

MANSFIELD QUARTERLY

Quarter 1 | Fiscal Year 2022



2021 Jesse Fernandez Front Line Leadership Award Recipient – Angie Henley



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True NORTH: The City of Mansfield's GUIDING PRINCIPLES

Noteworthy Essentials

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

Organizational Excellence

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

Remarkable Experiences

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

Together As One

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

Healthy Economy

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

COMMUNICATIONS & OUTREACH

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

The C&O division's quarter was filled with marketing and capturing Mansfield's remarkable experiences from the last quarter. From the expanded Veterans Day celebrations to centenarian Ruth VanWinkle's 100th birthday, C&O could be found at these events. Additionally, C&O continued to assist with the recording and collateral provision for 2022 Bond Election Steering Committee meetings.

Mansfield garnered positive attention from several local news outlets in the first quarter of fiscal year 2022. The announcement of two new steakhouses coming to Mansfield – Meehan's Chophouse in Historic Downtown Mansfield and Hoffbrau Steak & Grill House near Vernon Newsom Stadium – attracted coverage from the Dallas Morning News, Fort Worth Star-Telegram and Focus Daily News. Focus Daily News also covered the city's Hometown Holidays and Veterans Day events, as well as the 2022 Bond Election Steering Committee's project recommendations to the Mansfield City Council. The Star-Telegram also covered the steering committee's recommendations.

Local television stations also broadcasted from Mansfield in the first quarter of the current fiscal year, with NBC 5 and CBS 11 covering our Veterans Day events and FOX 11 interviewing Mayor Michael Evans about Mansfield Independent School District's annual Toys for Tots toy drive.

Communications staff also attended the Dallas Digital Summit, a marketing community and conference series. Training was given by experienced communicators from the likes of Instagram and Harper Collins Publishing.



Facebook Followers
23,973 (+56)



Twitter Followers
4,264 (+51)



Nextdoor Members
28,889 (+599)



LinkedIn Followers
193 (+69)

By the Numbers

Top Posts by Reach – Oct. 1 to Dec. 31

Hometown Holidays took the top two spots with posts averaging a reach of over 22k per post.

- Hometown Holidays – 23.6k
- Hometown Holidays – 22.8k
- Ruth Van Winkle's Birthday – 21.6k
- Meehan's Chophouse – 21.3k
- Timberview Update – 20.3k

Facebook Page Reach – 121,539 people

Facebook Page Visits – 19,244

Website

- Total Website Views – 466,205
- Total Users – 138,115 (128,902 new)

Top Pages

- 1) Job Opportunities – 18,003 views
- 2) Water Utilities – 12,762 views
- 3) Payment Page – 11,070 views
- 4) Library – 10,940 views
- 5) Hometown Holidays – 10,855 views



Neighbors' Night Outreach Event



Legacy High School's National Honor Society – Tree Planting Project



Ruth VanWinkle celebrates 100 years!

The C&O team hosted a Neighbors' Night event at Bethlehem Baptist Church bringing out city services from throughout the organization. This free and casual event featured lawn games and food trucks in an effort to provide a comfortable atmosphere to showcase programs and services available to Mansfield's residents. Additionally, COVID-19 vaccines were provided on-site by Mansfield Fire Department.

The second class of My Mansfield Muni-Versity also finished up this past quarter and was recognized at the first City Council meeting in November. We're excited to have a new group of residents ready to plug in and serve the Mansfield community. Additionally, Class #2 also participated in a service project with the Mansfield Volunteer Program (MVP) this quarter which helped contribute to more than 9700 service hours that MVP provided from October to December.

By the Numbers

Outreach – Oct. 1 to Dec. 31

- Volunteers – 3413
- Volunteer Hours – 9765
- Average Volunteer Project Days per Month – 23
- Outreach Event – West Mansfield
- My Mansfield Muni-Versity Graduates – 16



My Mansfield Muni-Versity – Class 2



My Mansfield Muni-Versity – Class 2 Graduates

CULTURAL ARTS

Within Cultural Arts, there have been exciting happenings this past quarter, most notably, the progression of the Cultural Arts Master Plan process. The city received six proposals from the Request for Qualifications (RFQ) that was advertised in November 2021. Three firms were chosen to present to a committee of staff departments for further consideration. Staff will make a recommendation in an upcoming City Council meeting.

Additionally, the Farr Best Theater had a busy quarter, hosting 43 days of use through 23 separate events. There were nine city produced events resulting in \$9,750 in rental and ticket revenue. Some of the productions during this quarter were:

- Will Baffle's Show of Wonders
- Ghost Hunt
- Monster B-Movie double feature
- Daughter of the Other Woman
- White Rabbit, Red Rabbit
- Visual Legacies: Veterans Art Show

Don't forget to get tickets for the upcoming Pulitzer Prize-winning production of "Sweat" as the 2021 – 2022 Farr Best season continues.

The Mansfield Commission for the Arts continued its support of local arts organizations, artists and art students by distributing \$6,930 in grants and scholarships.

Cultural Arts is also happy to welcome two part-time staff members, Clarisa Wheat and Devon Handley to the Community Engagement Department. Clarisa and Devon's final interview was helping with the Hometown Holidays celebration. Please give them a warm welcome to the Mansfield team.



Fleetwood Projects – Art grant recipient



Fort Worth Songwriters Association: A Salute to Service



Mansfield Veteran, Howard "Maxx" Hammond
Visual Legacies: Veterans Art Show



ECONOMIC DEVELOPMENT

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

Ongoing Projects

Straumann Manufacturing

Construction has begun on phase one of the new manufacturing facility for Straumann Manufacturing, Inc., a global leader in the dental implant manufacturing industry. MEDC and the City of Mansfield are participating in the project through a variety of incentive programs.

Texas Metroplex Institute Sports Medicine

Construction of the approximately 18,900 sq. ft. state-of-the-art orthopedic and sports medicine facility has begun.

Former Pier One Building

MEDC continues to work with the listing broker of the former Pier One building (459k sq. ft.) located at 2201 to Heritage Pkwy. to find a desirable tenant.

New Projects

Restaurant | Entertainment Opportunities

MEDC and city staff have been working on recruiting a variety of different restaurant and entertainment options including a movie theater, indoor entertainment venue and large sports concept.

Coll Spec Space

Coll will be constructing 123,500 sq. ft. of spec industrial space located behind current industrial space on Heritage Parkway. Capital investment is expected to be a minimum of \$7.9 million. Construction is expected to be complete by December 2022.

Existing Industry Expansions

Project 20-05

The 30,000 sq. ft. storage expansion at 812 S. 5th Ave. for Don Lee Farms was completed during the fourth quarter of 2021. MEDC assisted with the site utilities including fire lane, fire line, and fire suppression.

Project 20-29

The additional 31,500 sq. ft. production expansion at 812 S. 5th Ave. for Don Lee Farms is expected to add 20 new jobs and be completed by December 2022. MEDC will assist with site utilities including fire lane, fire line and fire suppression.

Project 21-31

The MEDC at its October board meeting approved an incentive for Mouser Electronics to assist with drainage improvements for their 400,000 sq. ft. expansion. Capital investment is expected to be \$30 million with a completion date of December 31, 2023. City Council also approved a 380 Agreement for this expansion.

Marketing Activities

Many marketing activities have been limited due to COVID-19 pandemic, but that is beginning to change. Staff have continued to meet with local brokerage and site-selection firms on a variety of opportunities and have also participated in the following:

Society of Commercial Realtors (SCR) Breakfast Sponsorship

On Dec. 1, MEDC sponsored the annual SCR Breakfast featuring Mark Dotzour, a real estate economist who served for 18 years as chief economist of the Real Estate Center at Texas A&M University. Dotzour has given more than 1,500 presentations and has been published in the Wall Street Journal, USA Today and other publications. The SCR Breakfast is the organization's largest annual

event, and this is the 14th year MEDC has sponsored it.

International Council of Shopping Centers Conference

Staff attended the International Council of Shopping Centers conference Dec. 5-7, holding meetings with numerous retailers, brokers and developers involved in the retail/restaurant industry.

DFW Marketing Team

MEDC staff continue to work with the Dallas Regional Chamber as part of the DFW Marketing Team for efforts in major corporate relocations to the metroplex.

Additionally, MEDC staff continue to participate in programming with Fort Worth Real Estate Council and the Commercial Real Estate Women's events.

Business Retention

A new organization, Manufacturing Excellence through Research Innovation and Technology (MERIT), focusing on improving the overall competitiveness of manufacturing companies will resume in-person programming in 2022 after having to cancel or virtualize programs in 2021 due to COVID-19. MEDC is an active partner with MERIT.

Due to COVID-19, the Advanced Precision Metal Manufacturing program through Ben Barber has a skeleton group of students this year. The students that qualify for internships will be participating. Some students are on campus working on the NASA projects and others will be off campus at area companies.

The 2022 Industry Appreciation Golf Tournament has been scheduled for Oct. 7. The 2021 tournament was canceled due to low participation.

HISTORIC DOWNTOWN MANSFIELD



Highlights

Historic Downtown Mansfield was outfitted with style for the holiday season. The lamp posts of wreath and garland, which first made their appearance in the winter of 2021, more than tripled in December. Main Street's lamp post decor was extended from the historic 100 block to the far end of the North Main Street bridge. Additional oak trees were strung with lighting as well, which will remain installed to continue place-making in the district.

Historic Downtown hosted the city's annual Hometown Holidays festival for the first time this year with the Merry Methodist Mansfield Medical Center Midway.

The Main Street Midway included a two-day closure of the historic 100 block and featured festivities such as a carnival, ferris wheel, midway rides, tree lighting, sledding, fireworks, pictures with Santa, holiday shopping, crafts and much more.



D, Downtown District

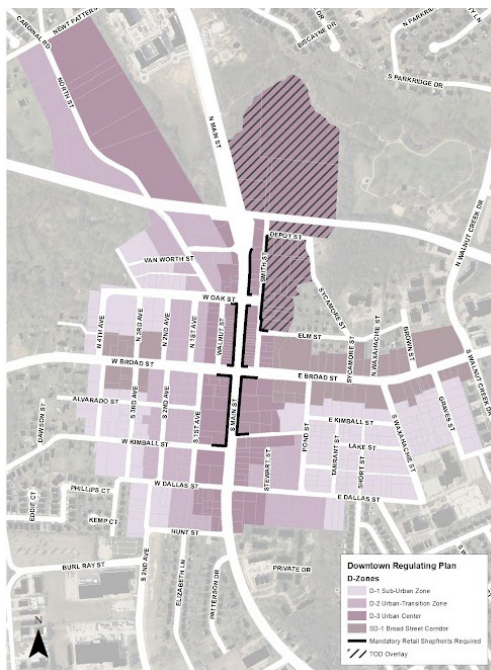
In October the D, Downtown District ordinance was officially adopted. The form-based code was received well in prior town hall meetings, and passed its final reading on Oct. 11, 2021. With its implementation, the zoning ordinance allows for a more seamless development process to entice desired development projects. Additional properties have already begun zoning entitlement changes to expand the boundaries of the D, Downtown District code.

Pilot Parklet Program

On Dec. 13, 2021, the City Council discussed the Pilot Parklet Program in a council work session. The Pilot Parklet Program permits were set to expire on Jan. 7, 2022, and a decision about the current permits and overall program needed to be made. The City Council moved to pause the program, and revisit the permitting of public parklets at a future time when pedestrian traffic is heavier and present on other roadways like Smith Street. However, the current permittees were given the option to renew their existing permits annually should they apply to do so. Permit renewal applications will be considered by the City Council in January 2022.

Development Update

Phase II of the Main Street Lofts (e.g. Bexley on Main) is wrapping up construction and putting the final touches on their 297 unit multi-family complex on North Main Street. Main Street Lofts, directly across the street from Town Park, is expected to have its grand opening ceremony in January 2022. The industrial style from Phase I is carried throughout the addition and elevates its standards even further. Phase II will see the addition of an open-air rooftop patio and ties into the North Main Street Trail, which serves as the north-south connection between the historic 100 block of downtown and Town Park. During the construction of Phase II, the development worked in partnership with



the Mansfield Parks and Recreation Department to construct a concrete pedestrian trail that will serve as a connection underneath the North Main Street Bridge to the city's larger Walnut Creek Linear Trail system.

Year-end Recap

When the Historic Downtown Mansfield Revitalization Program was re-established by the Mansfield City Council in July 2020, they kicked off the program with the adoption of the Downtown Development Strategies. The Downtown Development Strategies, created in conjunction with Halff & Associates, consists of 32 strategies meant to spur the development and revitalization of the city's core.

The strategies were categorized by their impact, timeline to implement and cost. To start the program, the shortest-term implementation and highest-impact strategies were prioritized. The Top 8, as they have been referred to, were the following:

1. Coordination with Property Owners & Downtown Groups
2. Downtown Sub District Parking Requirements
3. Promote the Development of the 4-acre Site
4. Downtown Coordinator Position
5. Parking Awareness Campaign
6. Residential Street Parking for Special Events
7. Downtown Zoning District
8. Sidewalk Improvements

The end of 2021 saw the completion or significant progress on these Top 8 strategies. Relationship-building continues to be a priority of the program and the Historic Downtown Coordinator. The Downtown Zoning District was accomplished with the adoption of the D, Downtown District ordinance. The special event parking ordinance, created by the Police Department in October 2020, was able to be utilized for the first time with the Hometown Holidays: Main Street Midway. The 2021 program year saw a lot of action, foundation building, and both large and small steps to success. In the upcoming quarter, the Historic Downtown Revitalization Subcommittee will meet to evaluate the progress of all 32 strategies, and will identify the 2022 program year priorities moving forward.

Stay tuned for another great year!



HISTORICAL SERVICES

Latest information on museum programs and projects



Museum during Halloween program.

Halloween at the House

On Oct. 29, the Man House Museum hosted its Halloween at the House event. This was a new take on our previous downtown ghost tours. This year's event included guided tours, which took groups to hear four haunted stories at different stations around the Man House site. The stories were told by the North Texas Civilian Historian group who wrote and performed the tales based on real life and death events that occurred in Mansfield in the 1800s. While waiting for their tour to begin, attendees could play games in the information center or watch a video of the ghost hunt that took place at the Man House during the summer. It was well attended and we intend to make it an annual event.

They may sign up to volunteer during our normal operating hours and during the museum's special events. Our docents have become an important part of the operation of the museum and we hope to keep growing the docent program. This training session served as an orientation for new docents as well as a time to make current docents aware of updates to the tour script that have been made by our new Museum Education and Engagement Specialist.

Holiday at the House

The Saturday before Christmas, the Man House Museum hosted Holiday at the House, an open-house event with crafts, refreshments and docents in period costumes. The house was decorated with mid-19th century style Christmas décor. This was just the first of what surely will become a holiday tradition at the Man House.

Docent Training

The museum staff hosted its third training for docents in November. Docents are volunteers who are trained to give tours of the Man House Museum.



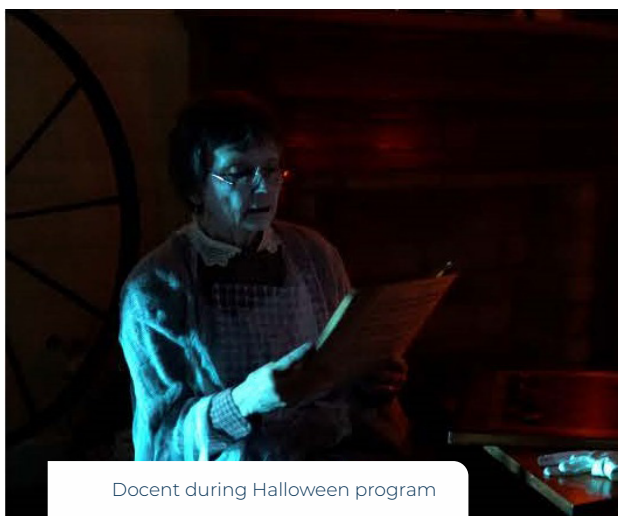
Museum staff at Hometown Holidays

**The next Historical Preservation Advisory Board meeting
will take place at 6 p.m. Thursday, Jan. 27.**

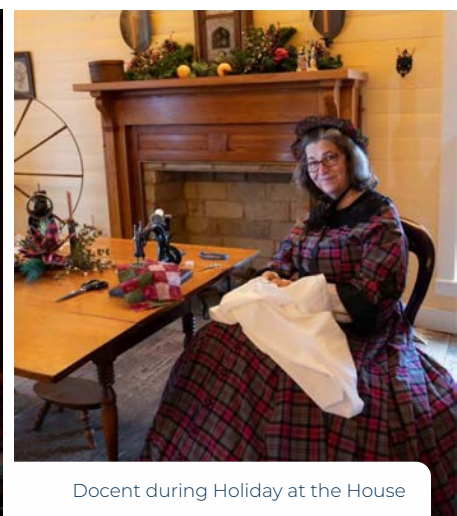
Guests Served		
1,191 Visitors	20 Researchers	42 Volunteers



Docent during Holiday at the House



Docent during Halloween program



Docent during Holiday at the House



MANSFIELD PUBLIC LIBRARY

Latest information on library programs and projects



MANSFIELD PUBLIC LIBRARY

Mansfield Reads!

The Friends of Mansfield Public Library hosted the 2021 Mansfield Reads! with New York Times Bestselling Author Paulette Jiles. The evening with the author took place at the Legacy High School Center for the Performing Arts with over 150 attendees. Ms. Jiles gave the audience a glimpse of her writing style, the meaning of her book "News of the World," behind the scenes perspective of the movie and answered audience questions.

Stay tuned to hear the Mansfield Reads! 2022 selection in March.

Food for Fines 2021

The Mansfield Public Library participated in the annual Food for Fines drive from Nov. 1 - Nov. 30. Patrons were asked to bring non-perishable human food and pet items in order to pay their library fines. All donations benefitted the Mansfield Mission Center and the Mansfield Animal Shelter. With over 125 items donated the library patrons were able to directly help the community.

Library in the Community

In partnership with The Friends of the Mansfield Public Library a new program was created for the community. The Candy Cane Story Stroll was held on Saturday, Dec. 11 at Town Park.

Patrons enjoyed creating their own story on the trail and park filled with holiday decor. Every turn was an adventure full of surprises, characters, and sweets along the way. Patrons were able to enjoy marshmallow covered hot chocolate, games, crafts, and more along with the interactive story.

The Candy Cane Story Stroll is a Friends of the Mansfield Public Library fundraiser. All proceeds directly benefit the Friends of the Mansfield Public Library, a 503(c) nonprofit that supports the Mansfield Public Library.

Library Expansion Construction

The Mansfield Public Library started its renovation and expansion in November 2021. The library has not experienced any large disruptions, and programs and services are continuing as normal. Patrons are provided ear plugs and offered sound proof booths for accommodation to any noise disruptions.



December 2021 construction picture



Author Paulette Jiles talking to audience



Mayor Michael Evans & Vice President of Reads, Bobby Quinten at Mansfield Reads!



PARKS & RECREATION

Too excited about trails? So are we! Mansfield Parks & Recreation is celebrating the newest extension of the Walnut Creek Linear Trail with what will surely be a historic event on a once-in-a-lifetime date. Join them for the 2.22.22 Tutu 2.2 and be a part of the fun! This free 2.2-mile walk/fun run starts at James McKnight Park East and loops to Carlin Road, the newest section of our popular trail, and is scheduled for Tuesday (TWOsday!) February 22, 2022...2.22.22! As if that wasn't too much fun to handle, we've added a tutu contest and some fun prizes to make the day extra special. The fun begins at 6:00 p.m. at McKnight Park East; more info to come on social media and website.

Two Mansfield Parks crews will represent the city at the Texas Recreation and Park Society (TRAPS) State Maintenance Rodeo in February. The teams advanced after facing off against crews from across the North region last

fall and hope to take home another championship for Mansfield this year. Many other staff members will also be in College Station for the event, which is part of the organization's annual educational institute and expo.

'Tis the season for parks and recreation! Spring is a busy time for our department, so all of our divisions are working hard to be ready. Parks crews are winterizing the grass and landscaping, adding sod/seeding where needed and doing repairs to ensure all of our parks, fields and playgrounds will be green, blooming and are in tip-top shape when the sun comes out and everyone emerges from the winter cocoons to play. Recreation staff has a packed spring of classes but is also actively programming the summer schedule. The MAC will be offering their first-ever Summer Camp Open House in March to help parents learn about all the options and find the activities best suited for their child.

BY THE NUMBERS Oct. 1 to Dec. 31

Recreation

2437	program participants
573	memberships sold
339	facility rentals

Social Media

Facebook
9581 followers; 64k total reach

Instagram
2709 followers; 12k total reach

Email News
4232 subscribers; 38% avg open

Website
3256 home page visitors

Google
4.56 average rating

PARKS & RECREATION

PROJECT UPDATES

Future Recreation Center and Library Feasibility Study

Final report and data completed by consultants in January 2022, including public feedback, site and facility conceptual design, project budget and schedule, market assessment and operations analysis and concept renderings.

McClendon Park Improvements

Design process is underway to add a splash pad, restroom building and new basketball courts at McClendon Park West. Construction is expected to begin in January.

Budget:

\$2.5mil

Source:

GO/MPFDC Bonds

Timeline:

April 2021-Late Summer 2022

Gertie Barrett Park

Currently working on finalizing design and creating construction documents, slight delay due to drainage issues and necessary infrastructure addition. Expect to begin construction in Spring 2022.

Budget:

\$1.5mil

Source:

Park fees/GO Bonds

Timeline:

July 2021-Fall 2022

Katherine Rose Memorial Park

Currently completing a master plan of Katherine Rose Memorial Park and Hardy Allmon Soccer complex that includes an upgraded, inclusive playground and layout improvements for an enhanced experience for all users.

Budget:

\$1.5mil

Source:

GO Bonds

Timeline:

Fall 2021-Winter 2022

Walnut Creek Linear Trail Phase 3B

Planning underway on the sidewalk improvements/expansions and trail segments needed to complete the WCLT from Cannon/Carlin Roads to Matlock Road.

Budget:

TBD

Source:

TBD

Timeline:

Jan 2022-TBD

Recently Completed

Walnut Creek Linear Trail 3A

1.2 mile trail from McKnight Park East to Cannon/Carlin Roads

Skinner Sports Complex

Entry drive and parking lot improvements & expansion



Conceptual image only - Proposed recreation and library center



Walnut Creek Linear Trail 3A

SAVE THE DATE

JAN 29: Stargazing w/Astronomers

Free event; 6-7:30pm at ONP

Feb 22: Tutu2.2 Fun Run

Free event celebrating the
WCLT extension; 5:30pm at McKnight
East

Mar 12-21: Spring Break

Classes & events at MAC & ONP

MAR 19: Summer Camp Open House

11am @ MAC

APR 2: Barks & Rec 5k

9am @ Katherine Rose Memorial Park

APR 9: Bunny Brunch

9am & 11am @ MAC

WORD ON THE STREET

**Recent comments from residents
via email, social media and online
reviews**

"Beautiful and well cared for. Wonderful for all ages." -Laura M. on Katherine Rose Memorial Park

"Very family friendly. Peaceful and full of activity all at the same time." -Crystal H. on Clayton Chandler Park

"Best dog park ever. Lots of running room for the dogs." -Harvey V. on Mans Best Field Dog Park

"Every time I'm at a park and I see a staff member they've always checked in with me and asked if there was anything they could do to help me have a great experience. I have also happened to see one staff person crawling under each piece of equipment first thing in the morning and when he saw me confused he explained that he wanted to make sure there were no hornets nests built overnight that would potentially harm any kids playing underneath. That never would have occurred to me! This crew goes WAY over and above! Thank you!" -Laura Y. on Instagram

2022 tutu 2.2

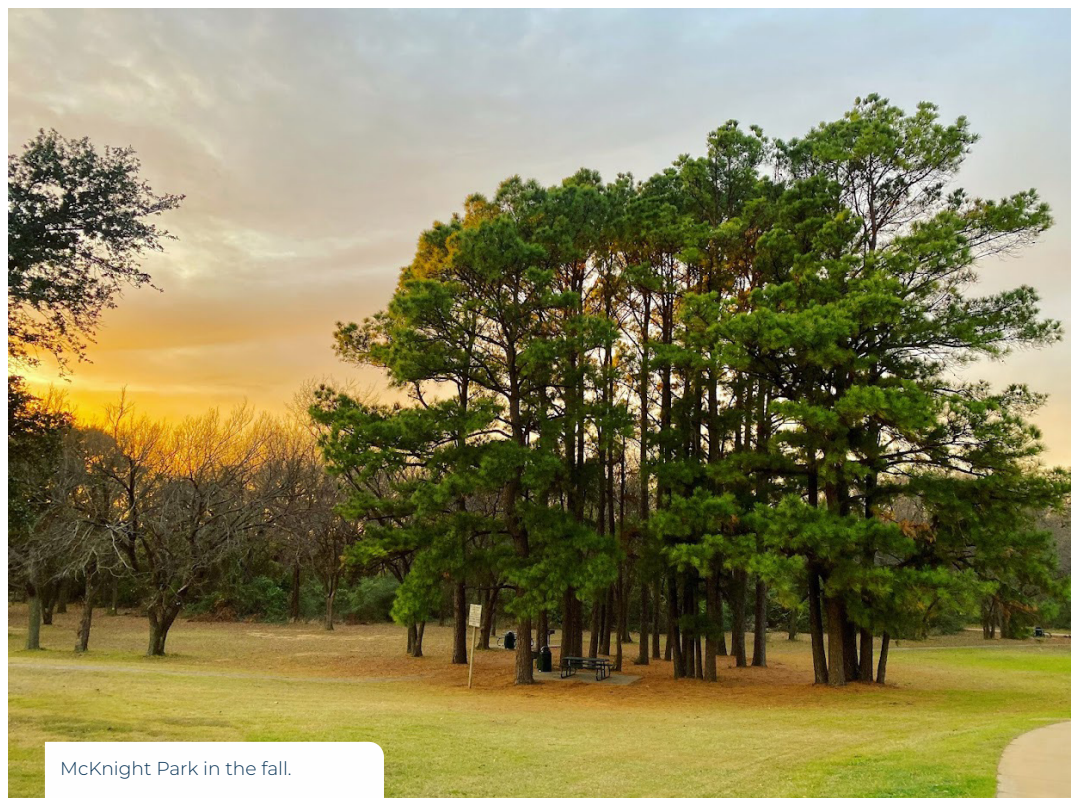
two point two mile fun run celebrating the walnut creek linear trail extension
6pm tuesday, february 22, 2022 james mcknight park east



Park Pop Up



Seniors' New Year



McKnight Park in the fall.

PLANNING & ZONING

The Planning Department administers land use and subdivision regulations designed to encourage the development of safe, accessible and attractive properties, and to enhance property values in Mansfield. We also provide technical assistance on zoning and development matters that go before the Planning and Zoning Commission and the City Council.

Here's an overview of our work in the first quarter of fiscal year 2021-2022:

Since the last report:

**Single-family residential lots final
platted – 188**

**Single-family residential lots
preliminary platted – 0**

**Commercial/industrial acres final
platted – 0.986**

**The following zoning changes,
Specific-Use Permits (SUPs) and
amendments have been approved
and/or reviewed by Council:**

ZC#21-010:

A change of zoning from PR to PD for single-family residential uses on approximately 55.899 acres of land at 2695 Howell Dr. was approved.

ZC#21-013:

A change of zoning from SF-7.5/12 and C-1 to PD for a church and other church-related facilities, a pre-school, daycare, education, coffee shop, eating place without drive-through service and other uses as allowed on approximately 10.97 acres of land at 1188 W. Broad St. was approved.

ZC#21-015:

A change of zoning from C-2 to PD for duplex and triplex uses on approximately 6.56 acres of land at 1701 Country Club Dr. and 1107-1110 Alexis Ct. was approved.

ZC#21-019:

A Historic Landmark Overlay District Classification for the 1894 Post Office Building at 130 N. Main St. was approved.

DS#21-009:

A detailed site plan for an eating place without drive-through service for approximately 1.47 acres of land at 1101 N. Holland Rd. and 3700 E. Broad St. was approved.

SUP#20-006:

A specific-use permit for a gasoline service station on approximately 1.483 acres of land at 2919 N. Main St. was approved.

OA#21-021:

The creation of a form-based code district – D, Downtown District – and subsequent changes in zoning in various districts to D, Downtown District, were approved.

The following zoning changes, specific-use permits and amendments are pending with City Council as of Jan. 1, 2022:

ZC#21-017:

A request for a change of zoning from C-2 and 2F to PD for warehouse/distribution uses on approximately 19.99 acres of land located on the south side of Mouser Way was pending a first reading.

ZC#21-018:

A request for a specific-use permit for an eating place with drive-through service on approximately 0.656 acres of land located at 1780 FM 157 was pending a second reading.

ZC#21-021

A request for a change of zoning from SF-7.5/12 to D, Downtown District, D-3 Urban Center Zone on approximately 0.398 acres of land at 601 and 605 S. Main St. was pending a second reading.

SUP#21-007

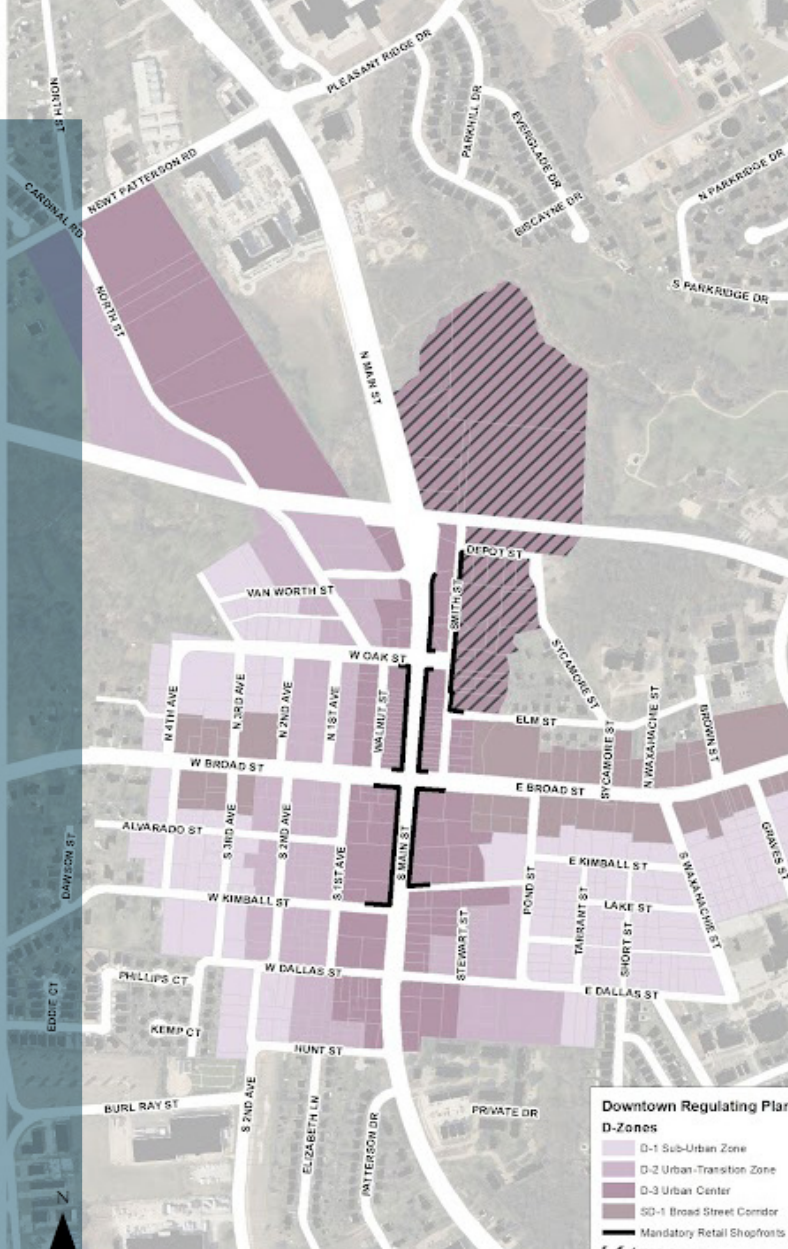
A request for a specific-use permit for an eating place with drive-through service on approximately 1.921 acres of land at 1570 E. Debbie Ln. was pending review.

ZC#21-004

A request for a change of zoning from PR and SF-12/22 to PD Planned Development District for single-family residential uses on approximately 277.961 acres of land at 1669, 1671, 1791, 1821, and 1901 Newt Patterson Rd. was pending a first reading. Council previously tabled this case.

ZC#20-013

A request for a change of zoning from SF-7.5/12 to PD for multi-family residential uses on approximately 0.535 acres of land at 505 W. Kimball St. was pending a third reading. Council previously tabled this case.



The following zoning changes, Specific-Use Permits and amendments are currently pending with the Planning and Zoning Commission:

ZC#21-002:

A request for a change of zoning from SF-7.5/12 Single-Family Residential District to PD, Planned Development District for single family residential and professional office uses on approximately 3.571 acres of land at 708 E. Broad St. was pending.

ZC#21-007:

A request for a change of zoning from C-2 Community Business District to PD Planned Development District for townhome and age-restricted multi-family uses on approximately 19.527 acres of land at 2880 Matlock Rd. was pending.

ZC#21-011

Change of zoning change from PR to PD for single family residential uses (Birdsong East) on approximately 60.92 acres located at 1400 Flying L Lane was pending.

ZC#21-022

A request for a change of zoning from PR to PD for single-family residential uses on approximately 4.997 acres of land at 2005 N. Holland Rd. was pending.

ZC#20-021:

A request for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for Multi-Family Residential uses on approximately 2.994 acres of land at 301 Sayers St. was pending. The commission tabled this case on March 1, 2021.

ZC#20-018:

A request for a change of zoning from SF-7.5/12 to PD for commercial uses on approximately 1.127 acres of land at 803 E. Broad St. was pending.

SUP#21-008:

A request for a specific-use permit for indoor auto parts or accessory sales on approximately 3.995 acres of land at 2090 FM 157 was pending.

SUP#21-009:

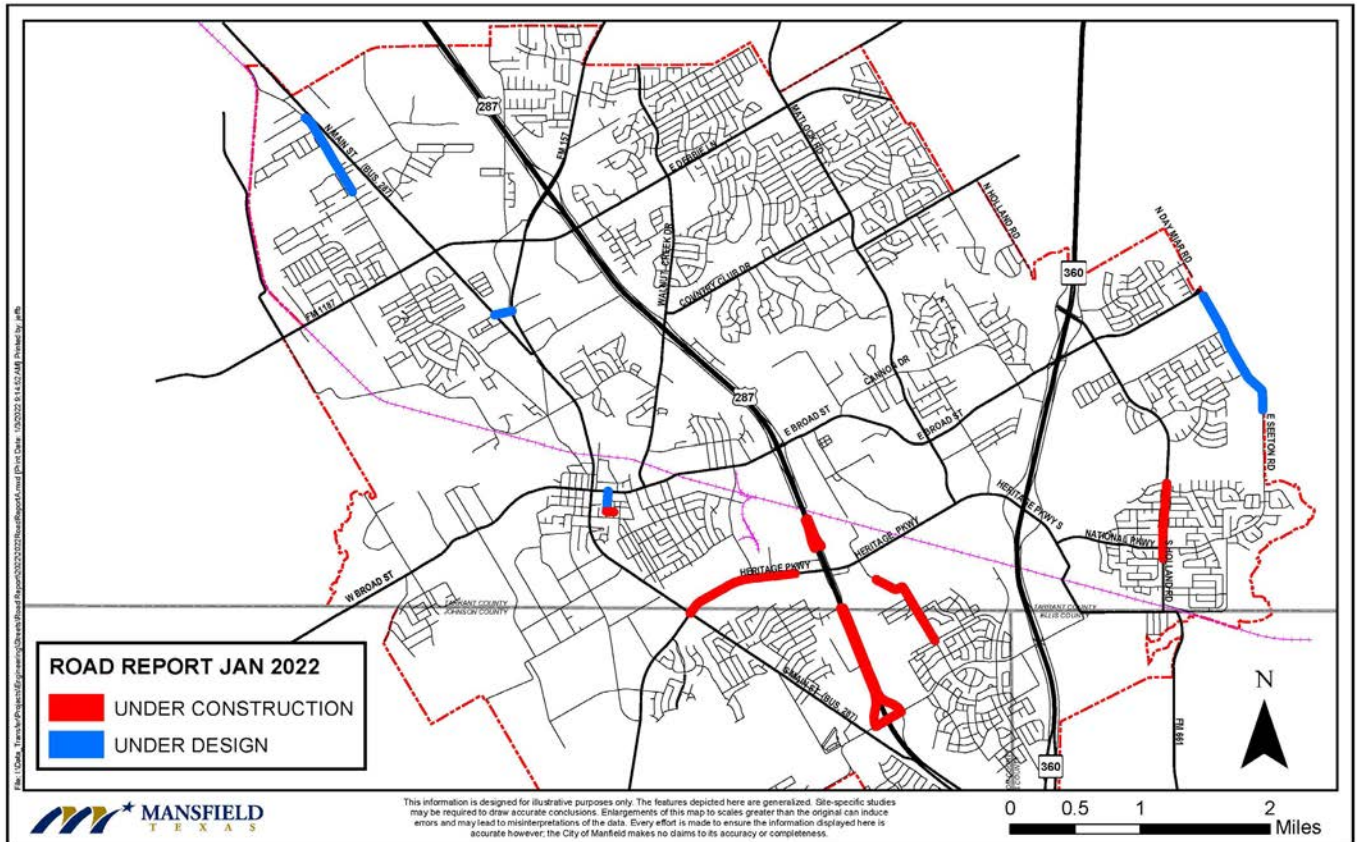
A request for a specific-use permit for an auto rental business on approximately 5.821 acres of land at 920 N. US 287, Ste. 306, was pending.

Gas well drilling and production:

No activity

PUBLIC WORKS

This quarterly Road Report includes street projects currently under construction or in the design phase in the City of Mansfield. Here's an overview of our work in the first quarter of fiscal year 2021-2022:



Under Construction

South Holland Road (Stonebriar Trail to Garden Path Lane – Street Bond Fund)

South Holland Road will be improved to a four-lane divided thoroughfare. The project will include completing the north side of National Parkway west of Holland Road, and several hundred feet to the east. A traffic signal at Holland Road and National Parkway is included as well as two pedestrian signal crossings at school locations. This project will require the construction of detour pavement on the east side of the existing roadway to accommodate construction of the project. The estimated construction duration is 14 months.

The project was awarded for construction in December 2021. One telecommunication company is currently relocating facilities to clear this project for construction.

Construction is anticipated to start in late January.

Heritage Parkway Westbound Lanes (Commerce Drive to South Main Street – Street Bond Fund)

The two westbound lanes of Heritage Parkway are being reconstructed due to poor pavement condition. A sidewalk will be included on the north side of the roadway. Utility relocations are complete and paving is underway. Several utility conflicts and material shortages have delayed the schedule by several weeks. The new concrete lanes are expected to be open to traffic by the end of January with the project being complete by the end of February.

Lake Street (Tarrant Street to Pond Street – Community Development Block Grant, CDBG)

As a part of the Tarrant County CDBG program, Lake Street between Tarrant Street and Pond Street is being

reconstructed with curb and gutter, a sidewalk on the south side, and a new water line. Construction is substantially complete. A final inspection and sign-off on the project through Tarrant County will occur in January.

Mitchell Road (Heritage Parkway to Mathis Road)

This project will reconstruct Mitchell Road north from Mathis Road to just south of the existing curve as a two-lane undivided 24-foot wide asphalt roadway. The section through the curve to the existing concrete section will receive an asphalt level-up and overlay. Construction was delayed due to residential subdivision work in the area. Construction will begin in January 2022.

Under Design

Day Miar Road (Grand Meadow Boulevard to Seeton Road – Street Bond Fund)

Day Miar Road is planned to be improved to a four-lane undivided concrete roadway. Roadway drainage will be curb and gutter with inlets and piping draining to an improved parallel open channel on the west side of the road. The open channel will extend from the south side of Grand Meadow Boulevard to the detention area north of Lake Ridge High School and then cross to the east side of the road through an improved culvert. Sidewalks will be included along both sides of the roadway and traffic signals at the intersections with Grand Meadow Boulevard and Seeton Road. A study was completed to analyze the pedestrian needs and safety around the Mansfield Independent School District school sites to determine any additional project safety enhancements.

Final plans are near completion and franchise utility companies are working on relocations which should be complete for the project to bid in May 2022 with construction to follow in July. The estimated construction duration is 18 months.

North Main Street | FM 157 Connector (Street Bond Fund)

The proposed connector is a four-lane undivided roadway that will provide a connection from North Main Street to FM 157. This roadway will be located approximately a half mile north of Mouser Way and will align with Watson Branch Lane, the future roadway located within Watson Branch development. The connector will reduce traffic volumes along the frontage of Legacy High School and at the intersection of North Main Street and FM 157. This project will also eliminate the current skewed intersection of Russell Road and FM 157 and will reduce flooding potential of Watson Branch upstream of Russell Road. The consultant is also conducting flood studies of Watson Branch. Right-of-way acquisition is underway.

Design will begin in 2022 with construction anticipated to begin in 2023.

A first phase of this project will add a traffic signal at the future intersection of Watson Branch Lane with FM 157 along with northbound and southbound left-turn lanes on FM 157. The left-turn lane construction is complete. The traffic signal will be complete by early spring 2022.

Gertie Barrett Road (Meadowside Drive to Wildwood Drive – Street Bond Fund)

This project will reconstruct Gertie Barrett Road as a two-lane undivided 24-foot wide asphalt roadway. Additionally, a new east/west four-lane undivided roadway will be constructed between Gertie Barrett Road and North Main Street. The location of this east/west roadway will align with Simpson Lane on the west side of Gertie Barrett Road. This project will involve coordination and an agreement with TxDOT. Plans are nearing completion and construction is anticipated to begin in spring 2022.

Pond Street (Broad Street to Lake Street – Community Development Block Grant)

As a part of the Tarrant County CDBG program, Pond Street between Broad Street and Lake Street will be reconstructed with curb and gutter, sidewalks, and new water and sewer lines. The project is currently under design and is anticipated to bid in the spring of 2022.

TxDOT Projects

US 287 Frontage Roads (Union Pacific Railroad to Lone Star Road)

This project includes construction of both the northbound and southbound frontage roads of US 287 between the Union Pacific Railroad and Lone Star Road as well as additional lanes at the Lone Star Road bridge and a southbound to northbound U-Turn. Furthermore, this project will include traffic signals at the Heritage Parkway/northbound US 287 jug handle intersection along with signals at the intersections of the northbound and southbound US 287 frontage roads at Lone Star Road and US Business 287 at Lone Star Road. This project has bid. Construction will begin in January 2022. The estimated construction time is 26 months.

For additional information, please contact:

Bart VanAmburgh, Director of Public Works – 817-276-4233
bart.vanamburgh@mansfieldtexas.gov

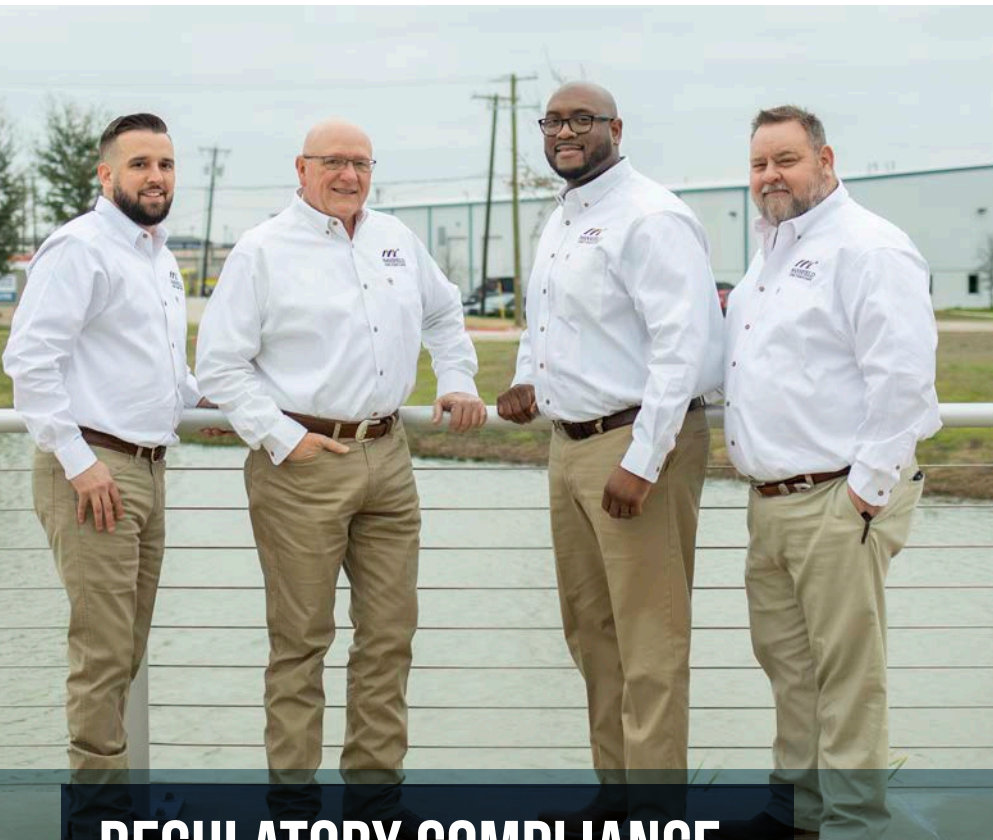
David Boski, Assistant Director of Public Works Transportation – 817-276-4208
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Water Treatment Plant Project

REGULATORY COMPLIANCE



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



REGULATORY COMPLIANCE

Regulatory Compliance refers to illegal signs as "bandit" signs. The following table details the number of illegal signs they collected each month.

Illegal Signs (Bandit) Picked Up

October	385
November	465
December	360
Quarterly Total	1,210

The garage sale ordinance gives the Assistant City Manager in charge of Development Services the authority to

approve a request for a variance, provided that the individual making the request is able to provide evidence that supports the need to have a third garage sale / estate sale.

Garage Sale Permits & Requests for Variance

195

There were zero requests for variances in this quarter. Of the 195 permits, 193 permits were issued for the first garage sale at the address.

Regulatory Compliance activity is not limited to the violations listed above. The Utility Division is responsible for enforcing a number of ordinances. We continually monitor violations of the

Water Conservation Plan. David Brister, Operations Supervisor of Water Utilities, has provided a table detailing his department's enforcement activity.

Utility Division Violation

	Pass	Fail
Commercial Grease Trap Inspections	66	3
Customer Service Inspections	181	93
Irrigation System Inspection	177	4
Water Conservation Plan Violations	0	0
Quarterly Total	424	100

Regulatory Compliance Activity Oct. 1 to Dec. 31

Type of Case # of Cases

Building Permit Required	2
Illegal Dumping	0
Dangerous Structures	2
Food Service Establishments	0
Dumpster Violations	5
Garage Sales	0
Graffiti	0
High Grass and Weeds	180
Miscellaneous	1
Nuisance - tree, shrub, or plant.	1
Outside Placement of Airtight Appliance	4
Outside Storage	54
Property Maintenance	30
Referred to Environmental	0
Residential Outdoor Lighting Nuisance	1
Right-of-Way (ROW) Obstruction.	5
ROW Obstruction (Basketball Goal)	3
Smoking Ordinance	0
Stagnant Swimming Pool	0
Trash and Debris.	72
Commercial Vehicles	0
Junked Motor Vehicles	35
Parking on the Grass	25
Street Parking Violation – Referred to PD	7
Accessory Structure Setback Violation	5
Recycle Collection Center Donation Box	0
Address Identification	1
Certificate of Occupancy Required	1
Boats	7
RV	8
Trailer	17
Chickens / Poultry	5
Fence Violations	28
Home Occupations	11
Non-Traditional Smoking Related Business	1
Landscape Maintenance	15
Overhanging Tree Limbs	75
Parking Lot Maintenance	1
Section 4400 - Illegal Land Use Residential.	3
Section 4400 - Illegal Land Use Commercial.	0
Sign Maintenance	3
Solar Panel Systems	1
Vacation Rental / Short-term Rental	2
Vehicles on Blocks / Jack Stands	2
Visibility Obstruction - Shrubs / Bushes	10
TOTALS	694

Citations Issued 195

**Abate-
ments
38**

**Forced Mowing,
Overhanging Limbs,
Trash Removal, Visibility
Issues**

Short-Term Goals | Department News

New Administrative Assistant Marisa Loera started on December 1, 2021. She was an Urban Development Specialist for the City of Arlington for 14 years. Marisa brings a lot of experience and ability to our department and will be a key person in the implementation of the Health and Rental Inspection programs.

New Health Inspector Rebecca St. John started on December 28, 2021. Rebecca spent the last 10 years with the Texas Department of State Health Services as a Registered Sanitarian, inspecting milk plants, producer dairies, and ice cream facilities for compliance with the Pasteurized Milk regulations. Previously, Rebecca served as a Registered Sanitarian for the cities of Grand Prairie and Fort Worth. Rebecca brings many years of experience as a Health Inspector to the table.

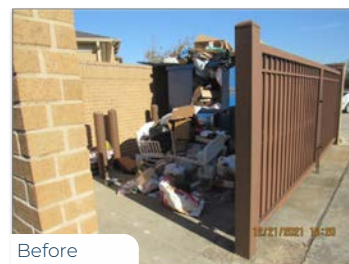
New Rental Inspector has been chosen and he has accepted the position. James Triplett comes to us from the City of Waco, where he currently serves at the Director of Code Compliance. Before working in Waco, Mr. Triplett worked in the City of Arlington for 20 years. For the last 12 years in Arlington, Mr. Triplett served as a Code Compliance Field Operations Manager, where he oversaw the Multi-Family Annual Property Inspection Program.

During the last week of October, Regulatory Compliance Manager Cliff Griffin and Code Compliance Officer Matt Daugherty attended the American Association of Code Enforcement Conference, earning CEU's and networking with Code Compliance Departments throughout the nation. **Completed**

Multi-Family Rental Registration Ordinance was adopted on Oct. 11, 2021. **Completed**

On Saturday, October 9th, Code Compliance staff took their event trailer out and participated in an outreach event at Bethlehem Baptist Church. **Completed**

Department name change from Code Compliance to Regulatory Compliance. **Completed**



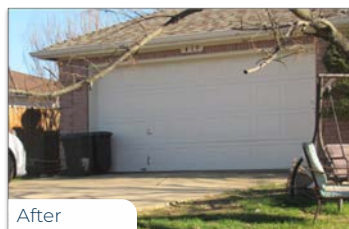
Before



After



Before



After

SPECIAL EVENTS



Thousands of Mansfield residents enjoyed remarkable experiences at the special events put on in the first quarter of the new fiscal year – even as those events saw significant, successful changes.

The 2021 Veterans Day Parade & Salute provided an opportunity to celebrate our veterans in Historic Downtown Mansfield. In addition to holding the festivities in a new location, the city partnered with Patriotic Productions to bring the Remembering Our Fallen photographic war memorial to town and showcased a C-47 flyover during the event. Additionally, Hometown Holidays moved to Historic Downtown Mansfield and transformed the district into a festive carnival for two full days of fun.

Other special events during the quarter included SUPERkids Halloween and Hometown Holidays opportunities. SUPERkids events are sensory and accessibility friendly so everyone has an opportunity to celebrate.

Stay tuned for all the fun to come with upcoming events like Barks & Rec and Music Alley.



VISIT MANSFIELD



The Mansfield Convention & Visitors Bureau (CVB) is the official meetings, conventions, sports and tourism marketing arm of the City of Mansfield. The CVB is also responsible for increasing economic prosperity for Mansfield, its residents and its marketing partners. Mansfield has won several awards for its events from the Texas Festivals and Events Association, the Texas Association of Convention and Visitor Bureaus and the International Festivals & Events Association. Stop by for a visit and you will see why you Come for the Location and Stay for the Fun!

Haunted Mansfield

Throughout October, Haunted Mansfield was promoted through a series of videos across all platforms. Two new Haunted Documentaries were produced and premiered.

This quarter, the Haunted Mansfield event page was the most-visited page on the Visit Mansfield website (excluding the homepage) even though the event was only in effect during October.

Webpage

- Haunted Mansfield – 1922 page views
- Hometown Holidays – 1733 page views



Visit Mansfield: Haunted Mansfield Announcement...
It's October and that means it's almost time for Haunted Mansfield! Watch the video and go to HauntedMansfieldTexas.com to check out the schedule and get tickets to all the events today!

Video Reach – 2.8k



The Ghosts of Wright House

305 views • 1 month ago

Veterans Day

Veterans Day was promoted as an entire week of events in Mansfield with shows, a traveling veterans memorial, our annual parade and a patriotic salute. Ads were placed on social media to drive traffic to the events page and different purchasing links for the shows. Through StatePoint Media, a blog post was posted across over 50 Texas media outlets in a free trial of their service. It is unclear if it drew any traffic to Mansfield or our sites.



Visit Mansfield: Veterans Day 2021...
Some of our Mansfield superfans are here to tell you all about the Veterans Day Parade on November 6 (and give you a few tips as well!)

VISIT MANSFIELD

Veterans Day continued...

The day of the parade, footage was provided to all local media outlets and was used by several. NBC 5 and CBS 11 also came on site to report on the parade, the traveling memorial and the veterans art show.

Mansfield Art Exhibit Features Veterans' Art Therapy Work

The city of Mansfield featured its veterans' traveling exhibit through art - on the walls and on the stage.

By News Staff - Published November 5, 2021 (updated on November 5, 2021 at 7:40pm)



City Of Mansfield Holds Veterans Day Parade And Salute

By News Staff - Published November 5, 2021 (updated on November 5, 2021 at 7:40pm)



Hundreds Gather for Mansfield's Veterans Day Parade and Salute

This weekend, many other across the country are holding ceremonies and parades to celebrate Veterans Day.

By News Staff - Published November 5, 2021 (updated on November 5, 2021 at 7:40pm)



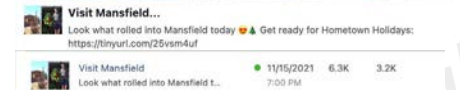
Outside advertising was placed in the Mansfield Now Holiday Shopping Guide, an ad buy was placed on digital streaming through Spotify with great playthrough results, and through our partnership with HANK FM, radio ads were placed across their various networks and social media posts were placed on their pages.

Attendance for this year's Hometown Holidays soared.

The top four performing posts for the quarter were all related to Hometown Holidays, with both days' wrap up posts appearing, along with the tree arrival and the event schedule.

Top Posts by Reach Oct. 1 - Dec. 31

- Hometown Holidays Wrap Up- 8.6k
- Hometown Holidays Schedule - 6.9k
- Hometown Holidays Tree Arrival - 6.4k
- Hometown Holidays Wrap Up - 4.4k



Other Happenings

This quarter, Visit Mansfield entered into a plan with ITI Digital to create a new digital visitors guide with revamped restaurant and venue listings for our website.

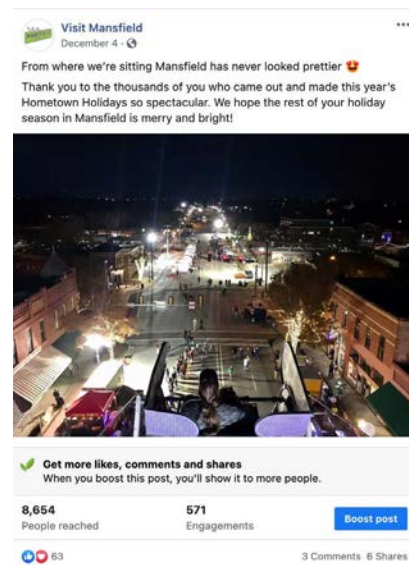
A large scale advertising plan with Sports Destination Management was agreed to.

The annual Mansfield Holiday Mug campaign went off well with hundreds sold at Hometown Holidays and other popup events planned throughout the month.

The goal this year of reaching 6,000 Facebook followers is close to being met. As of this report (12/15) we are just over 100 followers away with two weeks to still achieve the goal.

Hometown Holidays

On the web and social media, Hometown Holidays was promoted with a focus on its new two-day format and Historic Downtown Mansfield location, as well as promoting ride ticket sales. Hundreds of tickets were sold before the event and nearly 3,400 were sold by the end of the event.



*Come for the location.
Stay for the fun.*



WATER UTILITIES

WATER UTILITIES

The Water Utilities Department is dedicated to providing high-quality drinking water to our citizens and local businesses, and strives to protect the environment through effective wastewater treatment. Water Utilities works closely with the Environmental Services Department to provide public education on how to conserve and protect water, and keep our waterways clean from trash and hazardous materials.

Projects under construction:

Clearwell Project

Purpose: To allow the water distribution system to deal with the city's peak water demand effectively.

Budget: \$9.4M

Projected final completion date of February 2022

The Clearwell has been in service since Oct. 29, 2021

Aerial Sewer Crossings

Purpose: To upgrade six sewer crossings in Mansfield. The crossing at Walnut Creek and the service road of US 287 is the first that will be improved.

Budget: \$2.7M

Entire project estimated to take 300 days to complete

Water Pump Stations Project

Purpose: To upgrade several pump stations with tank coatings, electrical equipment, emergency generator connections, structural improvements and instrumentation.

Budget: \$400,000

Wastewater Lift Stations Upgrades Project

Purpose: To upgrade wastewater lift stations.

Budget: \$85,820

Installation expected to begin in February

Projects under design:

Turner Way Lift Station Rehabilitation Project

Purpose: To modernize the station's design standards by implementing backup power, pumping provisions and more.

Budget: \$1.07M

30" Water Line

Purpose: To construct a 30-inch water line that will connect the east and west sides of Mansfield and upsize several water mains described in the water master plan.

Budget: \$1M

PCS Replacement Project

Purpose: To migrate the existing SCADA system to VT SCADA, replace numerous programmable logic controllers and implement a secure and protected WIFI system.

Budget: \$1.265M

Expected to be awarded in February

Projects in the bidding process:

Brown Street Sewer Replacement

Purpose: To replace approximately 700 feet of clay sewer main.

Budget: \$100,000

Other projects:

Pilot Study

Purpose: To study a membrane water-filtration system that could advance the capabilities of the Bud Ervin Water Treatment Plant and future water treatment facilities.

Budget: \$478,440

In partnership with NanoStone, the pilot study equipment has been installed and piping connections are complete. Chemical dosing is currently being configured to optimize the required flux rates. A partnership with the City of Fort Worth in which they would help facilitate the necessary regulatory testing is now in discussion.



Pilot Study

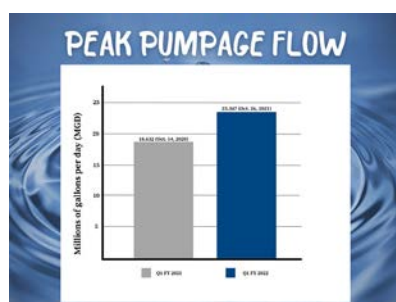
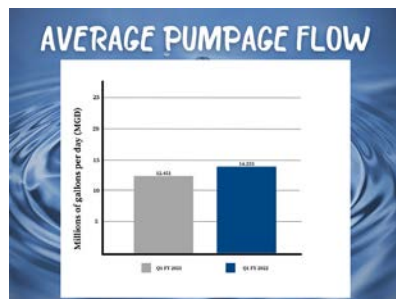
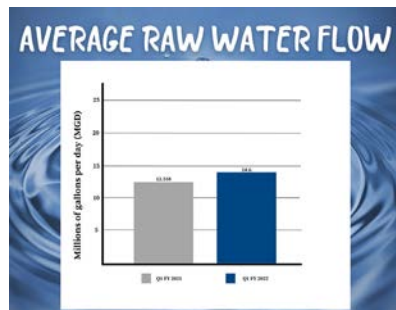


Water Pump Stations Project

Utility Billing Statistics Oct. 1 to Dec. 31

- Responded to 14,641 phone calls
- Sent 52,115 WaterSmart group messages
- Sent 5,238 WaterSmart leak alerts

Bud Ervin Water Treatment Plant Statistics



Weather Information

The Dallas-Fort Worth area received 6.5 inches of rainfall in the first quarter of fiscal year 2021-2022 – 3 inches less than normal.

Tarrant, Johnson and Ellis counties are in the D1 drought category (Moderate Drought conditions) following several months of below-average rainfall.

Statewide reservoir capacity is 78.6%.

TRWD system capacity is 91.26% full (Jan. 6th)
 • Richland Chambers is 91.1% full.
 • Cedar Creek is 92% full
 • Benbrook is 84.5% full.

The second quarter of fiscal year 2021-2022 is anticipated to be warmer and drier than normal. Based on climate models, this may continue well into 2022.

Communications, Marketing & Public Education

Litter Cleanups

- Hosted three cleanup events throughout the city
- Collected a combined 155 bags of trash

Events & Classes

- Participated in outreach events as well as hosted holiday favorites like the Holiday Grease Roundup and Shred Day
- Hosted multiple classes including rainwater harvesting, landscape maintenance and water treatment career days

Other updates and news

WaterSmart non-Utility Billing group messages:
 • 49,000 sent
 • 64% average open rate

What We've Been Up To

- Surveying residents to determine class topics for 2022
- Creating a stormwater BMP training for the North Central Texas Council of Governments that will help train other north Texas city inspectors
- Working with MISD's WILD radio team to create advertisements promoting water conservation and environmental initiatives, events and education
- Creating and sending an e-newsletter for the first time since 2018
- Installing butt butlers in Historic Downtown Mansfield that will recycle cigarette butts to create patio furniture
- Created a Clues in the Creek trunk for educators and video which has been added to MISD's core science curriculum for grades 3-5
- Working with students from Alma Martinez Intermediate School on the 2021-2022 Future City Competition

