

MANSFIELD CITIZEN

QUARTERLY NEWS AND INFORMATION FOR THE CITIZENS OF MANSFIELD

SPRING 2011



www.mansfield-tx.gov
Charter Cable Channel 27

Vol. 10, No. 1



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Road projects reflect importance of transportation issues

Each time you open the Mansfield Citizen newsletter, you will find a regular feature updating residents on the road projects underway and in the planning stages in our city.

The Road Report is a popular feature that has been a part of the newsletter for almost 10 years and was actually suggested by a citizen who wanted to stay informed on local road construction. Transportation is not just an important state and regional issue, it is important locally as well.

At any one time in Mansfield, there are dozens of road construction projects underway, from street reconstructions to major expansions such as US Highway 287 frontage roads. And we are also looking to the future, planning and designing new streets as our community grows.

However being proactive regarding transportation isn't only about planning, designing and building the streets within our city. It's being an active participant in regional transportation issues that not only impact Mansfield but neighboring communities. Mansfield is represented on the Regional Transportation Council (RTC) along with other North Texas cities. Here, elected officials work together to evaluate the region's transportation needs and focus on how to fund those projects.

In some cases, our proactive approach goes one step further: we actively lobby for specific road projects that are important to Mansfield. During the recent Legislative Day in Austin, the Mansfield delegation – which included city council members, city staff and local business leaders – took our campaign for the completion of State Highway 360 to state officials in Austin. We are supported in this campaign by the cities of Arlington and Grand Prairie, which also see the importance of this project.

The completion of SH 360 is critical to our city's future. It will alleviate traffic concerns for residents who commute daily to the business districts in Dallas and other cities. It will also help stimulate the local economy by encouraging development along the highway and provide a more efficient link from Mansfield to DFW International Airport, a major economic engine for the region.

We are hopeful for widespread support for Highway 360. This project, along with Highway 287 improvements and other street construction, keep Mansfield moving in the right direction.

Chris Burkett, Assistant City Manager



MAC anniversary highlights 10 years of parks & rec growth

In May, the Mansfield Activities Center will celebrate its 10th birthday.

Ten years of basketball games, and summer camps, and senior dances and pottery classes. In its 10 years, the MAC has become much more than the city's first recreation center. For many families, seniors and young people, the MAC is an important part of their lives and of our community.

Residents young and old use the MAC's facilities for educational classes, social events, and wellness activities. Individuals have enjoyed learning new skills and families have enjoyed opportunities to gather and create memories.

The MAC's growth in many ways is representative of the growth of our city and of its park system. As the city's population has grown, parks and recreation has played a greater role in the lives of residents. These amenities and services are a key element of Mansfield's outstanding quality of life.

During the past 10 years, athletic fields have been expanded, community and neighborhood parks continue to be developed and the dream of a linear park along Walnut Creek has been realized. And unique facilities like Mansfield National Golf Club, Big League Dreams and Hawaiian Falls offer opportunities to expand the park system's draw beyond Mansfield.

As we move into the MAC's next decade, we will continue to explore ways to improve and enhance the experience each resident has in the activities center, and in our parks. We truly believe that when it comes to Mansfield Parks and Recreation, the benefits are endless.

Shelly Lanners, Director Community Services



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Hand tool manufacturer Klein Tools to locate new technology center in Mansfield

The December announcement that major U.S. manufacturer Klein Tools would be locating a facility in Mansfield was the culmination of 18 months of promoting the community to company officials and negotiating a deal that would ultimately bring more than 500 jobs to the city.

City leaders began meeting with Klein in August 2009 as the company was considering



locations in Texas for its Advanced Manufacturing Technology Center. As Klein officials narrowed their choice to Mansfield, negotiations began to craft an economic development agreement that would be supported by all.

"It's not unusual for a deal of this magnitude to take years," said Scott Welmaker, director of economic development for the city. "There are so many factors that come into play, for the company that's building a new facility and for the city that

wants to bring that company and those jobs to their community."

The result, city leaders say, is an economic development project that is a win-win for Klein, for Mansfield and for Texas and could mean 585 jobs and a \$76 million investment in the community.

"This has been a major team effort to bring jobs and investment value to our city and to the state," said City Manager Clayton Chandler. "We recognize that it takes all of us working together to promote our city and our state to businesses. Bringing someone of the caliber of Klein Tools to our community is huge. We look forward to their success with this new facility and the positive impact it will have on Mansfield."

Work is already underway at the building that will become the Advanced Manufacturing Technology Center (AMTEC). Klein officials say millions in manufacturing equipment will be delivered and installed this spring in the old Sandvik building on Heritage Parkway which the company purchased late last year.

The new venture by the 153-year-old Illinois-based company will focus on the development of cutting edge manufacturing processes. Klein produces professional hand tools and occupational

protective equipment and has been a leader in the improvement of manufacturing processes in areas such as forging, automation and machining and grinding.

The Mansfield facility will manufacture the company's signature pliers.

"This facility will be dedicated to continuing our company's leadership and success in improving manufacturing technology, processes and equipment," Tom Klein, company president, said. "Mansfield is an excellent location. We believe Mansfield and the Dallas-Fort Worth area's "Best for Business" philosophy makes this the ideal location for a facility dedicated to developing cutting edge technology."

The net economic impact to Mansfield has been estimated at more than \$7.6 million over the first 10 years, with a \$4.5 billion economic impact over 10 years to the State of Texas.

The agreement outlines the requirements for Klein to receive economic development grants over a period of 12 years with specific benchmarks including number of jobs and capital investment. Klein has initially committed to a \$22 million investment and 126 jobs by the end of 2012.

"We are very excited about this partnership and the opportunities with the City of Mansfield," said Klein. "This agreement will be significant as we strive to maintain and improve our positions in today's globally competitive environment as America's premier maker of the highest quality hand tools."

Pliers just the start for tool maker Klein

Who is Klein Tools? The Illinois-based company founded in 1857 is the leader in manufacturing hand tools. Its signature pliers are considered by many in the construction industry as the best made and are known simply as "Kleins."

While pliers were the first tools made by German immigrant Mathias Klein in 1857, the company now produces more than 100 different types of pliers, as well as every major type of hand tool used in construction, electronics and general industry. The product line includes screwdrivers, wire and bolt cutters, electrical testers and drill bits. Its adjustable wrenches are now also considered the world's finest. The company also distributes a line of occupational protective equipment including harnesses.

Over the years Klein has acquired several companies in order to expand its business and product line. The company has manufacturing and distribu-

tion facilities in Illinois, Iowa, Michigan, Kansas, Arizona and Mexico.

Klein Tools is still owned and managed by the Klein family with five generations having guided the company through expansion of its product line and manufacturing facilities in the Midwest. Klein Tools are sold internationally through retailers and distributors.



New service provides police alerts via text, email

Mansfield Police Department has begun utilizing a new communications service that allows the department to send important, valuable, community information directly to residents using the latest technology.

"The Nixle Community Information Service allows us to create and publish messages to be delivered to subscribed residents instantly via cell phone text message and/or email," said Mansfield Police Chief Gary Fowler. "The service is free for residents."

Fowler said the messages may include missing child/person alerts, media press releases, crime prevention notices and traffic



alerts as well as other relevant safety and community event information.

"When events occur within a community that could pose a hazard or inconvenience that information will be communicated in a timely manner to the community by using Nixle," he said. "This gives the Mansfield Police Department one more tool to communicate with our residents."

He said notifications can also be accessed online at Nixle's web site at www.nixle.com. The messages can be sent specifically to residents registered within a ¼ mile radius, giving them the opportunity to receive trustworthy information relevant only to their neighborhood. Residents decide from which local agencies they want to receive information. Subscribers can also choose the way in which alerts are received, whether it is by email, text message or over the web.

Fowler said there is no spam associated with the messages sent through the Nixle system and standard text messaging rates do apply.

For more information or to sign up for Nixle, visit the Mansfield Police Department home page at the city website, www.mansfield-tx.gov.

Nine months to go

Work continues on 287, traffic delays will come

Six months into construction of one of the most important road projects in the city, drivers are slowly beginning to see the transformation ahead for U.S. Highway 287 at Walnut Creek Drive and East Broad Street. So far, things have moved smoothly.

But that will change by summer and public works staffers say drivers should not be complacent that they won't be inconvenienced by the construction.

"The traffic disruptions at this point have been minimal," said David Boski, transportation engineer for the city. "That will change when they begin working on the intersections. This will really impact traffic at both the Broad Street and Walnut Creek Drive intersections."

The \$15 million overhaul – which for the first time includes funding from the federal government for a specific Mansfield road project – involves completing the frontage roads between Broad Street and Walnut Creek Drive and constructing U-turn bridges on both sides at Walnut Creek Drive and the north side at Broad Street.

The work is expected to be completed in December. Boski said the work schedule is designed to get the bridge work and frontage roads completed first so the new construction will help alleviate the traffic congestion expected when the intersection work begins.

Most of the beams are in place for the five bridges (two at Walnut Creek Drive, one at Broad Street and two on the frontage roads over Walnut Creek Drive) and Boski said crews are expected to pour the concrete bridge decks in March.

The U-turn bridges in the long-awaited project will reduce congestion by reducing the amount of traffic moving through the intersec-



tions. It will also improve safety by changing the frontage roads between Walnut Creek Drive and Broad from two way to one way.

In addition to the road construction, the project also includes enhancements for the two bridges going over U.S. Highway 287. The design includes monuments, landscaping, special street lights and wrought iron fencing, with the street names etched into the sides of the bridges.

"The work is significant and there will be major traffic issues," Boski said. "But the benefit is also significant. These intersections will be improved and it will look great."

Residents to vote for two city council seats

Mansfield residents will go to the polls Saturday, May 14, to vote in the 2011 municipal election.

On the ballot are City Council seats Places 6 and 7. Place 6 is currently served by James Rudnicki. Place 7 is currently served by Larry Broseh.

Early voting begins Monday, May 2, and continues through Tuesday, May 10, at the Tarrant County Sub-Courthouse in Mansfield, 1100 E. Broad St. Times are 8 a.m. to 5 p.m. Monday through Friday, 7 a.m. to 7 p.m. Saturday and 11 a.m. to 4 p.m. Sunday. Times on Monday and Tuesday, May 9-10, are 7 a.m. to 7 p.m.

Polls are open 7 a.m. to 7 p.m. on Election Day. Polling locations are the sub-courthouse, J.L. Boren Elementary, and Donna Shepherd Intermediate schools.

Voters may cast their early voting ballot at any of the locations in Tarrant County. For all early voting location or to check the city's precinct map, go the Tarrant County Elections website at www.tarrantcounty.com/eVote.



MAC Anniversary

'Community hub' celebrates 10 years of recreation and family fun

Because the Mansfield Activities Center has been so successful in serving so many, some days it feels like the community hub.

Officials say the staff at the center, which celebrates its 10-year anniversary this year, often field questions about everything from city services like animal control to city events like the Pecan Festival.

"There's a level of comfort that people have coming to the MAC," said Shelly Lanners, director of community services for the city. "It's really gratifying because the citizens have embraced it."

The MAC is one of the few city facilities that is open after 5 p.m. and on Saturdays. Lanners said, and because of that, "the staff has been very good at educating themselves about all aspects of the community."

The MAC opened in May 2001 as the city's first recreation center. Located on South Wisteria Street just off East Broad Street, it hums all week with activities for all ages.

From photography to fencing, ballroom dance to martial arts, the center offers a wide variety of programs for all ages. Coco Garcia, the activities center supervisor, said that although the MAC wasn't originally intended to serve as the senior center, officials folded in that population and it has grown into a successful program.

The Mansfield Senior Lifestyles Program, which serves adults age 55 and over, offers daily activities such as card-playing, nutrition programs, day trips, speakers and health fairs.

"The fact that people are still coming down shows that we're offering quality programs at a good price," Garcia said. "It's a place that the



whole family can come."

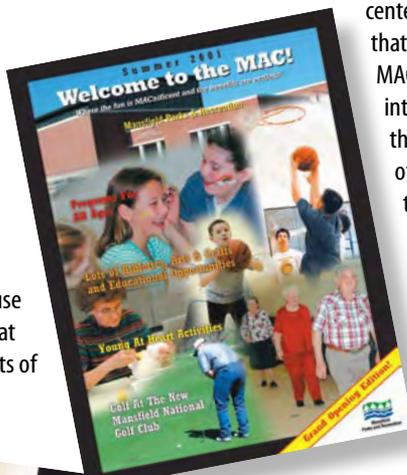
In the future, Garcia said officials will be challenged with making the most of the programs in the space available. She said the preschool program could expand but "we have to consider all of the groups who use the facility."

"We're consistently growing," Garcia said. "We've grown all throughout those 10 years."

Lanners said that as well as the staff has adapted to serve varied groups, the center can only expand programs so much without more space.

"We have to anticipate expanding at some point," she said.

The MAC is open from 9 a.m. to 9 p.m. Monday-Friday and on Saturdays from 9 a.m. to 4 p.m. On Sunday, the center is closed but may be rented for birthday parties, receptions and other events.



Fencing classes for all skill levels



Stained glass classes for senior adults



Tae Kwon Do classes

MActivities

Summer Kids Zone

Kids Zone is a great way to provide kids with supervised activities and fun during school holidays and summer vacation. There are games, crafts, special programs and field trips.



Summer Kids Zone gets underway June 6, however registration begins Monday, April 11. The program runs 8 a.m. to 6 p.m. weekdays through Aug. 19. Cost is \$125 per week, per child.

For more information, call the MAC at 817-453-5420 or visit the website at www.mansfieldparks.com.

Camp Out in the City

Bring a little bit of the wilderness into the city with the Mansfield Parks & Recreation's "Camp Out in the City," scheduled for 5 p.m. to 9 a.m. Saturday, April 16, at the Mansfield Sports Complex.

There's dinner, entertainment, sports, an outdoor movie, sleeping under the stars and breakfast in the morning. Cost is \$5 per person or \$20 per family. No pets, glass or alcohol. Register at the MAC, 817-453-5420.

Mother's Day Tea Party

Celebrate Mother's Day with a special occasion for mothers and daughters. Break out the hats and gloves at the annual Mother's Day Tea Party, 10 a.m. to noon Saturday, May 7 at the MAC.

There's tea, refreshments and crafts. Cost is \$10 per couple and \$5 for each additional daughter. Visit the website at www.mansfieldparks.com.



Hawaiian Falls plans May opening for 2011 season

Get ready for another summer of fun in the sun as Hawaiian Falls Mansfield turns the water on in May for another season.

The water park, located at 490 Heritage Parkway South next to Big League Dreams, is one of the area's top family attractions with rides and activities for all ages. It will open to the public Memorial Day weekend, May 28-30, and will be open daily through Labor Day weekend.

Last year the park opened its newest ride, The Torpedo, a four-story tall water slide that was



the first of its kind in the world at the time. Riders step into a capsule at the top of the ride. When activated, a hatch opens under their feet, turning them into human torpedoes as they free-fall at speeds up to 40 miles per hour down the slide.

Mansfield residents can get season passes at discounted rates. You can

purchase a pass for \$64.99 – that's \$15 off the regular price. Passes are valid at the Mansfield park, as well as the parks in Dallas, Garland and The Colony.

For more information, visit the Hawaiian Falls website at www.hawaiianfalls.com or call 817-853-0050.

Make it a "Night on the Town" this spring

The Town Park amphitheater comes alive again this spring for the annual "Night on the Town" events.

The fun kicks off at 6 p.m. Saturday, April 30 with a dog show, then the 7 p.m. showing of the family movie "Alpha and Omega." On Saturday, May 7, the Music Place & Arts Conservatory will

perform at 6 p.m., followed by the movie "Cats and Dogs: Revenge of Kitty Galore" at 7 p.m.

A special car event is set for 6 p.m. Saturday, May 14, followed by the 7 p.m. showing of the animated film, "Cars." A new event is scheduled for Saturday, May 21, with the first one-mile Dragon Fun Run starting at Town Park at 6 p.m. and followed by the movie, "How to Train Your Dragon" at 7 p.m.



All movie nights have games and prizes centered on the evening's theme. Concessions are available on site or bring your own picnic.

For more information, contact the MAC at 817-453-5420.

Book by local author named as 2011 Mansfield Reads! selection

A book chronicling the lives and deaths of notorious outlaws Bonnie Parker and Clyde Barrow joins seven other literary works with the distinction of being a Mansfield Reads! selection.

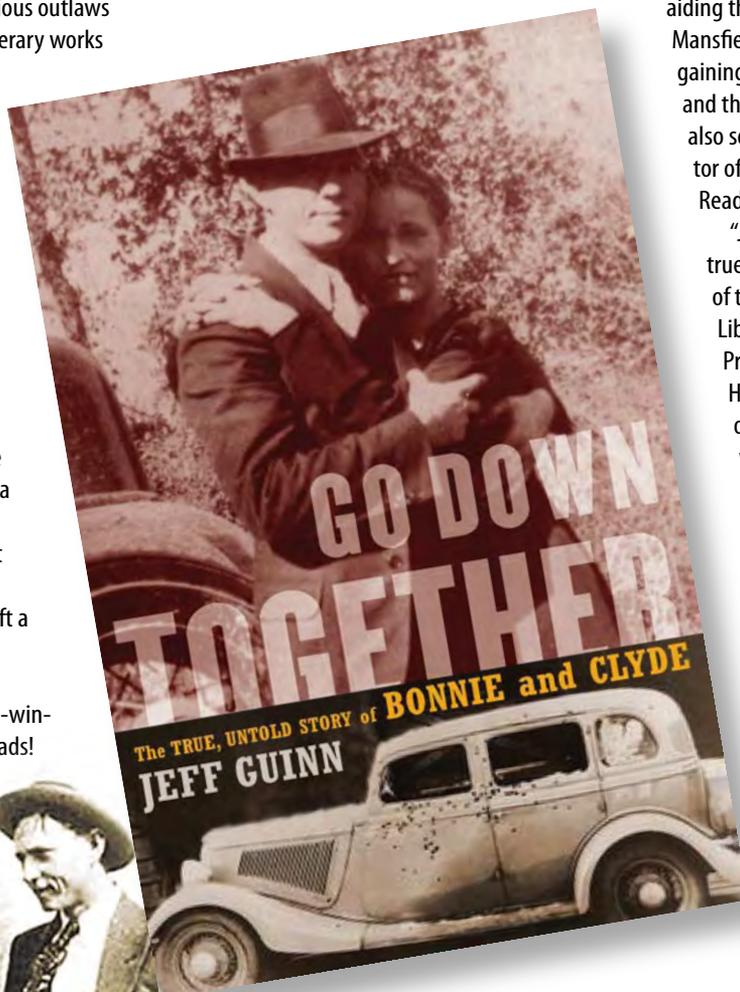
“Go Down Together: The True, Untold Story of Bonnie and Clyde” by Fort Worth author Jeff



Guinn has been named the 2011 Mansfield Reads! book selection. The detailed account of the Depression-era bank robbers takes a look at the legendary figures that left a

trail of a crime across North Texas and Louisiana.

Guinn, the former book editor of the Fort Worth Star-Telegram and the author of several other award-winning books, has been connected to the Mansfield Reads! program since its inception,



aiding the Friends of the Mansfield Public Library in gaining access to authors and their works. He has also served as the moderator of several Mansfield Reads! author events.

“Jeff Guinn has been a true friend to the Friends of the Mansfield Public Library,” said Friends President Paula Highfill. “He embraced our program and went out of his way to help us make it a success. We are honored, in our eighth year, to have him as our featured author.”

The program is designed to support the Mansfield Public Library and promote literacy by encouraging the entire commu-

nity-- from high school seniors to senior citizens -- to read the same book over the course of a month. Among the activities and special events scheduled are book club discussions, presentations to high school students, contests and special exhibits.

The event culminates in a two-day event at the Mansfield Public Library that includes a book reading, Q&A and writing workshop with the author. Each of the eight authors whose works have been selected have come to Mansfield for the Evening With the Author events.

This year’s author event is scheduled for 6 p.m. Friday, April 8, at the library. Guinn will be on hand to discuss his book and sign copies for readers. Guinn will also participate in a writer’s workshop at 10 a.m. Saturday, April 9, in the library community room.

For more information, contact the library at 817-473-4391 or visit the event website at www.mansfieldreads.org.



CodeRED system provides severe weather alerts

A sure sign of spring is the numerous severe weather alerts that sound across the North Texas region. Mansfield residents can stay ahead of the storm information by registering their phone numbers with the CodeRED notification system.

The program has been an important part of the city's public safety program since 2005, first for notification during emergency situations and later with the severe weather alert feature.

The weather alert feature notifies the telephone numbers in its database within seconds after a severe weather warning is issued by the National Weather Service.

"We know CodeRED works successfully in emergency situations because we have seen it happen," said Tom Legler, emergency management coordinator for the city. "And now we see it work during severe weather events in much the same way that weather radios work, but with better geographic accuracy."



and the areas affected.

Since being implemented in Mansfield, the system has been used in cases such as medical emergencies, missing persons, electrical outages and rising flood waters.

Because the CodeRED telephone database is key to the system's success,

residents are encouraged to register in order to ensure they will be called in case of emergencies.

"No one should assume they are in the system," Legler says.

"Some residents have un-

listed numbers and there are a lot of new businesses. It is also important to have addresses because CodeRED is a geographic-based notification system. Street addresses are needed to select which phone numbers receive the pre-recorded message."

Residents that desire to be included in the Weather Warning System must register and select the Weather Warning box. Registration is available via the city's website (www.mansfield-tx.gov) or by calling the emergency management office at 817-276-4776 Monday



CodeRED officials enhanced the speed of its automated calling system and connected to state-of-the-art satellite equipment to capture severe weather warnings within seconds of NWS issuing the alerts. CodeRED computers can instantly interpret each bulletin to determine the severity of the warning

through Friday, 8 a.m. to 5 p.m.

Required information includes first and last name, physical street address, city, state and zip code and primary phone number. Second phone numbers such as cell phone numbers are optional.

Citizens Fire Academy 2011 class begins April 5

Registration is open for the 2011 class of the Mansfield Citizens Fire Academy, which runs April 5 to June 7. This is the eighth class for the CFA program.

Besides classroom instruction, academy students will receive hands-on instruction for fire extinguishers, the Jaws of Life and participate in



live burns at the Arlington Fire Training Center. Students will also receive their CPR certification during classes.

"The goal of the CFA is to give residents a chance to see how the Mansfield Fire Department works and learn more about fire safety," said Assistant Chief Tim Gardner,

a CFA instructor.

"And over the years CFA members have grown to become a terrific support system for the department."

Mansfield citizens and people who work in Mansfield are eligible for the program. Participants must be at least 18. Applicants for CFA will



undergo personal background checks as part of the registration process. Classes will be held from 6 to 9

p.m. Tuesdays for 12 consecutive weeks.

Applications are due by March 23. To apply for the Citizens Fire Academy, call the Fire Administration office at 817-276-4790.

Beautify Mansfield with cleanup events April 9

The city's annual spring cleanup effort is set for Saturday, April 9, with three opportunities for residents to Keep Mansfield Beautiful.

Beautification Day offers residents a way to discard brush, scrap metal and other bulky items that are not picked up on trash day. The City of Mansfield, the Keep Mansfield Beautiful Commission and the Women's Division of the Mansfield Area Chamber of Commerce sponsor the event from 7 a.m. to noon.

Bring items to the corner of 2nd Avenue and Burl Ray Road from 7 a.m. to noon.



Residency identification such as a driver's license or utility bill is required. Tire Amnesty Day is at the same time, giving residents a chance to drop off old tires free of charge.

The elderly and handicapped may participate, thanks to the Rotary Club. To schedule a pickup, call 817-473-0507. To learn more, contact the chamber at 817-473-0507.

Once again, Beautification Day partners with Mansfield Trash Off, a volunteer cleanup effort that focuses on picking up trash along the city's roadways and creek beds.

This year, Trash Off volunteers will work along Lone Star Road from 9 a.m. to noon. Lone



Star Road will be temporarily shut down during the clean up effort. Volunteers will park and register at Big League Dreams, 500 Heritage Parkway South, and then be bused to the site.

Call Arianne Shipley at 817-276-4297 to volunteer or go to the city's website at www.mansfield-tx.gov for more information.

NEWS BRIEFS

Hazardous Waste Collection this spring April 2

The city will host the first of two Household Hazardous Waste Collection events at 9 a.m.



Saturday, April 2, at City Hall, 1200 E. Broad St. The event is open until 11 a.m. or until the first 100 cars visit the mobile collection truck. Good Will representatives will also be here to collect electronics.

Storm water troopers needed

Volunteers are needed to assist the Public Works Division with its storm drain marking program.

The public education campaign is designed to remind residents that only water should go down storm drains, not chemicals, pesticides or trash. If you would like to aid the city in placing these markers on drains throughout Mansfield, contact the department at 817-276-4297.



Safely shred documents at city-sponsored event April 16

With tax season underway, maybe it's time to organize those records and safely dispose of sensitive materials. The Environmental Services Department is once again sponsoring a Shred Away Day, from 10 a.m. to 1 p.m.



Saturday, April 16.

The free event brings a large commercial shredder to City Hall, 1200 E. Broad St., to allow Mansfield residents to shred documents and papers securely. For more information, contact the department at 817-276-4297 or visit the city website at www.mansfield-tx.gov.

SmartScape Classes in March

It's SmartScape Month this March and the city's Environmental Services Department is hosting classes for residents at the Mansfield Activities Center.

Programs are from 7 to 9 p.m. each Thursday. Classes are free for anyone with a MAC card, or participants may purchase a day pass. The program for March 17 is "Good Bugs, Bad Bugs;" March 24 is "Rain Barrel Building;" and March 31 is "Landscape Irrigation."



This Quarterly Road Report includes current street projects underway by the City of Mansfield Public Works Department and TxDOT. For additional information, call Steve Freeman at (817) 276-4234 or Bart VanAmburgh at (817) 276-4233.

Street Bond Program (construction)

Graves Street and Waxahachie Street (Broad Street to Dallas Street)

This project is complete.

Cardinal Road (FM 1187 to Columbia Drive)

Punchlist items are being completed.

Ragland Extension (Country Club Drive to Fairhaven Drive)

Ragland Extension is a short block running parallel to Matlock Road and is a last remaining unimproved section of road in this area. It will be reconstructed as a 29-foot concrete street with curb inlets and a new water line. Utility work is complete and paving will be under way in March.

Oak Street (2nd Avenue to Smith Street)

This project includes improvement of this downtown street to a concrete section with storm drain system. It will include on-street parking and aesthetic elements consistent with the Historic Mansfield plan. The construction contract was awarded in December 2010 and construction began in February.

Street Bond Program (design)

Callender Road (US 287 to Turner Warnell Road)

This project includes improving Callender to a four-lane, undivided section; installation of a storm drainage system and water and sewer improvements. Final plans were revised to incorporate added width for a bike route. The redesign and added width will be funded through the Mansfield Park Facilities Development Corporation. Right-of-way and easement acquisition is complete. Franchise utility relocations are still under way. This project was expected to bid in February.

East Broad Street (Holland to Day Miar)

This project includes reconstruction of Broad Street to a four-lane divided section and intersection improvements at Day Miar. Staff is reviewing final plans and right-of-way acquisition is under way.

West Broad Street, Phase 2 (Cotton Street to Retta Road)

This project is a four-lane divided extension to Phase 1. Preliminary design is under review. The right-of-way acquisition process is under way.

South Holland Road (Sports Complex to Britton)

This project is in the bond program for design only; no construction funding. Staff is reviewing the scope of services for a survey and preliminary alignment study.

Newport Drive

This project includes reconstruction of the sewer line, storm drain improvements and concrete pavement with new curb and gutter. Preliminary plans are being reviewed.

Intersections & Miscellaneous Projects

Kimball Street (3rd Street to Dawson Street)

This is the 2009 CDBG reconstruction project. Final plans are complete, but right-of-way acquisition is still under way. Tarrant County should bid this project for construction in March.

North 2nd Street (Broad Street to Oak Street)

This is the 2010 CDBG reconstruction project. Final plans are being prepared and should bid in March.

North 4th Street and Oak Street (Broad Street to 2nd Avenue)

This is the 2011 CDBG reconstruction project. Application to Tarrant County will be submitted in January.

Heritage Parkway (Mitchell Road to Matlock Road)

Mansfield Economic Development Corporation contracted for the design of this project in December 2008. It involves a four lane divided section completing the link from US 287 to SH 360 including bridges over the railroad. Final roadway and bridge design is under way. Permitting through the railroad and Tarrant Regional Water District will likely carry into early 2011. Right-of-way and easement negotiations are under way.

Antler Drive

This project is complete.

Regency Parkway @ Broad Turn Lanes

Mansfield Economic Development Corporation contracted for the design to add left and right turn lanes at this intersection. Bids were opened in January and construction has begun.

Cannon Drive @ Broad Street and Matlock Road (Traffic Signals & Turn Lanes)

Design is under way for these intersection improvements. Turn lane work includes extending the left turn lane from eastbound Broad onto Cannon and adding a right turn lane at southbound Matlock onto westbound Cannon. The project will bid this summer as soon as plans are completed.

TxDOT Projects

US 287 Frontage Roads and Texas U-Turns (Broad Street to Walnut Creek Drive)

This project involves completing the northbound and southbound frontage roads of US 287 from Broad Street to Walnut Creek Drive. It also includes Texas U-Turn bridges on both sides of Wal-



nut Creek Drive and the north side of Broad Street. Construction began in May 2010 with anticipated completion in December 2011.

FM 1187 widening (Bus 287 to Newt Patterson Road)

TxDOT opened bids for construction in March 2010. However, utility relocations were just completed. The roadway contractor should begin work by early March.

Traffic Signal (FM 157 at Forest Mill Trail)

TxDOT prepared plans for this signal. Construction should be complete by April 2011.

South Main Street @ FM 917

TxDOT is preparing plans for a traffic signal and left turn lanes for both northbound and southbound Main Street. Construction should begin mid to late 2011.

President's Column

Resolutions target MEDC goals for the new year



As we enter 2011 and begin a new year, I thought of what goals I would like to see the Mansfield Economic Development Corporation accomplish for Mansfield. You might call them resolutions, but I hope these are accomplished and not broken.

1) Foster Relationships

The Mansfield EDC staff and board work hard to bring projects to Mansfield, and once Mansfield is chosen, it is imperative we work well with other city staff, City Council, and the prospective new business to see the project come to fruition. We must make sure we keep the lines of communications open between all parties and project a positive image for the City of Mansfield. While we have had success in this area, there is always room for becoming even stronger and more unified team.

2) Grow Net Worth

The Mansfield EDC mission statement charges the Board and staff with "attracting new business" among other goals. In this recession market, the MEDC's ability to offer incentives and other assistance to new projects is critical in continuing to attract new businesses to support the tax base. We need to continue these efforts to ensure the economic future of our city.

3) Increase Awareness

We must be in the forefront building relationships. We must be actively meeting, advertising, sponsoring and networking to make sure Mansfield is in the minds of key decision makers, brokers, real estate agents and site selection consultants who decide where projects go. We must be creative in raising the awareness of Mansfield.

Together, with shared vision and concerted efforts, Mansfield will continue to be a premiere location for quality growth.

Local businessman Jerry Heftler is president of the Mansfield Economic Development Corporation

MEDC makes its mark on the local development community

Building relationships is a key to successful economic development and the MEDC connects with local developers by participating in local networking events.

That is particularly important in the local real estate community. The MEDC recently sponsored a Society of Commercial Realtors (SCR) monthly breakfast in Fort Worth where a record breaking crowd of more than 300 real estate developers and brokers from throughout the Dallas/Fort Worth area attended. Renowned economist Mark Dotzour spoke, and recognized Mansfield EDC as the platinum sponsor.

The Mansfield EDC was also one of the sponsors of the Corporate Real Estate Women (CREW) luncheon. Texas Rangers owner Chuck Greenburg was the speaker, and more than 100 professionals were in attendance.

"In the world of real estate development, it's what you know and who you know," said Richard Nevins, assistant director of economic development for the city of Mansfield. "The MEDC sponsors and participates in events such as the SCR and CREW to keep our name in front of real estate professionals as they consider which cities to do deals in."



Antler Drive improvements completed as part of MEDC plan

The third in a series of road improvements in the Mansfield Industrial Park has been completed.

Antler Drive joined 4th Avenue and Burl Ray Road as projects completed as part of a plan by the Mansfield Economic Development Corporation to improve roads in the city's industrial parks. The MEDC board voted and set aside funds in 2004. A project matrix of the road condition, number of businesses affected, and city participation for water and sewer was created to determine the order of road repairs.

"It has long been the desire of the business owners to have the road replaced, and now their desires have become a reality," said Tom Blanton of Fluidic. "All the business owners on Antler Drive are proud of the new street and want to thank the MEDC and the City of Mansfield. The contractors were very courteous and professional and made a difficult situation more pleasant. We now feel like we truly represent the industrial business community."



Before



After

Industry Profile

Fire suppression manufacturer Chemguard turns up the heat on competitors with expansion

Roger Bower began looking in the early 1990's for a place to expand his fire suppression products company from its Grand Prairie location, but few cities would give him a second look.

Because part of the company's work involved burning test fires, Bower needed a business-friendly city with open-minded leaders. He said he found that partner in Mansfield, where he headquartered Chemguard in 1992.

Chemguard, which develops and manufactures fire suppression foams, equipment, and systems, employs 85 workers in its 90,000



location with access to freight service. It's a great community with reasonably priced homes for our employees and it's got great schools."

Chemguard's fire suppression division works in fire-fighting foam concentrates, systems and hardware for clients in industrial, military, municipal, offshore, petrochemical and energy

Worth Business Press Top 100 ranking of private companies in Tarrant County last year. And, for the second year in a row, Chemguard was named a winner of the Dallas 100 Entrepreneur Awards, which honors the fastest growing private companies in the Dallas area.

Bower said he never envisioned that the company would grow as it has. He said Chemguard now supplies products to and responds to fires in countries all over the world.

He credits a willingness to research and expand the business and the service of loyal employees – some of whom have been with the company for 20 years – for the company's success.

One of the reasons Chemguard is growing, Bower said, is because as some companies cut back on personnel to save money, they don't have the manpower to maintain buildings and equipment, leading to fire hazards. Despite the economic downturn, his company continues to thrive, he said, through embracing technology and new ideas.



square-foot facility on South 6th Avenue near West Broad Street.

"Mansfield has been very good to us," said Bower, Chemguard's president. "It's a good

and transportation and freight fields.

The specialty chemicals division produces

a rapidly expanding selection of fluorosurfactants and hydrocarbon specialty chemical products. Last year, Chemguard acquired Williams Fire & Hazard Control, which specializes in flammable liquid firefighting, as a wholly-owned subsidiary.

Its consistent business growth helped Chemguard jump 10 places to 58th on *The Fort*



"We're the only independently owned company in our industry at the top of our game," Bower said.





Ruffled ReBelles

110 North Main St., Mansfield
 682-518-0118 or 817-637-6179
 10 a.m. to 5:30 p.m. Monday - Saturday
 Closed on Sunday

What would you do if you have seven children ages 3 to 28? Well if you are Jim and Delilah McMasters you open a boutique shop - Ruffled ReBelles. The shop features more than 15 independent consignment designers who make original designed clothing for girls up to size 14 and boys up to 3T. They also sell outfits that they discover at market; Melissa & Doug toys, doll clothes, accessories and more.

Delilah loved the hand-sewn clothes her mother-in-law made for her daughters. When her mother-in-law died she wanted to keep providing special clothes for her



atmosphere. The downtown shops communicate with each other, participating in events and letting customers know that if they don't offer something, the guy next door or down the street does.

Ruffled ReBelles hosts special events like Mommy Makeovers where customers can get their hair and makeup done by local beauticians

who showcase their skills and give moms some much needed pampering. Or join in Pajama Day where

you get a discount for shopping in your PJ's. To find out about special events you can check out their Facebook page or website at www.RuffledRebelles.com.



daughters

and decided to make it a gift she could share with other families too. The name came from her youngest daughter, Lila, who can be in ruffles to the max but never tamed. With Jim helping on the accounting side, it is truly a family business they share with the whole community.

The shop is located in historic downtown Mansfield and the McMasters say they enjoy the community



Best Maid Pickles

The origins of products and companies are often things of legend – and this one is a true Mansfield classic! Best Maid Pickles began in 1924 with Mildred Dalton making pies in her Mansfield home for her husband to take to his grocery store in Fort Worth to sell.

The meringue she made for her pies created a lot of leftover egg yolks, so she

turned the egg yolks into mayonnaise.

The mayonnaise became a best seller at the grocery store, so she decided to make a sandwich spread that used pickle relish. The price of the pickle relish grew too high so the Dalton's began making their own pickles.



In 1926 they founded

Best Maid Products and began to sell door to door and store to store. What was once a homegrown enterprise is now a fourth generation family company that sells throughout the southwest.

More than 30 million pounds of cucumbers are received each year to become Best Maid Pickles, still made in Mansfield after all these years. The company also makes and sells relishes and dressings such as mustard, mayonnaise, tartar sauce, coleslaw sauce and barbecue sauce.

In 2010 Best Maid became the "Official Pickle" of the Dallas Cowboys.



Cook Children's Pediatrician

701 Matlock Road
817-453-5437



The Cook's Children system began humbly in 1918 with a single story structure made from donated materials. Over the last 100 years it has grown, expanded and merged to become a leader in children's health. The Cook's Children's Hospital in Fort Worth has 428 beds, as well as more than 65 specialty care centers throughout the region, 23 pediatric clinics and five neighborhood clinics.

Mansfield is home to three different pediatric specialties of the Cook's Children's system, as well

as a pediatric clinic. They have offices at 2800 E. Broad Street that specialize in heart and cardiovascular disease as well as pediatric surgery.

The location at 2000 Matlock Road focuses on rehabilitation, training and education for

children with hearing, language and movement conditions.

Cook Children's Pediatrician is located at 701 Matlock Road. There are

three practicing physicians that maintain health and promote healing for children from birth through the teen years, and offer services such as vaccines, sick visits and well-child exams.

Welcome to Mansfield

Olive Garden

2031 Highway 287 N
817-473-6001

The long-awaited Mansfield location of Olive Garden opened in early February at Mansfield Town Center West to large crowds, despite the snow and ice on the ground opening week. The restaurant's popular Italian menu is drawing raves from locals as well as customers from across southern Tarrant County. Olive Garden is open 11 a.m. to 10 p.m. Sunday through Thursday and 11 a.m. to 11 p.m. Friday and Saturday.



Half-Price Books

1551 Highway 287
682-518-7302

The city's first bookstore also had weather issues its opening week. Despite temperatures in the teens, hundreds of faithful customers waited in line Feb. 10 for the store's first day - and special book bags with \$5 gift cards inside. Founded in Dallas in 1972, the retailer that sells new and used books, movies, and music is now in 16 states. The Mansfield store is its 20th location in the DFW area, making it the largest bookstore chain the Metroplex. The Mansfield Pointe shopping center location is the company's 111th store in the U.S. Hours are 9 a.m. to 10 p.m. Monday through Saturday and 10 a.m. to 8 p.m. Sunday.



Public meeting schedule

City Council

7 p.m. the second and fourth
Mondays of each month,
Mansfield City Hall, 1200 E. Broad St.

Planning & Zoning Commission

6:30 p.m. the first and third
Mondays of each month,
Mansfield City Hall, 1200 E. Broad St.

Mansfield Economic Development Corporation (MEDC)

6 p.m. the first Tuesday of each month
Mansfield City Hall, 1200 E. Broad St.

Mansfield Park Facilities Development Corporation (MPFDC)

7 p.m. the third Thursday of each month,
Mansfield City Hall, 1200 E. Broad St.

Library Advisory Board

6 p.m. the second Wednesday of each month,
Mansfield Public Library
Community Room, 104 S. Wisteria St.

Zoning Board of Adjustment

6 p.m. the first Wednesday of each month,
Mansfield City Hall, 1200 E. Broad St.

Keep Mansfield Beautiful Commission

5:30 p.m. the third Tuesday of each month,
Mansfield City Hall, 1200 E. Broad St.

Important numbers

City Hall	817-276-4200
Animal Control	817-477-2038
Library	817-473-4391
MAC	817-453-5420
Public Safety Building	817-276-4700
Municipal Court	817-276-4716
Law Enforcement Center	817-473-8676
Parks Operations	817-473-1943
Tarrant County Tax Office	817-884-1100
Seniors	817-453-5420 ext. 2227
Utility Operations (after 5 p.m.)	817-473-8411

Mansfield City Council

The Mansfield City Council meets at 7 p.m. on the second and fourth Mondays of each month at Mansfield City Hall located at 1200 E. Broad St.



David L. Cook, Mayor
309 E. Broad St.
Mansfield, Texas 76063
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Stephen Lindsey, Place 3
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Darryl Haynes, Place 4
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Cory Hoffman, Place 5
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James Rudnicki, Place 6
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Larry Broseh, Place 7
747 Moore Road
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Spring 2011 Calendar of Events

MARCH	1	MEDC board meeting	6 p.m.	City Hall
	7	Planning & Zoning Commission	6:30 p.m.	City Hall
	9	Library Advisory Board	6 p.m.	Library Community Room
	14-18	Mansfield ISD Spring Break		
	15	Keep Mansfield Beautiful Commission	5:30 p.m.	City Hall
	17	MPFDC board meeting	7 p.m.	City Hall
	21	City Council	7 p.m.	City Hall
	28	City Council	7 p.m.	City Hall
APRIL	2	Household Hazardous Waste Collection	9 - 11 a.m.	City Hall
	4	Planning & Zoning Commission	6:30 p.m.	City Hall
	5	MEDC board meeting	6 p.m.	City Hall
	6	Zoning Board of Adjustment	6 p.m.	City Hall
	8	Mansfield Reads! Author Event	6 p.m.	Library
	9	Beautification Day/Trash-Off	7 a.m. - noon	City Hall
	11	Kid Zone registration starts	9 a.m.	MAC
	11	City Council	7 p.m.	City Hall
	13	Library Advisory Board	6 p.m.	Library Community Room
	15	MPFDC board meeting	7 p.m.	City Hall
	16	Shred Away	10 a.m. - 1 p.m.	City Hall
	18	Planning & Zoning Commission	6 p.m.	City Hall
	19	Keep Mansfield Beautiful Commission	5:30 p.m.	City Hall
	21	MPFDC board meeting	6 p.m.	City Hall
	22	Good Friday; City offices closed; MAC, library open		
	25	City Council	7 p.m.	City Hall
30	A Night on the Town	7 p.m.	Town Park	
MAY	2	Early Voting begins	8 a.m. - 5 p.m.	Tarrant County Sub Courthouse
	2	Planning & Zoning Commission	6:30 p.m.	City Hall
	3	MEDC board meeting	6 p.m.	City Hall
	4	Zoning Board of Adjustment	6 p.m.	City Hall
	7	A Night on the Town	Dusk	Town Park
	9	City Council	7 p.m.	City Hall
	11	Library Advisory Board	6 p.m.	Library Community Room
	14	Municipal Election	7 a.m. - 7 p.m.	
	14	A Night on the Town	Dusk	Town Park
	16	Planning & Zoning Commission	6:30 p.m.	City Hall
	17	Keep Mansfield Beautiful Commission	5:30 p.m.	City Hall
	19	MPFDC board meeting	6 p.m.	City Hall
	21	A Night on the Town	Dusk	Town Park
	23	City Council	7 p.m.	City Hall
30	Memorial Day; All city offices closed; MAC and library closed			