a two-year unexpired term ending September 30, 2027.

Strategic Initiative

Focus on the Future

Recommendation

Defer to Council.

Funding Source

N/A

Prepared By

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