

Mansfield Quarterly

4Q FY21



Edward Florenciano (left) & Chris Lelonek (right)
2021 Texas Recreation and Park Society Maintenance Rodeo



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 of 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.

Table of Contents



Department

Page

Code Compliance

5

Communications & Marketing

11

Cultural Arts

14

Historical Services

17

Historic Downtown Mansfield

20

Mansfield Convention & Visitors Bureau

24

Mansfield Economic Development Corporation

29

Mansfield Public Library

32

Neighborhood Services

36

Parks & Recreation

38

Planning & Zoning

42

Public Works

46

Code Compliance



Activity



The Code Compliance Department refers to illegal signs as "bandit" signs. The following graphic details the number of illegal signs it collected each month. Bandit signs increased by 144 this past quarter.

The garage sale ordinance gives the city the authority to approve variance requests, provided the individual can provide evidence for the need to have a third garage/estate sale.

187 Garage sale permit requests

0 Variance requests

The Utility Division is responsible for enforcing a number of ordinances. We continually monitor violations of the Water Conservation Plan. The following is a report of the Utility Division's enforcement activity.

Type of Case	Pass	Fail	Total Inspections
Commercial Grease Trap Inspections	61	1	62
Customer Service Inspections	150	89	239
Irrigation System Inspections	170	3	173
Water Conservation Plan Violations	0	0	0
TOTAL	381	93	474

Activity, cont'd.

Type of Case # Opened

Building Permit Required	8
Illegal Dumping	0
Dangerous Structures	1
Food Service Establishments	2
Dumpster Violations	7
Garage Sales	0
Graffiti	0
High Grass and Weeds	339
Miscellaneous	4
Nuisance - trees, shrub, etc.	7
Outside Placement of Airtight Appliance	5
Outside Storage	60
Property Maintenance	20
Referred to Environmental	0
Residential Outdoor Lighting Nuisance	0
Right-of-Way Obstruction	3
ROW Obstruction: Basketball Goal	3
Smoking Ordinance	0
Stagnant Swimming Pool	0
Trash and Debris	138
Commercial Vehicles	2
Junked Motor Vehicles	41
Parking on the Grass	28
Accessory Structure Setback Violation	2
Recycle Collection Center Donation Box	0
Address identification	0
Certificate of Occupancy Required	0
Boats	24
RV	12
Trailer	0
Chickens/Poultry	3
Farm, Ranch or Orchard Use	1

Fence Violations	44
Home Occupations	10
Illegal Signs	27
Landscape Maintenance	2
Overhanging Tree Limbs	1
Parking Lot Maintenance	121
Section 4400 Illegal Land Use - Residential	4
Section 4400 Illegal Land Use - Commercial	1
Sign Maintenance	8
Vacation Rental/Short Term Rental	2
Vehicles on Blocks/Jack Stands	1
Visibility Obstruction - Shrubs, bushes	17
Total	1,029

6

Citations issued this quarter

71

Abatements performed this quarter

Abatements

Abatements are performed as a way to correct a violation and bring an offense into compliance. Abatements are performed if the individual is unable to bring the violation into compliance through their own actions, at which point the Code Compliance Department will work to rectify the issue. Examples of issues are things such as forced mowing, removal of overhanging tree limbs, trash removal and fixing visibility issues.

Highlights

Complete

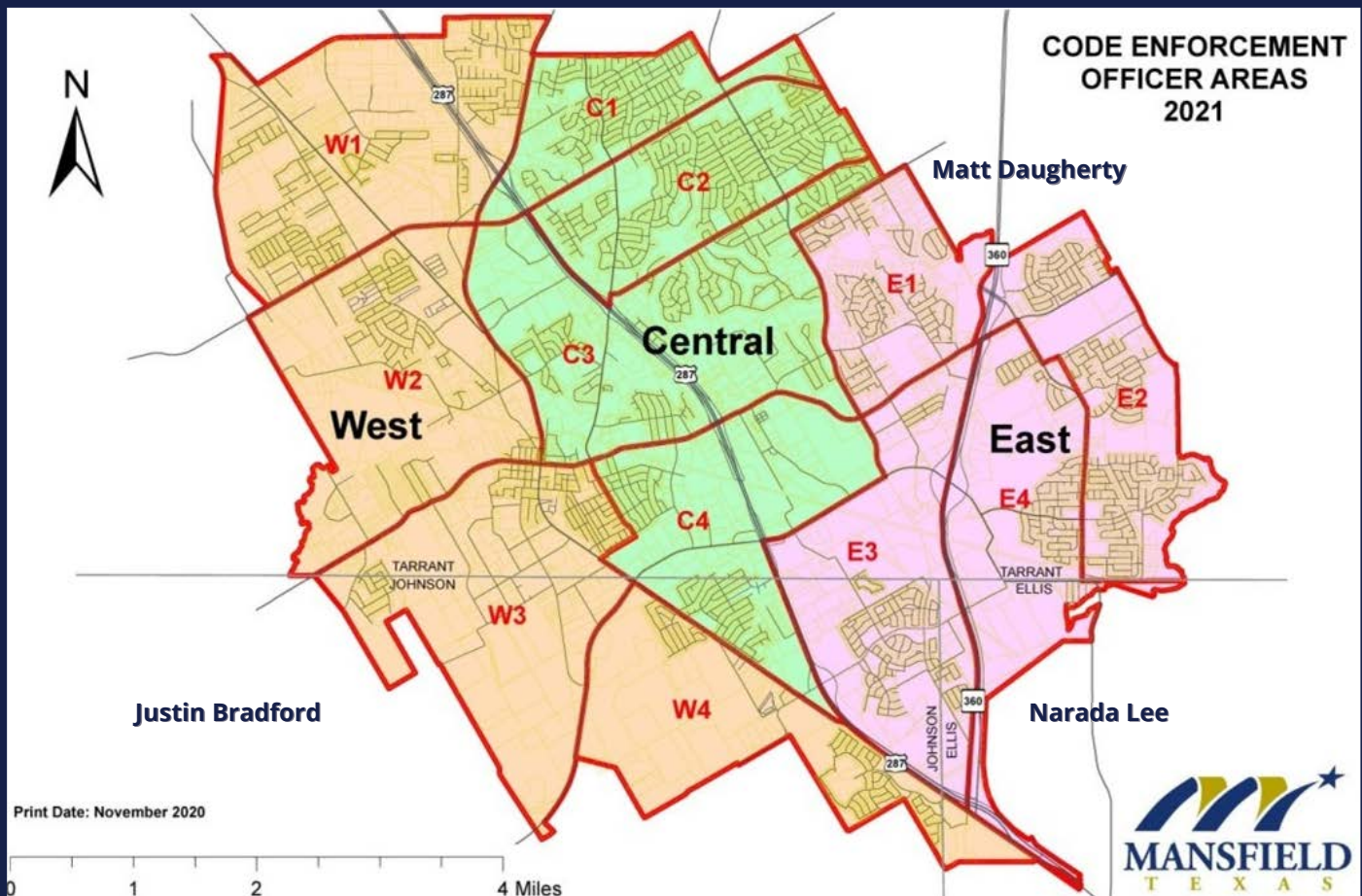
From July 12-17, Code Compliance staff earned Continuing Education Units (CEU) from the North Texas Building Professional Institute (BPI), with all day classes on Monday and Thursday.

Upcoming

Code Compliance Officer Matt Daugherty and Code Compliance Manager Cliff Griffin will attend the 32nd Annual American Association of Code Enforcement Conference from Oct. 19-22.

Upcoming

The Code Compliance Department is hiring! We're looking for new members to join our team of officers. In the new fiscal year, Code Compliance will add one administrative position, two health inspectors and two multi-family rental inspectors. These new staff members will support the inspection program initiatives that the Code Compliance Department will design and implement in the coming months.



The Code Compliance Department still works heavily in tandem with the Mansfield Volunteer Program (MVP), and completed multiple volunteer projects in conjunction with MVP Coordinator Priscilla Sanchez.



In July, Code Compliance Supervisor Narada Lee teamed up with Sanchez and MVP volunteers to repaint the parking lot striping at the Linda Nix Clinic on 6th Street.

Also in July, the Code Compliance team provided drinks, chips and grilled hot dogs for more than 200 MVP volunteers at Katherine Rose Memorial Park in support of the Mansfield's Mission Week (bottom left). In August, the team also attended the new Neighborhood Services outreach event, which brings city services to neighborhoods near you (bottom right). Neighborhood Services' goal is to enhance the quality of life for residents through engagement, education and empowerment.

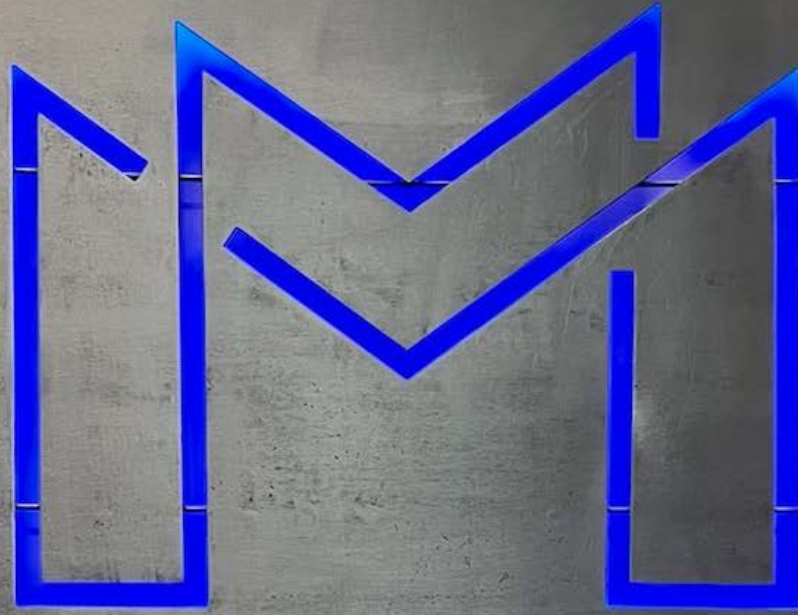
The Code Compliance team also worked with Sanchez perform a property cleanup for a resident in need (top right).

At the same location, Code Compliance Officers Matt Daugherty and Justin Bradford put their handyman skills to work installing a new backdoor for the resident. Thank you, Lowe's Home Improvement, for donating a brand new door to the MVP program! (middle right). The team also helped remove a hazardous tree from another resident's yard (bottom left).

The Code Compliance team's efforts didn't stop there. Through its inspection and reporting efforts, it was able to work with a number of residents and businesses owners to bring their properties into compliance (bottom right).



Communications & Marketing



MANSFIELD MEDIA
DIGITAL STUDIO



Communications

Communications and Marketing (C&M) had a very busy quarter, engaging with residents. In supporting City Council's goal for transparency with residents, there were a number of public meetings provided over the last quarter. The C&M team assisted with collateral and assisted Planning & Zoning with the D, Downtown District stakeholder meetings. Additionally, C&M could be found at the veterans town halls, and the 2022 Bond Election Steering Committee meetings, recording and providing printed materials for participants.

When not assisting with engagement meetings, the team was heavily invested in getting the new Mansfield Media Digital Studio up and running, as well as marketing numerous special events including Mansfield Rocks Weekend and the upcoming Veterans Day Parade & Salute.



Texas Association of Municipal Information Officers (TAMIO)

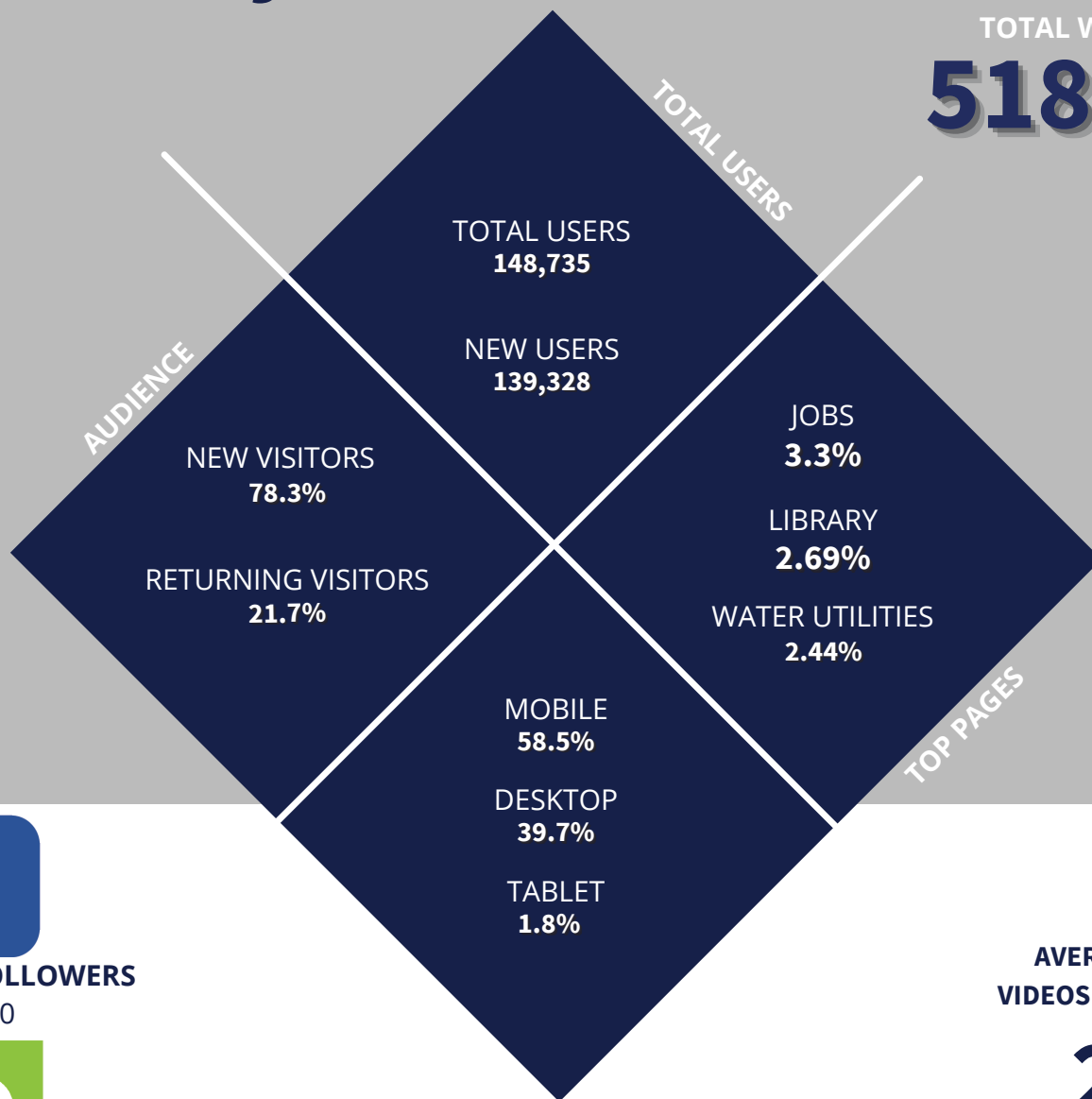
Staff also attended the 2021 TAMIO Conference in August. In addition to gaining valuable knowledge to bring back to the C&M team in Mansfield, the City of Mansfield also came home with six TAMIO Awards, one Award of Excellence and one Award of Honor.



By the Numbers

TOTAL WEBSITE VIEWS

518,778



FACEBOOK FOLLOWERS

23,640



NEXTDOOR MEMBERS

28,290



TWITTER FOLLOWERS

4,213



LINKEDIN FOLLOWERS

124 (72 NEW)

Top 5 Facebook Posts

#1 — 07.27.2021 — 23K Reach

Hoque Global announcement

#2 — 09.01.2021 — 14.8K Reach

Wayfinding signage

#3 — 09.11.2021 — 13.1K Reach

Mansfield Cemetery cleanup event

#4 — 09.29.2021 — 11.7K Reach

Road construction update

#5 — 07.03.2021 — 11.4K Reach

Mansfield Rocks fireworks video recap

**AVERAGE # OF
VIDEOS PER MONTH**

20

**AVERAGE
POST REACH**

4.4K

**AVERAGE # POSTS
PER MONTH**

35

Cultural Arts



Mansfield Arts

FARR BEST THEATER 2021-22



WILL BAFFLE'S SHOW OF WONDERS
Prepare to be awed and delighted by the magical skills of Will Baffle.

You'll see large scale illusions usually reserved for the Vegas stage, right here in Mansfield! Will brings the classics of magic and keeps the crowd amazed and laughing the whole time. A perfect show for kids and adults alike.

OCT 15
7:30 pm
\$25 for Adults, \$22 for Students & Seniors

GHOST HUNT
Ghost stories haunt the historic Farr Best Theater, and now you can discover them for yourself with this 3 hour ghost hunt.

We'll have the most popular ghost hunting gear for you to use.

Not recommended for kids under 16 and no unaccompanied minors allowed.

OCT 16
9:00 pm
\$25 for Adults, \$22 for Students & Seniors

daughter of the other woman
BY TERRONDA HILLMAN
Be entertained by author, playwright, and actress, Terronda Hillman as she presents this sensational, one woman show outlining her life from childhood to adulthood addressing the effect of being exposed at an early age to domestic violence and adultery.

NOV 6
7:30 pm
\$25 for Adults, \$22 for Students & Seniors

NOT SO SCARY "SCARY" STORIES
Arrive early and in costume to take your Halloween photo, then participate in an engaging hour of rhythm and rhyme with stories and activities that celebrate the fun of Halloween.

Nationally lauded poetic storyteller and traditional folk arts presenter Oba Williams King is a touring artist for the Texas Commission on the Arts.

OCT 16
2:00 pm
\$25 for Adults, \$22 for Students & Seniors

MONSTER B-MOVIE DOUBLE FEATURE
WITH FILMMAKER CHRISTOPHER MIHM
Christopher Mihm has mastered the art of making modern homages to the classic 50's B-Movie.

Join him for a special double feature of two of his most popular films: "The Giant Spider" and "The Beast Walks Among Us", along with a special Q&A session.

OCT 23
7:30 pm
\$25 for Adults, \$22 for Students & Seniors

WHITE RABBIT RED RABBIT
BY NASSIM SOLEIMANPOUR
No rehearsals. No set. No director.

A different actor reads the script cold - for the first time and last time - at every performance. A one of a kind show that touches on the human call for freedom.

See your local representatives in a completely new light as they share the voice of Iranian playwright Nassim Soleimanpour.

OCT 23
7:30 pm
\$25 for Adults, \$22 for Students & Seniors

VISUAL LEGACIES: VETERANS ART SHOW
Join us for the opening of this special art show with original pieces created by veterans.

The art work has been created in partnership with the Art Station, a local arts therapy organization. This opening reception is free for all to attend and the exhibit will be on display in the theater throughout the month of November.

NOV 9
6:00 pm
Free

FARR BEST THEATER FACTS

- Built in 1917
- Purchased by the City of Mansfield in 2017
- 158 Seat Auditorium
- 109 N. Main St.
Mansfield, TX 76063
817-728-3383
arts@mansfieldtexas.gov

TICKET INFO
The ticket price you see for each event includes all transaction fees, taxes and a premium concession item to enjoy during the show!

A season package, which includes admission to any 4 shows of your choice can be purchased for \$85.

To purchase tickets go to farrbesttheater.com or scan the code

OUR SEASON SPONSORS







SONGS FROM THE HEART
Join the Magnificent Theatre Company's Damian Gravino for a night of vocal pops music.

This classically trained singer will perform a wide variety of songs you know and love from Broadway hits to popular favorites.

JAN 21
7:30 pm
\$25 for Adults, \$22 for Students & Seniors

A SALUTE TO SERVICE
An evening of homegrown music with members of the Fort Worth Songwriters Association performing this special patriotic salute in honor of Veterans Day.

All the singers and songwriters are veterans of the Armed Forces. Performers include Rob Owen, Michael Conner, Rhonda Lynn, Taylor Bonham and Theodore Henning.

NOV 9
7:30 pm
\$25 for Adults, \$22 for Students & Seniors
All veterans are invited to attend for free

PARKING DOWNTOWN



Best spots to park for the theater are at the corner of Main and Walnut Creek Lot (B3 on the map)

CALLING ALL ARTISTS!
We are excited to announce a series of monthly education seminars to help independent artists and organizations thrive.

Classes are FREE for members of the Mansfield Commission for the Arts and \$10 for all others.

Marketing on a Shoestring Budget
October 18 (6:00 pm)
Liability & Insurance for Visual and Performing Artists
November 15 (6:00 pm)
Arts Business Roundtable
January 31 (6:00 pm)
The Arts & Finances
February 7 (6:00 pm)

WILLY WONKA & THE CHOCOLATE FACTORY MOVIE EXPERIENCE
"Come with me and you'll be in a world of pure imagination!"

Get ready for a one of a kind trip to the movies as we watch the 1971 Gene Wilder classic along with activities, photo ops and more! Be sure to dress up and arrive early for all the fun.

Doors open at 1:00 pm and the movie begins at 2:00 pm.

JAN 22
1:00 pm
\$25 for Adults, \$22 for Students & Seniors

A full-color, 12-page brochure was designed for the 2021-22 Farr Best Theater season.

VISUAL LEGACIES: VETERAN ART GROUP

In service to our community veterans, the Art Station in Fort Worth is pairing up with the Mansfield Commission for the Arts for a 6 week, arts based community project, designed to help the general public understand what it is like to live as a veteran in our community. Through the use of guided art activities, veteran participants will create a visual legacy that helps describe their process integrating back into the community after serving as part of our military.

Cost is just \$15 for the full program.

Call 817-728-3383 or email
Rosalie.Gilbert@MansfieldTexas.gov
for more information and to register.

Postcards were designed and mailed to drive sign-ups for the Veterans Art program.


MANSFIELD TEXAS

15

Artscapes 2021



Artscapes 2021 raised a total of \$26,545, resulting in a profit of around \$9,000 for the Mansfield Commission for the Arts. In addition, the same day, the commission received \$950 in donations for North Texas Giving Day with no advertising. Separately, the commission received a \$12,500 grant from the Texas Commission for the Arts for general operating costs, which is renewable annually if all conditions of the grant are met.



Historical Services





Founders Day Festival

Mansfield was incorporated on Aug. 23, 1890. This year, we held a celebration of that event at the home of one of Mansfield's founders, Ralph Man. The event was the first of its kind at the Man House Museum and was a huge success. The event had artisans who created items and performed 19th century tasks, such as: a potter, a blacksmith, a laundress, spinners and weavers, a soap maker, and musicians. They were all in period costumes and educated the public about the activities being performed. There were also period games and hands-on activities. Children and adults could write with quill pens, dip candles and learn to quilt.

Founders Day had a great turnout of community organizations that have partnered with the museum since its opening in December. The Mansfield Garden Club, Mansfield Historical Society, Daughters of the American Revolution, Friends of the Library, Mansfield Heritage Foundation and Historic Landmark Commission all brought tables to sell items and give the public information about what was going on with their organizations. The museum staff plan to make Founders Day an annual event.





New Position Filled

The museum added a new employee to its staff. Amanda Brown is now the Museum Education and Engagement Specialist. She was most recently the Museum Educator at Deadwood History, Inc. in Deadwood, South Dakota.

Amanda will be responsible for planning public programs and special events for the Mansfield Historical Museum and Man House Museum.

Floor Cloth Donated to the Man House Museum

The Quanah Parker chapter of Daughters of the American Revolution created a floor cloth and donated it to the Man House Museum.

Its design represents various aspects of Ralph Man's life. It was designed by one of their members, Debbie Panton, and painted by the group.

The group donated it on Founders Day and it is now on display in the museum's parlor.



Guests Served

971

visitors

8

researchers

61

volunteers

The next Historical Preservation Advisory Board meeting will take place at 6 p.m. Oct. 28.

Historic Downtown Mansfield




MANSFIELD
T E X A S

Highlights

Council Committee

The Historic Downtown Revitalization Subcommittee met three times during the fourth quarter. Its efforts were focused on providing feedback for the draft website, which has now launched. Additional conversations centered on reviewing and updating the Community Activation Grant program guidelines as a follow-up to the three applications that have been received. Updates to the program included building out the list of expenses which are and are not eligible for reimbursement. Other revisions included further clarification or specification of items that received consideration during the previous application requests.

Downtown Street Lamps

Thanks to the hard work of Streets Superintendent Barry Harger, new LED lights have been installed in the lamp posts on the historic 100 block of Main Street in Downtown. He partnered with Oncor to install new LED products on the current posts, fabricated them to match closely to Downtown's existing lamp posts and painted all of the poles to complete the improvements. Thank you, Barry!

Butt Butlers

Historic Downtown Mansfield area has partnered with Keep Mansfield Beautiful (KMB) to begin a litter reduction program in the downtown district. Tobacco products comprise 38% of all US roadway litter in the country. KMB is working to pilot the installation of cigarette 'butt butler' receptacles in the downtown district, and tobacco waste from which will be donated Terra Cycle, a company that recycles the waste into cellulose that can be used for the manufacturing of plastic lumber. The butlers have been designed and are currently pending installation.

Downtown Zoning

Many strategies in the Downtown Development Strategies highlight the need to implement updated downtown zoning to reflect the character of desired development. In August and September, the Planning Department presented a draft Historic Downtown D, Downtown District Zoning. This form-based code encourages the creation of an urban, walkable city core. The zoning ordinance intends to replace the existing zoning with updated regulations. The proposed sub-district boundaries reflect the desired intensity of development. The draft zoning was received well in town hall meetings with property owners of the district.



Community Activation Grant

Dirty Job Brewing became the second recipient of a Historic Downtown Mansfield Community Activation Grant. The company was awarded just over \$40,000 in eligible reimbursement expenses for the Downtown Throw Down and Homebrew Festival, a full-day music and homebrewers festival, that took place Saturday, Oct. 16. Included in the grant award is reimbursement for the festival's headliner, the Josh Weathers band. Additionally, the homebrewers festival was judged through the official Beer Judge Certification Program.



OCTOBER 16, 2021

- Port-o-potties
- Brewers and Vendors
- Food Trucks
- Security Barriers
- Additional Vendors/Select Organizations
- VIP Show Seating
- Water Station
- Sanitary Station
- Entrance/ Check-In



Coming soon is information regarding the next recipient of the Community Activation Grant, The Pickled Mansfield Society, which is bringing Historic Downtown monthly ghost tours in the Haunted History Walk series. These monthly tours are set to start in November after the conclusion of the previously scheduled Haunted Mansfield events.

Development Updates

An exciting announcement during the last quarter of fiscal year 2021 was the partnership between Historic Downtown Mansfield and Hoque Global. Hoque Global, a diversified investment firm based in Dallas, has been working with the City of Mansfield for the past year to design a concept plan for the city-owned four acre property on Smith Street. The company's concept ticks the boxes for the catalyst project the district needs. The development will include a multifamily housing, a unique innovation center, incorporation into the city's award-winning trail system, a new town square and event lawn, and commercial and live-work opportunities.



Marketing & Web Updates

Website Launch

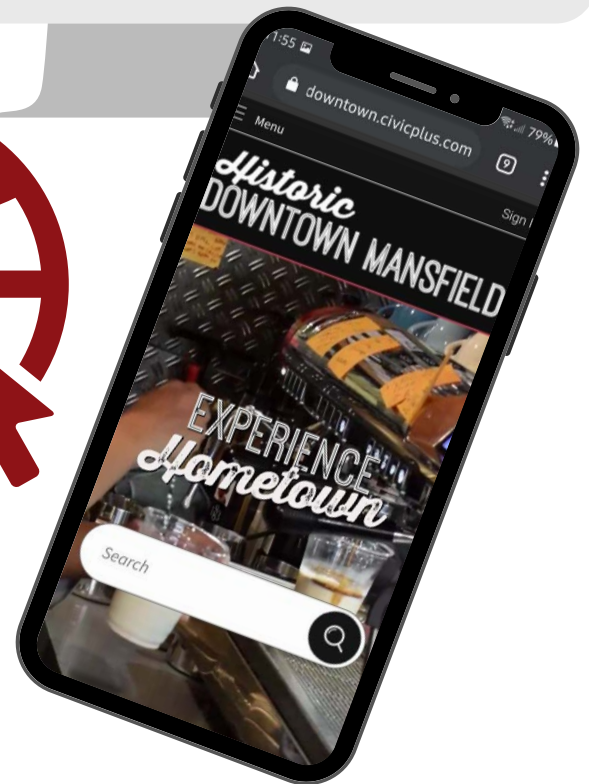
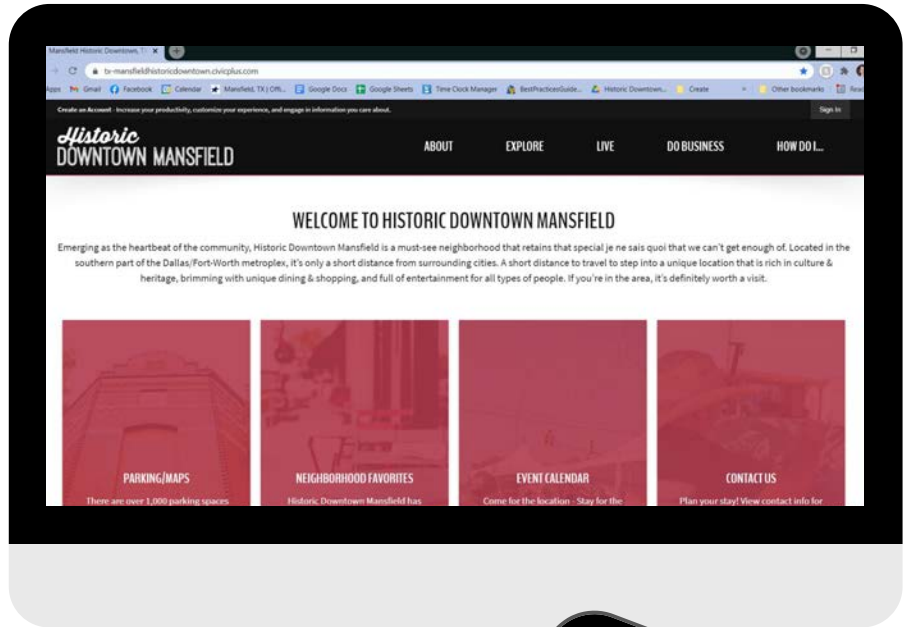
The last quarter of fiscal year 2021 saw the launch of the brand new Historic Downtown Mansfield website! This website has been under construction since the first quarter of fiscal year 2021, and was finally launched Sept. 14. The new website features a number of third party integrations that make it better suited to promote downtown businesses, highlighting community events, integrate social feeds and educate online visitors on applying for Historic Downtown grant programs.

Business Directory

The website includes a Historic Downtown business directory that users may scroll through or search directly within. The directory is presented in multiple categories: Dining, Retail, Service and Arts/Entertainment. Businesses may fill out a form online to add or update their business information. The website also includes a general contact form where visitors may request more information.

Community Event Calendar

Another feature of the website is a Community Event Calendar to which users may add their own events. A third-party site, Tockify, hosts the form and provides instructions for posting an event. Submittals are then routed to the Historic Downtown Coordinator to be approved if they are in accordance with the Community Event Calendar Policy, which is also available on the site.



HistoricDowntownMansfield.Com

Mansfield Convention & Visitors Bureau



Mansfield Rocks

In the closing days of Mansfield Rocks, a full-court press of informational advertising was put out with videos, graphics, live streams and email blasts. All performed quite well and disseminated the details to everyone who needed them. Based on post-event surveys, there was little to no confusion among the attendees on any event details, meaning the posts did their job.



Visit Mansfield...
Whether you have a ticket for The Big Event or are taking in the free fireworks watch event at Vernon Newsom, here is everything you need to know for this Saturday!

1:54 · Uploaded on 06/29/2021 · Owned · Appears Once · View Permalink · Copy Video ID

This video is used in 1 post

Posts	Posted Date	Estimated Reach	3s Video Views	10s Video Views	Unique 3s Video Views	Post Engagement	Average Video Watch Time
Visit Mansfield Whether you have a ticket for Th...	07/01/2021 8:00 AM	2.4K	1K	472	870	57	0:12 / 1:54

Total 3-second video views on Facebook: 1K

Total Video Performance

Minutes Viewed	536
1-Minute Video Views	173
10-Second Video Views	472
3-Second Video Views	1,041
Average Video Watch Time	0:12
Audience Retention	
Audience and Engagement	

Sent Mansfield Rocks Ticket Holders

Copy Share on Social

Details Reporting Heat Map

Email Performance

See how your emails are doing with your audience. Compare your results to the industry average.

	Original	Resend	Total		Original	Resend	Total
Opens	221	42	263	Clicks	136	20	156
Sent	309	96	405	Did Not Open	81	53	134
Bounces	7	1	8	Unsubscribed	0	0	0
Successful Deliveries	302	95	397	Spam Reports	0	0	0
Desktop Open Percentage			37.9%	Mobile Open Percentage			62.1%

In total, between 1,500 and 2,000 people attended the Mansfield Rocks Big Event at Big League Dreams and Hawaiian Falls. In post event surveys, the event received a cumulative average of a 4.6 out of 5 star rating and 93.7% said they would attend again.



Performance for Your Post

1,337 People Reached

8 Likes, Comments & Shares

4 Likes	3 On Post	1 On Shares
2 Comments	2 On Post	0 On Shares
2 Shares	2 On Post	0 On Shares

32 Post Clicks

12 Photo Views	0 Link Clicks	20 Other Clicks
----------------	---------------	-----------------

NEGATIVE FEEDBACK

0 Hide Post

0 Report as Spam

Reported stats may be delayed from what appears on posts

Red, White & Rockin' Tri



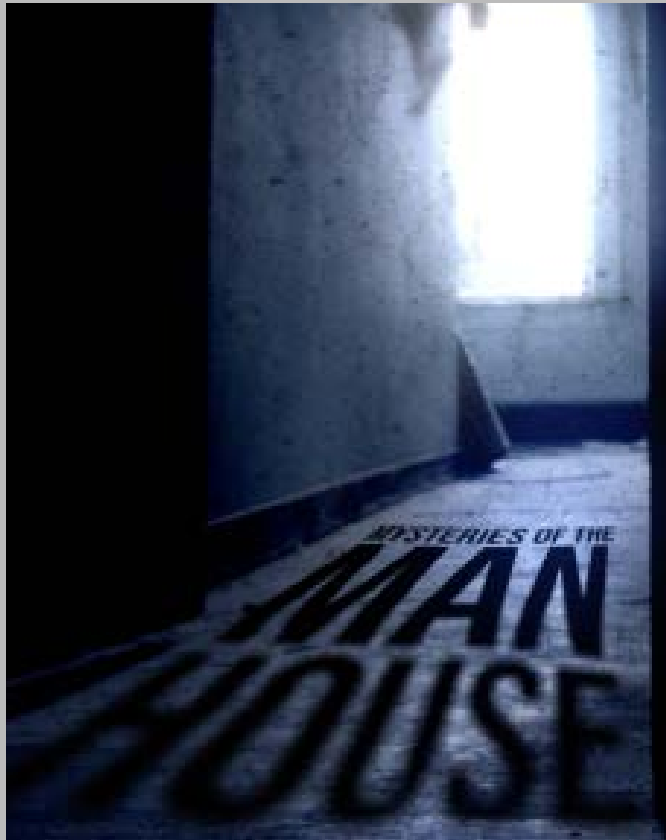
Ones For The Weekend: 2021 Red, White & Rockin Kids Triathlon

165 views · Jul 30, 2021

The 2021 edition of the Red, White & Rockin' Tri saw 78 participants divided between the multiple age divisions. This year, CBS11 did a live broadcast from Hawaiian Falls to highlight the race as part of their series "Ones for the Weekend." Visit Mansfield also provided CBS11 footage from previous events.



Upcoming Events



Haunted Mansfield

This quarter was heavy on planning and promoting Haunted Mansfield (Oct. 15-31). Logos and graphics were created for individual events, Haunted Mansfield was featured in Texas Highways Magazine's October highlights email, monetary promotions began and two mini-documentaries about ghost stories at the Man House and Wright House were produced to be debuted in October. Initial promotions led to hundreds of website visits.

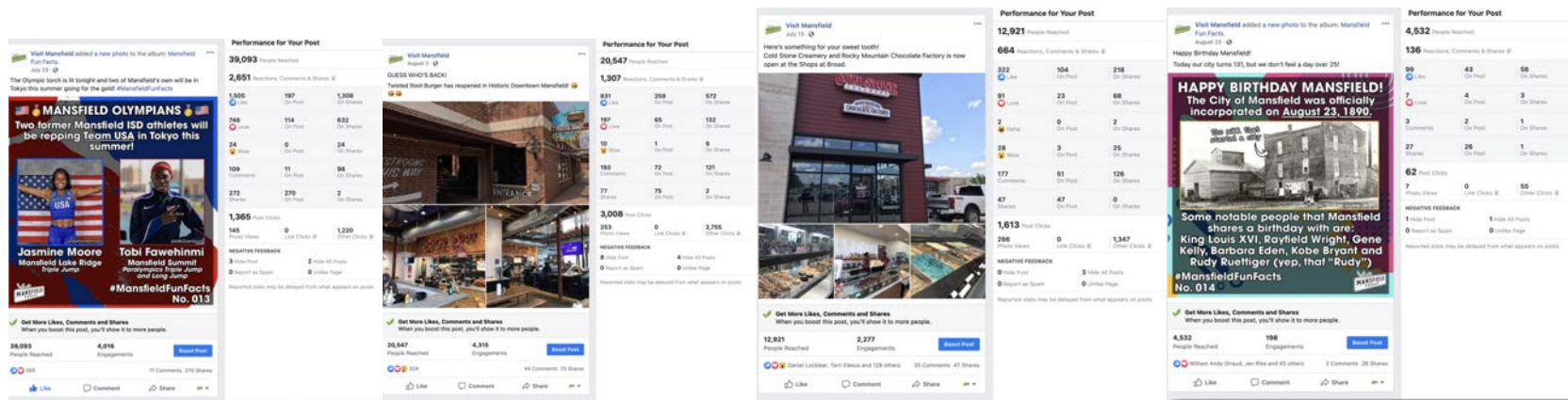
Flag Football Tournament

Visit Mansfield worked with the Flag Football World Championship Tour to relocate its Texas State Championships to Mansfield this December. The tournament will bring hundreds of athletes to the city for the final regional qualifier before the World Championships.



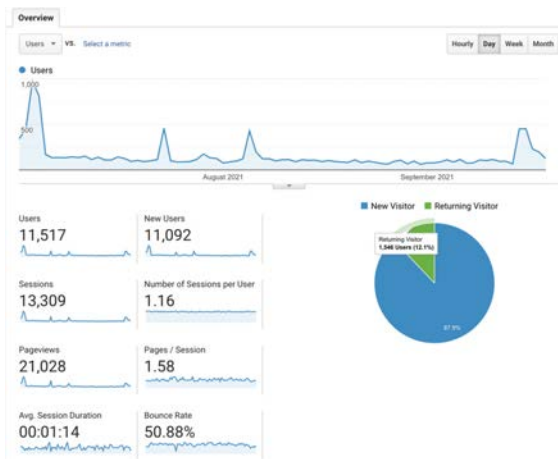
Social Media

Top Performing Posts



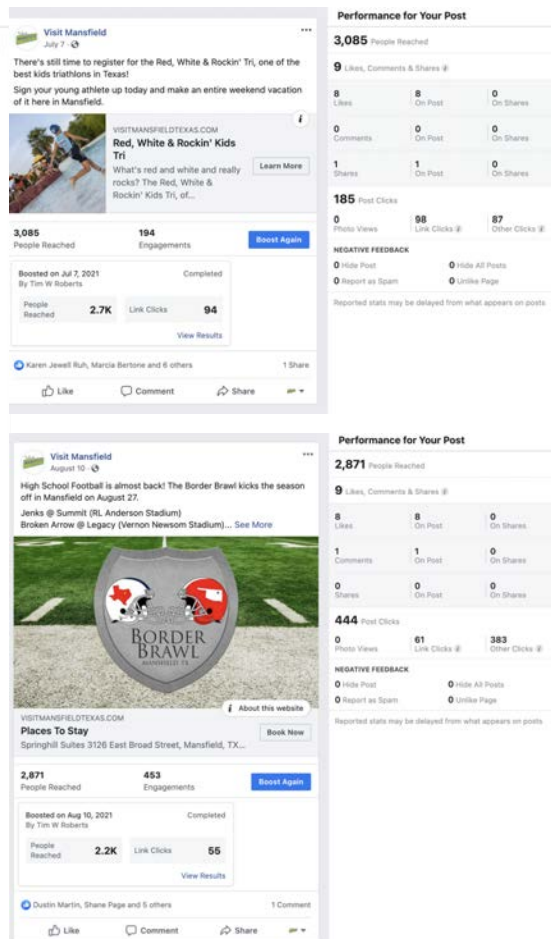
The top four performing posts for the quarter were two of the popular #MansfieldFunFacts series and two announcements for restaurant openings.

Website Analytics



VisitMansfieldTexas.com recorded more than 11,000 visitors in the fourth quarter, with 1,500 being return visitors. Notable jumps in visitation were the weekend of Mansfield Rocks, the lead-up to the Rockin Tri, and after the initial Haunted Mansfield promotions.

Promotions



Ad money drove registrations for the 2021 Red, White & Rockin' Tri. Ads were targeted to the Tulsa area with a focus on high school football fans in order to drive traffic and hotel stays during the 2021 Border Brawl. Mansfield's fall ad ran in the fall edition of Big Time Softball.

TACVB Award



At the 2021 Texas Association of Convention & Visitors Bureaus (TACVB) Annual Conference, Visit Mansfield won the Judges Choice Award for Best Video. The Judges Choice category takes into consideration every budget range and awards the best overall regardless of CVB size, essentially making it the Grand Prize. The video which won was the "Farewell 2020" video, highlighting all the good that happened in an otherwise tough year.

Mansfield Media Digital Studio



One of the primary goals this quarter was to construct and open the new Mansfield Media Digital Studio. In partnership with RP Media, the studio was designed. Gear was specifically selected and installed. Due to supply shortages, there was a lot of ground work that had to be done to get everything in on time and properly installed. The studio officially opened Oct. 13.

Mansfield Economic Development Corporation

Future site of
Straumann
Manufacturing

Future site of Longbow



New Projects

- Mansfield International Business Park – Amazon has recently completed construction of its new 219,000 square-foot facility on Klein Tools Boulevard. MEDC Staff continues to work with our broker, Jones Lang LaSalle, to attract desirable companies to the remaining acreage owned by MEDC.
- Straumann Manufacturing – On Sept. 20, 2019, MEDC sold an 8.5-acre tract of land at the corner of Heritage Parkway and Straumann Manufacturing – Straumann Manufacturing, Inc., a global leader in the dental implant manufacturing industry, is building a new manufacturing facility in Mansfield. The project will bring \$171 million in capital investment and 500 jobs to the community over the next 10 years. Construction has begun on phase one. MEDC and the City of Mansfield are participating in the project through a variety of incentive programs.
- Former Pier One Building – The 459,000 square-foot, former Pier One building, located at 2201 Heritage Pkwy. was purchased by the owner of Sellmark to offer for sale. MEDC worked with the listing broker to sell the building. The building was sold in August to an investor who will offer the building for lease. MEDC will work with the listing broker to find a desirable tenant to lease the facility.
- TMI Sports Medicine – MEDC finalized incentive negotiations with Texas Metroplex Institute, a state-of-the-art orthopedic and sports medicine practice that will build an 18,900 square-foot facility in Mansfield. The MEDC Board approved an incentive in the amount of \$350,000 for fire lanes, fire lines and fire hydrants. Capital investment is expected to be \$4.5 million and the facility will create 35 new jobs. Construction is expected to begin soon.
- Restaurant / Entertainment Opportunities – MEDC and city staff have been working to recruit a variety of restaurant and entertainment options including a movie theater, indoor entertainment venue and large water sports concept.

Existing Industry Expansions

- Project 18-02 – Sellmark is adding 33,000 square feet onto its existing facility on Heritage Parkway. Capital investment is expected to be \$2 million. Construction has begun and the improvements are expected to be complete by June 2022. Sellmark also purchased MEDC's 12.39 AC "Lot 4 adjacent to its current facility to accommodate a 167,000 square-foot industrial building. Capital investment on this facility is expected to be \$13 million. An extension was granted on this project until June 2023.
- Project 20-05 – Don Lee Farms will add 30,000 square feet of storage to its existing plant located at 812 S. 5th Ave. Capital investment is estimated to be \$3 million. MEDC will assist with fire lanes, water and fire line utilities. The expansion is expected to be completed by December 2021.
- Project 21-12 – At its April 2021 meeting, the MEDC Board approved an incentive for American Carton Company (ACC) in the amount of \$350,000. ACC is more than doubling the size of its existing building located at 607 S. Wisteria St. Capital investment is expected to be a minimum of \$4.3 million. The incentive will assist with fire line, fire lane, fire suppression, façade improvements and site utilities. ACC expects to add a minimum of 20 employees to its existing 60 employee base.
- Project 20-29 – Don Lee Farms will add another 31,500 square feet of storage space to its existing plant located at 812 S. 5th Ave. Capital investment is estimated to be \$5.25 million. MEDC will assist with site utilities including fire lane, fire lines, and fire suppression. Don Lee Farms is expected to add 20 new jobs with this expansion. The expansion is expected to be completed by December 2022. This project was approved by City Council at the Oct. 11, 2021 meeting.

Marketing Activities

Many marketing activities have been limited due to the restrictions on travel and large group gatherings as a result of COVID-19, but that is beginning to change. Staff has continued to meet with local brokerage and site-selection firms on a variety of opportunities and participated in the following:

Medical Device Manufacturing Show (MDM) – The MEDC Director participated in the MDM trade show Aug. 9-12. The show was attended by over 13,000 professionals involved in the medical manufacturing industry from around the globe. MEDC was a sponsor of the State of Texas booth and had the opportunity to promote Mansfield to a variety of companies.

Interface Healthcare Real Estate Conference – MEDC was a sponsor of the Interface Healthcare Real Estate Conference on Aug. 25. The conference was attended by leaders in the national healthcare real estate industry. MEDC had exhibit space at the event, promotional information, highlighting healthcare opportunities in Mansfield. A Mansfield ad was also placed and displayed in the conference program.

Fort Worth Real Estate Council – MEDC staff continues to participate in programming with this local real estate organization.

Commercial Real Estate Women (CREW) – MEDC staff continue to sponsor and attend a variety of CREW events, both on the local and national level.

Advertising – Advertising opportunities have been limited as they are typically done in conjunction with various conferences and events, many of which have been canceled.

Business Retention

MISD has reached out to MEDC for assistance in new programming through Frontier STEM Academy. The Future Forward Projects is designed for students to choose a topic they are passionate about that will impact their future. This might relate to their future career, it might be a hobby, or even a concern that they would like to see addressed. Their goal is to have a product by May. They will have a business partner (as it relates to their topic) in the community that will mentor them through the project. MEDC was part of the panel listening to the student's pitches and helped partner them with members of the business community. MEDC will continue to support this program in a capacity that benefits both the program and the students.

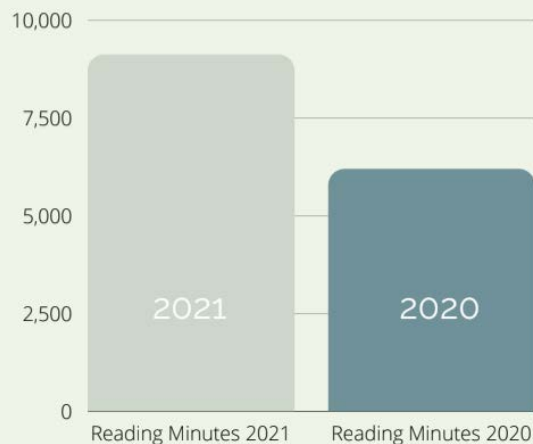
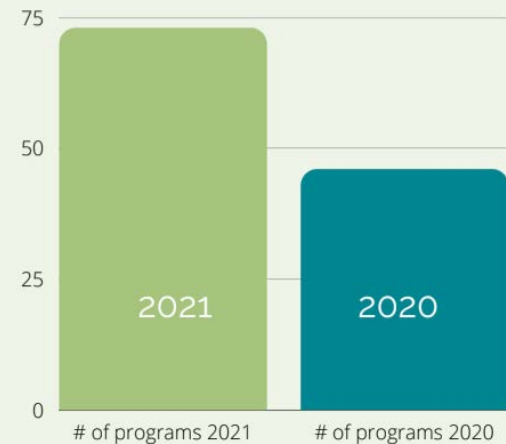
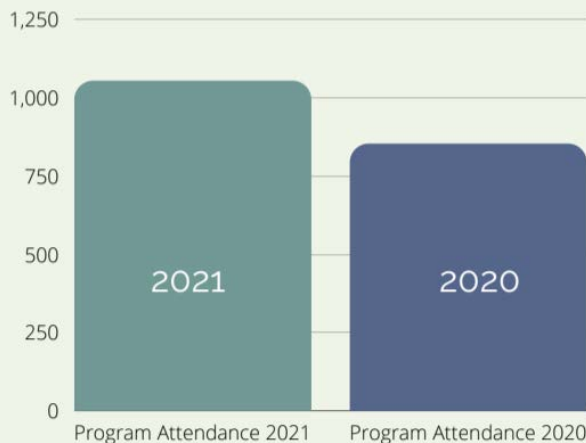
A new organization focusing on improving the overall competitiveness of manufacturing companies has been formed by a few Mansfield employers. The organization, Manufacturing Excellence through Research Innovation and Technology (MERIT), encompasses the Southwest area of the Metroplex. MEDC is an active partner. Both MEDC and the Mansfield Chamber support the organization. Due to COVID-19, previously scheduled in-person events have either been canceled or modified to be held virtually. MERIT is in the process of scheduling in-person events once again.

The annual Industry Appreciation Golf Tournament held in the fall has been canceled due to COVID-19 restrictions. The 2021 tournament was scheduled for Sept. 24. Due to low participation, the tournament was canceled once again.



Mansfield Public Library





Summer Reading 2021

Summer reading has officially completed for 2021. This year's summer reading included more incentives and prizes for participants to keep on reading! The library saw a 47% increase in reading hours in 2021 and program attendance increasing 24% from 2020. In order to keep patrons more active, the library gave away 616 Boredom Buster kits (mini craft kits to do at home) and had 274 patrons participate in the scavenger hunt! Each year, the library strives for better than the year before and this year we saw a large increase in summer reading.

Mansfield Reads!

The 2021 Mansfield Reads! kicked-off at Market Street on Sept. 16. It was filled with prizes, food and live music. The library is celebrating a month of activities and programs dedicated to this year's title: "News of the World" by Paulette Jiles. Please join us for Mansfield Reads: An Evening with the Author at 7 p.m. Thursday, Oct. 21.

For more information visit the Friends of the Mansfield Library website.





Library in the Community

Mansfield Public Library participated in various community outreach events. During the Mansfield ISD Back-to-School Bash the library interacted with more than 300 students and parents to inform them about library services and issue library cards. The library has been participating in summer splash pad story-times in partnership with Parks and Recreation and offered library services and information during Mansfield Rocks Weekend. The outreach van has allowed the library to be present at more community programs. Each month during the Neighborhood Services outreach events, the library is present with services and prizes to capture more patrons.



Delivering Resources for Education around Mansfield

The addition of Mansfield Public Library's mobile outreach vehicle allows library staff to develop and implement new ways to reach the Mansfield community. Now the library will begin offering a new delivery service to homebound patrons.

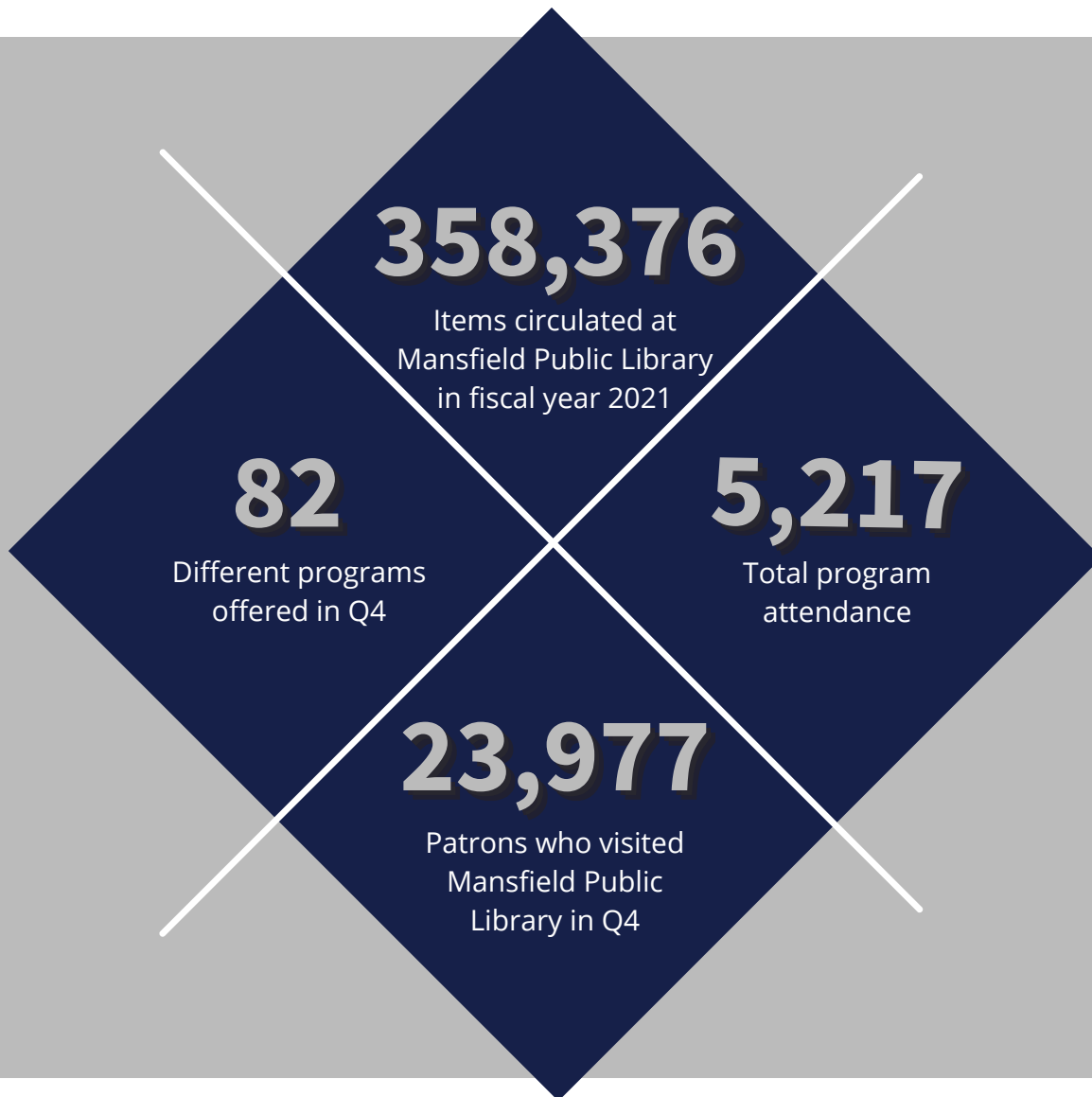
DREAM Delivery will be available to patrons living within Mansfield city limits who may be classified as "homebound" due to temporary or permanent mobility impairments. The tech truck will be used to transport items to these Mansfield residents who are unable to visit the library. Interested eligible residents may obtain a paper application from the library or fill out the application online.



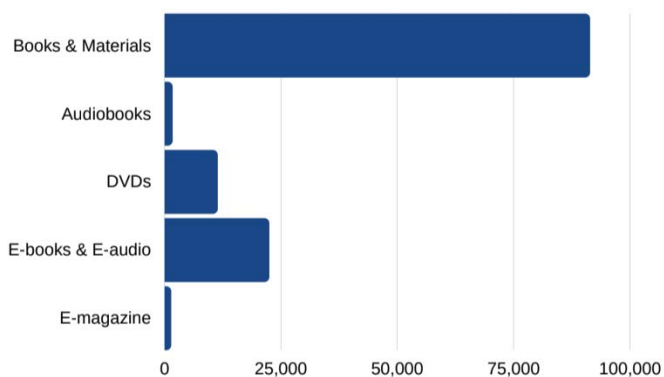
New Initiatives at the Library

MPL recently created a Teen Advisory Group (TAG) for patrons to join. TAG is a volunteer leadership program for teens 13 years and older. Group members will earn volunteer hours while helping to plan library programming, community projects and library engagement opportunities while enjoying food and fun. Teens will learn valuable job skills like project planning and resource management with the potential for letters of recommendation for college, scholarships or job applications.

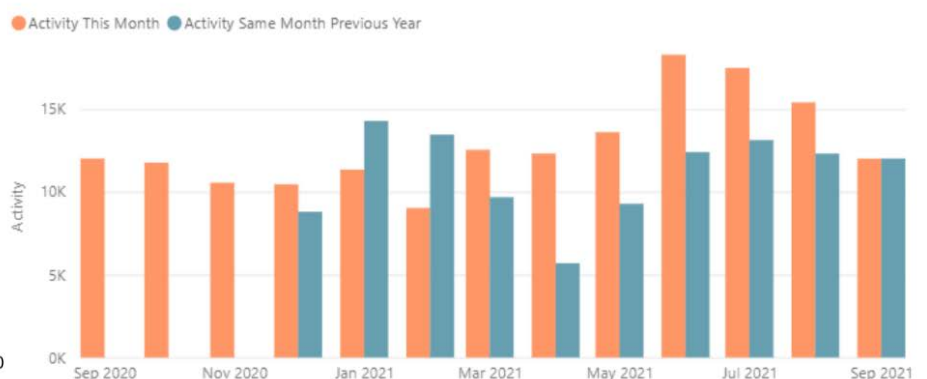
Activity



Materials Circulated in the Fourth Quarter



Library Visitors in Fiscal Year 2021 vs. 2020



Neighborhood Services





Mansfield Volunteer Program (MVP)

The MVP has been busy with projects this summer. From mission week in July to the community cleanup at the Mansfield Cemetery, the MVP has accounted for more than 13,500 service hours from July through September.

Additionally, the City Council was awarded 2021 President's Volunteer Service gold medals for having served more than 1,600 hours so far this year.



My Mansfield Muni-Versity Update

The second class of My Mansfield Muni-Versity kicked off on Aug. 25 with residents from throughout the city.

Students have met with several city departments so far and visited multiple city facilities such as the Bud Ervin Water Treatment Plant and Man House Museum.

This cohort will complete its sessions on Oct. 27 and round out the class with a reception prior to the Nov. 8 City Council meeting.



Neighbors' Night Outreach

Neighborhood Services kicked off the first Neighbors' Night outreach event on Thursday, Aug. 26 for the Bird Addition. City departments were out in full force providing information about programs and services within the First Methodist parking lot. While participants were lower than desired, those who came were excited to receive more information about various programs from multiple departments.



Neighborhood Leadership Roundtable

The fourth quarterly meeting for Neighborhood Leadership Roundtable took place July 22 and included a presentation from Environmental Services Manager Howard Redfearn. Information regarding what programs and services are available for residents like recycling and trash disposal were covered. Additionally, other functions the department provides like mosquito spraying and construction programs were discussed.

Parks & Recreation



Department News

Senior Programs Resume

Senior Lifestyles has been on a phased reopening plan since June and is nearly back to the full-time schedule. Daily activities like Bingo, cards and light fitness are busy again, and the senior citizens have been thrilled to be together again. As always, City Council is invited to attend the seniors' holiday events. See dates on the right.

Summer Programs Conclude

Summer camps and classes were incredibly busy this year, with most camps full and on wait list weeks in advance. Thanks to nice weather and a variety of activities offered, Mansfield kids stayed active, busy and entertained all summer long.

Parks & Rec Wins Communications Awards

Mansfield Parks and Recreation was honored this summer with several awards. At the Texas Association of Municipal Information Officers conference, we earned first place in social media, public service announcements and recurring special event. The City and County Communications and Marketing Association gave Mansfield the top honor for Best Use of Facebook (from our popular bluebonnet photos!) as well as second in the video, internal communications, special event and branding categories.

Staff Rides High at the Maintenance Rodeo

Yee haw! Mansfield competed against crews from across the region in the annual TRAPS Maintenance Rodeo, facing off in a variety of events that showcase their unique job-related skills. We took home first and second place in the irrigation assembly contest. Those teams advance to the state finals in February.



By the Numbers

Recreation

5,704 program participants
1,872 memberships sold
794 facility rentals
45 Oliver Nature Park (ONP) field trips

Maintenance

45 playground inspections
3 splash pad checks daily
375 irrigation system audits
Routine Maintenance & Updates:
* ONP boardwalk decking replaced
* Treated parks for armyworm outbreak
* Replaced benches in multiple parks

Social Media

9,451 Facebook followers; 120k total reach in Q4
2,607 Instagram followers; 11k total reach in Q4
4,103 email subscribers; 36% average open
4,971 homepage visitors
4.59 average park Google rating

SAVE THE DATE

Oct. 29: Boo Bash

5-9pm @ MAC

Nov. 11: Senior Veterans Day Breakfast

9-11am @ MAC

Nov. 26: Green Friday

Spend the day giving thanks for the great outdoors!

Dec. 6: Spring 2022 Rec Guide Released

Watch your inbox and mailbox for new programs and events!

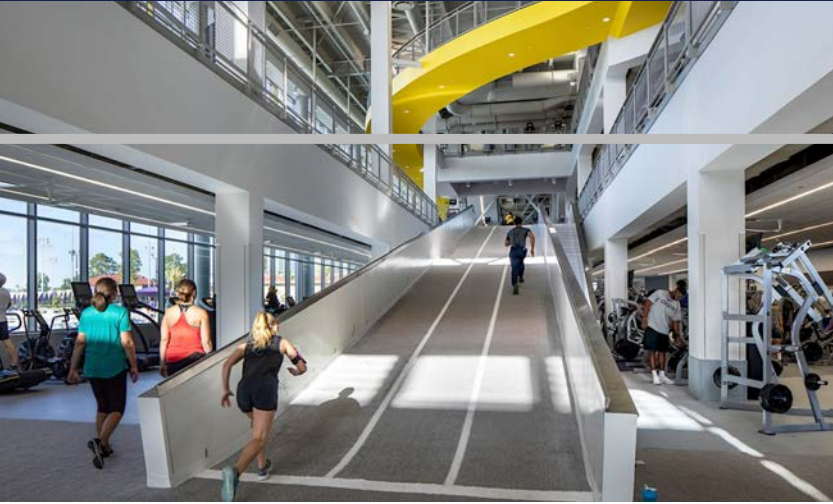
Dec. 10: Grinch Scramble

6:30-8:30pm Teen event @ MAC

Dec. 31: Senior Noon Year's Eve Party

10:30am-12:30pm @ MAC

Current Projects



Recreation Center and Library Study

After a successful summer of public feedback and committee work, the Future Recreation Center and Library Feasibility Study consultants presented preliminary concepts to City Council in September. The project now moves to the final stage, developing design concepts and operations proforma.

Walnut Creek Linear Trail

The 1.2-mile Phase 3A extension of the Walnut Creek Linear Trail from McKnight Park East to existing sidewalks at Cannon/Carlin Roads is nearing completion.

Budget: \$1 million

Source: GO Bonds

Construction: February - October 2021



Veterans Memorial at Julian Feild Park

The park master plan was presented at an open public meeting in August, where staff and consultants could gather feedback from residents to identify priorities and fine-tune plans. The concept includes adding a water feature, large event plaza, trails and upgraded garden space, as well as moving the existing playground to McKnight Park West. The project is now being considered by the 2022 Bond Election Steering Committee.



Gertie Barrett Park

Staff and consultants met with residents in a public meeting on Sept. 8 to share concepts and get feedback. Planners are currently making adjustments to the final plan based on input received in that meeting, as well as from the project website contact form, so that final construction documents can be prepared in anticipation of a winter groundbreaking.

Budget: \$1.5 million

Source: Park fees/GO Bonds

Construction: January-June 2022

Skinner Sports Complex

Work continues on improvements that include an expansion of the entry drive and two additional parking lots to add 400 spaces.

Budget: \$600,000

Source: GO Bonds

Construction: July-October 2021



McClendon Parks

Final design work is underway to relocate the basketball court and add a splash pad and new restroom building. Construction is expected to begin this winter and be completed by summer 2022.

Budget: \$2.5 million

Source: GO/MPFDC Bonds

Construction: January-June 2022

Katherine Rose Memorial Park

This family-favorite park celebrated its 25th birthday this summer, and design plans are underway to elevate the beloved park into a signature destination, with an expanded playground optimized for all abilities.

Budget: \$1.5 million

Source: GO Bonds

Construction: June-December 2022



Planning & Zoning


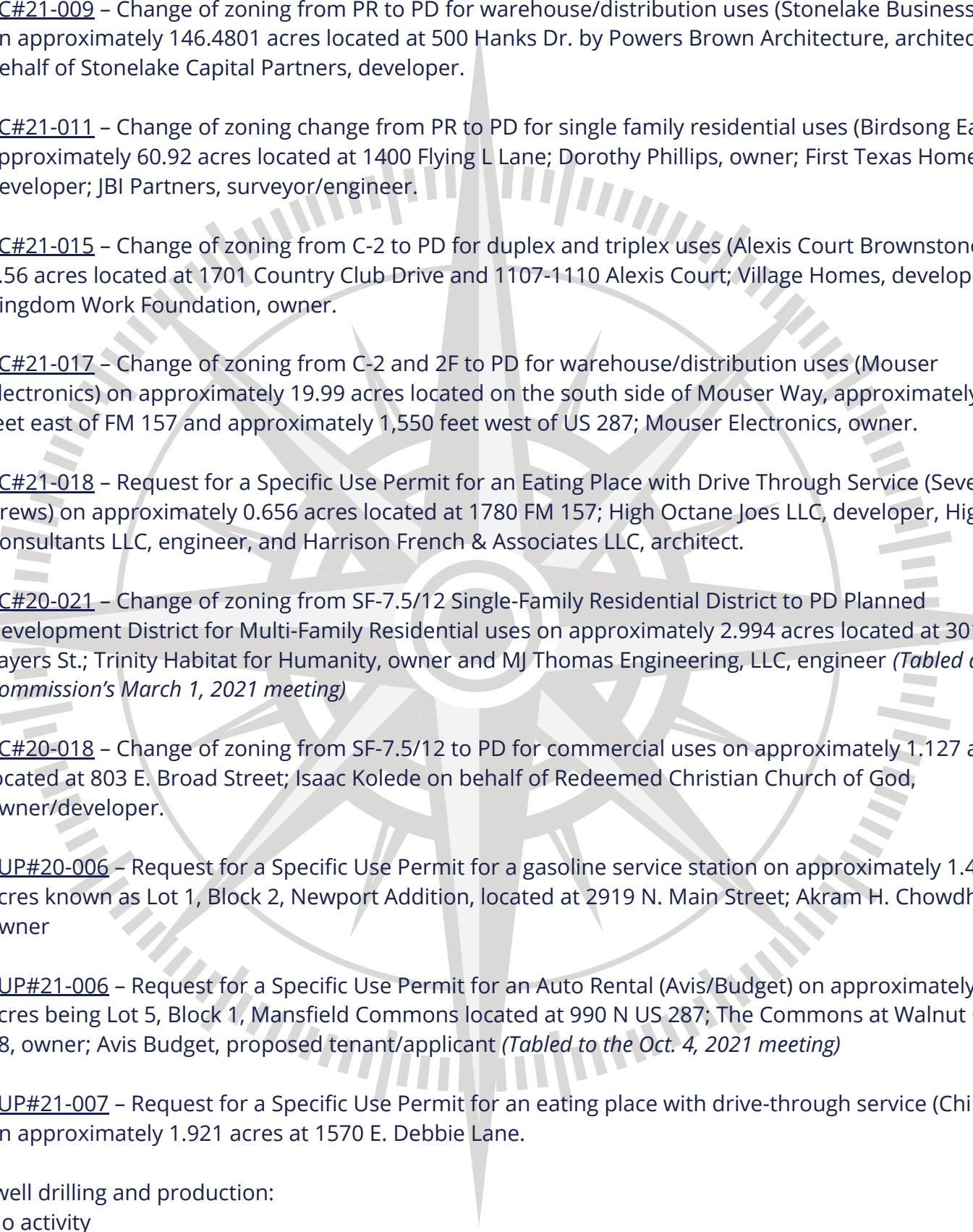


Since the Last Report...

- Single-family residential lots final platted – 139
- Single-family residential lots preliminary platted – 83
- Commercial/industrial acres final platted – 10.432
- Zoning changes, Specific-Use Permits and amendments approved and/or reviewed by Council:
 - ZC#21-005 – Change of zoning from SF-7.5/16 and SF-12/22 to PD Planned Development District for Single-Family Residential Uses (M3 Ranch South) on approximately 47.72 acres out of the Arthur Gibson Survey, Abstract No. 302; Johnson County, Texas, Generally Located Approximately 1,650 feet east of FM 917 and Approximately 2,700 feet north of Bedford Road by Ben Luedtke on behalf of M3 Ranch Development, Inc., Developer and M3 Ranch Land Investment, owner
 - ZC#21-006 – Change of zoning from PR to PD Planned Development District for professional office uses (Grossman Design office) on approximately 0.708 acres out of the William Bratton Survey, Abstract No. 161 located at 1045 Matlock Road.
 - ZC#21-012 – Change of zoning from PD to PD for eating place with drive-through service uses (Andy's Frozen Custard) on approximately 0.71 acres located at 3121 East Broad Street.; Plaza Street Partners, LLC, developer, Kimley-Horn and Associates, Inc., engineer/landscape architect, Torgerson Design Partners, architect, and LG Broad Cannon, LLC, owner
 - SUP#20-019 – Specific Use Permit for Gasoline Service Station (7-Eleven) on approximately 1.39 acres generally located at the northwest corner of East Broad Street and Matlock Road; Claymoore Engineering, Inc., engineer, on behalf of Stephen Horning-Lockwood, owner
 - SUP#21-002 – Specific Use Permit for an eating place with drive-through service (Java House Coffee Shop) on 0.99 acres generally located on the west side of FM 157, approximately 700 feet south of Turner Warnell Road and 400 feet north of Rosebrook Drive.
 - SUP#21-003 – Specific Use Permit for a Center for Substance Abuse or Psychiatric Patients (Mansfield Gallus Detox) on approximately 3.686 acres located at 1776 N. U.S. 287; Pat Norris, applicant and Healthcare Trust of America, owner
 - SUP#21-004 – Specific Use Permit for a Fix-It Shop or Household Appliance Service and Repair (U Break I Fix) on approximately 0.84 acres located at 2891 Matlock Road; Cheney and Mathes Properties, LLC, owner
 - SUP#21-005 – Public hearing for a request for a Specific Use Permit for a gasoline service station on approximately 1.168 acres known as Lot 1, Block 1 of Bridges Addition and Lot 1, Block 1 of English Park Addition, located at 1901 & 1911 FM 157; Cody Moore of CEI Engineering, Inc. (engineer) and Devan Pharis of Estacado Interests, LLC (developer) on behalf of Khawaja Haque of Hawk's Pantry Inc. and Anis G. & Nadia Khalil (owners)
 - IUP#21-001 – Request for an Industrial Use Permit for a rubber compounding facility (Next Gen Compounding) approximately 7.8605 acres at 800 South 6th Avenue; Next Gen Compounding, applicant and Broseh Industrial Properties, LLC, owner

Pending

- Zoning changes, Specific-Use Permits and amendments pending at City Council:
 - ZC#21-004 – Change of zoning from PR and SF-12/22 to PD Planned Development District for single-family residential uses (Willow Branch) on approximately 277.961 acres out of the Margaret Rockefeller Survey, Abstract No. 1267 located on the south side of Newt Patterson Road and the Union Pacific Railroad at 1669, 1671, 1791, 1821, and 1901 Newt Patterson Rd.; Jacob and Harvey Back, Gregory Rawdon and Minh Tran, owners; WPC Acquisitions, Inc., developer; Kimley-Horn & Associates, engineer (Pending 1st reading - case tabled by City Council)
 - ZC#21-010 – Change of zoning from PR to PD for single-family residential uses (Birdsong West) on approximately 55.899 acres located at 2695 Howell Dr.; Engineering Concepts & Design, L.P., engineer, Alluvium Development, developer, on behalf of William Troy and Brenda Sells Revocable Trust, owner (pending 2nd reading on Oct. 11, 2021)
 - ZC#21-013 – Public hearing for 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, day care, education, coffee shop, eating place without drive-through service and other OP uses as allowed (Bethlehem Baptist Church) on approximately 10.97 acres at 1188 W. Broad Street; Shank Architects, architect and Bethlehem Baptist Church, owner (pending 1st reading on Oct. 11, 2021)
 - OA#21-0021 – Change of zoning from various districts to D, Downtown District and amending the Mansfield Code of Ordinances by amending special purpose district regulations and creating a new Section 155.071 “Form-Based Code Districts” and Section 155.072 “D, Downtown District” and including amending certain sections necessary to enable the D, Downtown District and repealing C-4 Downtown District and all references related thereto. (pending 2nd reading on Oct. 11, 2021)
 - ZC#20-013 – Change of zoning from SF-7.5/12 to PD for multi-family residential uses (Brooklyn Heights) on approximately 0.535 acres located at 505 W. Kimball St.; Ben Hartman, owner/developer (pending 3rd reading – case tabled by City Council)
- Zoning changes, Specific-Use Permits and amendments pending at the Planning and Zoning Commission:
 - ZC#21-002 – Change of zoning change from SF-7.5/12 Single-Family Residential District to PD, Planned Development District for single family residential and professional office uses (Benson Manors) on approximately 3.571 acres located at 708 East Broad Street; Ritter and Associates, owner; DD Benson Development, LLC, developer; Bannister Engineering, LLC, engineer/surveyor
 - ZC#21-007 – Change of zoning from C-2 Community Business District to PD Planned Development District for townhome and age-restricted multi-family uses (The Jefferson) on approximately 19.527 acres located at 2880 Matlock Road.
 - ZC#21-008 – Change of zoning from PR to PD, Planned Development District for Single-Family Residential Uses (Crestwood) on approximately 11.755 acres, generally located west of the Union Pacific Railroad track and east of St. Giles Drive and Cancun Drive on property at 6239 Newt Patterson Rd.; Testudo Land LLC, owner; Bayley Yanell Development Ltd, developer; and MMA, engineer (Tabled to the Oct. 4, 2021 meeting)

- 
- 
- ZC#21-009 – Change of zoning from PR to PD for warehouse/distribution uses (Stonelake Business Park) on approximately 146.4801 acres located at 500 Hanks Dr. by Powers Brown Architecture, architect on behalf of Stonelake Capital Partners, developer.
 - 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; Dorothy Phillips, owner; First Texas Homes, developer; JBI Partners, surveyor/engineer.
 - ZC#21-015 – Change of zoning from C-2 to PD for duplex and triplex uses (Alexis Court Brownstones) on 6.56 acres located at 1701 Country Club Drive and 1107-1110 Alexis Court; Village Homes, developer and Kingdom Work Foundation, owner.
 - ZC#21-017 – Change of zoning from C-2 and 2F to PD for warehouse/distribution uses (Mouser Electronics) on approximately 19.99 acres located on the south side of Mouser Way, approximately 2,000 feet east of FM 157 and approximately 1,550 feet west of US 287; Mouser Electronics, owner.
 - ZC#21-018 – Request for a Specific Use Permit for an Eating Place with Drive Through Service (Seven Brews) on approximately 0.656 acres located at 1780 FM 157; High Octane Joes LLC, developer, High Tide Consultants LLC, engineer, and Harrison French & Associates LLC, architect.
 - ZC#20-021 – 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 located at 301 Sayers St.; Trinity Habitat for Humanity, owner and MJ Thomas Engineering, LLC, engineer (*Tabled at the Commission's March 1, 2021 meeting*)
 - ZC#20-018 – Change of zoning from SF-7.5/12 to PD for commercial uses on approximately 1.127 acres located at 803 E. Broad Street; Isaac Kolede on behalf of Redeemed Christian Church of God, owner/developer.
 - SUP#20-006 – Request for a Specific Use Permit for a gasoline service station on approximately 1.483 acres known as Lot 1, Block 2, Newport Addition, located at 2919 N. Main Street; Akram H. Chowdhury, owner
 - SUP#21-006 – Request for a Specific Use Permit for an Auto Rental (Avis/Budget) on approximately 2.754 acres being Lot 5, Block 1, Mansfield Commons located at 990 N US 287; The Commons at Walnut Creek 18, owner; Avis Budget, proposed tenant/applicant (*Tabled to the Oct. 4, 2021 meeting*)
 - SUP#21-007 – Request for a Specific Use Permit for an eating place with drive-through service (Chik-fil-a) on approximately 1.921 acres at 1570 E. Debbie Lane.
- Gas well drilling and production:
 - No activity

Public Works



Street Projects Under Construction

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

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 also included. This project will require significant detour pavement be constructed to accommodate construction of the project. The estimated construction time is 14 months.

The project was awarded for construction in December 2020. However, the project has not begun due to significant delays with Oncor Electric Delivery utility relocations. Due to these delays, the contractor has terminated this construction contract and the project is now being rebid. Oncor's relocations are now complete. Two telecommunications companies are currently relocating their facilities to clear this project for construction. The project will bid soon and construction is estimated to start late this year or early next year.

Price Road (East Dallas Street to South Main Street) (Street Bond Fund)

Price Road will be reconstructed to a 26-foot wide asphalt roadway. The project will include bar ditch and driveway culvert improvements to improve drainage capacity where feasible. The design will also include the realignment of Price Road at the intersection of East Dallas Street providing a safer intersection closer to 90 degrees than the existing intersection. Currently, paving is complete except for pavement transitions that are scheduled for this month. Bar ditch regrading is currently taking place. This project is anticipated to be complete in December.

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

The two westbound lanes of Heritage Parkway will be reconstructed due to current pavement conditions. A sidewalk will be included on the north side of the roadway. Construction is underway and is anticipated to be complete in December.

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. This project started construction on Aug. 16. Utilities are complete and paving is underway. Construction is expected to be complete in December.

Street Projects 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 MISD school sites to determine any additional project safety enhancements.

This project will begin when the City of Grand Prairie nears completion of its reconstruction of Seeton Road. Both cities are coordinating schedules to assure acceptable traffic routing in this region. City staff is currently completing right-of-way acquisition. Final plans are being completed. Franchise utility companies are working on relocations and should be complete for the project to bid early next year.

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 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.

The 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. Phase 1 construction has begun with an estimated completion timeframe of early 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. Sixty percent design plans are under review. This project will involve coordination and an agreement with Texas Department of Transportation.

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 is anticipated to begin in late fall 2021.

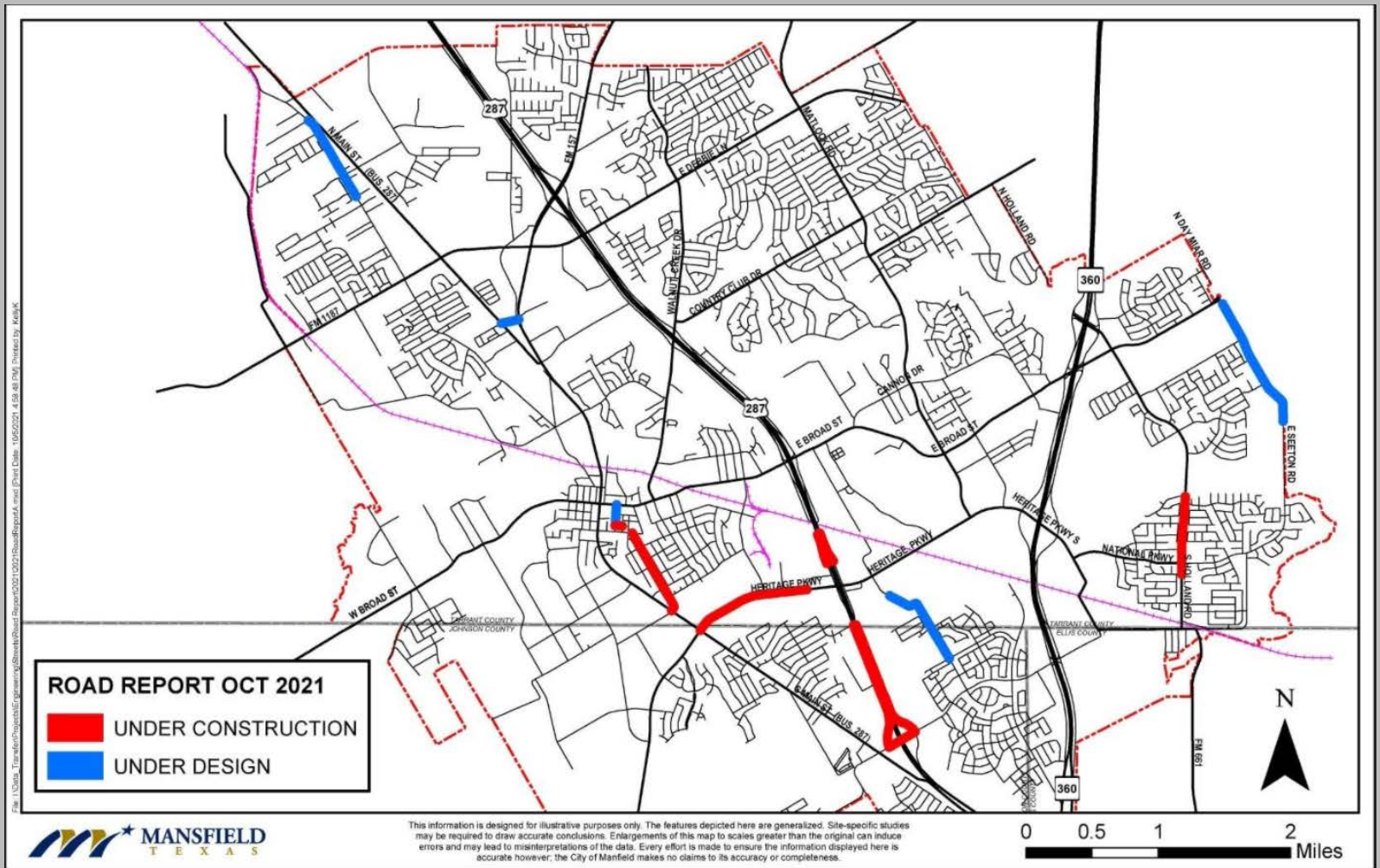
Pond Street (Broad Street to Lake Street) (Community Development Block Grant) (CDBG)

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 spring 2022.

TxDOT Projects

US 287 Frontage Roads (UP 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 is anticipated begin in late 2021 or early 2022. The estimated construction time is 26 months.



Bart VanAmburgh, Director of Public Works, 817.276.4233, bart.vanamburgh@mansfieldtexas.gov
David Boski, Assistant Director of Public Works, 817.276.4208, david.boski@mansfieldtexas.gov
Raymond Coffman, Assistant Director of Public Works - City Engineer, 817.276.4238, raymond.coffman@mansfieldtexas.gov



1200 E. Broad St.
Mansfield, Texas 76063