



City Council - Regular Meeting

May 11, 2026 - 2:00 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. PROCLAMATION

National Public Works Week

3. WORK SESSION

Discussion Regarding the 2026 Safe Streets and Roads for All Federal Grant Application

Discussion Regarding Possible Bond Election and Issuance

Discussion Regarding the May 11, 2026 Consent Agenda Items

4. 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 Citizen Comment Format and Procedures

ii. Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 4.E 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 #25-09

C. Personnel Matters Pursuant to Section 551.074

D. Deliberations Regarding Security Devices or Security Audits Pursuant to Section 551.076

i. Deliberations to Discuss the Deployment, or Specific Occasions for Implementation, of Security Personnel or Devices at City Hall and Other City-Related Events

E. 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 #23-13
- iii. Economic Development Project #24-08
- iv. Economic Development Project #25-05
- v. Economic Development Project #25-07
- vi. Economic Development Project #26-02

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

6. INVOCATION

7. PLEDGE OF ALLEGIANCE

8. TEXAS PLEDGE

9. CITIZEN COMMENTS

Citizens wishing to address the Council on 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.

10. COUNCIL COMMENTS

11. STAFF COMMENTS

A. City Manager or Authorized Representative

- i. Current/Future Agenda Items
- ii. City Manager Updates
- iii. Departmental Updates

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

Presenters: Darcy Lupton, Director of Financial Services

Attachments:

- 1. March FY26 Council Report

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

13. APPROVAL OF SUB-COMMITTEE MINUTES

26-2200: Minutes - Approval of the April 27, 2026 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting Minutes (vote will only be taken by members of the sub-committee: Bounds (Chair), Evans, and Tonore)

Presenters: Susana Marin, City Secretary

Attachments:

1. 4-27-26 Draft Minutes

26-2201: Minutes - Approval of the April 27, 2026 Local Transportation Issues Sub-Committee Meeting Minutes (vote will only be taken by members of the sub-committee: Tonore (Chair), Bounds, and Fresquez)

Presenters: Susana Marin, City Secretary

Attachments:

1. 4-27-26 Draft Minutes

14. CONSENT AGENDA

26-2171: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract Between the City of Mansfield, Texas and Adopt A Highway Maintenance Corporation in an Amount not to Exceed \$150,000.00 for Annual Right of Way Litter Management; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (Drainage Utility Fund)

Presenters: Howard Redfearn, Assistant Director of Public Works - Environmental Services

Attachments:

1. Resolution
2. Contract
3. Map

26-2195: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract Between the City of Mansfield, Texas and Premier Lighting Enterprises, LLC in the Amount of \$149,970.00 for Holiday Decor and Light Display 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 (General Fund)

Presenters: Rosalie Gilbert, Manager of Arts & Event Services

Attachments:

1. Resolution
2. Exhibit A

26-2219: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Amendment to the Contract Between the City of Mansfield, Texas and Spiars Engineering, Inc. in an Amount not to Exceed \$118,850 for the Design of Street L; 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: Casey Lewis, Executive Project Manager

Attachments:

1. Resolution
2. Exhibit A

26-2199: Minutes - Approval of the April 27, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 4-27-26 Draft Minutes

15. NEW BUSINESS

26-2198: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing Publication of Notice of Intention to Issue Certificates of Obligation; Approving the Preparation of a Preliminary Official Statement and a Notice of Sale; And Providing for the Effective Date Thereof

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

Attachments:

1. Resolution
2. Exhibit A

26-2216: Board Appointments: Capital Improvements Advisory Committee

Presenters: Susana Marin, City Secretary

Attachments: None

16. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the May 11, 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 May 5, 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, this year's theme "Rooted in Service, Powered by Community" acknowledges how deeply public works professionals care about their service to Mansfield; and

WHEREAS, public works professionals focus on the design, construction, and maintenance of critical infrastructure that supports our daily lives such as roads, public drinking water, and environmental services; and

WHEREAS, these noteworthy essential services rely on the hard work and expertise of dedicated professionals to ensure Mansfield remains a sustainable and resilient community; and

WHEREAS, we encourage our residents to take an interest and understanding of the great work our public works professionals complete;

NOW THEREFORE, I, Michael A. Evans, Sr., Mayor of the City of Mansfield, Texas, join with members of the City Council to proclaim May 17-23, 2026, as

NATIONAL PUBLIC WORKS WEEK

in Mansfield and encourage residents of our community to show their appreciation and gratitude to our public works staff for their invaluable contributions to our city and the outstanding services they provide to us each day.

IN WITNESS WHEREOF, I do hereby set my hand and cause the official seal of the city of Mansfield to be affixed this 11th day of May 2027.



FINANCIAL REPORT

Ending March 31, 2026

City of Mansfield, Texas

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



mansfieldtexas.gov

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HIGHLIGHTS

Financial Highlights

The City of Mansfield, Texas is in solid financial condition as of March 31, 2026, or 50% of the budget year with revenues within or exceeding expectations in the major funds and expenditures within or lower than budgeted expectations.

Capital Highlights

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

Project Name	Expenditures CY (millions)	Expenditures LTD (millions)
Service Center/ACO	\$8.1 CY	\$30.0 LTD
Equipment Replacement	\$3.4 CY	-
City Hall	\$15.5 CY	\$24.7 LTD

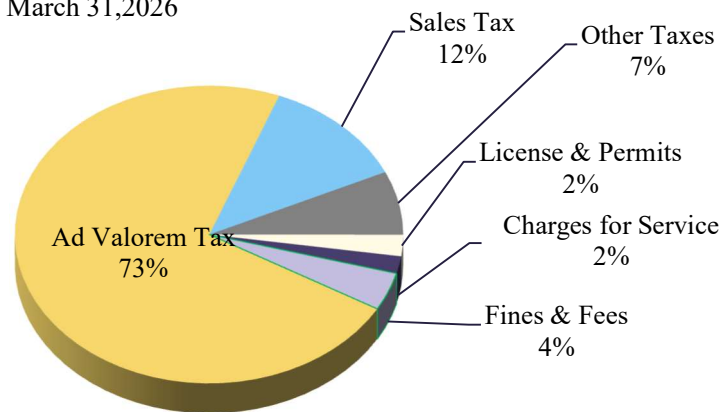
GENERAL FUND FINANCIAL SUMMARY

Overall, the operating revenues exceeded operating expenses by \$32,722,353 at the end of the reporting period. With operating revenues totaling \$79,905,009 or 78.84% of budget and operating expenses totaling \$47,182,656 or 45.92% of budget.

General Fund Charts (revenues & expenditures)

General Fund Revenues

Allocation of Receipts as of March 31, 2026



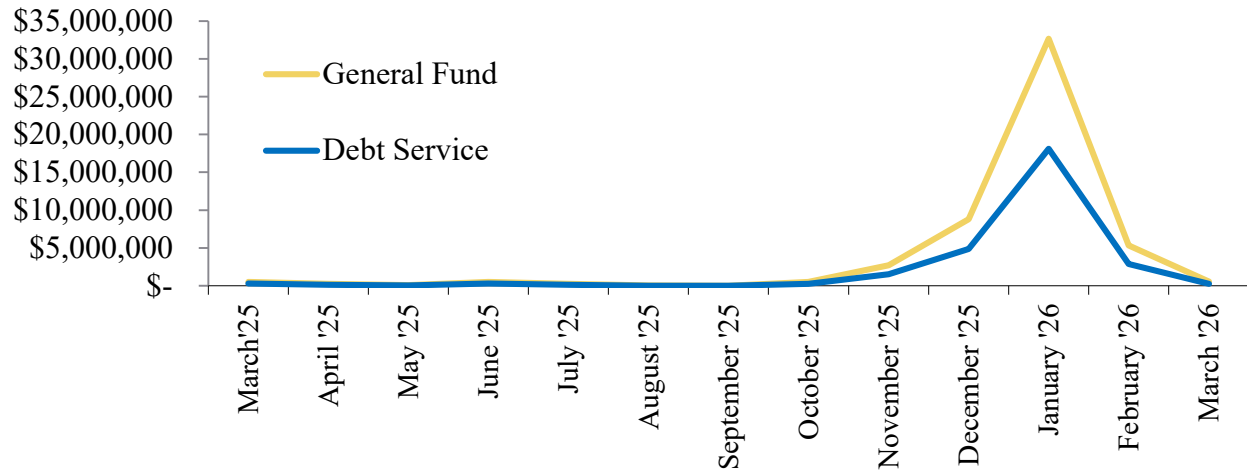
Major Revenues

Property Tax Collections

Most of the City's property tax is collected in the first four or six months of the fiscal year as property tax bills are generally due within the first four months of the City's fiscal year. Ad Valorem Tax Collections is comprised of two parts with the operations (M&O) portion recorded in the General Fund and the interest & sinking (I&S) portion recorded in the Debt Service Fund. The M&O portion of property tax collections as recorded in the General Fund through March 31, 2026, total \$57,723,530. Last year's collections were \$49,080,913 for the same period, an increase of 17.61% over the prior year.

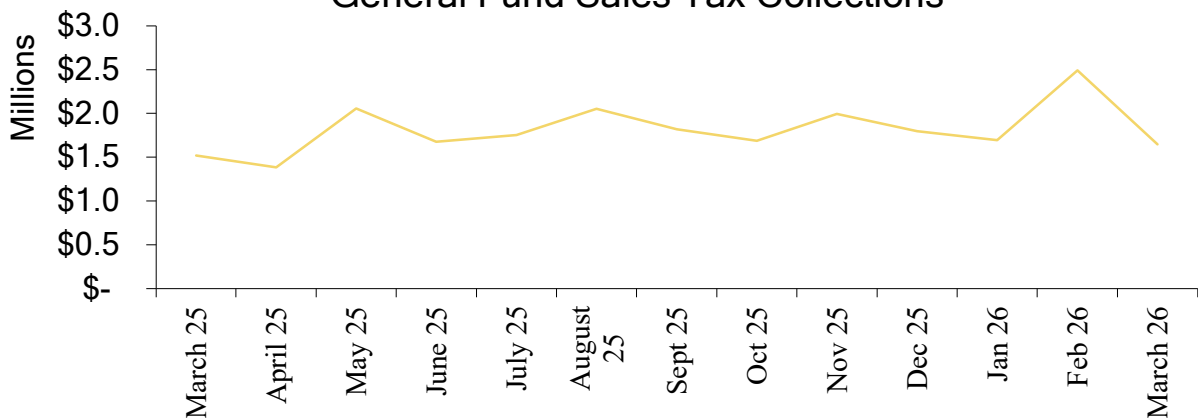
The I&S portion as recorded in the Debt Service Fund collected through March 31, 2026, totaled \$27,885,683. Property tax collections by month is depicted on the subsequent chart.

Ad Valorem Tax Collections by Month



Sales tax is reported on a cash basis with a two-month lag in collections from the actual purchase date. Citywide sales tax is 2¢ for every dollar of sales tax assessed. The General Fund receives 1¢ of sales taxes collected and the City's Type 4A and Type 4B corporations each receive ½ ¢ of collections. In March 2026, the General Fund portion of sales tax collected totaled \$1,648,291 which is \$98,824 or 6.3% more than the same period last year. On an annual basis, sales tax collections are up by 3.42% or \$322,140 as compared to last year. For additional information on sales taxes, please see the full sales tax discussions and charts on page 15 of this report and in appendix A33-A36.

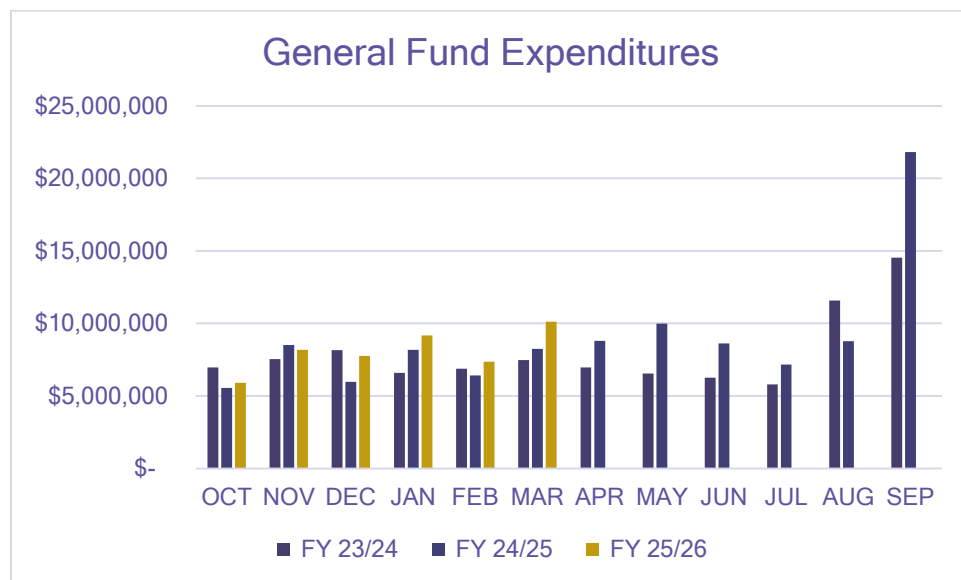
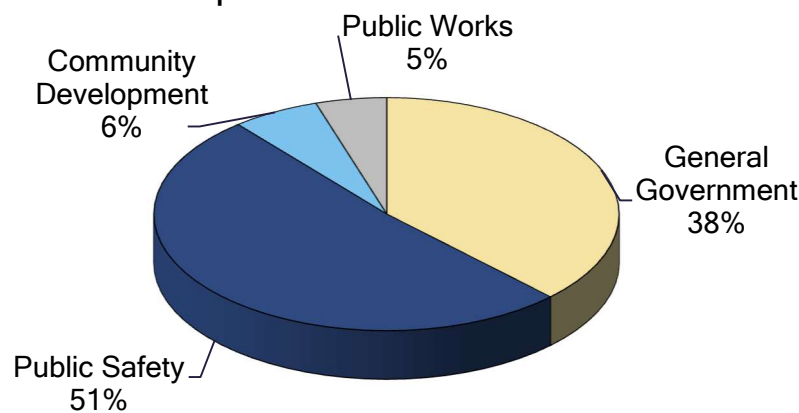
General Fund Sales Tax Collections



Expenditures

The chart below shows year-to-date expenditure by functions of the General Fund with public safety (police and fire activities) comprising 51% of all budgeted operational expenditures year to date. The total year-to-date operating expenditures of the fund are \$47,182,656 or 45.92% of budgeted expenditures of \$105,765,993. March 2026 expenditures were \$7.6 million. We expect other months' expenditures to follow normal historical trends of \$8-10 million.

FY26 YTD Actual Expenses



ENTERPRISE FUNDS FINANCIAL SUMMARY

The two major enterprise funds are the Utility Fund and the Drainage Utility Fund, which both account for activities associated with delivering services to the paying public. For the Utility Fund, the operating revenues exceeded operating expenses by \$8,544,595 at the end of the reporting period. With operating revenues totaling \$27,651,683 or 48.84% of budget and operating expenses totaling \$19,107,088 or 50.71% of budget. Non-operating activities such as interest revenue, debt expenses and interest expenses due to borrowing totaled \$(1,290,722) resulting in a total change in net position of \$7,253,873.

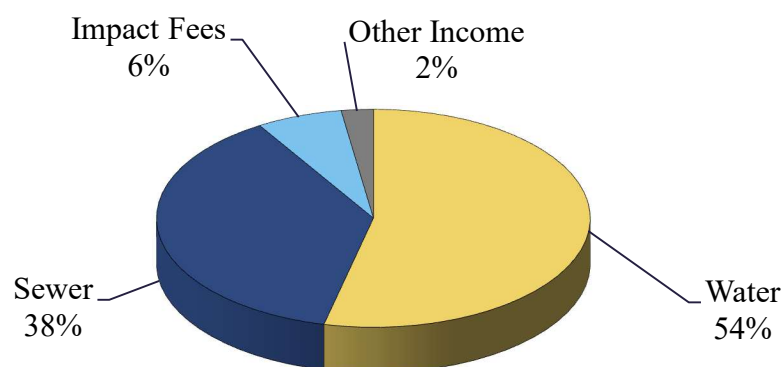
UTILITY FUND

Major Revenues

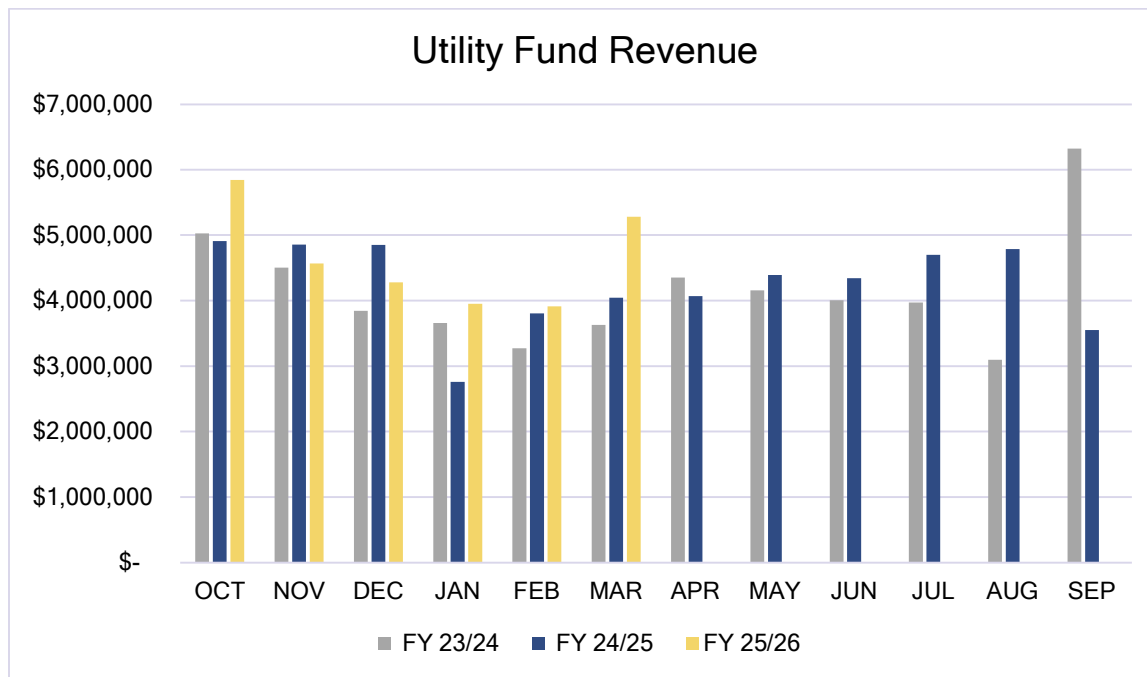
Water & Sewer Service Fees

Water and Sewer service fees year-to-date revenue are \$25,219,990 or 47.69% of budget. The revenues have a direct relationship with consumption in this fund as higher consumption in the summer months yields higher revenue or seasonal rain in the spring yields lower revenues with these seasonal patterns displayed in the revenue chart below.

Revenues

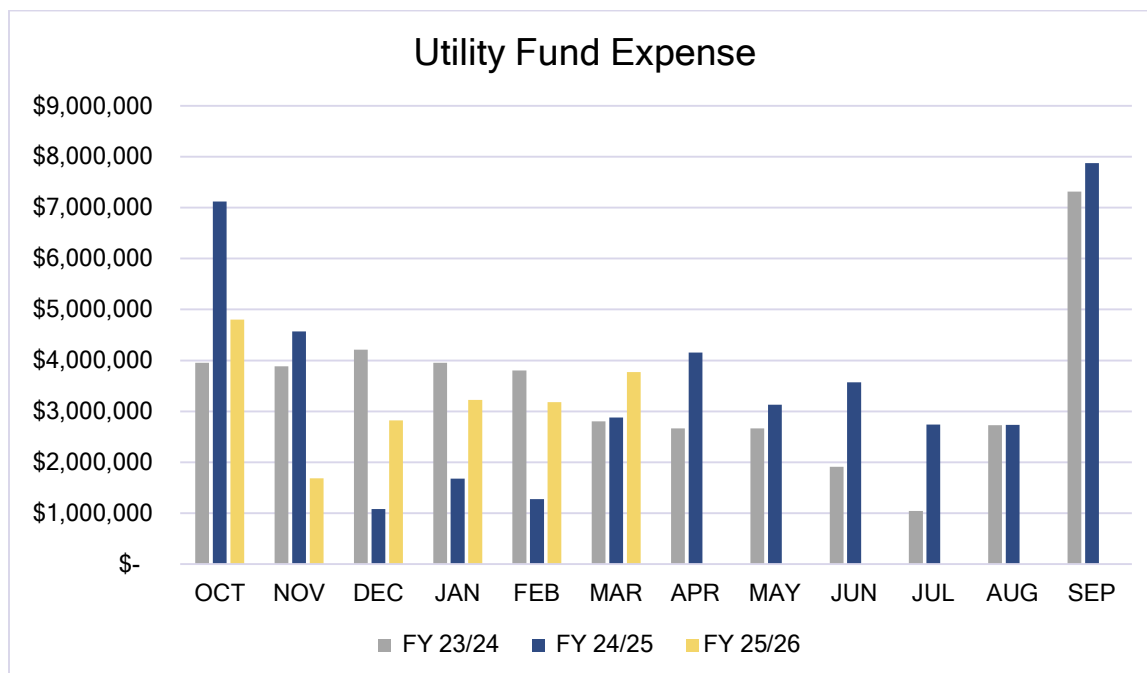


Utility Fund Charts



Expenses

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



DRAINAGE UTILITY FUND

The Drainage Utility Fund is used to account for the administration of the City's storm water program and environmental services including planning, engineering, operations & maintenance. The year-to-date operational revenues collected total \$1,633,656 and the operational expenditures related to administration and general maintenance total \$1,088,112 to date. The total change in net position is \$607,986. The ending net position totals \$17,063,346 at the end of the reporting period.



SPECIAL REVENUE FUNDS FINANCIAL SUMMARY

(This section provides details on substantial special revenue funds)

MANSFIELD PARKS FACILITY DEVELOPMENT CORPORATION FUND

The operating fund is used to account for the construction and development of sports and recreation facilities, equipment, and miscellaneous improvements to the City's Park System. Funding for the activities of the MPFDC is supported by ½ cent sales tax. The year-to-date revenues collected total \$5,513,028 which is 48.57% of budget and the operating expenditures to date total \$3,490,598 which is 31.30% of budget. Revenues exceed expenditure by \$2,022,430 which results in an increase in the fund balance. The ending fund balance totals \$18,512,091 at the end of the period.

MPFDC DEBT SERVICE FUND

The MPFDC also has a debt service fund which is used to account for the debt obligations because of developing sports and recreation facilities, equipment, and miscellaneous improvements to the City's Park System. A portion of the MPFDC's sales tax collections is transferred to support the debt activities. The year-to-date revenues collected total \$1,407,924 which is 50% of budget, and the expenditures to date total \$505,174 which is 17.94% of budget. Revenue exceeds expenditure by \$902,750. The ending fund balance totals \$1,449,431 at the end of the period.

THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION FUND

This fund is used to account for the promotion of Economic Development activities in the city. Funding for the activities of the MEDC is supported by ½ cent sales tax. The year-to-date operating revenue collected total \$5,444,000, which is 42.42% of the budgeted amount. Operating expenditure at the end of the reporting period totaled \$48,271,494, which is 378.58% of the budgeted expenditure. Operating expenditure exceeds operating revenues by \$42,827,494. The total net change including non-operating activities is a decrease of \$44,044,271 at the end of March 2026.



Tax Increment Reinvestment Zones (TIRZs)

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

Fiscal Year 2026 YTD Summary	TIRZ #1	TIRZ #2	TIRZ #4	TOTAL ALL TIRZ
Revenues	196,872	-	-	196,872
Expenditures	4,451,384	-	1,365,125	5,816,509
Net Change From Operating: Gain (loss)	(4,254,512)	-	(1,365,125)	(5,619,637)
Other Financing Sources (Uses)	-	-	-	-
Fund Balance Beginning	4,813,369	(7,756,039)	(4,569,557)	(7,512,227)
Fund Balance Ending	558,857	(7,756,039)	(5,934,682)	(13,131,864)

HOTEL/MOTEL TAX FUND

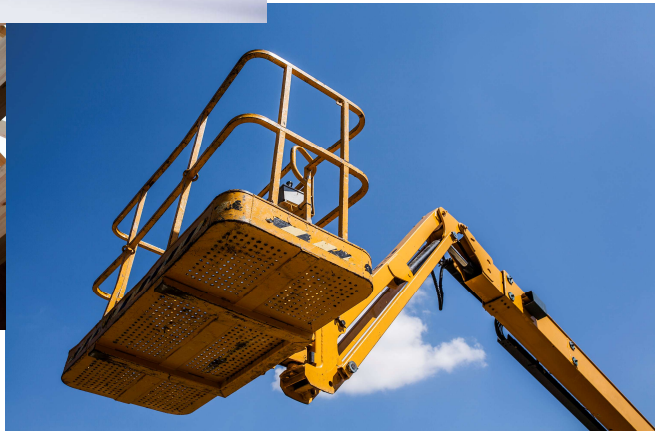
The Hotel/Motel fund is used to account for the occupancy taxes generated by the local hotels within the city. Funds collected are used to promote the City of Mansfield as a travel destination. The year-to-date revenues collected total \$451,929 which is 38.91% of budget and the expenditure collected to date total \$279,609 which is 24.07% of budget. Revenues exceed expenditure by \$172,320 which results in an increase in the fund balance. The ending fund balance totals \$3,638,699 at the end of the reporting period.

Fiscal Year 2026 YTD Summary	Hotel/Motel Tax Fund	FY26 Budget	% Collected Budget
Revenues	451,929	1,161,500	38.91%
Expenditures	279,609	1,161,500	24.07%
Net Change from Operating: Gain (loss)	172,320		-
Fund Balance Beginning	3,466,379	-	-
Fund Balance Ending	3,638,699	-	-

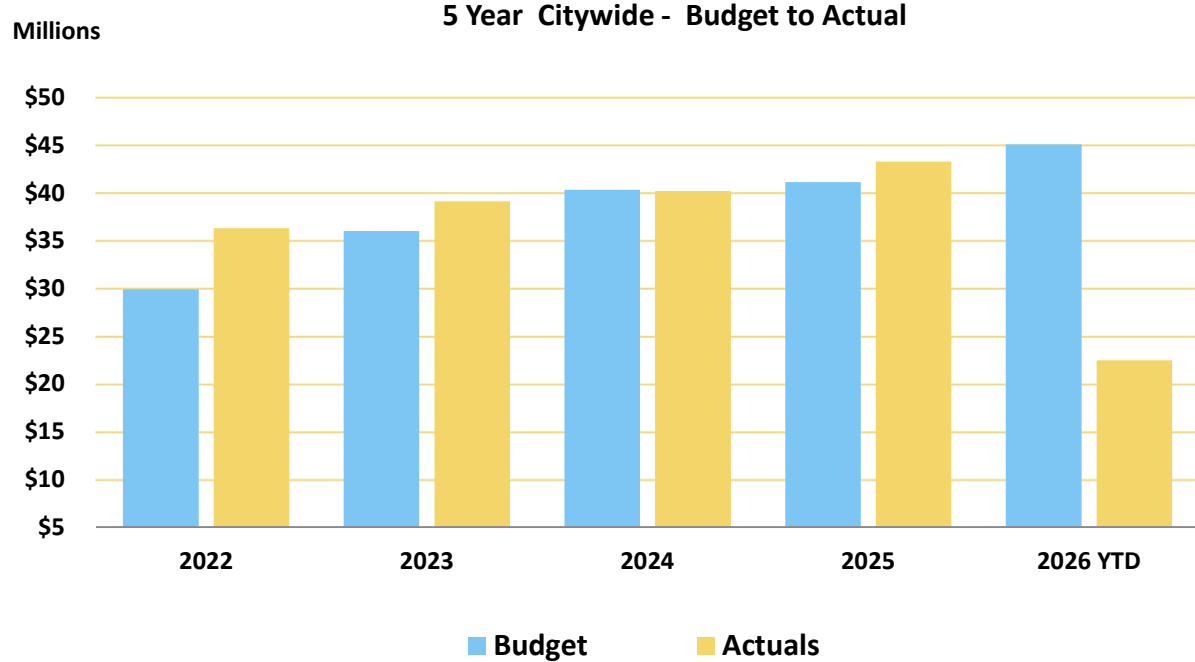
CAPITAL PROJECT FUNDS

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

Fiscal Year 2026 YTD Summary	Street Construction Fund	Building Construction Fund	Equipment Replacement Fund	Parks Construction Fund	TOTAL CAPITAL FUNDS
Revenues	5,476,205	2,237,639	104,619	2,463,113	10,281,576
Expenditures	21,718,654	24,831,382	2,939,848	2,341,495	51,831,378
Net Change from Operating: Gain (loss)	(16,242,449)	(22,593,743)	(2,835,228)	121,618	(41,549,802)
Other Financing Sources (Uses)	-	-	-	-	-
Fund Balance Beginning	65,035,293	100,850,030	5,967,649	3,574	171,856,546
Fund Balance Ending	48,792,844	78,256,287	3,132,421	125,192	130,306,744



GLOBAL SALES TAXES



City of Mansfield Sales Tax Fiscal Year 2026 as of March 2026 (Cash Basis)								
Fiscal Year		0.01	0.005	0.005	Total 2¢	Collection Ratio and Budget		
		General Fund	MEDC Fund	MPFDC Fund	Total	Y/Y % Chg.	Budget	% of Budget
2022		18,157,578	9,078,789	9,078,789	36,315,156	13.7%	29,903,214	121.44%
2023		19,574,658	9,787,329	9,787,329	39,149,316	7.8%	36,010,548	108.72%
2024		20,106,437	10,053,218	10,053,218	40,212,873	2.7%	40,330,288	99.71%
2025		21,647,006	10,823,503	10,823,503	43,294,012	7.7%	41,136,896	105.24%
2026 YTD		11,239,898	5,619,949	5,619,949	22,479,797	-48.1%	45,102,496	49.84%

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

INVESTMENTS

Monthly Investment Performance Summary: Month Ending March 31, 2026

Financial Market Outlook

The regional economy continues to expand; however economic growth has been slightly downgraded from growth to moderate by many economists. Factors such as high inflation, housing market corrections, interest rate increases and concerns over the federal funds rates. However, the regional economy continues to outperform the U.S. economy. Likewise, the City of Mansfield's economy is strong and continues to grow. The table below shows a comparison of both cash and investments from the prior month. Cash in consolidated accounts total \$121.6 million and investments total \$205.2 million.

Citywide Cash & Investment Performance Summary

	February 28, 2026		March 31, 2026		Month to Month Change	
	Book Value	Average Yield	Book Value	Average Yield	Dollar (\$)	Percentage (%)
Consolidated Cash Accounts	125,263,653	2.82%	121,634,668	2.82%	(3,628,986)	-2.90%
Local Government Investment Pool	215,483,329	3.78%	190,751,822	3.74%	(24,731,507)	-11.48%
Money Market	14,425,615	3.57%	14,469,039	3.54%	43,424	0.30%
Total	355,172,596	3.39%	326,855,529	3.37%	(28,317,068)	-4.69%

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

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

Troy Lestina

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

Darcy Lupton

Darcy Lupton, Director of Financial Services, Investment Officer

APPENDIX (Unaudited Statements)

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

City of Mansfield, Texas

**Summary Statement of Activities
For the Month and Six Months Ended March 31, 2026 and 2025 (Unaudited)**

General Fund	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
REVENUES:							
Property Tax	\$ 528,394	\$ 6,460,244	\$ 57,723,530	\$ 49,080,913	\$ 60,930,066	\$ (3,206,536)	94.74%
Sales Tax	1,648,291	1,549,467	9,729,570	9,407,430	22,945,248	(13,215,678)	42.40%
Other Taxes	1,934,059	1,719,161	5,497,233	5,598,737	9,467,538	(3,970,305)	58.06%
License And Permits	385,490	276,244	1,846,879	1,794,570	2,894,691	(1,047,812)	63.80%
Grant Revenue	-	2,250	18,460	255,129	450,000	(431,540)	4.10%
Charges For Services	215,464	225,830	1,495,876	1,264,670	2,572,725	(1,076,849)	58.14%
Fines And Fees	408,243	279,312	3,276,195	3,202,575	1,753,000	1,523,195	186.89%
Interest Earnings	34,844	96,330	225,074	468,467	300,000	(74,926)	75.02%
Miscellaneous	8,507	8,301	92,192	80,785	35,000	57,192	263.41%
Total Revenues	5,163,292	10,617,139	79,905,009	71,153,276	101,348,268	(21,443,259)	78.84%
EXPENDITURES:							
General Government	3,297,328	2,193,280	14,226,683	13,230,453	31,174,321	16,947,638	45.64%
Public Safety	4,510,689	4,246,494	27,532,146	24,553,133	55,924,940	28,392,794	49.23%
Public Works	433,030	798,175	2,441,675	2,609,640	8,659,108	6,217,433	28.20%
Community Development	535,200	391,103	2,982,152	2,519,491	6,984,403	4,002,251	42.70%
Total Expenditures	8,776,247	7,629,052	47,182,656	42,912,717	102,742,772	55,560,116	45.92%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	(3,612,955)	2,988,087	32,722,353	28,240,559	(1,394,504)		
OTHER FINANCING SOURCES (USES)							
Reserve/Contingency	-	-	-	-	(1,841,256)	(1,841,256)	0.00%
Sale of Capital Assets, net	-	-	1,995,219	14,781	20,000	(1,975,219)	9976.10%
Financing, net	-	-	-	4,010,343	-	-	0.00%
Sources	-	-	-	-	6,213,399	6,213,399	0.00%
(Uses)	(1,343,006)	(1,148,528)	(1,343,006)	(1,148,528)	(5,657,894)	(4,314,888)	23.74%
Total Other Financing Sources (Uses)	(1,343,006)	(1,148,528)	652,213	2,876,596	(1,265,751)	(1,917,964)	-51.53%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(4,955,961)	1,839,559	33,374,566	31,117,155	(2,660,255)		
FUND BALANCE							
BEGINNING	76,666,982	66,725,924	38,336,455	37,448,328			
ENDING	<u>\$ 71,711,021</u>	<u>\$ 68,565,483</u>	<u>\$ 71,711,021</u>	<u>\$ 68,565,483</u>			

City of Mansfield, Texas

Statement of Activities - Budget and Actual
For the Month and Six Months Ended March 31, 2026 and 2025 (Unaudited)

Utility Fund	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Water Service	\$ 2,564,009	\$ 2,006,054	\$ 14,838,196	\$ 13,744,459	\$ 32,161,378	\$ (17,323,182)	46.14%
Sewer Service	2,079,188	1,290,812	10,381,794	8,833,362	20,722,883	(10,341,089)	50.10%
Water Penalties	54,673	-	338,314	-	500,000	(161,686)	67.66%
Water/Sewer Taps	-	-	-	-	15,491	(15,491)	0.00%
Meter Set Fee	-	-	-	-	262,850	(262,850)	0.00%
Utility Miscellaneous	640	560	5,174	17,399	60,000	(54,826)	8.62%
Restore Service Fee	9,937	1,017	59,915	6,800	90,000	(30,085)	66.57%
Utility Inspection	4,960	7,080	31,980	38,840	60,000	(28,020)	53.30%
Water Impact Fees	346,000	347,100	1,022,900	1,466,000	1,500,000	(477,100)	68.19%
Sewer Impact Fees	213,300	281,250	747,900	975,559	1,000,000	(252,100)	74.79%
Pretreatment Fees	-	3,157	98,523	45,998	80,000	18,523	123.15%
Other Income	6,973	-	126,987	100,139	168,122	(41,135)	75.53%
Contribution	-	-	-	-	-	-	0.00%
Total Revenues	\$ 5,279,680	\$ 3,937,030	\$ 27,651,683	\$ 25,228,556	\$ 56,620,724	\$ (28,969,041)	48.84%
OPERATING EXPENSES:							
Administration	110,833	110,896	797,385	751,666	2,241,243	1,443,858	35.58%
Billing And Collection	142,671	95,494	742,925	530,775	1,406,716	663,791	52.81%
Meter Reading/Repairs	161,730	64,191	895,704	505,676	1,882,380	986,676	47.58%
Water Distribution	262,762	98,667	977,354	755,019	1,738,016	760,662	56.23%
Wastewater Collection	1,067,615	907,506	7,203,876	7,019,778	13,651,453	6,447,577	52.77%
Water Treatment	1,949,580	967,214	8,059,283	6,375,162	15,800,426	7,741,143	51.01%
Water Quality	60,769	42,911	350,743	282,041	789,325	438,582	44.44%
Water Demand Management	13,533	10,451	79,818	68,207	169,090	89,272	47.20%
Depreciation	-	600,548	-	3,613,102	-	-	0.00%
Total Operating Expenses	3,769,493	2,897,878	19,107,088	19,901,426	37,678,649	18,571,561	50.71%
OPERATING INCOME (LOSS)	1,510,187	1,039,152	8,544,595	5,327,130	18,942,075	(10,397,480)	
NONOPERATING REVENUES (EXPENSES):							
Non-Departmental	(273,491)	(1,023,574)	(2,417,643)	(5,993,028)	(768,701)	2,785,909	314.51%
Interest Revenue	279,033	331,813	1,126,921	2,091,680	125,000	1,001,921	901.54%
Debt Service	-	-	-	-	(7,310,000)	7,310,000	0.00%
Bad Debt Expense	-	-	-	-	(48,000)	48,000	0.00%
Net Nonoperating Revenues (Expenses)	5,542	(691,761)	(1,290,722)	(3,901,348)	(8,001,701)	11,145,830	16.13%
INCOME (LOSS) BEFORE OPERATING TRANSFERS	1,515,729	347,391	7,253,873	1,425,782	10,940,374	748,350	66.30%
OPERATING TRANSFERS:							
Transfers In (Out)	(378,476)	(330,462)	(378,476)	(330,462)	(5,172,246)	4,793,770	7.32%
Net Operating Transfers	(378,476)	(330,462)	(378,476)	(330,462)	(5,172,246)	4,793,770	7.32%
CHANGE IN NET POSITION	1,137,253	16,929	6,875,397	1,095,320	5,768,128		
NET POSITION, BEGINNING	284,356,638	268,642,520	278,618,494	267,564,129			
NET POSITON, ENDING	\$ 285,493,891	\$ 268,659,449	\$ 285,493,891	\$ 268,659,449			

City of Mansfield, Texas

Comparative Statement of Activities
For the Month and Six Months Ended March 31, 2026 and 2025 (Unaudited)

Drainage Utility Fund	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Drainage Fee	\$ 330,551	\$ 265,455	\$ 1,633,656	\$ 1,530,295	\$ 3,044,874	(1,411,218)	54%
Total Operating Revenues	330,551	265,455	1,633,656	1,530,295	3,044,874	(1,411,218)	
OPERATING EXPENSES:							
Administration & General Maintenance	178,271	103,975	1,088,112	670,188	2,881,759	1,793,647	38%
Depreciation	-	20,322	-	121,933	-	-	
Total Operating Expenses	178,271	124,297	1,088,112	792,121	2,881,759	1,793,647	38%
OPERATING INCOME (LOSS)	152,280	141,158	545,544	738,174	163,115	382,429	
NONOPERATING REVENUES (EXPENSES):							
Interest Revenue	13,705	17,085	70,210	114,507	-	(70,210)	
Other Income	-	-	-	5,445	-	-	
Interest and fiscal charges	(1,093)	(1,613)	(7,768)	(10,885)	(163,115)	(155,347)	
Net Nonoperating Revenue	12,612	15,472	62,442	109,067	(163,115)	(225,557)	
INCOME (LOSS) BEFORE OPERATING TRANSFERS	164,892	156,630	607,986	847,241	0	156,872	
OPERATING TRANSFERS							
Operating Transfers In/(Out)	-	-	-	-	-	-	
Net Operating Transfers	-	-	-	-	-	-	
CHANGE IN NET POSITION	164,892	156,630	607,986	847,241			
NET POSITION, BEGINNING	16,898,454	15,677,398	16,455,360	14,986,787			
NET POSITION, ENDING	\$ 17,063,346	\$ 15,834,028	\$ 17,063,346	\$ 15,834,028			

City of Mansfield, Texas

**Statement of Activities - Budget and Actual
For the Month and Six Months Ended March 31, 2026 and 2025 (Unaudited)**

Mansfield Parks Facility Development Corporation	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
REVENUES:							
Sales Tax Revenue	\$ 576,273	\$ 528,080	\$ 3,382,167	\$ 3,230,158	\$ 8,475,775	\$ (5,093,608)	39.90%
Contributions	50	1,856	29,840	15,156	11,500	18,340	259.48%
Interest Earnings	38,560	51,149	183,344	342,501	250,000	(66,656)	73.34%
Other Income	-	-	12,348	3,459	-	12,348	0.00%
MAC Revenue	83,176	56,607	370,131	363,052	954,300	(584,169)	38.79%
Lease Revenue and Royalties	64,512	8,333	846,798	656,705	1,660,000	(813,202)	51.01%
Park Land Dedication Revenue	17,250	57,750	688,400	1,111,150	-	688,400	0.00%
Total Revenues	779,821	703,775	5,513,028	5,722,181	11,351,575	(5,838,547)	48.57%
EXPENDITURES:							
Administration	145,415	141,890	850,611	853,955	1,898,619	1,048,008	44.80%
Field Operations	58,945	62,983	490,321	401,286	1,406,799	916,478	34.85%
Community Park Operations	74,379	80,139	471,546	468,302	1,212,832	741,286	38.88%
Nature Education Operations	15,818	12,982	88,768	77,301	223,685	134,917	39.68%
Recreational Center	80,055	83,802	497,149	466,657	1,265,529	768,380	39.28%
Neighborhood Park Operations	67,439	71,714	400,280	382,200	903,242	502,962	44.32%
Projects	32,859	122,865	150,012	278,302	792,800	642,788	18.92%
Non-Departmental	500,000	101,685	541,911	292,046	3,448,239	2,906,328	15.72%
Total Expenditures	974,910	678,060	3,490,598	3,220,049	11,151,745	7,661,147	31.30%
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(195,089)	25,715	2,022,430	2,502,132	199,830	1,822,600	1012.08%
OTHER FINANCING SOURCES (USES):							
Operating Transfers In	-	-	-	963,952	-	-	0.00%
Operating Transfers (Out)	(86,028)	(78,139)	(586,028)	(2,208,442)	-	-	0.00%
Cash Reserves	-	-	-	-	-	-	0.00%
Bond Proceeds	-	-	-	-	-	-	0.00%
Premium on Bonds issued	-	-	-	-	-	-	0.00%
Discounts on Bond issued	-	-	-	-	-	-	0.00%
Total Other Financing Sources (Uses)	(86,028)	(78,139)	(586,028)	(1,244,490)	-	-	0.00%
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	(281,117)	(52,424)	1,436,402	1,257,642			
FUND BALANCE, BEGINNING	18,793,208	11,963,586	17,075,689	10,653,520			
FUND BALANCE, ENDING	\$ 18,512,091	\$ 11,911,162	\$ 18,512,091	\$ 11,911,162			

City of Mansfield, Texas

Statement of Activities - Budget and Actual
For the Month and Six Months Ended March 31, 2026 and 2025 (Unaudited)

Mansfield Parks Facility Development Corp. Debt Service	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes, Penalties, And Interest	\$ 234,654	\$ 233,409	\$ 1,407,924	\$ 1,400,458	\$ 2,815,849	\$ (1,407,925)	50.00%
Other Income	-	2,222	-	11,562	-	-	0.00%
Total Revenues	234,654	235,631	1,407,924	1,412,020	2,815,849	(1,407,925)	50.00%
EXPENDITURES:							
Debt Service							
Principal Retirement	-	-	-	-	1,810,000	1,810,000	0.00%
Interest And Fiscal Charges	1,150	1,000	505,174	535,358	1,005,849	500,675	50.22%
Non-departmental	-	-	-	-	-	-	0.00%
Total Expenditures	1,150	1,000	505,174	535,358	2,815,849	2,310,675	17.94%
Excess Of Revenues Over (Under) Expenditures	233,504	234,631	902,750	876,662			
OTHER FINANCING SOURCES (USES):							
Bond Proceeds	-	-	-	-			
Total Other Financing Sources (Uses)	-	-	-	-			
FUND BALANCE, BEGINNING	1,215,927	1,160,228	546,681	518,197			
FUND BALANCE, ENDING	\$ 1,449,431	\$ 1,394,859	\$ 1,449,431	\$ 1,394,859			

City of Mansfield, Texas

Comparative Statement of Activities
For the Month and Six Months Ended March 31, 2026 and 2025 (Unaudited)

Mansfield Economic Development Corporation	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED BUDGET
OPERATING REVENUES:							
Sales Tax Revenue	\$ 810,927	\$ 761,490	\$ 4,790,091	\$ 4,630,616	\$ 11,291,624	\$ (6,501,533)	42.42%
Miscellaneous	-	-	653,909	16,973	1,949,280	-	
Total Operating Revenues	810,927	761,490	5,444,000	4,647,589	13,240,904	(6,501,533)	42.42%
OPERATING EXPENDITURES:							
Administration	87,157	112,398	827,544	802,153	1,703,190	875,646	48.59%
Promotions	7	12,455	332	34,230	110,000	109,668	0.30%
Development Plan	-	43	2,447	232	63,000	60,553	3.88%
Projects	10,616,126	-	47,436,615	5,000,938	10,874,403	(36,562,212)	436.22%
Non-Departmental	759	759	4,556	4,554	-	(4,556)	
Total Operating Expenditures	10,704,049	125,655	48,271,494	5,842,107	12,750,593	(35,520,901)	378.58%
OPERATING INCOME	(9,893,122)	635,835	(42,827,494)	(1,194,518)	490,311	(42,022,434)	-8734.76%
NONOPERATING REVENUES (EXPENSES):							
Interest Revenue	157,866	327,576	908,837	1,081,026	250,000	658,837	363.53%
Reserve	-	-	-	-	-	-	
Bonds issued	-	-	-	79,094,999	-	-	
Interest & fiscal charges/Premiums on bonds issue	(575)	(500)	(2,125,614)	356,867	(1,676,541)	(449,073)	
Total Nonoperating Revenue	157,291	327,076	(1,216,777)	80,532,892	(1,426,541)	209,764	85.30%
INCOME BEFORE OPERATING TRANSFERS	(9,735,831)	962,911	(44,044,271)	79,338,374	(936,230)	(41,812,670)	4704.43%
OPERATING TRANSFERS:							
Operating Transfers In (Out)	-	-	-	-	936,230	(936,230)	0.00%
CHANGE IN NET ASSETS	(9,735,831)	962,911	(44,044,271)	79,338,374			
NET ASSETS, BEGINNING	26,116,721	96,734,626	60,425,161	18,359,163			
NET ASSETS, PROJECTS	-	*	-	*			
NET ASSETS, ENDING	\$ 16,380,890	\$ 97,697,537	\$ 16,380,890	\$ 97,697,537			

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

City of Mansfield, Texas

**Comparative Budget and Cash Analysis
For the Month and Six Months Ended March 31, 2026 and 2025 (Unaudited)**

Hotel/Motel Occupancy Tax Fund	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
REVENUES:							
Hotel Occupancy Tax	\$ 118,899	\$ 104,411	\$ 432,800	\$ 394,658	\$ 1,161,500	\$ (728,700)	37.26%
Rental of Facilities	1,380	60	4,080	4,225	-	4,080	0.00%
Interest Income	4,104	5,288	15,049	37,625	-	15,049	0.00%
Total Revenues	124,383	109,759	451,929	436,508	1,161,500	(709,571)	38.91%
EXPENDITURES:							
Mansfield Tourism	42,097	81,095	265,963	268,429	679,972	414,009	39.11%
Farr Best Theater	30	86	287	638	-	(287)	0.00%
Championship Basketball	-	-	-	-	-	-	0.00%
Projects	-	-	-	7,150	-	-	0.00%
Promotion	304	3,136	13,359	8,516	9,000	(4,359)	148.43%
Reserve	-	-	-	-	472,528	472,528	0.00%
Total Expenditures	42,431	84,317	279,609	284,733	1,161,500	881,891	24.07%
Revenues / (Expenditures)	81,952	25,442	172,320	151,775	-	172,320	
FUND BALANCE, BEGINNING	3,556,747	2,803,269	3,466,379	2,676,936			
FUND BALANCE, ENDING	\$ 3,638,699	\$ 2,828,711	\$ 3,638,699	\$ 2,828,711			

City of Mansfield
Portfolio Holdings
Tracker Portfolio Set Up - by Issuer
Report Format: By Transaction
Group By: Issuer
Average By: Face Amount / Shares
Portfolio / Report Group: All Portfolios
As of 3/31/2026

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
CLASS												
CLASS LGIP	CLASS-CO2025	1/8/2025	3.776	1,517,456.38	1,517,456.38	1,517,456.38	1,517,456.38	N/A	1		0.74	3301 - Public Art
CLASS LGIP	CLASS-CO2025	1/8/2025	3.776	76,491,372.17	76,491,372.17	76,491,372.17	76,491,372.17	N/A	1		37.27	3401 - Building Construction
CLASS LGIP	CLASS-CO2025	1/8/2025	3.776	3,239,791.02	3,239,791.02	3,239,791.02	3,239,791.02	N/A	1		1.58	1001 - General Fund
CLASS LGIP	CLASS-CO2025	1/8/2025	3.776	28,761.20	28,761.20	28,761.20	28,761.20	N/A	1		0.01	3901 - TIF
CLASS LGIP	CLASS-CO2025	1/8/2025	3.776	3,240,914.39	3,240,914.39	3,240,914.39	3,240,914.39	N/A	1		1.58	3001 - Equipment Replacement
CLASS LGIP	CLASS-CO2025	1/8/2025	3.776	6,429,006.56	6,429,006.56	6,429,006.56	6,429,006.56	N/A	1		3.13	3202 - Streets Construction
CLASS LGIP	CLASS-GENOP	5/11/2023	3.776	2,912,749.32	2,912,749.32	2,912,749.32	2,912,749.32	N/A	1		1.42	5201 - Water & Sewer
CLASS LGIP	CLASS-GENOP	5/11/2023	3.776	2,304,612.29	2,304,612.29	2,304,612.29	2,304,612.29	N/A	1		1.12	3201 - Street Construction
CLASS LGIP	CLASS-GENOP	5/11/2023	3.776	4,533.26	4,533.26	4,533.26	4,533.26	N/A	1		0.00	1001 - General Fund
CLASS LGIP	CLASS-GENOP	5/11/2023	3.776	2,304,612.29	2,304,612.29	2,304,612.29	2,304,612.29	N/A	1		1.12	2302 - Mansfield Parks Land Dedication
CLASS LGIP	CLASS-GENOP	5/11/2023	3.776	2,304,612.29	2,304,612.29	2,304,612.29	2,304,612.29	N/A	1		1.12	3608 - LINEAR PARK TRAIL
CLASS LGIP	CLASS-GENOP	5/11/2023	3.776	6,913,836.96	6,913,836.96	6,913,836.96	6,913,836.96	N/A	1		3.37	4501 - Economic Development
CLASS LGIP	CLASS-GENOP	5/11/2023	3.776	2,304,612.29	2,304,612.29	2,304,612.29	2,304,612.29	N/A	1		1.12	5101 - Drainage Utility Fund
CLASS LGIP	CLASS-GENOP	5/11/2023	3.776	1,152,306.13	1,152,306.13	1,152,306.13	1,152,306.13	N/A	1		0.56	2301 - Mansfield Parks 1/2 Sales Tax
CLASS LGIP	CLASS-SLFRF	5/27/2021	3.776	472,835.37	472,835.37	472,835.37	472,835.37	N/A	1		0.23	2104 - ARPA
CLASS LGIP	CLASS-GO2025	1/8/2025	3.776	2,765,150.12	2,765,150.12	2,765,150.12	2,765,150.12	N/A	1		1.35	3608 - LINEAR PARK TRAIL
Sub Total / Average CLASS			3.776	114,387,162.04	114,387,162.04	114,387,162.04	114,387,162.04		1	0.00	55.74	
LOGIC												
LOGIC LGIP	LOGIC	5/28/2022	3.788	5,959,318.87	5,959,318.87	5,959,318.87	5,959,318.87	N/A	1		2.90	5201 - Water & Sewer
LOGIC LGIP	LOGIC	5/28/2022	3.788	2,667.24	2,667.24	2,667.24	2,667.24	N/A	1		0.00	1001 - General Fund
LOGIC LGIP	LOGIC	5/28/2022	3.788	1,263,481.78	1,263,481.78	1,263,481.78	1,263,481.78	N/A	1		0.62	3901 - TIF
LOGIC LGIP	LOGIC	5/28/2022	3.788	4,767,455.15	4,767,455.15	4,767,455.15	4,767,455.15	N/A	1		2.32	4501 - Economic Development
LOGIC LGIP	LOGIC-CO2024	1/10/2024	3.788	-167,817.64	-167,817.64	-167,817.64	-167,817.64	N/A	1		-0.08	3901 - TIF
LOGIC LGIP	LOGIC-CO2024	1/10/2024	3.788	3,773,340.31	3,773,340.31	3,773,340.31	3,773,340.31	N/A	1		1.84	3412 - ACO/Service

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
LOGIC LGIP	LOGIC-CO2024	1/10/2024	3.788	0.03	0.03	0.03	0.03	N/A	1		0.00	Center 3202 - Streets Construction
LOGIC LGIP	LOGIC-CO2024	9/1/2024	3.788	421,400.16	421,400.16	421,400.16	421,400.16	N/A	1		0.21	3301 - Public Art
LOGIC LGIP	LOGIC-WS2024	1/10/2024	3.788	29,647,149.25	29,647,149.25	29,647,149.25	29,647,149.25	N/A	1		14.45	5224 - Utility WTP
LOGIC LGIP	LOGIC-CO2022A	12/15/2022	3.788	12,243,152.04	12,243,152.04	12,243,152.04	12,243,152.04	N/A	1		5.97	3218 Issue 2022A - Streets
Sub Total / Average LOGIC			3.788	57,910,147.19	57,910,147.19	57,910,147.19	57,910,147.19		1	0.00	28.22	
Nations Funds												
Nations Funds MM	MF0008	10/25/1999	3.540	5,111.20	5,111.20	5,111.20	5,111.20	N/A	1		0.00	5201 - Water & Sewer
Nations Funds MM	MF0008	10/25/1999	3.540	3,968,717.18	3,968,717.18	3,968,717.18	3,968,717.18	N/A	1		1.93	3201 - Street Construction
Nations Funds MM	MF0008	10/25/1999	3.540	31,401.41	31,401.41	31,401.41	31,401.41	N/A	1		0.02	2003 - Tree Mitigation
Nations Funds MM	MF0008	10/25/1999	3.540	4,921,163.55	4,921,163.55	4,921,163.55	4,921,163.55	N/A	1		2.40	1001 - General Fund
Nations Funds MM	MF0008	10/25/1999	3.540	179,668.21	179,668.21	179,668.21	179,668.21	N/A	1		0.09	4501 - Economic Development
Nations Funds MM	MF0008	10/25/1999	3.540	525,994.71	525,994.71	525,994.71	525,994.71	N/A	1		0.26	4001 - Debt Services
Nations Funds MM	MF0008	10/25/1999	3.540	716,317.62	716,317.62	716,317.62	716,317.62	N/A	1		0.35	2302 - Mansfield Parks Land Dedication
Nations Funds MM	MF0008	10/25/1999	3.540	568,300.08	568,300.08	568,300.08	568,300.08	N/A	1		0.28	2301 - Mansfield Parks 1/2 Sales Tax
Nations Funds MM	MF0008	4/11/2012	3.540	3,552,365.19	3,552,365.19	3,552,365.19	3,552,365.19	N/A	1		1.73	5211 - Revenue Bond Reserve
Sub Total / Average Nations Funds			3.540	14,469,039.15	14,469,039.15	14,469,039.15	14,469,039.15		1	0.00	7.05	
TEXSTAR												
TEXSTAR LGIP	TEXSTAR-EDC25TE	1/8/2025	3.651	7,101,142.29	7,101,142.29	7,101,142.29	7,101,142.29	N/A	1		3.46	4507 - MEDC Construction Fund
TEXSTAR LGIP	TEXSTAR-EDC25TA	1/8/2025	3.651	1,603,867.81	1,603,867.81	1,603,867.81	1,603,867.81	N/A	1		0.78	4507 - MEDC Construction Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.651	276,469.83	276,469.83	276,469.83	276,469.83	N/A	1		0.13	4502 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.651	4,046.46	4,046.46	4,046.46	4,046.46	N/A	1		0.00	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	3.651	2,335,706.01	2,335,706.01	2,335,706.01	2,335,706.01	N/A	1		1.14	3201 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	3.651	195.27	195.27	195.27	195.27	N/A	1		0.00	1001 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.651	994,509.21	994,509.21	994,509.21	994,509.21	N/A	1		0.48	4501 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	3.651	1,269,749.06	1,269,749.06	1,269,749.06	1,269,749.06	N/A	1		0.62	2302 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	3.651	64,291.34	64,291.34	64,291.34	64,291.34	N/A	1		0.03	4001 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	3.651	1,190,412.89	1,190,412.89	1,190,412.89	1,190,412.89	N/A	1		0.58	5101 - Drainage Utility Fund

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
TexStar LGIP	TEXSTAR	11/2/2012	3.651	2,113.72	2,113.72	2,113.72	2,113.72	N/A	1		0.00	3901 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	3.651	2,915,666.64	2,915,666.64	2,915,666.64	2,915,666.64	N/A	1		1.42	2301 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/30/2014	3.651	696,342.12	696,342.12	696,342.12	696,342.12	N/A	1		0.34	2006 - Hotel
TEXSTAR LGIP	TEXSTAR-EDC25TE	1/8/2025	3.651	7,101,142.29	7,101,142.29	7,101,142.29	7,101,142.29	N/A	1		3.46	4507 - MEDC Construction Fund
TEXSTAR LGIP	TEXSTAR-EDC25TA	1/8/2025	3.651	1,603,867.81	1,603,867.81	1,603,867.81	1,603,867.81	N/A	1		0.78	4507 - MEDC Construction Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.651	276,469.83	276,469.83	276,469.83	276,469.83	N/A	1		0.13	4502 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.651	4,046.46	4,046.46	4,046.46	4,046.46	N/A	1		0.00	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	3.651	2,335,706.01	2,335,706.01	2,335,706.01	2,335,706.01	N/A	1		1.14	3201 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	3.651	195.27	195.27	195.27	195.27	N/A	1		0.00	1001 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.651	994,509.21	994,509.21	994,509.21	994,509.21	N/A	1		0.48	4501 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	3.651	1,269,749.06	1,269,749.06	1,269,749.06	1,269,749.06	N/A	1		0.62	2302 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	3.651	64,291.34	64,291.34	64,291.34	64,291.34	N/A	1		0.03	4001 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	3.651	1,190,412.89	1,190,412.89	1,190,412.89	1,190,412.89	N/A	1		0.58	5101 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.651	2,113.72	2,113.72	2,113.72	2,113.72	N/A	1		0.00	3901 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	3.651	2,915,666.64	2,915,666.64	2,915,666.64	2,915,666.64	N/A	1		1.42	2301 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/30/2014	3.651	696,342.12	696,342.12	696,342.12	696,342.12	N/A	1		0.34	2006 - Hotel
Sub Total / Average TEXSTAR			3.651	18,454,512.65	18,454,512.65	18,454,512.65	18,454,512.65		1	0.00	8.99	
TexStar												
TEXSTAR LGIP	TEXSTAR-EDC25TE	1/8/2025	3.651	7,101,142.29	7,101,142.29	7,101,142.29	7,101,142.29	N/A	1		3.46	4507 - MEDC Construction Fund
TEXSTAR LGIP	TEXSTAR-EDC25TA	1/8/2025	3.651	1,603,867.81	1,603,867.81	1,603,867.81	1,603,867.81	N/A	1		0.78	4507 - MEDC Construction Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.651	276,469.83	276,469.83	276,469.83	276,469.83	N/A	1		0.13	4502 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.651	4,046.46	4,046.46	4,046.46	4,046.46	N/A	1		0.00	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	3.651	2,335,706.01	2,335,706.01	2,335,706.01	2,335,706.01	N/A	1		1.14	3201 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	3.651	195.27	195.27	195.27	195.27	N/A	1		0.00	1001 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.651	994,509.21	994,509.21	994,509.21	994,509.21	N/A	1		0.48	4501 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	3.651	1,269,749.06	1,269,749.06	1,269,749.06	1,269,749.06	N/A	1		0.62	2302 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	3.651	64,291.34	64,291.34	64,291.34	64,291.34	N/A	1		0.03	4001 - Debt Services

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
TexStar LGIP	TEXSTAR	11/2/2012	3.651	1,190,412.89	1,190,412.89	1,190,412.89	1,190,412.89	N/A	1		0.58	5101 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.651	2,113.72	2,113.72	2,113.72	2,113.72	N/A	1		0.00	3901 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	3.651	2,915,666.64	2,915,666.64	2,915,666.64	2,915,666.64	N/A	1		1.42	2301 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/30/2014	3.651	696,342.12	696,342.12	696,342.12	696,342.12	N/A	1		0.34	2006 - Hotel
TEXSTAR LGIP	TEXSTAR-EDC25TE	1/8/2025	3.651	7,101,142.29	7,101,142.29	7,101,142.29	7,101,142.29	N/A	1		3.46	4507 - MEDC Construction Fund
TEXSTAR LGIP	TEXSTAR-EDC25TA	1/8/2025	3.651	1,603,867.81	1,603,867.81	1,603,867.81	1,603,867.81	N/A	1		0.78	4507 - MEDC Construction Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.651	276,469.83	276,469.83	276,469.83	276,469.83	N/A	1		0.13	4502 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.651	4,046.46	4,046.46	4,046.46	4,046.46	N/A	1		0.00	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	3.651	2,335,706.01	2,335,706.01	2,335,706.01	2,335,706.01	N/A	1		1.14	3201 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	3.651	195.27	195.27	195.27	195.27	N/A	1		0.00	1001 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.651	994,509.21	994,509.21	994,509.21	994,509.21	N/A	1		0.48	4501 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	3.651	1,269,749.06	1,269,749.06	1,269,749.06	1,269,749.06	N/A	1		0.62	2302 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	3.651	64,291.34	64,291.34	64,291.34	64,291.34	N/A	1		0.03	4001 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	3.651	1,190,412.89	1,190,412.89	1,190,412.89	1,190,412.89	N/A	1		0.58	5101 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.651	2,113.72	2,113.72	2,113.72	2,113.72	N/A	1		0.00	3901 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	3.651	2,915,666.64	2,915,666.64	2,915,666.64	2,915,666.64	N/A	1		1.42	2301 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/30/2014	3.651	696,342.12	696,342.12	696,342.12	696,342.12	N/A	1		0.34	2006 - Hotel
Sub Total / Average TexStar			3.651	18,454,512.65	18,454,512.65	18,454,512.65	18,454,512.65		1	0.00	8.99	
Total / Average			3.752	205,220,861.03	205,220,861.03	205,220,861.03	205,220,861.03		1	0.00	100	

City of Mansfield
Portfolio Holdings
Tracker Portfolio Set Up - by Portfolio (Fund)
Report Format: By Transaction
Group By: Portfolio Name
Average By: Face Amount / Shares
Portfolio / Report Group: All Portfolios
As of 3/31/2026

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
1001 - General Fund												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.776	3,239,791.02	3,239,791.02	3,239,791.02	3,239,791.02	N/A	1		1.58
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.776	4,533.26	4,533.26	4,533.26	4,533.26	N/A	1		0.00
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	3.788	2,667.24	2,667.24	2,667.24	2,667.24	N/A	1		0.00
Nations Funds MM	MF0008	Money Market	10/25/1999	3.540	4,921,163.55	4,921,163.55	4,921,163.55	4,921,163.55	N/A	1		2.40
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.651	195.27	195.27	195.27	195.27	N/A	1		0.00
Sub Total / Average 1001 - General Fund				3.634	8,168,350.34	8,168,350.34	8,168,350.34	8,168,350.34		1	0.00	3.98
2003 - Tree Mitigation												
Nations Funds MM	MF0008	Money Market	10/25/1999	3.540	31,401.41	31,401.41	31,401.41	31,401.41	N/A	1		0.02
Sub Total / Average 2003 - Tree Mitigation				3.540	31,401.41	31,401.41	31,401.41	31,401.41		1	0.00	0.02
2006 - Hotel												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/30/2014	3.651	696,342.12	696,342.12	696,342.12	696,342.12	N/A	1		0.34
Sub Total / Average 2006 - Hotel				3.651	696,342.12	696,342.12	696,342.12	696,342.12		1	0.00	0.34
2104 - ARPA												
CLASS LGIP	CLASS-SLFRF	Local Government Investment Pool	5/27/2021	3.776	472,835.37	472,835.37	472,835.37	472,835.37	N/A	1		0.23
Sub Total / Average 2104 - ARPA				3.776	472,835.37	472,835.37	472,835.37	472,835.37		1	0.00	0.23
2301 - Mansfield Parks 1/2 Sales Tax												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.776	1,152,306.13	1,152,306.13	1,152,306.13	1,152,306.13	N/A	1		0.56
Nations Funds MM	MF0008	Money Market	10/25/1999	3.540	568,300.08	568,300.08	568,300.08	568,300.08	N/A	1		0.28
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.651	2,915,666.64	2,915,666.64	2,915,666.64	2,915,666.64	N/A	1		1.42

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
Sub Total / Average 2301 - Mansfield Parks 1/2 Sales Tax												
				3.669	4,636,272.85	4,636,272.85	4,636,272.85	4,636,272.85		1	0.00	2.26
2302 - Mansfield Parks Land Dedication												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.776	2,304,612.29	2,304,612.29	2,304,612.29	2,304,612.29	N/A	1		1.12
Nations Funds MM	MF0008	Money Market	10/25/1999	3.540	716,317.62	716,317.62	716,317.62	716,317.62	N/A	1		0.35
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.651	1,269,749.06	1,269,749.06	1,269,749.06	1,269,749.06	N/A	1		0.62
Sub Total / Average 2302 - Mansfield Parks Land Dedication												
				3.700	4,290,678.97	4,290,678.97	4,290,678.97	4,290,678.97		1	0.00	2.09
3001 - Equipment Replacement												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.776	3,240,914.39	3,240,914.39	3,240,914.39	3,240,914.39	N/A	1		1.58
Sub Total / Average 3001 - Equipment Replacement												
				3.776	3,240,914.39	3,240,914.39	3,240,914.39	3,240,914.39		1	0.00	1.58
3201 - Street Construction												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.776	2,304,612.29	2,304,612.29	2,304,612.29	2,304,612.29	N/A	1		1.12
Nations Funds MM	MF0008	Money Market	10/25/1999	3.540	3,968,717.18	3,968,717.18	3,968,717.18	3,968,717.18	N/A	1		1.93
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.651	2,335,706.01	2,335,706.01	2,335,706.01	2,335,706.01	N/A	1		1.14
Sub Total / Average 3201 - Street Construction												
				3.633	8,609,035.48	8,609,035.48	8,609,035.48	8,609,035.48		1	0.00	4.20
3202 - Streets Construction												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.776	6,429,006.56	6,429,006.56	6,429,006.56	6,429,006.56	N/A	1		3.13
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	3.788	0.03	0.03	0.03	0.03	N/A	1		0.00
Sub Total / Average 3202 - Streets Construction												
				3.776	6,429,006.59	6,429,006.59	6,429,006.59	6,429,006.59		1	0.00	3.13
3218 Issue 2022A - Streets												
LOGIC LGIP	LOGIC-CO2022A	Local Government Investment Pool	12/15/2022	3.788	12,243,152.04	12,243,152.04	12,243,152.04	12,243,152.04	N/A	1		5.97
Sub Total / Average 3218 Issue 2022A - Streets												
				3.788	12,243,152.04	12,243,152.04	12,243,152.04	12,243,152.04		1	0.00	5.97
3301 - Public Art												
CLASS LGIP	CLASS-CO2025	Local Government	1/8/2025	3.776	1,517,456.38	1,517,456.38	1,517,456.38	1,517,456.38	N/A	1		0.74

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
LOGIC LGIP	LOGIC-CO2024	Investment Pool Local Government Investment Pool	9/1/2024	3.788	421,400.16	421,400.16	421,400.16	421,400.16	N/A	1		0.21
Sub Total / Average				3.779	1,938,856.54	1,938,856.54	1,938,856.54	1,938,856.54		1	0.00	0.94
3301 - Public Art												
3401 - Building Construction												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.776	76,491,372.17	76,491,372.17	76,491,372.17	76,491,372.17	N/A	1		37.27
Sub Total / Average				3.776	76,491,372.17	76,491,372.17	76,491,372.17	76,491,372.17		1	0.00	37.27
3401 - Building Construction												
3412 - ACO/Service Center												
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	3.788	3,773,340.31	3,773,340.31	3,773,340.31	3,773,340.31	N/A	1		1.84
Sub Total / Average				3.788	3,773,340.31	3,773,340.31	3,773,340.31	3,773,340.31		1	0.00	1.84
3412 - ACO/Service Center												
3608 - LINEAR PARK TRAIL												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.776	2,304,612.29	2,304,612.29	2,304,612.29	2,304,612.29	N/A	1		1.12
CLASS LGIP	CLASS-GO2025	Local Government Investment Pool	1/8/2025	3.776	2,765,150.12	2,765,150.12	2,765,150.12	2,765,150.12	N/A	1		1.35
Sub Total / Average				3.776	5,069,762.41	5,069,762.41	5,069,762.41	5,069,762.41		1	0.00	2.47
3608 - LINEAR PARK TRAIL												
3901 - TIF												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.776	28,761.20	28,761.20	28,761.20	28,761.20	N/A	1		0.01
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	3.788	1,263,481.78	1,263,481.78	1,263,481.78	1,263,481.78	N/A	1		0.62
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	3.788	-167,817.64	-167,817.64	-167,817.64	-167,817.64	N/A	1		-0.08
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.651	2,113.72	2,113.72	2,113.72	2,113.72	N/A	1		0.00
Sub Total / Average				3.787	1,126,539.06	1,126,539.06	1,126,539.06	1,126,539.06		1	0.00	0.55
3901 - TIF												
4001 - Debt Services												
Nations Funds MM	MF0008	Money Market	10/25/1999	3.540	525,994.71	525,994.71	525,994.71	525,994.71	N/A	1		0.26
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.651	64,291.34	64,291.34	64,291.34	64,291.34	N/A	1		0.03
Sub Total / Average				3.552	590,286.05	590,286.05	590,286.05	590,286.05		1	0.00	0.29
4001 - Debt Services												

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
4501 - Economic Development												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.776	6,913,836.96	6,913,836.96	6,913,836.96	6,913,836.96	N/A	1		3.37
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	3.788	4,767,455.15	4,767,455.15	4,767,455.15	4,767,455.15	N/A	1		2.32
Nations Funds MM	MF0008	Money Market	10/25/1999	3.540	179,668.21	179,668.21	179,668.21	179,668.21	N/A	1		0.09
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.651	994,509.21	994,509.21	994,509.21	994,509.21	N/A	1		0.48
Sub Total / Average				3.767	12,855,469.53	12,855,469.53	12,855,469.53	12,855,469.53		1	0.00	6.26
4502 - MEDC I&S Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.651	276,469.83	276,469.83	276,469.83	276,469.83	N/A	1		0.13
Sub Total / Average				3.651	276,469.83	276,469.83	276,469.83	276,469.83		1	0.00	0.13
4507 - MEDC Construction Fund												
TEXSTAR LGIP	TEXSTAR-EDC25TE	Local Government Investment Pool	1/8/2025	3.651	7,101,142.29	7,101,142.29	7,101,142.29	7,101,142.29	N/A	1		3.46
TEXSTAR LGIP	TEXSTAR-EDC25TA	Local Government Investment Pool	1/8/2025	3.651	1,603,867.81	1,603,867.81	1,603,867.81	1,603,867.81	N/A	1		0.78
Sub Total / Average				3.651	8,705,010.10	8,705,010.10	8,705,010.10	8,705,010.10		1	0.00	4.24
5101 - Drainage Utility Fund												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.776	2,304,612.29	2,304,612.29	2,304,612.29	2,304,612.29	N/A	1		1.12
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.651	1,190,412.89	1,190,412.89	1,190,412.89	1,190,412.89	N/A	1		0.58
Sub Total / Average				3.734	3,495,025.18	3,495,025.18	3,495,025.18	3,495,025.18		1	0.00	1.70
5201 - Water & Sewer												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.776	2,912,749.32	2,912,749.32	2,912,749.32	2,912,749.32	N/A	1		1.42
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	3.788	5,959,318.87	5,959,318.87	5,959,318.87	5,959,318.87	N/A	1		2.90
Nations Funds MM	MF0008	Money Market	10/25/1999	3.540	5,111.20	5,111.20	5,111.20	5,111.20	N/A	1		0.00
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.651	4,046.46	4,046.46	4,046.46	4,046.46	N/A	1		0.00
Sub Total / Average				3.784	8,881,225.85	8,881,225.85	8,881,225.85	8,881,225.85		1	0.00	4.33

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
5211 - Revenue Bond Reserve												
Nations Funds MM	MF0008	Money Market	4/11/2012	3.540	3,552,365.19	3,552,365.19	3,552,365.19	3,552,365.19	N/A	1		1.73
Sub Total / Average				3.540	3,552,365.19	3,552,365.19	3,552,365.19	3,552,365.19		1	0.00	1.73
5224 - Utility WTP												
LOGIC LGIP	LOGIC-WS2024	Local Government Investment Pool	1/10/2024	3.788	29,647,149.25	29,647,149.25	29,647,149.25	29,647,149.25	N/A	1		14.45
Sub Total / Average				3.788	29,647,149.25	29,647,149.25	29,647,149.25	29,647,149.25		1	0.00	14.45
Total / Average				3.752	205,220,861.03	205,220,861.03	205,220,861.03	205,220,861.03		1	0.00	100

**CITY OF MANSFIELD, TEXAS
SALES TAX REPORT**

FISCAL YEAR 2026

CITYWIDE SALES TAX (\$0.02)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	\$ 3,332,637	\$ 3,373,427	\$ 40,790	1.22%
November (PY)	\$ 3,750,971	\$ 3,986,637	\$ 235,666	6.28%
December (PY)	\$ 3,329,564	\$ 3,592,943	\$ 263,379	7.91%
January	\$ 3,403,452	\$ 3,386,035	\$ (17,417)	-0.51%
February	\$ 4,948,962	\$ 4,908,132	\$ (40,830)	-0.83%
March	\$ 3,036,058	\$ 3,232,622	\$ 196,564	6.47%
April	\$ 2,769,420			
May	\$ 4,114,930			
June	\$ 3,355,861			
July	\$ 3,506,277			
August	\$ 4,107,825			
September	\$ 3,638,055			
Total	\$ 43,294,012	\$ 22,479,797	\$ 678,153	1.57%

**CITY OF MANSFIELD, TEXAS
SALES TAX REPORT**

FISCAL YEAR 2026

GENERAL FUND (\$0.01)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	\$ 1,666,319	\$ 1,686,713	\$ 20,395	1.22%
November (PY)	\$ 1,875,486	\$ 1,993,319	\$ 117,833	6.28%
December (PY)	\$ 1,664,782	\$ 1,796,471	\$ 131,689	7.91%
January	\$ 1,701,726	\$ 1,693,018	\$ (8,708)	-0.51%
February	\$ 2,474,481	\$ 2,454,066	\$ (20,415)	-0.83%
March	\$ 1,518,029	\$ 1,616,311	\$ 98,282	6.47%
April	\$ 1,384,710			
May	\$ 2,057,465			
June	\$ 1,677,930			
July	\$ 1,753,138			
August	\$ 2,053,912			
September	\$ 1,819,027			
Total	\$ 21,647,006	\$ 11,239,898	\$ 339,076	1.57%

**CITY OF MANSFIELD, TEXAS
SALES TAX REPORT**

FISCAL YEAR 2026

MANSFIELD ECONOMIC DEVELOPMENT CORPORATION FUND (\$0.005)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	\$ 833,159	\$ 843,357	\$ 10,197	1.22%
November (PY)	\$ 937,743	\$ 996,659	\$ 58,917	6.28%
December (PY)	\$ 832,391	\$ 898,236	\$ 65,845	7.91%
January	\$ 850,863	\$ 846,509	\$ (4,354)	-0.51%
February	\$ 1,237,241	\$ 1,227,033	\$ (10,207)	-0.83%
March	\$ 759,015	\$ 808,156	\$ 49,141	6.47%
April	\$ 692,355			
May	\$ 1,028,733			
June	\$ 838,965			
July	\$ 876,569			
August	\$ 1,026,956			
September	\$ 909,514			
Total	\$ 10,823,503	\$ 5,619,949	\$ 169,538	1.57%

CITY OF MANSFIELD, TEXAS
SALES TAX REPORT

FISCAL YEAR 2026

MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION FUND (\$0.005)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	\$ 833,159	\$ 843,357	\$ 10,197	1.22%
November (PY)	\$ 937,743	\$ 996,659	\$ 58,917	6.28%
December (PY)	\$ 832,391	\$ 898,236	\$ 65,845	7.91%
January	\$ 850,863	\$ 846,509	\$ (4,354)	-0.51%
February	\$ 1,237,241	\$ 1,227,033	\$ (10,207)	-0.83%
March	\$ 759,015	\$ 808,156	\$ 49,141	6.47%
April	\$ 692,355			
May	\$ 1,028,733			
June	\$ 838,965			
July	\$ 876,569			
August	\$ 1,026,956			
September	\$ 909,514			
Total	\$ 10,823,503	\$ 5,619,949	\$ 169,538	1.57%



**City of Mansfield
Staff Report**

**Item ID:
26-2200**

Agenda Date: May 11, 2026

Title

26-2200: Minutes - Approval of the April 27, 2026 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting Minutes (vote will only be taken by members of the sub-committee: Bounds (Chair), Evans, and Tonore)

Description/History

The minutes of the April 27, 2026 Revitalization of Historic Downtown Mansfield Sub-Committee Meeting are in DRAFT form and will not become effective until approved by the Sub-Committee at this meeting.

Strategic Initiative

N/A

Recommendation

Approval of the minutes by the Sub-Committee.

Funding Source

N/A

Prepared By

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



City Council - Revitalization of Historic Downtown Mansfield Sub-Committee - Meeting Minutes

April 27, 2026 - 2:00 PM

Draft

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Chair Bounds called the meeting to order at 2:00 p.m.

Present: Tamera Bounds, Todd Tonore, Michael Evans

Staff present: Joe Smolinski, City Manager; Troy Lestina, Deputy City Manager/Chief Financial Officer; Matt Jones, Assistant City Manager; Vanessa Marrero, Assistant City Manager/Deputy City Attorney; Victor Flores, City Attorney; Kristen Petree, Capital Projects Manager; Rachel Bagley, Assistant Director of Economic Development; Mitzy Shannon, Economic Development Representative; Keera Seiger, Deputy City Secretary

2. CITIZEN COMMENTS

Citizens wishing to address the Sub-Committee 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 Sub-Committee 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 and present it to the Deputy City Secretary prior to the start of the meeting.

Eric Rozak, 21 Devon Court - Mr. Rozak spoke on downtown grants, the funding of retaining walls, sales tax produced from downtown businesses, terms of leases for downtown buildings, his experience working with downtown landlords, the turnover of downtown businesses, the future of the 100 block of Main Street, and his ideas for downtown improvements and assistance.

3. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Sub-Committee 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, Chair Bounds recessed the meeting into executive session at 2:06 p.m. Chair Bounds called the executive session to order in the Council Conference Room at 2:07 p.m. Chair Bounds recessed the executive session at 2:34 p.m.

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

Pursuant to 551.071

- B.** Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072
- C.** Personnel Matters Pursuant to Section 551.074
- D.** Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087

4. RECONVENE INTO REGULAR SESSION

Chair Bounds reconvened into regular business session at 2:36 p.m.

5. NEW BUSINESS

Discussion Regarding Revisions to Existing Downtown Grant and Incentive Programs

Rachel Bagley, Assistant Director of Economic Development, presented the discussion. She reviewed proposed changes and additions to certain sections of the current policy for possible revisions and answered sub-committee questions. The sections discussed included Incentive Programs, specifically the Facade Improvement Grant - Special Zoning Districts and the Retail Rent Assistance Grant; Target Initiatives, specifically Historic Downtown which includes the Enhanced Façade & Tenant Improvement Program, the Storefront Improvement Program, the Historic Core Catalyst Fund, Incentives for Use, Not Vacancy, the Local Legacy Business Program, and the Pop-Up to Permanent Program. There was discussion regarding historic facades and possibly hiring an architect who specializes in historic facades, involving various stakeholders (residents, business owners, etc.) in decision-making processes, the sub-committee's vision for the 100 block of Downtown, clarifying terms of the Retail Rent Assistance Grant section altogether with input from the full City Council, and target initiatives. Joe Smolinski, City Manager, Matt Jones, Assistant City Manager, and Victor Flores, City Attorney, all made comments and answered sub-committee questions throughout the meeting. Staff will review the items discussed and bring back a revised version of the policy to the sub-committee.

6. ADJOURN

Chair Bounds adjourned the meeting at 3:09 p.m.

_____ Tamera Bounds, Chair

ATTEST:

_____ Susana Marin, City Secretary



**City of Mansfield
Staff Report**

**Item ID:
26-2201**

Agenda Date: May 11, 2026

Title

26-2201: Minutes - Approval of the April 27, 2026 Local Transportation Issues Sub-Committee Meeting Minutes (vote will only be taken by members of the sub-committee: Tonore (Chair), Bounds, and Fresquez)

Description/History

The minutes of the April 27, 2026 Local Transportation Issues Sub-Committee Meeting are in DRAFT form and will not become effective until approved by the Sub-Committee at this meeting.

Strategic Initiative

N/A

Recommendation

Approval of the minutes by the Sub-Committee.

Funding Source

N/A

Prepared By

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



City Council - Local Transportation Issues Sub-Committee - Meeting Minutes
April 27, 2026 - 3:00 PM
Draft

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Sub-Committee Member Fresquez called the meeting to order at 3:15 p.m.

Present: Tamera Bounds, Juan Fresquez

Absent: Todd Tonore

Staff present: Troy Lestina, Deputy City Manager/Chief Financial Officer; Matt Jones, Assistant City Manager; Vanessa Marrero, Assistant City Manager/Deputy City Attorney; Victor Flores, City Attorney; Jeff Price, Executive Director of Public Works; Raymond Coffman, Director of Engineering Services; Taylor Derden, Transportation and Mobility Engineer; Luke Goralski, Assistant Director of Engineering Services - Capital Projects; Beth Trepanier, Planning and Development Administrative Services Lead; Keera Seiger, Deputy City Secretary

2. CITIZEN COMMENTS

Citizens wishing to address the Sub-Committee 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 Sub-Committee 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 and present it to the Deputy City Secretary prior to the start of the meeting.

There were no citizen comments.

3. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Sub-Committee 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.

The sub-committee did not recess into executive session.

- 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
- B.** Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072
- C.** Personnel Matters Pursuant to Section 551.074

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

4. RECONVENE INTO REGULAR SESSION

The sub-committee did not recess into executive session.

Chair Tonore arrived at the meeting at 3:23 p.m.

Present: Tamera Bounds, Juan Fresquez, Todd Tonore

5. NEW BUSINESS

Quarterly Roadway Capital Improvement Projects Update

Raymond Coffman, Director of Engineering Services, provided the quarterly roadway capital improvement projects update. He first noted that staff will soon be updating the City's Standard Construction Details and is looking for input on items including standard lane width and pavement markings. Raymond explained that current lane widths on divided and 4-lane undivided roadways in the City are 12 feet wide and staff is possibly looking to reduce the width to 11 feet. Raymond, along with Matt Jones, Assistant City Manager, Luke Goralski, Assistant Director of Engineering Services - Capital Projects and Taylor Derden, Transportation and Mobility Engineer, discussed and answered questions regarding the effect reduced lane widths would have on speed limits. Next, Raymond spoke on the City's pavement markings always having been ceramic buttons, but the Manual on Uniform Traffic Control Devices from the Department of Transportation now recommends thermoplastic striping as that is a better fit for camera-based lane detection and Advanced Driver Assistance Systems. Raymond and Jeff Price, Executive Director of Public Works, answered questions regarding maintenance and the difference in costs between the two options.

Lastly, Raymond, Matt, and Taylor provided updates and answered questions on a few roadway projects including Cannon Drive South bid, Matlock Road extension and bridge funding, and the Safe Streets for All grant opportunity.

6. ADJOURN

Chair Tonore adjourned the meeting at 3:46 p.m.

Todd Tonore, Chair

ATTEST:

Susana Marin, City Secretary



**City of Mansfield
Staff Report**

**Item ID:
26-2171**

Agenda Date: May 11, 2026

Title

26-2171: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract Between the City of Mansfield, Texas and Adopt A Highway Maintenance Corporation in an Amount not to Exceed \$150,000.00 for Annual Right of Way Litter Management; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (Drainage Utility Fund)

Description/History

The Environmental Services Department was awarded solid waste grant funds through the North Central Texas Council of Governments from the Texas Commission on Environmental Quality for a project to address litter along certain major rights of way. The funds requested through the grant program were to help offset the cost of an initial cleanup of all roadways to establish a baseline condition. A request for proposals was advertised and proposals were received and read aloud on April 14, 2026. There was only one response to the request from Adopt a Highway Maintenance Corporation. The proposal was reviewed and considered responsive to the request. The vendor will provide a tracking report on a mile-by-mile basis to inform future roadway priority ranking and ensure efficient use of resources.

Strategic Initiative

Focus on the Future
Building Strong Neighborhoods

Recommendation

Environmental Services Department staff recommends approval of the resolution.

Funding Source

Drainage Utility Fund

Prepared By

Howard Redfearn, Assistant Director of Public Works - Environmental Services - (817) 276-4240

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A PROFESSIONAL SERVICES CONTRACT BETWEEN THE CITY OF MANSFIELD, TX AND ADOPT A HIGHWAY MAINTENANCE CORPORATION IN AN AMOUNT NOT TO EXCEED \$150,000.00 FOR ANNUAL RIGHT OF WAY LITTER MANAGEMENT; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (DRAINAGE 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 of Mansfield has publicly advertised and requested competitive proposals for annual right-of-way litter management services; and,

WHEREAS, all proposals were received, opened, and publicly read aloud on April 14, 2026; and,

WHEREAS, Adopt a Highway Maintenance Corporation has provided a proposal for providing annual right of way litter management services for an amount not to exceed ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00); and,

WHEREAS, after review of the proposal City staff recommends approving a professional services contract with Adopt a Highway Maintenance Corporation; and,

WHEREAS, half of the funding for this contract is available from the Drainage Utility Fund (\$75,000), and half of the funding is from solid waste grants funds provided through the North Central Texas Council of Governments from the Texas Commission on Environmental Quality (\$75,000) for projects that support the regional solid waste management plan.

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 Adopt a Highway Maintenance Corporation in an amount not to exceed ONE HUNDRED AND FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00) for providing right-of-way litter management services 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 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 11TH DAY OF MAY, 2026.**

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

FORM CONTRACT

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

CITY OF MANSFIELD CONTRACTOR AGREEMENT

THIS AGREEMENT (“Agreement”) is entered into by and between the City of Mansfield (hereinafter “CITY”) and Adopt a Highway Maintenance Corporation, (hereinafter “CONTRACTOR”).

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

ARTICLE 1 WORK

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

Mansfield FY2026 ROW Litter Management (“Work”)

ARTICLE 2 CONTRACT TIME

The CONTRACTOR agrees to commence Work within 30 days and complete the same within contract conclusion working days following the scheduled in the submitted proposal.

ARTICLE 3 CONTRACT PRICE

CITY shall pay CONTRACTOR the prices indicated in the Contract Documents. Any additional work performed, when previously authorized in writing by CITY, shall be paid based on the quantity price quoted in the Contract Documents.

ARTICLE 4 PAYMENT PROCEDURES

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

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

ARTICLE 5 INDEMNIFICATION

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

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

ARTICLE 6 CONTRACTOR'S REPRESENTATIONS.

CONTRACTOR makes the following representations:

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

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

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

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

ARTICLE 7 AVAILABILITY OF FUNDS / NON-APPROPRIATION

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

ARTICLE 8 MISCELLANEOUS

- 8.1 ASSIGNMENTS: No assignments by a party hereto of any rights under or interest in the Contract Documents will be binding on another party hereto without written consent of the party sought to be bound; and specifically but without limitation moneys that may come due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.
- 8.2 CITY and CONTRACTOR each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements and obligations contained in the Contract Documents.
- 8.3 TERMINATION: OWNER may terminate the Agreement by giving CONTRACTOR notice in writing. Upon delivery of such notice by CITY to CONTRACTOR, CONTRACTOR shall discontinue all services in connection with the performance of the Agreement and shall proceed to cancel promptly all existing orders and contracts insofar as such orders or contracts are chargeable to this Agreement. As soon as practicable after receipt of notice of termination, CONTRACTOR shall submit a statement, showing in

detail the services performed under this Agreement to the date of the termination. CITY shall then pay CONTRACTOR that portion of the prescribed charges which the services actually performed under this Agreement bear to the total services called for under this Agreement less such payments on account of the changes as have been previously made. Copies of all completed designs, plans and specifications prepared under this Agreement shall be delivered to CITY when and if this Agreement is terminated.

8.4 SUBCONTRACTING:

- A. CONTRACTOR may utilize the services of specialty subcontractors on those parts of the work, which, under normal contracting practices, are performed by specialty subcontractors.
- B. CONTRACTOR shall not award any work to any subcontractor until CONTRACTOR submits to CITY a written statement concerning the proposed award to the subcontractor, which statement shall contain such information as CITY may require.
- C. CONTRACTOR shall be as fully responsible to CITY for the acts and omissions of his subcontractors, and of persons either directly or indirectly employed by them, as he is for the acts and omissions of persons directly employed by him.
- D. CONTRACTOR shall have a person that is on his payroll and with the authority to make decisions, on-site at all times.
- E. Nothing contained in this Agreement shall create any contractual relation between any subcontractor and CITY. CONTRACTOR is an independent contractor.

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

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

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

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

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

ARTICLE 9 CONTRACT DOCUMENTS

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

- 9.1 Request for Proposals
- 9.2 Scope of Work and Itemized Price Sheet
- 9.3 Insurance Attachment
- 9.4 Insurance Certificate (completed by CONTRACTOR's insurance agent/broker)
- 9.5 Submitted written proposal from CONTRACTOR

Executed on behalf of the CONTRACTOR by its owner shown below, and on behalf of the CITY by its City Manager, or authorized representative, this Agreement will be effective on the _____ day of _____, 20_____.

CITY:

City of Mansfield

1200 E. Broad Street

Mansfield, Texas 76063

By: _____

(Print Name)

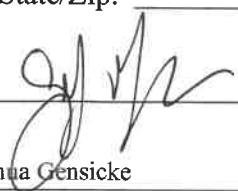
(Print Title)

CONTRACTOR

: Name: Adopt a Highway Maintenance Corp.

Address: 3158 Red Hill Avenue, #200

City/State/Zip: Costa Mesa, CA 92626

By:  _____

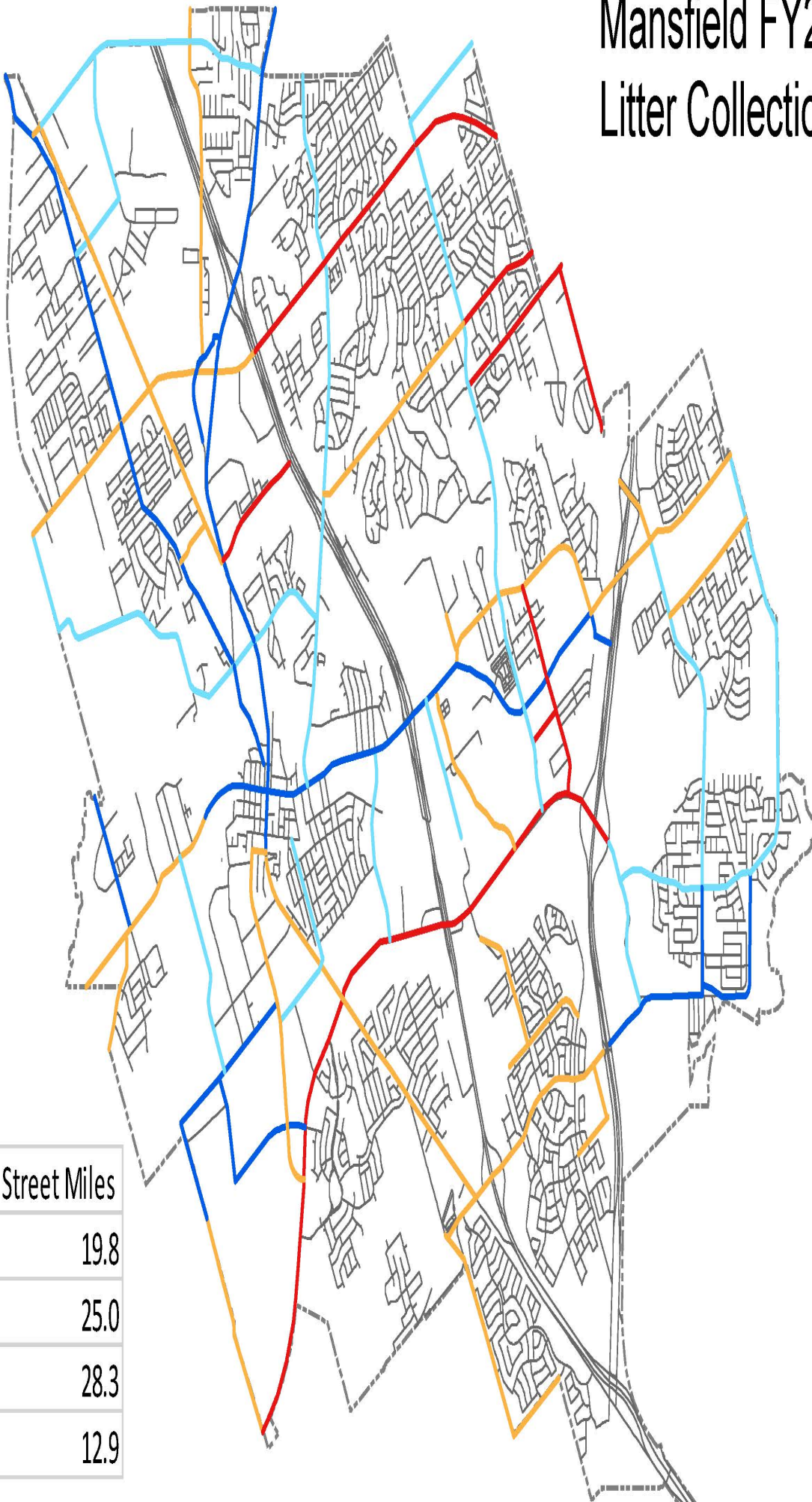
Joshua Gensicke
(Print Name)

President
(Print Title)

Mansfield FY26 Litter Collection Map

Priority

- 1
- 2
- 3
- 4
- STREETS



Priority	Count	Street Miles
1	47	19.8
2	48	25.0
3	68	28.3
4	29	12.9





**City of Mansfield
Staff Report**

**Item ID:
26-2195**

Agenda Date: May 11, 2026

Title

26-2195: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract Between the City of Mansfield, Texas and Premier Lighting Enterprises, LLC in the Amount of \$149,970.00 for Holiday Decor and Light Display 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 (General Fund)

Description/History

Since 2023, the City of Mansfield has installed an impressive light display during the holiday season from Hometown Holidays until January 6th. The display includes a 40ft tall Christmas Tree, many wrapped or up-lit trees, and several large-scale interactive lighted decor pieces. This year's contract is a renewal of our 2025 holiday light contract. The price and project scope remains the same as last year, however we will have new and different large-scale decor items.

Strategic Initiative

Building Strong Neighborhoods
Provide a Safe Community

Recommendation

Approve the contract.

Funding Source

General Fund

Prepared By

Rosalie Gilbert, Manager of Arts & Event Services - (817) 728-3383

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A PROFESSIONAL SERVICES CONTRACT BETWEEN THE CITY OF MANSFIELD, TEXAS AND PREMIER LIGHTING ENTERPRISES, LLC IN THE AMOUNT OF \$149,970.00 FOR HOLIDAY DÉCOR AND LIGHT DISPLAY 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 (GENERAL FUND)

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

WHEREAS, a public request for proposals process was implemented to solicit bids from any and all interested contractors; and,

WHEREAS, Premier Lighting Enterprises, LLC has provided a proposal for turnkey holiday décor services including design, installation, maintenance, and deinstallation of holiday lights and décor surrounding the city hall complex in the amount of One Hundred Forty-Nine Thousand Nine Hundred Seventy Dollars and no/100 (\$149,970.00); and,

WHEREAS, after review of all submitted proposals City staff recommends approving a professional services contract with Premier Lighting Enterprises, LLC; and,

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

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

SECTION 1.

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

SECTION 2.

A Professional Services Contract with Premier Lighting Enterprises, LLC in the amount of One Hundred Forty-Nine Thousand Nine Hundred Seventy Dollars and no/100 (\$149,970.00) for holiday décor and lighting services, in substantially the same form as the attached Exhibit "A", 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 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 11TH DAY OF MAY, 2026.**

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

**DÉCOR AND LIGHTING SERVICES CONTRACT
FOR THE
CITY OF MANSFIELD, TEXAS**

This Décor and Lighting 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 **Premier Lighting Enterprises, LLC**, hereinafter referred to as "CONTRACTOR". CITY and CONTRACTOR are each a “Party” and are collectively referred to herein as the “Parties”.

**ARTICLE I.
SCOPE OF SERVICES**

CONTRACTOR shall provide all labor, supervision, materials and equipment necessary for holiday décor and light display services for the City of Mansfield Hometown Holidays 2026. These services shall be provided in accordance with the Specifications for Holiday Décor and Light Display Services, a copy of which is attached hereto and incorporated herein as **Exhibit “A”**, and the Contractor's Proposal in response thereto, a copy of which is attached hereto and incorporated herein for all purposes as **Exhibit “B”**. The Contract consists of this written agreement and the following items which are attached hereto and incorporated herein by reference:

- (a) The Specifications for Holiday Décor and Light Display Services (**Exhibit “A”**);
- (b) The Contractor's Proposal (**Exhibit “B”**);
- (c) Insurance Requirements (**Exhibit “C”**); and
- (d) Affidavit of No Prohibited Interest (**Exhibit “D”**).

These documents make up the Contract Documents and what is called for by one shall be as binding as if called for by all. In the event of an inconsistency or conflict in any of the provisions of the Contract Documents, the inconsistency or conflict shall be resolved by giving precedence first to this written agreement then to the Contract Documents in the order in which they are listed above. These documents shall be referred to collectively as the “Contract Documents.”

**ARTICLE II.
PAYMENT FOR SERVICES**

In consideration of the services to be performed by CONTRACTOR under the terms of this Contract, CITY shall pay CONTRACTOR for services actually performed, a fee, not to exceed **ONE HUNDRED FORTY-NINE THOUSAND NINE HUNDRED SEVENTY Dollars and 00/100 (\$149,970.00)** as stated in Exhibit “B”, unless other conditions necessitate additional services, which must be authorized in advance in writing by CITY and shall be billed based on rates as agreed upon by the Parties. CONTRACTOR shall invoice the City monthly for services actually performed, and subject to Article VII, 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 before the invoice date shall not be billed without prior CITY authorization. In the event of a conflict between Exhibit "B" 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 CONTRACTOR when CONTRACTOR 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 CONTRACTOR 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. WARRANTY

CONTRACTOR warrants and covenants to CITY that all goods and services delivered to CITY by CONTRACTOR, CONTRACTOR's subcontractors, and agents under the Contract shall be free of defects and produced and performed in a skillful and workmanlike manner and shall comply with the specifications for said goods and services set forth in this Contract and the Specifications attached hereto and incorporated herein as **Exhibit "A"**. CONTRACTOR warrants that the goods and services provided to CITY under this Contract shall be free from defects in material and workmanship.

ARTICLE IV. TERM OF CONTRACT

The term of this Contract shall begin on the last date of execution of this Contract. CONTRACTOR understands and agrees that time is of the essence. All services, holiday décor, and light displays shall be completed and delivered to CITY as shown on Exhibit "B".

This Contract shall terminate upon the removal of the décor and displays. Removal of the décor and displays must be completed no earlier than January 4, 2027, and no later than January 26, 2027. No extensions of time shall be granted unless CONTRACTOR submits a written request, and CITY approves such request in writing.

ARTICLE V. 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, CONTRACTOR shall immediately discontinue all services and CONTRACTOR 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, CONTRACTOR 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 CONTRACTOR 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 CONTRACTOR, 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. CONTRACTOR 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. CONTRACTOR shall be liable for any additional cost to complete the project as a result of CONTRACTOR termination of this Contract without cause.

ARTICLE VI. INSURANCE

CONTRACTOR shall procure and maintain for the duration of the contract insurance coverage as set forth in the Insurance Requirements marked **Exhibit "C"** attached hereto and incorporated herein by reference. CONTRACTOR shall provide a signed insurance certificate verifying that they have obtained the required insurance coverage prior to the effective date of this Contract.

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

ARTICLE VII. MONIES WITHHELD

When CITY has reasonable grounds for believing that:

- A. CONTRACTOR 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 CONTRACTOR or CITY arising out of the negligence of the CONTRACTOR or the CONTRACTOR's breach of any provision of this Contract;

then CITY may withhold payment of any amount otherwise due and payable to CONTRACTOR 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 CONTRACTOR, 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 VIII.
NO DAMAGES FOR DELAYS

Notwithstanding any other provision of this Contract, CONTRACTOR 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 IX.
SUCCESSORS AND ASSIGNS

CITY and CONTRACTOR 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 CONTRACTOR shall assign or transfer its interest herein without the prior written consent of the other.

ARTICLE X.
INDEMNIFICATION

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

CONTRACTOR AT ITS OWN EXPENSE IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS. CITY RESERVES THE RIGHT TO PROVIDE A PORTION OR ALL OF ITS OWN DEFENSE; HOWEVER, CITY IS UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY CITY IS NOT TO BE

CONSTRUED AS A WAIVER OF CONTRACTOR'S OBLIGATION TO DEFEND CITY OR AS A WAIVER OF CONTRACTOR'S OBLIGATION TO INDEMNIFY CITY PURSUANT TO THIS CONTRACT. CONTRACTOR SHALL RETAIN DEFENSE COUNSEL WITHIN SEVEN (7) BUSINESS DAYS OF CITY'S WRITTEN NOTICE THAT CITY IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS CONTRACT. IF CONTRACTOR FAILS TO RETAIN COUNSEL WITHIN THE REQUIRED TIME PERIOD, CITY SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON ITS OWN BEHALF AND CONTRACTOR SHALL BE LIABLE FOR ALL COSTS INCURRED BY THE CITY.

**ARTICLE XI.
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 XII.
INDEPENDENT CONTRACTOR**

CONTRACTOR covenants and agrees that it is an independent contractor and not an officer, agent, servant or employee of CITY; that CONTRACTOR 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 CONTRACTOR, its officers, agents, employees, contractors, subcontractors and professionals and nothing herein shall be construed as creating a partnership or joint enterprise between CITY and CONTRACTOR.

**ARTICLE XIII.
AFFIDAVIT OF NO PROHIBITED INTEREST**

CONTRACTOR acknowledges and represents CONTRACTOR is aware of all applicable laws, City Charter, and City Code of Ordinances regarding prohibited interests and that the existence of a prohibited interest at any time will render the Contract voidable. CONTRACTOR has executed the Affidavit of No Prohibited Interest, attached and incorporated herein as **Exhibit "D"**.

**ARTICLE XIV.
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 XV.
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. 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 XVI.
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 XVII.
DEFAULT**

If at any time during the term of this Contract, CONTRACTOR 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 CONTRACTOR 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 CONTRACTOR hereunder, CONTRACTOR shall be liable for and shall reimburse CITY for such excess.

**ARTICLE XVIII.
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 XIX.
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 XX.
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 XXI.
EQUAL EMPLOYMENT OPPORTUNITY

CONTRACTOR 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. CONTRACTOR 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 CONTRACTOR has violated this section, this Contract shall be deemed terminated and CONTRACTOR 's further rights hereunder forfeited.

ARTICLE XXII.
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 XXIII.
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.: Angie Henley
1164 Matlock Road
Mansfield, TX 76063
(817) 728-3386

If intended for Contractor, to:

Premier Lighting Enterprises, LLC
Attn: Justin Lubbers
24 Kepler Road
Van Alstyne, Texas 75495
(855) 426-4544

ARTICLE XXIV.

VERIFICATIONS AND CERTIFICATIONS REQUIRED BY LAW

CONTRACTOR 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 CONTRACTOR, acting through its duly authorized officials.

“CITY”
City of Mansfield

By: _____
Name: Theresa Cohagen
Title: Executive Director of Community Engagement

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM:

Victor Flores, City Attorney

“CONTRACTOR”
Premier Lighting Enterprises, LLC

By: _____
Name: Justin Lubbers
Title: _____

CITY OF MANSFIELD

STATE OF TEXAS §

COUNTY OF TARRANT §

 This instrument was acknowledged before me on the _____ day
of _____, 2026, by _____, _____ of the
City of Mansfield.

Notary Public in and for the State of Texas

CONTRACTOR

STATE OF TEXAS §

COUNTY OF [REDACTED] §

 This instrument was acknowledged before me on the [REDACTED] day of [REDACTED],
2026, by Justin Lubbers, [REDACTED] of Premier Lighting Enterprises, LLC.

Notary Public in and for the State of Texas

Mansfield

CHRISTMAS LIGHTING & DECOR

PREPARED BY PREMIER CHRISTMAS

IMAGES & CONCEPTS IN THIS PROPOSAL © PREMIER CHRISTMAS





Premier Christmas is a full-service company offering a wide range of commercial Christmas lighting, décor, pole banners, signage, and more.

We design Christmas and other seasonal décor projects, provide the product, implement with installation/take-down services, and offer annual storage of all product.

Our extensive background in the Christmas industry has allowed us to serve shopping centers, malls, municipalities, theme parks, hotels, homeowners associations, and more.



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**Electrical
Services!**

TECL #38053

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DALLAS INC.

PHILADELPHIA
ZOO



NORTHWOOD
RETAIL



THE SHOPS AT
WILLOW BEND



DARYL FLOOD
relocation & logistics

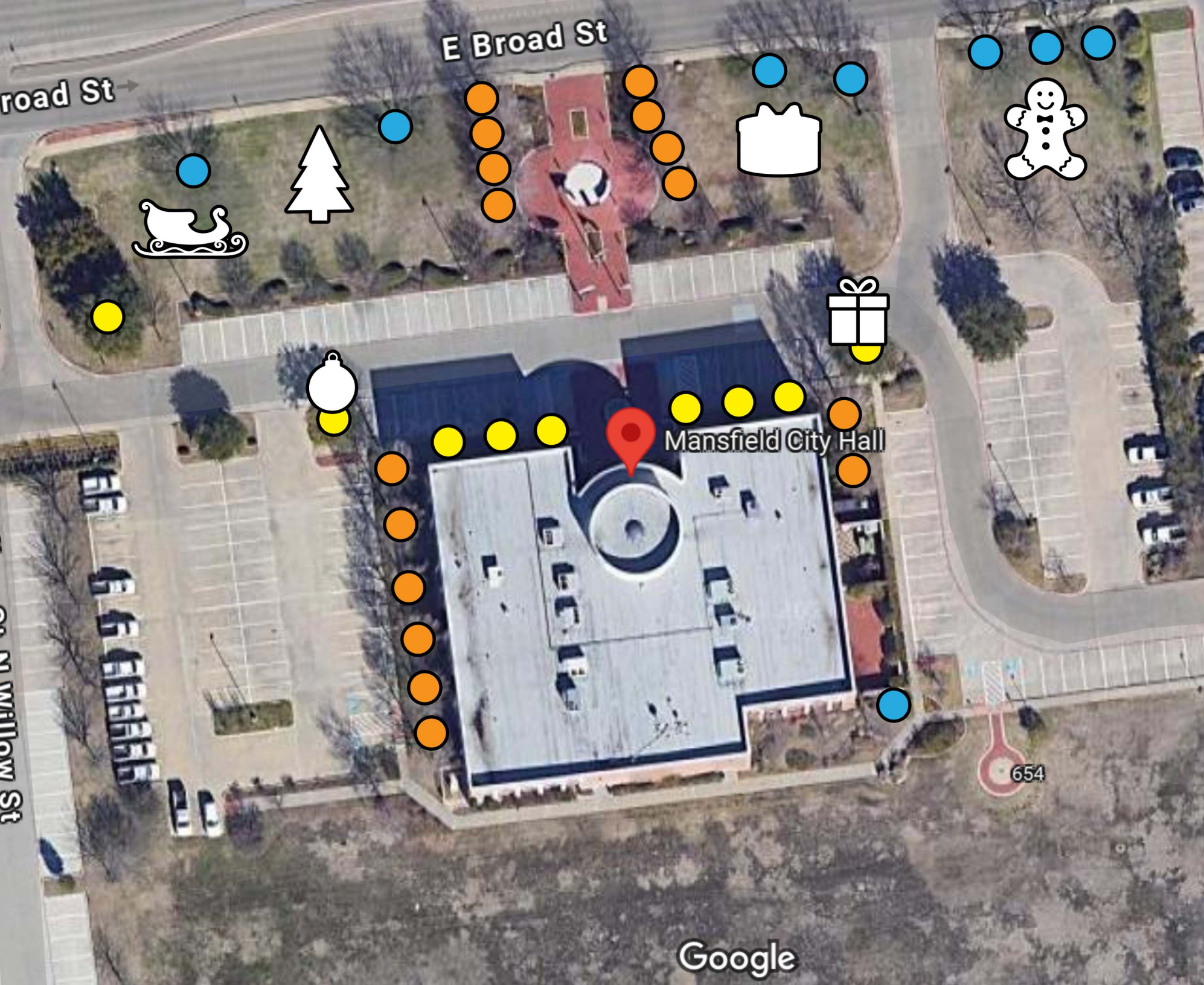


BIG CEDAR LODGE
• AMERICA'S PREMIER WILDERNESS RESORT •



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Cat. No. 10231X



855.426.4544
PremierChristmas.com

Mansfield

-  38' CHRISTMAS TREE
-  11.5' GINGERBREAD MAN
-  13' WALK-THROUGH GIFT BOX
-  6.5' x 13' SLEIGH PHOTO-OP
-  5' CUSTOM BRANDED ORNAMENT
-  9' GIFT BOX PHOTO-OP
-  HEAVY BRANCH WRAPPED TREES
-  MODERATE BRANCH WRAPPED TREES
-  RGB WASH LIGHTS ON TREES



855.426.4544
PremierChristmas.com

Mansfield

6.5' H X 13' W
SLEIGH PHOTO-OP





855.426.4544
PremierChristmas.com

Mansfield

13' WALK-THROUGH
GIFT BOX



855.426.4544
PremierChristmas.com

Mansfield

11.5' GINGERBREAD MAN

7' LOLLIPOP



ACTUAL
PHOTO

Thank You

FOR REVIEWING
OUR PRESENTATION



CONTACT US

855.426.4544
PremierChristmas.com

Justin Lubbers
justin@premierchristmas.com

PRICE ADJUSTMENT CLAUSE FOR ANNUAL CONTRACTS

A.

The unit prices of all items purchased under an estimated annual requirements contract are firm for the first annual period of this contract. However, if the option to renew for an additional one year period is exercised by the City, a price adjustment upward (or downward) may be requested by the Contractor by the application of the formula set forth in (B) below. The index to be used in the computation of the price adjustment shall be the Consumer Price Index for All Urban Consumers (CPI-U): U.S. Average for All Items, 1982-84=100, which is issued by the U.S. Department of Labor, Bureau of Labor Statistics.

B.

The index published for the month of June 2025 shall be used as a base for determining price adjustment(s) for the first available renewal period. The index published at the time of a contract renewal shall be used as the base for determining a price adjustment for the subsequent renewal period, should a renewal option be exercised and unit price adjustments be requested. Contract price adjustments shall be determined as follows: Unit Price $\times$ % Change (The index published at the time of contract renewal divided by the base index at the time of the most recent contract period) If the index equals the amount of price change. There shall be a minimum of at least twelve (12) months between price adjustments for contracts having multiple renewal options.

Unit Price $\times$ % Change

(The index published at the time of contract renewal divided by the base index at the time of the most recent contract period)

If the index equals the amount of price change. There shall be a minimum of at least twelve (12) months between price adjustments for contracts having multiple renewal options.

Example: August 2018 CPI / August 2017 CPI – 1 = Percentage Increase 252.146 / 245.519 – 1 = 2.70% Increase Base Unit Price $\times$ [1 + Percentage Increase] = New Unit Price \$50.00 $\times$ [1.027] = \$51.35

C.

The Contractor shall submit a written request for price adjustment, and such request shall include the new unit price(s) and the basis for the price adjustment request.

D.

Upon approval by the City, the new unit price(s) will then be firm for the term of the optional additional contract period(s), or until subsequent price adjustments are approved by the City.



**City of Mansfield
Staff Report**

**Item ID:
26-2219**

Agenda Date: May 11, 2026

Title

26-2219: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Amendment to the Contract Between the City of Mansfield, Texas and Spiars Engineering, Inc. in an Amount not to Exceed \$118,850 for the Design of Street L; 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 Staybolt South Campus infrastructure project, as part of TIRZ #4, is moving forward in construction to extend Heritage Parkway across the floodplain approximately 1/2 mile South. This infrastructure supports the Homestead at Staybolt single-family neighborhood as well as the additional approximately 65 acres of land owned by the City of Mansfield along Highway 360. To remain flexible, a minimally viable roadway segment was initially designed to support the secondary ingress and egress to the single-family neighborhood, connecting Highway 360 directly to Heritage Parkway South. Two years later, it is now known the type of development that will occur along Highway 360 frontage. A full street segment with underground storm drainage, sidewalks, and parkway space will support the single-family neighborhood and also the City-owned land that is now ready for development. This roadway will be constructed to its permanent condition.

Savings within the existing construction contract will fund the new design documents.

Strategic Initiative

Improve City Wide Mobility
Focus on the Future
Develop Strong Economy

Recommendation

Approve the Resolution.

Funding Source

Street Bond Fund, TIRZ #4

Prepared By

Casey Lewis, Executive Project Manager - (817) 276-4201

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY OF MANSFIELD, TX AND SPIARS ENGINEERING, INC. IN AN AMOUNT NOT TO EXCEED \$118,850 FOR THE DESIGN OF STREET L; 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 BOND FUND, TIRZ #4)

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, Spiars Engineering, Inc. has an existing Professional Services Contract with the City for infrastructure design in the South Campus of Staybolt approved by Resolution No RE-4228-24; and,

WHEREAS, the City now knows how development will occur on City owned property along Highway 360 and West of the Tarrant Regional Water District easement; and,

WHEREAS, it is desired to design and construct a new roadway with curbs, gutters, and parkway sections; and,

WHEREAS, Spiars Engineering, Inc has provided a proposal for the additional design services in an amount not to exceed One Hundred Eighteen Thousand Eight Hundred Fifty dollars (\$118,850); and,

WHEREAS, after review of the proposal City staff recommends approved a professional services contract amendment with Spiars Engineering, Inc; and,

WHEREAS, funding for this contract is available from the Street Bond Fund and TIRZ #4.

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 Amendment with Spiars Engineering, Inc. in the amount not to exceed One Hundred Eighteen Thousands Eight Hundred Fifty dollars (\$118,850) for the additional design of Street L, in substantially the same form as the attached Exhibit "A", 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 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 11TH DAY OF MAY, 2026.**

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

(Add Service Proposal 7)

April 17, 2026

Casey Lewis
City of Mansfield
1200 E Broad Street
Mansfield, TX 76063

Re: **Heritage Parkway South Infrastructure – Stallion Labs Way**
Mansfield, Texas
SEI No: 24-143 Add 7

Dear Mr. Lewis:

Spiars Engineering, Inc. appreciates the opportunity to submit herewith a proposal to provide professional engineering services for the Stallion Labs Way final roadway design.

PROJECT OVERVIEW

As part of the Heritage Parkway South Infrastructure project, the City plans to construct an approximately 1,270 LF full width road section (Stallion Labs Way) instead of the previously designed temporary asphalt road (previously known as “Road L” in the Heritage Parkway South Infrastructure Plan Set).

The proposed Stallion Labs Way will include a 2-lane asphalt road with concrete curb and gutter, landscape parkway and sidewalk within a 50 foot right-of-way. Street trees will be included within the landscape parkway.

The west end of Stallion Labs Way will connect to the northbound Hwy 360 frontage road and will include a new TxDOT driveway entrance. A TxDOT deceleration lane is not assumed to be required since this will not be the main entrance to the Staybolt South Campus. A TxDOT Traffic Study will need to be performed to confirm this assumption.

Street lights will be located within the parkway. Spacing will be based on a photometric analysis to comply with minimum average footcandle requirements.

The project will also bring a 12” water main and a sanitary sewer main across the Tarrant Regional Water District (TRWD) Right-of-Way to serve the Stallion Labs site. Limited grading in and around the TRWD ROW is anticipated to be needed to provide adequate cover over utilities.

Roadway drainage will be provided by storm drain curb inlets that will connect to an already constructed RCP storm drain line that outlets to the creek. An existing roadside bar ditch on the north side of the road will eventually be replaced by the Stallion Labs private drainage system, which will also connect to the same storm drain line.

SCOPE

A. Roadway Layout Plan and OPCC

1. Prepare a single sheet roadway and utility layout plan to show anticipated infrastructure improvements.
2. Prepare Opinion of Probable Construction Cost (OPCC)

B. Roadway Engineering Plans

1. Prepare a Demolition Plan for street and driveways.
2. Prepare a Phasing Plan for permanent and temporary utilities and roadways. This will include coordination efforts with the contractor and City staff.
3. Prepare Paving Plan and Profiles for roadways for “final” roadway configuration.
4. Prepare Grading Plans for grading adjacent to roadway for drainage and utility cover.
5. Drainage Area Map – assumes no change to previously prepared version
6. Prepare Storm Drainage Plans based on City standards – Includes design of curb inlets, storm drain pipe, and connection to existing storm drain system. Hydraulic calculations will be included for the inlets and storm drain.
7. Prepare Water & Sanitary Sewer Plans to extend City mains past TRWD ROW. Plan work to include detailed plan/profile drawings as required by the City for the water and sanitary sewer mains, services, valves, etc., if necessary.
8. Prepare Erosion Control Plans and Details. This excludes preparation of the Notice of Intent (N.O.I.) and Storm Water Pollution Prevention Plan (S.W.P.P.P.) booklets or submittal to the EPA/TCEQ. This includes temporary erosion control plans necessary for maintaining access for the existing roads and accommodating the phasing plan.
9. Prepare Street Sign & Light Plan per City standards. Plan work to include coordination with the contractor and utility company for installation of signs and light poles, respectively.
10. Prepare Traffic Control Plan (TCP) per City standards, if necessary.
11. Coordinate Dry Utility Plans (i.e. gas, electric, telephone and cable). Coordination to include the location of conduit lines and conduit crossings for all dry utilities as well as the coordination to relocate existing dry utilities.
12. Prepare Signage and Striping Plan.
13. Prepare Technical Specifications (where needed to supplement standard City or NCTCOG specifications.)

Submittals

14. Submit 90% Plans and OPCC for City review and comment. Review and coordinate with City staff to address comments and to incorporate into design.
15. Submit 100% Plans and OPCC.



C. Street Light and Photometric Design

1. Obtain necessary information:
 - a) AutoCAD file of the topography and proposed site plan layout from the design team including underground utilities.
 - b) Specified fixture information such as ies file from manufacturer or Oncor.
 - c) Coordination with the design team on location of utilities and landscaping to ensure correct pole locations.
 - d) Any other City requirements for wattage, spacing, etc.
2. Complete a photometric analysis for the subject roadway(s) utilizing AGi32, or similar, software.
3. Develop a set of roadway lighting plans with appropriate detail for Oncor to utilize for it's design.
4. A standard Oncor illumination pole foundation design will be used.
5. NOTES: If any poles/fixtures are to be owned/maintained outside other than Oncor, then Spiars will need develop plans on the type and location of fixtures/poles, conduit, wire, ground boxes, and power sources (as directed by the electric company/City). This service will be needed for additional fee.

D. Landscape Construction Documents

1. Provide Landscape Plans and tabulations in compliance with the City's Landscape Standards. These plans will be based on digital files provided by the Owner, Architect, and Engineer and will show existing and proposed structures/roadways, existing and proposed site utilities, easements, property lines, and any existing plant material to remain.
2. Landscape Construction Details providing sections / elevations of typical planting procedures including tree planting / staking, groundcover planting, shrub planting, a plant list (including common and botanical name, size, spacing, and additional description when necessary), site tabulations as required by the city, and Landscape Contractor notes.

E. Irrigation Construction Documents

1. Provide complete construction drawings for all required planting irrigation. The plans will include a connection to city water source, sleeving size and layout, pipe sizing and layout, controller location, irrigation details, and notes pertaining to irrigation installation.
2. Provide detailed written specifications for materials and installation of irrigation system.
3. Review of irrigation shop drawing.

F. TRWD ROW Permit – Water and Sanitary Sewer

1. Prepare/revise relevant sheets from plan set for sanitary sewer and water line crossing, and revised roadway crossing, for Tarrant Regional Water District ROW.
2. Submit Plans to Tarrant Regional Water District for Review.
3. Coordinate Tarrant County Water comments, prepare responses, revise plans, and resubmit (Assumes 2 rounds of comments)

G. North Entrance Road - Horizontal Layout

1. Coordinate with Stallion labs and TRWD to determine North Entrance Road location and alignment.
2. Prepare preliminary dimension control exhibit to show location and alignment of proposed entrance within Stallion Labs site.
 - a) This information will be used for the TxDOT Traffic Study and for the preliminary roadway layout within Staybolt South.



H. TxDOT Traffic Study

1. Obtain the necessary information from the Client: latest site plan showing proposed conditions and driveway access; employee check-in/check-out schedule to determine traffic characteristics; development program data for all proposed land uses; development completion year; and any known roadway improvements in the surrounding vicinity of the subject site that are assumed to be completed during the development period of the Project. Additional information may also be requested by Spiars.
2. Use TxDOT site access Engineering Study requirements according to the latest TxDOT Access Management Manual (AMM) and Roadway Design Manual (RDM) to develop a technical memorandum that includes the following analyses:
 - a) Driveway Spacing
 - b) Development-related traffic generation for peak hour driveway volumes
 - c) Cursory sight distance analysis, if applicable
 - d) Discuss with client potential conflicts to perform the necessary mitigation analyses as recommended by Spiars to mitigate any applicable unacceptable operations within the scope.

This scope assumes external intersection analysis will not be required. If required, we can provide separate analysis as additional service scope.

I. TxDOT Driveway Encroachment Permit

Assumes no deceleration lane required for south entrance road.

1. Prepare detailed construction drawings for driveway intersection with Highway 360 frontage based on TxDOT criteria.
2. Submit Turn Lane and Traffic Study Plans to TxDOT.
3. Coordination with TxDOT for plan approval and ROW permit. Review Agency comments, revise plans and provide engineer's responses. (Assumes 2 rounds of comments)

J. Limited Construction Administration - Civil

1. Assist City with conducting pre-construction meeting with contractor(s). Assumes 1 in-person meeting.
2. Review and respond to contractor submittals (assumes maximum of 6)
3. Review and respond to contractor RFI's (assumes maximum of 6)
4. Field meetings and site visits (Attend 2 in-person site meetings and perform 2 site visits to observe construction progress)
 - a) If SPIARS observes any construction work not conforming to the plans, Spiars will notify City.
5. Review contractor provided test reports for conformance with project specifications.
6. Review reports from project consultants.
7. Assist City in reviewing and assessing contractor change orders.
8. Attend final site walks with City inspector(s)/representative(s) (Assumes 4 in-person site meetings)
9. Review as-built field spot elevations (TC, Gutter, Flowlines, Valves, FH's, etc.)
10. Prepare punch list of observed deficiencies to provide to the City.
11. Prepare record drawings. SPIARS will modify the construction documents based on contractor provided information to incorporate changes made during construction.

Note: This item excludes construction management.



K. Limited Construction Administration - Landscape

Perform Limited Contract Observation services during Contractor installation of Landscape Architectural development as follows:

1. Limited Contract Observation includes responding to Contractor RFIs and shop drawing submittals and is largely provided digitally from Landscape Architect's office through e-mail correspondence and supplemental drawings directed by Owner.
2. Two (2) site visits during construction with written reports and progress photographs. Note: Additional site visit during construction phase to be an additional service.
3. One site visit at the end of construction to provide a final written punch list with photographs.

Note: The Landscape Architect will in no way superintend the project so as to relieve Contractors from responsibility or liability for their work. The Landscape Architect will function solely as an Owner Representative to check progress and acceptability of materials and workmanship of Landscape Architectural development.

L. Separate Instrument Exhibits

1. Prepare separate instrument exhibits and legal descriptions as required by the City for dedication or abandonment. (Estimates 3 exhibits)

Note: This excludes easement and ROW acquisitions. Abandonment language and easement language to be provided by City.

FEE SCHEDULE

We propose to provide the herein-described services for the following fees:

A	Roadway Layout Plan and OPCC	\$	2,500.00	
B	Roadway Engineering Plans	\$	56,200.00	
C	Street Light and Photometric Design	\$	7,500.00	
D	Landscape Construction Documents	\$	5,400.00	
E	Irrigation Construction Documents	\$	2,200.00	
F	TRWD ROW Permit - Water and Sanitary Sewer	\$	8,000.00	
G	North Entrance Road - Horizontal Layout	\$	1,000.00	
H	TxDOT Traffic Study	\$	8,000.00	
I	TxDOT Driveway Encroachment Permit	\$	5,000.00	
J	Limited Construction Administration - Civil	\$	14,050.00	
K	Limited Construction Administration - Landscape	\$	2,000.00	
L	Separate Instrument Exhibits (assumes 3)	\$	4,500.00	<i>+tax</i>
	Reimbursables (budget, see below)	\$	2,500.00	
Total Fee:		\$	118,850.00	
<i>Estimated Taxes</i>		<i>\$</i>	<i>206.25</i>	
Total Fee with Taxes:		\$	119,056.25	

Reimbursable Expenditures

(printing, deliveries, CAD plots, travel, etc.) shall be approved in advance by Client and will be invoiced at 1.15 times our cost. Invoices shall be submitted monthly for work completed to date, or on a milestone basis, and shall be due within 45 days of the date on the invoice.

Additional Services:

Additional services will be performed on an hourly basis at the current hourly rates unless otherwise specified. Should the client desire to change the scope of this contract, Spiars Engineering, Inc. will prepare an amendment detailing changes in scope and fee for consideration by Client.

Assumptions:

- No pavers/hardscape plan included. Roadway will be asphalt with concrete curb and gutter.
- Assumes no TxDOT ROW impact for TxDOT entrance. Assumes no deceleration lane and no drainage/creek impacts.
- Work for this roadway is assumed to be performed as a revision to the current construction contract for Staybolt Entertainment District – South Campus. If separate bid package is necessary, Spiars can provide bid support services as an additional service.
- SUE/Potholing services are assumed not to be required if water and sanitary sewer crossings occur within same alignment. If separate crossing location is required by TRWD, then Spiars can obtain SUE pothole information as an additional service.
- Topographic survey is not required.



Exclusions:

Services not specifically addressed in this proposal shall not be performed without written authorization from the Client or Client’s representative. This proposal specifically excludes the following items:

- | | |
|--|---|
| • Water and/or Sanitary sewer studies/modeling | • U.S.A.C.E. review/submittal |
| • Franchise Utility Design | • Environmental Study |
| • Site structural/retaining wall design and details | • Trench safety plan |
| • A.D.A. submittal | • Flood studies/FEMA floodplain analysis/permitting |
| • TCEQ Notice of Intent | • Construction staking |
| • Storm Water Pollution Prevention Plan | • Traffic signalization plans/modifications |
| • Geotechnical investigations | |
| • Tree Identification, Preservation/Mitigation Plans | |

The return of an executed copy of this agreement will serve as your acceptance and our authorization to commence work. We appreciate the opportunity to submit this proposal. Please feel free to call if you have any questions.

Sincerely,



Danny McCamish, P.E.

SPIARS ENGINEERING & SURVEYING

Accepted:

Printed Name:

Title:

Name of Company:

Date:





**City of Mansfield
Staff Report**

**Item ID:
26-2199**

Agenda Date: May 11, 2026

Title

26-2199: Minutes - Approval of the April 27, 2026 Regular City Council Meeting Minutes

Description/History

The minutes of the April 27, 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 27, 2026 - 3:30 PM
Draft

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

1. CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 3:50 p.m.

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

2. WORK SESSION

Discussion Regarding the April 27, 2026 Consent Agenda Items

Tracy Aaron, Police Chief, presented agenda items 26-2123, 26-2124, 26-2126, and 26-2156. Matt Young, Executive Director of Community Services, presented and answered Council questions on agenda item 26-2135. Adam Stark, Deputy Director of Public Works, presented and answered Council questions on agenda item 26-2137. Raymond Coffman, Director of Engineering Services, presented and answered Council questions on agenda item 26-2142. Rachel Bagley, Assistant Director of Economic Development, presented and answered Council questions on agenda item 26-2172.

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 4:02 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 4:04 p.m. Mayor Evans recessed the executive session at 6:05 p.m.

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

- i. Seek Advice of City Attorney Regarding 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

Mayor Evans reconvened the meeting into regular business session at 6:10 p.m.

5. INVOCATION

Pastor DeAndre Morris, Overcomers Church, gave the Invocation.

6. PLEDGE OF ALLEGIANCE

Council Member Fresquez led the Pledge of Allegiance.

7. TEXAS PLEDGE

Mayor Pro Tem Tonore led the Texas Pledge.

8. RECOGNITION

Recognition of Rogene Worley Art Students for their Art Truck Installation

Rosalie Gilbert, Manager of Arts and Event Services, recognized the art students at Rogene Worley Middle School who completed the "Ocean Life" Art Truck Exhibit installation. Michelle Jordan, Rogene Worley Art Teacher, and Robin Moody, local artist and mentor, spoke on the students and the project.

9. PROCLAMATION

Proclamation - Historic Preservation Month 2026

Presenters: Art Wright, Planning Manager

Attachments:

1. Proclamation

Mayor Evans read and presented the proclamation. Art Wright, Historic Preservation Officer, spoke.

David Cook, State Representative, presented a State Resolution to Jeff Price in recognition of his 29 years of service to the City of Mansfield.

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.

Mayor Evans and Council Member Bounds made comments regarding civility.

Pam Hampton, 3003 Dorothy Lane, Glenn Heights, Texas, 75154 - Ms. Hampton spoke regarding her candidacy for Ellis County Justice of the Peace Precinct Four.

Tom Corbin, P.O. Box 237 - Mr. Corbin spoke regarding agenda item 26-2160.

Houston Mitchell, 605 St. Eric Drive - Mr. Mitchell spoke regarding agenda item 26-2160, the City Charter, and Geyer Commons.

Raymond Barlowe, 2900 Neidman Drive - Mr. Barlowe spoke regarding his interactions with staff and elected officials.

11. COUNCIL COMMENTS

Council Member Broseh complimented the Police Department on applying for various grants as he knows that the process can be difficult.

Council Member Bounds noted that the final resolution for agenda item 26-2160 will be read in its entirety during the New Business section of the meeting.

12. STAFF COMMENTS

A. City Manager or Authorized Representative

i. Current/Future Agenda Items

ii. City Manager Updates

Joe Smolinski, City Manager, expressed his appreciation to Jeff Price for his service to the City

and friendship. He also remarked on his enjoyment working with the City Council and the turmoil he feels when negative comments are made about their character.

iii. Departmental Updates

Matt Young announced that the Mansfield Parks and Recreation Department has once again been announced as a top four finalist for the National Gold Medal from the National Recreation and Park Association.

Departmental Quarterly Reports Q2

Staff were available for questions.

13. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

There was no action taken.

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

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

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

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

Seconded by Council Member Bounds. 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-4532-26

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

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

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

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

Seconded by Council Member Bounds. 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-4533-26

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 Responder 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

A motion was made by Council Member Simmons to approve the following 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 RESPONDER 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

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

Seconded by Council Member Bounds. 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-4534-26

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

A motion was made by Council Member Simmons to approve the following 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

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

Seconded by Council Member Bounds. 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-4535-26

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

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

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

Seconded by Council Member Bounds. 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-4536-26

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

A motion was made by Council Member Simmons to approve the following 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

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

Seconded by Council Member Bounds. 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-4537-26

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

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

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)

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

Seconded by Council Member Bounds. 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-4538-26

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

A motion was made by Council Member Simmons to approve the minutes of the April 13, 2026 Regular City Council Meeting as presented. Seconded by Council Member Bounds. 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. ITEM REMOVED FROM THE CONSENT AGENDA

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

Mayor Pro Tem Tonore removed this item from the consent agenda. Matt Jones, Assistant City Manager, presented the item and answered Council questions.

A motion was made by Council Member Broseh to approve the following 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 PROVIDING AN EFFECTIVE DATE

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

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

Aye: 6	Michael Evans, Todd Tonore, Larry Broseh, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 1	Tamera Bounds
Abstain: 0	None

Resolution Number: RE-4539-26

16. 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

Clayton Comstock, Executive Director of Planning and Development, presented the item and

answered Council questions.

A motion was made by Council Member Newsom to approve the Detailed Site Plan. 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

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

Victor Flores, City Attorney, presented the item and read the final draft of the Resolution into the record. Council Member Bounds made comments and along with Mayor Pro Tem Tonore, spoke on the request by Mr. Corbin to include additional language in the Resolution.

A motion was made by Mayor Pro Tem Tonore to approve the following resolution with the addition of incorporating a reference within the first recital to comply with the "City Charter":

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

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

Seconded by Council Member Newsom. 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-4540-26

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

Mayor Evans and Council Member Fresquez recused themselves from this item.

Victor Flores presented the item.

A motion was made by Council Member Simmons to approve the following 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

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

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

Aye: 5	Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4541-26

26-2139: Board Appointments: Capital Improvements Advisory Committee

Presenters: Susana Marin, City Secretary

Attachments: None

Susana Marin, City Secretary, presented the item.

A motion was made by Council Member Bounds to 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, and appoint Thomas Scott to serve a one-year term expiring September 30, 2027. Seconded by Council Member Newsom. 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

26-2140: Board Appointments: Mansfield Economic Development Corporation

Presenters: Susana Marin, City Secretary

Attachments: None

Susana Marin presented the item.

A motion was made by Council Member Newsom to appoint Bill Coppola to serve a two-year unexpired term ending September 30, 2027. 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

17. RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 7:34 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 7:42 p.m. Mayor Evans recessed the executive session at 8:13 p.m.

18. RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Evans reconvened the meeting into regular business session at 8:15 p.m.

19. TAKE ACTION PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Fresquez to authorize the City Manager or his Designee to negotiate and execute all legal documents related to Economic Development Project #21-10 as discussed in executive session. Seconded by Council Member Newsom. 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

20. ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 8:16 p.m. Seconded by Council Member Simmons. 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



**City of Mansfield
Staff Report**

**Item ID:
26-2198**

Agenda Date: May 11, 2026

Title

26-2198: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing Publication of Notice of Intention to Issue Certificates of Obligation; Approving the Preparation of a Preliminary Official Statement and a Notice of Sale; And Providing for the Effective Date Thereof

Description/History

The City Council ratifies a resolution giving notice of intent to issue Combination Tax and Revenue Certificates of Obligation. The notice is to announce to the public that the City will be issuing bonds on July 13, 2026 for purpose of (i) designing, developing, constructing, improving, repairing, extending, and expanding streets, thoroughfares, and bridges including streetscaping, related storm drainage improvements, signalization and other traffic controls, sidewalks, street lights and the acquisition of any right of way therefor; (i) and professional services incurred in connection with the previously mentioned projects and to pay the costs incurred in connection with issuance of the Certificates.

Strategic Initiative

Provide a Safe Community
Improve City Wide Mobility

Recommendation

Staff recommends the approval of the Resolution.

Funding Source

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

Prepared By

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

RESOLUTION NO. _____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; APPROVING THE PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT AND A NOTICE OF SALE; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF**

WHEREAS, The City 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 (the “City Council”) of the City of Mansfield, Texas (the “City”), deems it advisable to issue certificates of obligation (the “Certificates”) of the City in accordance with the notice hereinafter set forth; and,

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

WHEREAS, the City Council has found and determined that a notice of intention to issue certificates of obligation should be published in accordance with the requirements of applicable law; and,

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

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

SECTION 1.

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

SECTION 2.

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

SECTION 3.

That the Notice shall be published once a week for two (2) consecutive weeks in a newspaper which is of general circulation in the City, the date of the first publication to be at least

forty-six (46) days before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates. In addition, the Notice shall be posted continuously on the City's website for at least forty-five (45) days before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates.

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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

INTRODUCED, READ AND PASSED BY THE AFFIRMATIVE VOTE OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS THIS 11TH DAY OF MAY 2026.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

EXHIBIT A

CITY OF MANSFIELD

NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Mansfield, Texas (the “City”), will meet in the Council Chambers at the City Hall, 1200 East Broad Street, Mansfield, Texas, the regular meeting place of the City Council, at 6:00 p.m. on the 13th day of July, 2026, which is the time and place tentatively set for the passage of an ordinance and such other action as may be deemed necessary to authorize the issuance of the City’s certificates of obligation (the “Certificates”), in the maximum aggregate principal amount not to exceed \$12,000,000, payable from the levy of a direct and continuing ad valorem tax against all taxable property within the City sufficient to pay the interest on this series of Certificates as due and to provide for the payment of the principal thereof as the same matures, as authorized by Chapter 271, Subchapter C, Texas Local Government Code, as amended, and from all or a part of the surplus revenues of the City’s waterworks and sewer system, such pledge of surplus revenues being limited to \$1,000, bearing interest at any rate or rates not to exceed the maximum interest rate authorized by law, as shall be determined within the discretion of the City Council of the City at the time of issuance of the Certificates, and maturing over a period not to exceed twenty-five (25) years from the date of issuance, for the purposes of evidencing the indebtedness of the City for all or any part of the costs associated with (i) designing, developing, constructing, improving, repairing, extending and expanding streets, thoroughfares and bridges, including streetscaping, related storm drainage improvements, signalization and other traffic controls, sidewalks, street lights and the acquisition of any right of way therefor; (ii) professional services incurred in connection with item (i); and (iii) paying the costs incurred in connection with the issuance of the Certificates. The estimated combined principal and interest required to pay the Certificates on time and in full is \$18,593,080. Such estimate is provided for illustrative purposes only and is based on an assumed interest rate of 4.750%. Market conditions affecting interest rates vary based on a number of factors beyond the control of the City, and the City cannot and does not guarantee a particular interest rate associated with the Certificates. As of the date of this notice, the aggregate principal amount outstanding of tax-supported debt obligations of the City is \$347,475,000, and based on the City’s expectations, as of the date of this notice the combined principal and interest required to pay all of the outstanding tax-supported debt obligations of the City on time and in full is \$506,109,396.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE CITY, THIS 11TH DAY OF MAY 2026.

/s/**Susana Marin**, City Secretary
City of Mansfield, Texas



**City of Mansfield
Staff Report**

**Item ID:
26-2216**

Agenda Date: May 11, 2026

Title

26-2216: Board Appointments: Capital Improvements Advisory Committee

Description/History

A vacancy exists on the Capital Improvements Advisory Committee.

Staff recommends the following appointment:

Appoint Osvaldo Villanueva to serve a two-year term ending September 20, 2028.

Strategic Initiative

Focus on the Future

Recommendation

Defer to Council.

Funding Source

N/A

Prepared By

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