

# MANSFIELD CITIZEN



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Charter Cable Channel 27

QUARTERLY NEWS AND INFORMATION FOR THE CITIZENS OF MANSFIELD

SUMMER 2011

Vol. 10, No. 2



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## Sponsors help make special events possible

In July, the city will host the 4th annual Rockin' 4th of July fireworks celebration at Big League Dreams Mansfield Sports Park. This year everyone can kick off the July 4th weekend at our event, set for 7 p.m. Friday, July 1, with fireworks at 9:30 p.m.

This special event came about following the grand opening of Big League Dreams in 2008 when we celebrated that milestone with a community-wide festival and fireworks show. The BLD grand opening was so successful that members of the City Council and city staff expressed a desire to have a Fourth of July fireworks event so the community could celebrate the holiday together in a festive atmosphere.

And Mansfield's Rockin' 4th of July was born. Bounce houses, carnival games, rock music and fireworks have been a part of Mansfield's Independence Day for three years now.

Families bring their lawn chairs and blankets and sit out on the fields listening to music and watching their children enjoy all the activities. Veterans come and soak in the patriotic atmosphere. It has become a very special event for our community and many welcomed visitors. Each year we strive to make the event bigger and better and thousands of people from all over the Metroplex come to Mansfield to celebrate.

Putting on an event of this size takes a lot of work by staff and volunteers. And we are extremely fortunate to have a corporate sponsor like Chesapeake Energy, who has donated \$100,000 over the last four years to ensure that there are fireworks in Mansfield each July. They join other sponsors including Methodist Mansfield Medical Center, Fast Signs-South Arlington, Rental Stop, Mansfield Magazine, Mansfield News-Mirror, Mansfield Plumbing, Big League Dreams and Hawaiian Falls.

Their commitment to this event is appreciated, as are the other sponsors who give of their time and money to providing great special events like Rockin' 4th of July, Night on the Town and Hometown Holidays. At a time when budgets are tight, our sponsors play an even bigger role than ever before.

*Clayton Chandler, City Manager*



## Treatment plant expansion increases production, improves technology

In April, the ribbon was cut on the newest expansion of the Bud Ervin Water Treatment Plant.

The \$24 million project represents an important milestone for the Utility Division. For the last three years, our staff has guided this project and looked forward to what it meant for our community.

Prior to the expansion, the treatment plant had the ability to process 30 million gallons of water per day. Now, we can treat 45 million gallons by installing additional membrane units, and can even increase that production to 60 million gallons. The plant will continue to serve Mansfield as it grows over the next 25 years.

But even more important, this expansion brings the plant into the 21st Century in terms of technology and treatment processes. The new technology allows us to use a process that is more efficient, produces higher quality water and saves the city money.

Our water treatment plant is now considered one of the most state-of-the-art facilities in the state and in the country. Cities from across Texas are visiting our new facility. Even more importantly, new classroom space at the plant is allowing our staff to host utility personnel from other cities as they complete continuing education programs and training. Mansfield is now seen as a leader in municipal utility operations.

And while all of that is an exciting accomplishment for us, even more important is what this expansion means for us in terms of doing our job for our citizens. Making sure Mansfield has a safe, sufficient supply of drinking water is our priority. And the treatment plant's expansion allows us to do that even better than before.

So when you turn on your taps, remember that you can count on the water that comes out being the highest quality possible.

*Joe Smolinski, Director, Utility Operations*



### City Council

**David Cook**  
Mayor

**Mike Leyman**  
Place 2

**Stephen Lindsey**  
Place 3

**Darryl Haynes**  
Place 4

**Cory Hoffman**  
Place 5

**Wendy Burgess**  
Place 6

**Larry Broseh**  
Place 7  
Mayor Pro Tem

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Assistant City Manager

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## Rockin' 4th of July kicks off holiday weekend on July 1 at Big League Dreams

The Independence Day weekend will get off to a rockin' start this year as the fireworks of the fourth annual Rockin' 4th of July festival light the sky Friday, July 1, at Big League Dreams Mansfield Sports Park.

Gates open at 7 p.m. and the event will end at 10 p.m. following the 9:30 p.m. fireworks show. Admission is free. Parking is at MISD's Newsom Stadium with free shuttles to Big League Dreams. No parking is available at BLD.

"This year we have improved the shuttle service," said Theresa Cohagen,



Cultural Arts/Special Events Supervisor. "We've added more buses and changed the drop off points at the stadium. This increases the frequency of the buses returning to BLD to pick up passengers. Our goal is to move people in and out of BLD as quickly and safely as possible."

The Party Crashers are making a return to Rockin' 4th as the night's rock-n-roll entertainment. The band is well known in the region for its covers of rock music from several decades. The band will begin playing 8 p.m.

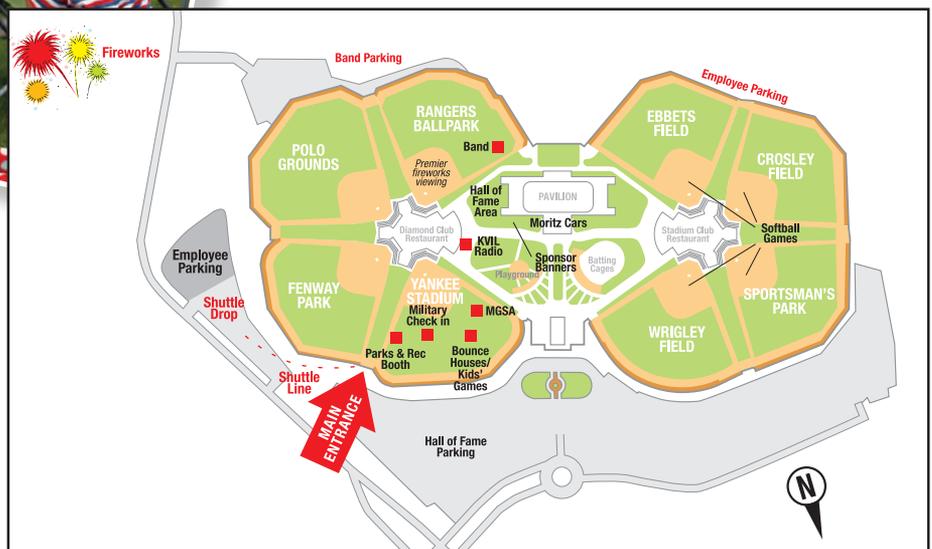
There will be bounce houses and other entertainment on Big League Dreams' fields as well as a home run derby. Both stadium club restaurants will be open for food and drinks and concessions will also be set up around the park.



Following recognition of military personnel and the Presentation of the Colors, the 25-minute fireworks show will begin. Chesapeake

Energy is once again the title sponsor of the event and has donated \$25,000. Other sponsors include Methodist Mansfield Medical Center, FastSigns South Arlington, Rental Stop, Big League Dreams, Mansfield Magazine, Hawaiian Falls, Mansfield News-Mirror and Mansfield Plumbing.

Big League Dreams is located at 500 Heritage Parkway South. For more information, call 817-453-5420 or visit the city website at [www.mansfield-tx.gov](http://www.mansfield-tx.gov).



## National Night Out moves back to summer observance on Aug. 2

The Mansfield Police Department is taking its annual National Night Out observance and heading back to summer after three years joining other Texas cities in a fall event. This year's event – the 28th year for National Night Out against crime – will be Tuesday, Aug. 2.

“While having National Night Out in the fall gave us cooler weather, it also appeared to make it more difficult for neighborhoods to be involved,”

PTA meetings and other activities. It also means less daylight. Over the last three years we saw a decrease in the number of block parties due to these factors.”

After surveying past participants, police officials decided to go back to the August date. Several other Texas cities have also returned to a summer observance for many of the same reasons.

“The goal of National Night Out is to educate our residents and encourage them to learn more about their neighbors and watch out for each other,” Howard said. “We want to give them every opportunity to participate.”

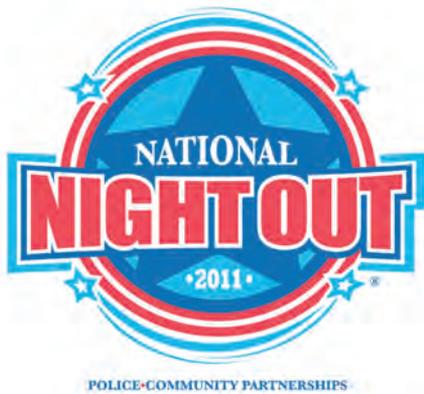
National Night Out is a nationwide observance sponsored by local police departments to encourage interaction between neighbors as a crime prevention tool. Law enforcement officials also use the event to teach other safety measures to residents.

The Texas Crime Prevention Association and the Texas Chiefs of Police Association sponsors the Texas National Night Out, along with the National Association of Town Watch, the national sponsor for more than 25 years.



Anyone can participate in the event by planning a block party for their neighborhood or just their street, said Officer Jesus Valles. The community event could include a cookout, a parade, exhibits, a flashlight walk, contests or other fun activities.

For parties that plan to block a roadway, file for a permit at City Hall or call 817-276-4200. To register for National Night Out or for more details, contact Officers Valles or Howard at (817) 276-4757 or email [jesus.valles@mansfield-tx.gov](mailto:jesus.valles@mansfield-tx.gov). Organizers should provide the party coordinator's name, address, phone and email as well as the party location and specific plans for the event.



said Officer Brandi Howard, the department's community resource officer. “School is in session and that means competing with athletic events,

## City-County cooperative workshop Aug. 26 helps homeowners prevent

Tarrant County Housing Partnership will host a workshop from 2 to 7 p.m. Friday, Aug. 26, for homeowners needing advice and assistance with foreclosure prevention. The free workshop will be held at Mansfield City Hall, 1200 E. Broad St.

At risk homeowners will learn more about available options including loan modification and federally funded assistance programs. In addition to a group presentation, homeowners may meet privately with representatives from their mortgage company and/or HUD certified housing counselors.



“At TCHP, we can work as your advocate and partner in the effort to take those first steps on the road back to stability. I urge any homeowner in crisis

to stop by our workshop or call our office for an appointment today,” said Donna Van Ness, president of Tarrant County Housing Partnership.

Homeowners are encouraged to bring recent correspondence from their mortgage owner, a copy of their original contract, a recent paystub or unemployment verification and an overview of their monthly expenses and income. Spanish speaking representatives will be available.

The workshop is presented by the City of Mansfield and Tarrant County Housing Partnership in cooperation with DFW Homeownership Preservation Enterprise (HOPE), a national collaboration of housing agencies, lenders and non-profit organizations working to reduce the number of foreclosures.

Any homeowner who is behind on a house payment, suffering from a recent loss of income, struggling to stay current, or sees trouble on the horizon is encouraged to attend. The event is open to all homeowners, regardless of income level, state of mortgage delinquency or what company owns the homeowner's mortgage.

Federal lender Fannie Mae estimates that 1 of about every 281 homes in Texas is in foreclosure. Although some lenders will wait until a mortgage is three months delinquent to begin taking action against a homeowner, it's possible that a loan holder can take action after one missed payment.

For more information, contact Tarrant County Housing Partnership at 817-924-5091 or email at [info@tchp.net](mailto:info@tchp.net).

## Pilot program rolls out recycling carts this summer

A new pilot program by the Environmental Services Department will put recycling carts on the curbs of about 2,000 households this summer as the city explores ways to increase recycling participation and prevent litter in neighborhoods.

“The rolling carts have lids that are designed to securely hold recyclables in the container,” said Howard Redfearn of the city’s environmental



services department. “This prevents materials from being scattered across the neighborhood on windy days. It also keeps animals from digging inside.”

The city’s contract waste hauler, Republic Services, has worked with city staff on the pilot program and has already identified 2,000 households for the four-month program that begins July 1. At the end of the study, the company and city staff will obtain feedback from

residents and examine the data on how well the carts were received.

“The purpose of the pilot study is to gain input from residents on the use of the carts as opposed to the bins, and to help us determine the most effective way to implement a recycling cart program for the entire city,” Redfearn said. Other cities around the country are moving to recycling cart programs as a more efficient way to collect recycling materials.

There will be no change in what materials can go in the carts. Recyclable materials include metal cans, aluminum, glass, plastics (except #6), newspaper, magazines, catalogs, cardboard, junk mail and mixed household paper. Pizza boxes and paper milk cartons are NOT recyclable, and will continue to be so.

There will also be no change in recycling days for those in the study. Residents participating in the pilot program will receive information from the city and Republic Services in June, prior to delivery of their cart.

A survey will be conducted in the pilot study area, and residents participating are encouraged to complete and return the survey or follow the directions for completing the survey online. Households completing a survey will be eligible



for a \$100 gift card.

Increasing the amount the city recycles helps to protect valuable natural resources for future generations, reduce pollution and decrease our impact on the world around us, Redfearn said.

“Some cities that have made the switch from bins to carts have seen recycling participation increase as much as 30 percent,” he said. “Some residents don’t like the idea of having their household goods visible for everyone to see. The carts are convenient and offer security and privacy.”

If you have any questions about the pilot study or recycling in Mansfield, please contact Howard Redfearn at 817-276-4240 or email [howard.redfearn@mansfield-tx.gov](mailto:howard.redfearn@mansfield-tx.gov).

**Yes** Put these items in your recycling cart.

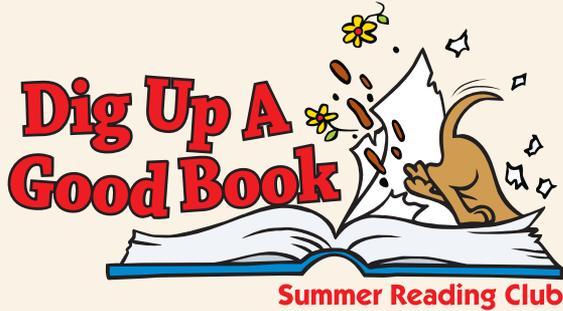
- Milk jugs
- Plastic bottles (necks smaller than base)
- Shredded paper
- Plastic cups
- Phone books
- Mail, magazines, mixed paper and catalogs
- Newspaper & inserts
- Aluminum cans
- Metal cans
- Glass
- Plastic tubs
- Cereal boxes
- Cardboard
- Paper or frozen food boxes

**No** DO NOT put these items in your recycling cart.

- Batteries
- Ceramics
- Styrofoam peanuts
- Glassware
- Foil
- Aerosol cans
- Toxic product containers
- Light bulbs
- Styrofoam containers
- Frozen food bags
- Chip bags
- Pill bottles
- Juice boxes
- Plastic or Metal hanger
- Food-contaminated paper plates and napkins

## Summer Reading Club digs up good books

The Mansfield Public Library wants you to “Dig Up a Good Book” for the summer. The 2011 Summer Reading Club gets underway June 4 when reading logs and program schedules are available.



“Summer is a great time for reading,” said Annette Weber, children services librarian. “The Summer Reading Club is a great way for children to keep up their reading skills during the summer vacation, and for adults to encourage a love of reading by joining in.”

Activities and programs are also scheduled throughout the summer to support the reading schedule.

- **June 9** 2 p.m. (Schoolers) Tracy Shook, Ventriloquist
- **June 15** (Pre-school) 10:30 “Dig Up a Good Book” presented by Margaret Clauder
- **June 23** 2 p.m. (Schoolers) Thorpo, the Clown
- **June 29** 10:30 a.m. (Pre-school) “Digging Up an Adventure” presented by Debbie Day
- **June 30** 10:30 a.m. (Pre-school and Schoolers) “Digging Up a Good Book” presented by TCC Drama Dept.
- **July 7** 2 p.m. (Schoolers) Mad Science
- **July 8** 10:30 a.m. (Pre-school) Ronald McDonald
- **July 13** 10:30 a.m. (Pre-school) “GoldieRocks and the Three Dinosaurs” presented by Sandy Shrout
- **July 21** 2 p.m. (Schoolers) 2:00 Wildlife on the Move
- **July 27** 10:30 a.m. (Pre-School) Creature Teacher
- **July 29** 2 p.m. Reading Logs Due

## Library hours change starting June 7

The Mansfield Public Library is changing its schedule, more specifically the days the library is open for evening hours.

Starting June 7, the library will be open evenings Tuesdays and Thursdays, instead of Mondays and Thursdays.

The new schedule is 10 a.m. to 6 p.m. Monday, Wednesday and Friday, 10 a.m. to 8 p.m. Tuesday and Thursday and 10 a.m. to 4 p.m. Saturday. The library is closed on Sunday.

“The schedule change will allow our staff to work more efficiently,” said City Librarian Steve Standefer.

The library is located at 104 S. Wisteria St. For more information, visit the library’s pages at the city website, [www.mansfield-tx.gov](http://www.mansfield-tx.gov), or call the library at 817-473-4391.

## Find fun, make memories at camp this summer

If it’s summer then it must be camp time.

Mansfield Parks & Recreation is offering dozens of camps this summer for preschoolers, youth, teens and adults, all designed for a little extra fun during summer vacation.

“Everyone’s got great memories of summer camp,” said Coco Garcia, recreation supervisor at the Mansfield Activities Center. “We hope that campers attending our programs will find something that interests them and creates some great memories.”



Preschoolers ages 3 to 5 have their choice of camps for beginning soccer, cheerleading, dance and a sports skill camp.

For youth and teens, there are nine art workshops this summer to attend, from superhero cartoon art to fashion drawing and design. There are also camps for dance, music and science activities.

When it comes to athletics, kids can choose from basketball, golf and tennis. There is also a keyboard class for teens and adults.

All camps are listed in the



summer 2011 Mansfield Parks & Recreation catalog, available on the parks and recreation website, [www.mansfieldparks.com](http://www.mansfieldparks.com). Look for the special “camp” logo by the program descriptions.

Registration is available online or at the MAC, 106 S. Wisteria St. A MAC card is required for registration.

*Treatment Plant work complete*

**Expansion project puts Mansfield, new technology in the spotlight**

One of the largest city infrastructure projects recently took place without most residents ever knowing about it.

Mansfield's water treatment plant - which treats and provides drinking water to the entire city - operates in relative obscurity along Pleasant Ridge Court.

But its three-year, \$24 million expansion brought big efficiency changes to how the city treats the water it provides. And now it can supply even more.

Before the renovation, the treatment plant had the ability to process 30 million gallons of water per day. Once the new system took effect, the city increased its capacity to 45 million gallons.

"We've known for a decade that we needed more capacity," said Joe Smolinski, Mansfield's director of utilities. "Now we have it. And we can even increase to 60 million gallons if needed."

The plant added not only capacity but also incorporated new technology.

Smolinski said the plant utilizes "membrane technology" to filter the water it uses from area lakes. He describes the process as running the



technology.

"It's actually an incredibly complex process," Smolinski said.

The city buys raw water from the Tarrant Regional Water District and uses water from Benbrook Lake, Cedar Creek Lake and Richland Chambers Lake.

The way the water is treated at

Now the water is treated through a process called hypochlorite generation which uses table salt combined with electricity to chlorinate the water.

Even with all that goes on behind the scenes to treat and manage the city's water supply, Smolinski said that he's just content that Mansfield residents have the precious resource when they need it.

"When is the last time that you really worried about whether there would be water



water through PVC-like pipes about six inches in diameter that are lined with microscopic holes that filter the water.

With the previous system, water would be held in a treatment basin for as much as six hours allowing sediment to settle.

He said Fort Worth is in the process of incorporating such a system to filter its water. Midlothian and Waxahachie also use a similar

the Mansfield facility also has changed. The plant has all but eliminated using gaseous chlorine. Smolinski said the plant was using around 18 tons of the substance to treat water but city leaders opted to try a new method.



available when you turn on the tap to brush your teeth?" he asked. "It's one of those services that you don't think about."

## Going Green!

### Mansfield looks for ways to be environmentally friendly and cut costs

It may be trendy and even politically correct, but there are practical reasons for Going Green, especially at the City of Mansfield.

But it's not all about Going Green. In many instances, environmentally responsible policies also increase operating efficiencies and save money.

From planting drought resistant vegetation in parks to using Smart Cars for water meter

#### Utility Operations Department

The most visible example of Mansfield Going Green is small but makes a powerful statement about the city's environmental efforts. The city-operated Smart Car, its first such vehicle, took to the streets in March.

"When we first started researching purchasing a Smart Car, we saw it as not only reducing emissions but reducing costs," Smolinski

more than \$2,000 per year per vehicle on fuel.

The department is also exploring alternatives for reading meters. Crews have tested Segways, T-3s and other small electric vehicles. Meter Readers now drive to specific neighborhoods and park, then read the meters on foot over several blocks before moving on to the next route.

"The first day we had the Segways out on the routes, our meter reader was able to read twice the meters in one hour on the Segway than he did on foot," he said. "They are more efficient and reduce emissions since they are electric."

Smolinski said he is current looking at potential grants to fund the electric vehicles.

#### Parks Department

The hundreds of acres of parkland and medians maintained by the department each year requires water to stay green. But in an effort to Go Green, the parks department wants to use as little water as possible.

"We try to focus on planting drought tolerant plants where we can," said Park Planner Hillary Bueker. "These plants can handle the Texas heat and use less water."

The department also uses drip irrigation in the flower and trees beds in the parks and on the medians. This method reduces the amount of that evaporates by applying more moisture directly to the soil and roots of the plants.

They also do the same with tree bubblers located at the base of trees along the median. And sensors on the irrigation systems prevent watering during rain or freeze events.

"It's certainly a more efficient way to irrigate," Bueker said. "We try to find a balance between (preserving a precious natural resource) protecting the median and park landscaping that we have expended money and time to make look attractive."

#### Environmental Services Department

What started out as a state mandated program to keep our creeks and streams clean from storm water runoff has expanded into a multi-level program that focuses not only on clean water but a wide range of environmental services and public education programs.

Stormwater Manager Howard Redfearn has



Smart Car

maintenance, Mansfield is taking the green approach in many areas of its city services and programs. And while Mansfield is doing its fair share to be environmentally friendly, they aren't above thinking outside the box.

"There are two drivers for our program," Utility Operations Director Joe Smolinski, said of his department's Going Green efforts. "One is that we can at least lower our costs and therefore hopefully lower water and sewer rates for our citizens. Second, is that there are obvious benefits to our air quality by reducing our dependency on petroleum products."

The efforts are spread all over city departments, in programs both internal and external. City staffers say they not only want to save taxpayer dollars but practice what they preach and give residents the tools they need to Go Green in their own homes.

said. "The increases our residents see at the pump for their own vehicles, we also see for city vehicles."

The department is hoping to buy more of the cars, saving money on gas and maintenance. The department's fleet logs 1,700 miles a month on each vehicle. At 32 miles per gallon for the Smart Car, versus 17 mpg on city trucks, Smolinski said the city can save



T-3 vehicle

guided the department since its inception, focusing attention on everything from Smartscape education to recycling.

“We recycle in all city facilities and offices,” Redfearn said. “And that even includes facilities like some of our parks. We have recycling containers at the Sports Complex, purchased with grant dollars. We know that our offices and facilities generate large amounts of recyclable materials. We don’t just educate, we participate.”



participant in the city’s efforts. Events like Trashoff, Creek Cleanup, Household Hazardous Waste Collection Day, Shred Away Day and Beautification Day offer residents ways to clean up their community as well as their own homes and reduce the amount of waste in the creeks and in the landfills.

“We’ve had a huge interest in our rain barrel program,” she said. “The classes show residents how to collect rainwater to use for irrigating their own landscape and plants. Each year, we increase the amount of trash and litter we collect at our events because more people participate. And



*Creek Clean Up*

environmentally friendly, but they resist until we can show them it can save money, too.”

“We hope we can lead by example,” Redfearn said. “The COG (North Central Texas Council of

Governments) studies on recycling show that Mansfield is generally among the high participation cities. That’s without a specific recycling budget or coordinator for the program. Our residents – without a lot of pressure from the city – are already doing an amazing job. We want to help them learn to do even better.”



*Household Hazardous Waste collection*

Redfearn is now guiding the city’s pilot program on using recycling carts (see Page 5), which studies have shown can increase recycling participation in communities by 30 percent. He’s also seen interest from some residents in learning more about composting.

Public Education Specialist Arianne Shipley gives a great deal of attention to giving residents an opportunity to learn more and be an active

the demonstration garden at Julian Feild Park has been a success.

“For many people, it comes down to money,” Shipley said. “They want to be



*Shredding*

**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)**

**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 is being reconstructed as a 29-foot concrete street with curb inlets and a new water line. Paving is complete and parkway restoration is under way.

### **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. Water and sewer utilities are complete and storm drain construction is under way.

## **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 MPFDC. Right-of-way and easement acquisition is complete. Franchise utility relocations are still under way. This project will bid as soon as relocations are complete.

### **East Broad Street (Holland to Day Miar)**

This project includes reconstruction of East 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 will bid this project for construction as soon as all easements are acquired.

### **North 2nd Street (Broad Street to Oak Street)**

This is the 2010 CDBG reconstruction project. Tarrant County has opened bids for this project and the construction contract has been awarded. Construction should begin in June.

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

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

### **Heritage Parkway (Mitchell Road to Matlock Road)**

MEDC 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 summer 2011. Right-of-way and easement negotiations are under way.

### **Regency Parkway @ Broad Turn Lanes**

MEDC contracted for the design to add left and right turn lanes at this intersection. The left turn lane has been paved and the right turn lane paving is under way.

### **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 Walnut 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. Utility relocations have just been completed and roadway work should begin by early June. This project should be complete by summer 2013.

**Traffic Signal (FM 157 at Forest Mill Trail)**  
This project is complete.

**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*

## Census figures show Mansfield has what it takes



The new census data is slowly trickling in, and the numbers for Mansfield are record breaking.

Since 2000, Mansfield has grown by 101 percent adding more than 28,000 residents in just 10 years. Texas' population

has grown by 20.6 percent and the entire U.S. population has grown by 9.7 percent. Texas' growth represents almost a quarter of the national growth.

Recently, I had the good fortune of attending a luncheon that featured J. Michael Cox, director of the William J. O'Neil Center for Global Markets and Freedom. Dr. Cox gave a compelling presentation addressing proven motives for businesses to migrate away from other states to Texas.

The six key motives, in no particular order, are climate, personal income taxes, government spending, housing prices, public schools and union membership. It is obvious that as goes Texas, so goes Mansfield.

I believe our unprecedented growth as a city can be attributed to similar key factors. Mansfield boasts an outstanding public school system, great homes at great prices, solid city infrastructure, commitment to public safety, excellent quality of life, a strong economic development program, a business friendly environment and realistic city taxes.

Being an exemplary community is the direct result of the resolve of all the boards, commissions, organizations and city staffers and is accomplished through careful planning, unwavering accountability and commitment to sustainable results. By carefully growing the retail, industrial, office, commercial and medical sectors, the city maintains a diverse tax and employment base.

I look forward to continuing to grow our community and collectively serve the best interests of our citizens.

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

## Staff gains insight at real estate trade shows

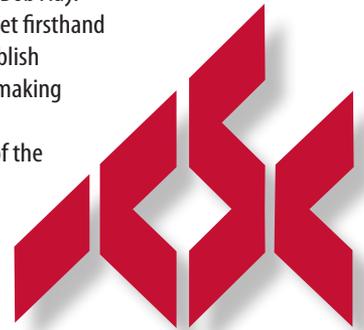
Mansfield Economic Development staff had a busy spring representing the city both nationally and internationally.

Economic Development staffers Richard Nevins and Pat Jamison attended the Site Selectors Guild Forum where MEDC was one of the sponsors. The event featured 14 consultants led by Ady International. "Our group of professionals was looking for a place to gather and share knowledge about trends in our industry and how the global economic recovery was affecting corporate site location decision-making," said Bob Ady.

The meeting provided staff with a opportunity to get firsthand knowledge of the latest in site location trends and establish relationships with consultants who are in key decision making positions. The event concluded with Site Selector Guild members meeting with Governor Perry and members of the Texas Legislature.

In May, Scott Welmaker and Richard Nevins went to RECon - The Global Retail Real Estate Convention to represent Mansfield to a national and international audience. The convention is put on every year by the International Council of Shopping Centers (ICSC). The trade show area is more than one million square feet and is attended by more than 30,000 people and 1,000 exhibitors.

In the past, attendance at this show has resulted in new retail development such as the shopping center with Cinemark and Best Buy.



## International tile company Crown Building selects Mansfield for fourth Texas location

Mexico-based Crown Building products has announced plans to open an office in Mansfield, the Mansfield Economic Development Corporation announced.

Crown is based out of Monterey, Mexico, and joins five other international companies located in the city.

They are expanding their operations to the property formerly occupied by NuVan on FM 1187 adjacent to Brake Supply. The company will invest more than \$450,000 in building improvements at the site as well as hire 22 employees.

Crown Building Products was founded in 1999, and already has six different locations – three in Mexico as Mextile and three in Texas as Crown Building Products. The company's main product is high quality roof tiles.

The MEDC Board approved \$30,000 to assist with infrastructure improvements at the site.



## Industry Profile

### Mansfield-based Gamma Engineering and its parts keep planes in the air

Richard Bontke started his family business by manufacturing aircraft and aerospace parts for large military planes like the B-52 and the KC-135.

Today his company, Gamma Engineering, Inc., is still supplying parts for those hulking planes. But Gamma also works with companies like Honda and Piper on smaller, sleeker jets as well.

"I wanted to start something to make a living for my kids and grandkids," Bontke said of the humble ambitions he had in 1971. "It's been one step at a time, but we've really evolved."

The company now employs 100 people and recently added a 40,000-square-foot addition to its seven-acre facility at Airport Drive and South Fifth Avenue. Despite the economy, he said his company is hiring and continues to grow.

The company executes U.S. government contracts and supplies parts to the commercial aircraft and aerospace industries, including Boeing, Lockheed Martin and Triumph Aerostructures--Vought Aircraft Division.

"You can go to most military bases and say 'We helped make that one,'" he said. Bontke, who has an engineering background,

said the company's work was a natural fit for him.

In the competitive world of the aviation industry, he said Gamma's work in both aircraft sheet metal and machining helps it stand out. Gamma does complex sheet metal work, heat treating and metal forming and five-axis

machining among other services.

On commercial planes, Gamma has a hand in parts as small as the hinges or outer skin of a door.

"There are millions of parts to an aircraft," he said.

Bontke said his family moved to Mansfield in the early 1970's. He said he also located the company there because

of the city's convenient location between Dallas and Fort Worth. Many of his employees live in the city as well.

Bontke said he's always favored Mansfield's business climate. And he credited the city's current economic development efforts in helping keep established businesses while bringing new ones to town.

"They're much more aggressive than they used to be in bringing in new business," he said. "It's a good place to move to."

Bontke's wife runs the company and his son and daughter also work there. He credited his children for much of the company's growth and said their plans for the future are bold: to assemble an entire aircraft on site.

"Their vision is much bigger than mine," he said, laughing.





## Frosted Pink Cake Company

117 North Main St., Mansfield  
817-473-7465  
10 a.m. to 5:30 p.m. Monday - Saturday  
Closed on Sunday

One of the most popular birthday party participants in Mansfield might be Tonja Jefferson; as the owner of Frosted Pink Cake Company she provides cakes or cupcakes for over 50 birthdays a week!

Tonja made cakes and cupcakes from her home for more than ten years before opening up her store, Frosted Pink Cake Company, in historic



cupcakes and a wide variety of cakes, it's the customers who have a hard choice deciding what to try.

Frosted Pink Cake Company is currently undergoing an expansion that will offer a display of over 500 cupcakes, WIFI, glass bottle drinks, custom bottled water, milk, and coffee. Besides birthdays, Tonja also does weddings, graduations, baby showers or any occasion where sweets are the main focus. With a service region reaching as far as New Braunfels, for the right price she'll deliver anywhere.

Find out more about Frosted Pink Cake Company at [FrostedPinkCake.com](http://FrostedPinkCake.com) or on Facebook.

downtown Mansfield in February 2010.

"I knew I wanted to be in a historic district and as a Mansfield resident downtown was an easy choice," said Tonja. With over 72 flavors of



## Johnson County Foam

Ever wished that you could change how the exterior of your house looked or wanted to add a little dramatic flare to your office building but didn't want to rebuild? Well



look no farther than Mansfield's own Johnson County Foam. Their motto is "the place where your imagination becomes reality."

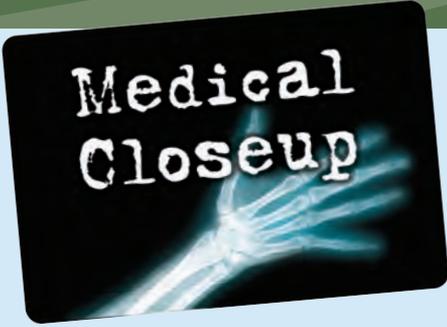
They have a state of the art process which takes foam, uses the aid of computers for design, cutting and fabrication, and when the final design is covered with an acrylic finish system it has the durability of stone without the added weight or expense.

Johnson County Foam began in 1989 and has grown to be a nationwide leader in all types of building facades. They can create three dimensional shapes, store displays, theatrical props, stone,



plaster, and polyurethane castings; plus historical restorations. Some of their most recognizable work has been done on the Bass Performance Hall in Fort Worth, Texas and The Prime Retail Outlets in San Marcos, Texas.

For more information you can check out their website at [www.jcfcompanies.com](http://www.jcfcompanies.com)



## Baylor Surgicare

280 Regency Parkway  
817-453-2744

& Throat, Gastroenterology, Orthopedics, Pain Management, Plastic Surgery, Podiatry, Radiation Oncology, Spinal Surgery and Urology. They also have general surgery and OBGYN services.

“Having another hospital system option in Mansfield continues to expand the excellent healthcare we can offer our residents. Additionally, surrounding communities benefit from the burgeoning medical sector as well,” said Scott Welmaker, Director of Economic Development.

Baylor offers 18 day or ambulatory surgery centers throughout the Dallas-Fort Worth area designed to provide care for patients undergoing elective surgery. The hospital company said its



goal is to seek the most advanced outpatient treatment options; provide patients with quality education; care and support; and locate the most convenient facilities for our patients.

Baylor Surgicare at Mansfield is a joint venture between Baylor Health Care System and United Surgical Partners International, Inc. and is part of the Baylor Healthcare System. They are accredited by Accreditation Association for Ambulatory Health Care (AAAHC).

## Coming Soon!

### New Kroger Marketplace opens in October; new retail site includes Chick-fil-A and Whataburger

The \$32 million Broad Street Commons shopping center may be the home for Mansfield’s new Kroger Marketplace, but several other retailers have inked deals to set up shop there as well.

Among the names joining the new concept Kroger store are a Kroger gas station, Chase Bank, Whataburger, Taco Casa and Mansfield’s long-awaited second Chick-fil-A. Those retailers will be on pad sites at the shopping center, located at the southwest corner of East Broad Street and Highway 360. Developers say there is one pad site left to lease.

“This will be the first significant retail development serving the southeast sector of the city,” said Economic Development Director Scott Welmaker. “This project will draw from all across the Highway 360 corridor.”

Jim Shindler with Conifer Real Estate said the retail space next to



the Kroger will include Pacific Dental, Legacy Nails, Mooyah Burgers and Avante Salon. Additional tenants are expected to be signed soon.

Kroger is planning an opening for early October, he said. The new store has traditional grocery store sections, as well as a larger health and beauty department and a larger natural and organic food section. The store will also sell jewelry and upscale kitchen and house wares, including furniture from Ashley Furniture Store.

## 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  
(817) 473-3332  
david.cook@mansfield-tx.gov



**Mike Leyman**, Place 2  
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Mansfield, Texas 76063  
(817) 477-0094  
mike.leyman@mansfield-tx.gov



**Stephen Lindsey**, Place 3  
631 Hammond Drive  
Mansfield, Texas 76063  
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stephen.lindsey@mansfield-tx.gov



**Darryl Haynes**, Place 4  
2106 Melissa Diane St.  
Mansfield, TX 76063  
(817) 453-8399  
darryl.haynes@mansfield-tx.gov



**Cory Hoffman**, Place 5  
5 Losana Court  
Mansfield, Texas 76063  
(817) 453-8466  
cory.hoffman@mansfield-tx.gov



**Wendy Burgess**, Place 6  
1581 Highway 157 N  
Mansfield, TX 76063  
(817) 602-3012  
wendy.burgess@mansfield-tx.gov



**Larry Broseh**, Place 7  
747 Moore Road  
Mansfield, TX 76063  
(817) 477-2509  
larry.broseh@mansfield-tx.gov

## Summer 2011 Calendar of Events

JUNE	1	Zoning Board of Adjustment	6 p.m.	City Hall
	6	Planning & Zoning Commission	6:30 p.m.	City Hall
	7	MEDC board meeting	6 p.m.	City Hall
	8	Library Advisory Board	6 p.m.	Library Community Room
	13	City Council	7 p.m.	City Hall
	16	MPFDC board meeting	7 p.m.	City Hall
	21	Keep Mansfield Beautiful Commission	5:30 p.m.	City Hall
	27	City Council	7 p.m.	City Hall
JULY	1	Rockin' 4th of July	7-10 p.m.	Big League Dreams
	4	Independence Day - All city offices closed; MAC and library closed		
	5	MEDC board meeting	6 p.m.	City Hall
	5	Planning & Zoning Commission	6:30 p.m.	City Hall
	6	Zoning Board of Adjustment	6 p.m.	City Hall
	11	City Council	7 p.m.	City Hall
	13	Library Advisory Board	6 p.m.	Library Community Room
	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
	25	City Council	7 p.m.	City Hall
AUGUST	1	Planning & Zoning Commission	6:30 p.m.	City Hall
	2	National Night Out		
	2	MEDC board meeting	6 p.m.	City Hall
	3	Zoning Board of Adjustment	6 p.m.	City Hall
	8	City Council	7 p.m.	City Hall
	10	Library Advisory Board	6 p.m.	Library Community Room
	15	Planning & Zoning Commission	6:30 p.m.	City Hall
	16	Keep Mansfield Beautiful Commission	5:30 p.m.	City Hall
	18	MPFDC board meeting	6 p.m.	City Hall
	22	City Council	7 p.m.	City Hall
	26	Foreclosure Workshop	2-7 p.m.	City Hall
SEPTEMBER	5	Labor Day - All city offices closed; MAC and library closed		
	6	MEDC board meeting	6 p.m.	City Hall
	6	Planning & Zoning Commission	6:30 p.m.	City Hall
	7	Zoning Board of Adjustment	6 p.m.	City Hall
	12	City Council	7 p.m.	City Hall
	14	Library Advisory Board	6 p.m.	Library Community Room
	15	MPFDC board meeting	6 p.m.	City Hall
	16	Keep Mansfield Beautiful Commission	5:30 p.m.	City Hall
	19	Planning & Zoning Commission	6:30 p.m.	City Hall
	26	City Council	7 p.m.	City Hall