City Council - Regular Meeting
February 9, 2026 - 1:00 PM
Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. WORK SESSION

Discussion Regarding the Feburay 9, 2026 Consent Agenda Items

3. RECESS INTO EXECUTIVE SESSION
Pursuant to Section 551.071, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

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

- **i.** Seek Advice of City Attorney Regarding the Implementation of Ordinance No. OR-2413-25
- **ii.** Seek Advice of City Attorney Regarding the City's Parking Ordinances
- **iii.** Seek Advice of City Attorney Regarding Contractual Negotiations
- **iv.** Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda

B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

- **i.** Land Acquisition for Future Development
- **ii.** Land Acquisition #25-01
- **iii.** Land Acquisition #25-23

C. Personnel Matters Pursuant to Section 551.074

- **i.** City Manager Quarterly Update
- **ii.** City Attorney Quarterly Update
- **iii.** Board Appointments

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

i. Economic Development Project #21-09

ii. Economic Development Project #21-33

iii. Economic Development Project #22-24

iv. Economic Development Project #26-01

4. 6:00 P.M. OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

5. INVOCATION

6. PLEDGE OF ALLEGIANCE

7. TEXAS PLEDGE

8. RECOGNITION

Fall 2025 Intern Class

9. CITIZEN COMMENTS

Citizens wishing to address the Council on non-public hearing agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Council as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK UNLESS YOU ARE SPEAKING ON A SCHEDULED PUBLIC HEARING ITEM. After the close of the citizen comments portion of the meeting, only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

In order to be recognized during Citizen Comments or during a Public Hearing (applicants included), please complete a comment card located at the entrance of the Council Chambers. If you would like to speak on more than one Public Hearing item, please submit a separate card for each item. Please present the card(s) to the Deputy City Secretary by 5:50 p.m., ten minutes before the start of the 6:00 p.m. regular business session.

10. COUNCIL COMMENTS

11. STAFF COMMENTS

A. City Manager or Authorized Representative

i. Current/Future Agenda Items

ii. City Manager Updates

iii. Departmental Updates

26-1816 Departmental Quarterly Reports Q1
Presenters: Bernadette McCranie, Director of Communications and Outreach
Attachments:
1. Mansfield Quarterly Q1 FY2026

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

13. CONSENT AGENDA

26-1792: Resolution - A Resolution of the City of Mansfield, Texas Calling for a General Election to be held on May 2, 2026; Designating Polling Places; Establishing Election Precincts Within the City;

Appointing an Election Judge and an Alternate Election Judge; Establishing Other Procedures for Conduct of the Election; Establishing a Date for Runoff Election, if Necessary; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: Susana Marin, City Secretary
Attachments:
1. Resolution

26-1798: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract Between the City of Mansfield, Texas and Halff Associates, Inc. in an Amount Not to Exceed $818,077.70 for Design and Survey of the US 287 Southbound Entrance Ramp at Walnut Creek Drive; Finding that the Meeting at Which his Resolution is Passed is Open to the Public as Required By Law; And Declaring an Effective Date (Street Bond Fund)

Presenters: Raymond Coffman, Director of Engineering Services
Attachments:
1. Resolution
2. Exhibit A

26-1844: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Amendment to the Economic Development Agreement Between the City of Mansfield, Texas and Arcadia Realty Corp: Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (Utility, TIRZ #4)

Presenters: Raymond Coffman, Director of Engineering Services
Attachments:
1. Resolution
2. Exhibit A

26-1801: Resolution - A Resolution of the City of Mansfield, Texas, Approving a Contract for Concrete On Call Services to Santos Construction Utilizing the Interlocal Agreement with the City of Grand Prairie; Authorizing and Directing the City Manager or Designee to Execute Contract Documents; And Authorizing Funding for an Amount not to Exceed $1,245,000; Finding that the Meeting at Which the Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (General Fund)

Presenters: James Rogge, Assistant Director of Public Works - Transportation
Attachments:
1. Resolution
2. Contract

26-1802: Resolution - A Resolution of the City of Mansfield, Texas, Awarding a Contract for an Asphalt Overlay of East Broad Street from Cannon Drive to Matlock Road to Texas Materials Group, Inc., Authorizing and Directing the City Manager or Designee to Execute Contract Documents; And Authorizing Funding for an Amount not to Exceed $625,000; Finding that the Meeting at Which the Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (General Fund)

Presenters: James Rogge, Assistant Director of Public Works - Transportation
Attachments:
1. Resolution
2. Proposal
3. Sole Source Letter

26-1806: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Approving Change Order #1 to the Construction Contract with AUI Partners, LLC in an Amount Not to Exceed $873,055 for Phase 2 Improvements at Julian Feild Park; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (MPFDC Fund)

Presenters: Matt Young, Executive Director of Community Services
Attachments:
1. Resolution

2. Exhibit A

26-1807: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Designating the Pond at Julian Feild Park as a No Fishing Zone; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: Matt Young, Executive Director of Community Services
Attachments:
1. Resolution

26-1817: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager and the Police Department to Make Application, Receive, and Expend Grant Funding from the Office of the Governor of Texas, Public Safety Office Criminal Justice Division to Purchase a Simunition Mobile Modular Shoot House and Breaching Equipment in an Amount Not to Exceed $113,000 and Does Not Require a Match; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: Tracy Aaron, Police Chief
Attachments:
1. Resolution

26-1818: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager and the Police Department to Make Application, Receive, and Expend Grant Funding From the Office of the Governor of Texas, Authorized Under the Texas General Appropriations Act, Article I for Trusted Programs to Provide Mental Health Counseling or Mental Health Care, Renumerate Personal Costs Incurred by the Department as a Result of Providing Direct Mental Health Services to Personnel, and Provide Skills Training for Department Personnel to Provide Direct Peer Counseling Services Not to Exceed $150,000 and Does Not Require a Match; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: Tracy Aaron, Police Chief
Attachments:
1. Resolution

26-1849: Resolution - Resolution of the City Council of the City of Mansfield, Texas Approving a Contract with Weatherproofing Technologies, Inc. in an Amount not to Exceed $299,925 for Roof Restoration Services to the City's Library Facility; Authorizing the City Manager, or Designee, to Execute any Documents Necessary to Implement this Resolution; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date (General Fund)

Presenters: Troy Lestina, Deputy City Manager/Chief Financial Officer
Attachments:
1. Resolution
2. Attachment

26-1850: Resolution - A Resolution of the City Council of the City of Mansfield, Texas Adopting the Library Five-Year 2026-2030 Strategic Plan; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: Yolanda Botello, Director of Library and Historical Services
Attachments:
1. Resolution
2. Library Strategic Plan 2026-2030

26-1861: Ordinance - An Ordinance of the City Council of Mansfield, Texas, Repealing Ordinance No. OR-2413-25; Rescinding the Vacating and Abandonment of a Portion of Bludworth Road Right of Way; Providing for Severability and Providing an Effective Date

Presenters: Victor Flores, City Attorney
Attachments:
1. Ordinance

26-1752: Minutes - Approval of the January 12, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:
1. 1-12-26 Draft Minutes

26-1882: Minutes - Approval of the January 14-15, 2026 Strategic Visioning Workshop Minutes

Presenters: Susana Marin, City Secretary
Attachments:
1. 1-14 & 1-15, 2026 Draft Minutes

14. OLD BUSINESS

25-1738: Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Title VII (Traffic Code) Chapter 72 (Stopping, Standing, and Parking), Adding Section 72.03 (Parking Recreational Vehicles on Streets and Public Right-of-Way); Providing Regulations for Recreational Vehicles; Providing That This Ordinance Shall Be Cumulative of All Ordinances; Providing for Severability; Providing a Penalty for Violations Hereof; and Providing an Effective Date

Presenters: Victor Flores, City Attorney
Attachments:
1. Ordinance

15. PUBLIC HEARING

25-1725: Public Hearing and Consideration of a Request from Triangle Engineering for a Specific Use Permit to Allow a Car Wash at 1561 E Broad Street, Located on 2.6 Acres and Situated in the Henry Odele Survey Abstract No. 1196 Tract 4 (SUP25-004)

Presenters: Clayton Comstock, Executive Director of Planning and Development
Attachments:
1. Maps and Supporting Information

16. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

25-1514: Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Considering a Request by Open Studio Architecture PLLC, for a Zoning Change from C-2 Community Business District to PD, Planned Development District, Being 5.866 Acres Located Within T.O. Harris Survey, Abstract No. 645 and Addressed as 2445 FM 157 (ZC25-002)

Presenters: Clayton Comstock, Executive Director of Planning and Development
Attachments:
1. Maps and Supporting Information

17. NEW BUSINESS

25-1722: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract for Design and Construction Administration for the Main and Broad Roadway Project with Stantec Consulting Services Inc., in an Amount not to Exceed $2,209,610; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Presenters: Kristen Petree, Capital Projects Manager
Attachments:
1. Resolution
2. Professional Services Contract

26-1797: Resolution - A Resolution to the City Council of the City of Mansfield, Texas, Approving an Advanced Funding Agreement Between the City of Mansfield, Texas and the Texas Department of Transportation in the Amount of $26,383,262.00 for the Design and Construction of South Matlock Road from Heritage Parkway to River Birch Drive; Finding That the Meeting At Which This Resolution Is Passed Is Open To the Public As Required By Law; And Declaring An Effective Date (Street Bond Fund)

Presenters: Raymond Coffman, Director of Engineering Services
Attachments:
1. Resolution

2. Agreement

26-1855: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Adopting a Safe Streets and Roads for All Active Transportation and Safety Plan; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required By Law; and Declaring an Effective Date

Presenters: Raymond Coffman, Director of Engineering Services
Attachments:
1. Resolution
2. Mansfield Active Transportation and Safety Plan Report

25-1685: Board Appointments: Mansfield Library Advisory Board

Presenters: Susana Marin, City Secretary
Attachments: None

26-1808: Request for Special Event Permit: 2026 Mansfield Pickle Parade and Palooza

Presenters: Angela Henley, Special Events Supervisor
Attachments:
1. Pickle Parade and Palooza 2026 Application

26-1809: Request for Downtown Activation Grant Funding: World's Only St Paddy's Pickle Parade & Palooza up to the Amount of $17,472 in Actual Reimbursements and up to $35,917 in In-Kind Staff Overtime

Presenters: Rachel Bagley, Assistant Director of Economic Development
Attachments:
1. Downtown Activation Grant Application

18. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the February 9, 2026 Regular City Council Meeting Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, mansfieldtexas.gov, on February 3, 2026 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

SMarin

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Susana Marin, City Secretary

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 276-4207 at least three (3) business days in advance. Reasonable accommodation will be made to assist your needs.

Mansfield Quarterly

FISCAL YEAR 2026 / QUARTER 1



Richard Hash
2025 Jesse Fernandez Front Line Leadership Award Recipient

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Mansfield Quarterly

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Volunteers in the Garden



Fleetwood Show



Public Works Appreciation Day



Police at Hometown Holidays

True **NORTH**

The City of Mansfield's GUIDING PRINCIPLES

Noteworthy Essentials

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

Organizational Excellence

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

Remarkable Experiences

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

Together As One

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

Healthy Economy

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



City Council at Hometown Holidays

BUILDING SAFETY

The Building Safety Department ensures the safe and lawful use of buildings and properties by education and compliance with adopted construction codes. We facilitate safe development in permitting, plan examination, and inspections with professional customer service.

Building Safety Activity Oct. 1 to Dec. 31, 2025

Inspected and Completed

- 1170 S Main Street, Ste. 104 - Taqueria Taco Express #6
- 2301 E. Broad Street, Bldg. 100, Ste. 101 - Paris Baguette
- 2301 E. Broad Street Bldg 200, Ste. 231 - Hammer & Nails
- 2411 E. Broad Street, Ste. 101 - Beans and Brews
- 2411 E. Broad Street, Ste. 111 - Rotolo's Craft & Crust

Approved and Under Construction

- 131 S. US 287 - Wells Fargo
- 141 S. US 287 - McDonald's
- 1256 N. Holland Road - Livingspring Family Medical Center
- 2201 E. Broad Street, Bldg. 100 and 200 Blazing Hospitality Phase 2
- 2251 Heritage Parkway - Verdexium

Projects in Review

- 130 S. US 287 - Ashton Gray Medtail
- 3750 National Parkway - Dream Nest Center
- 1509 E. Dallas Street - Crystal Windows and Doors
- 1600 E. Debbie Lane - Debbie Lane Southeast (Retail)
- 100 S. Main Street - Water Mill Square

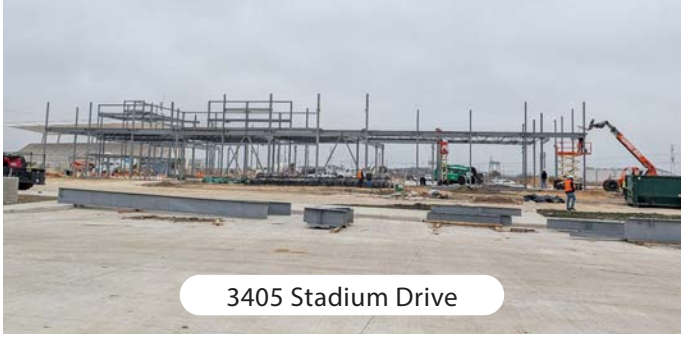
BY THE NUMBERS
Oct. 1 to Dec. 31

Received, performed plan review, and issued permits including:

13,741	Inspections conducted
1,219	Issued permits
396	Single-trade permits
202	Garage Sales
85	New single-family homes
52	Certificate of Occupancy
117	Residential remodels
36	Commercial remodels
10	Other/Miscellaneous
11	New commercial projects

Fees Collected
$2,334,392.18


640 N. US 287


3405 Stadium Drive

Departmental Updates

- Rudy Martinez has joined us as senior plans examiner.
- Francisco Ferrer has passed the Commercial Plumbing Inspector exam and received his State Plumbing Inspector's license.
- Isaac Blanco has also received his State Plumbing Inspector's license.
- Rafael De Santiago, who previously worked as a permit technician, has transferred to the role of inspector trainee.
- Chris A. Valtierra, chief building official, has been appointed to represent Mansfield on the North Central Texas Council of Governments Electrical Advisory Board for the 2026 National Electrical Code amendments review.
- Chris A. Valtierra, chief building official, being a resident of Burleson, was appointed to serve on the City of Burleson Zoning Board of Adjustments.

BUILDING SAFETY

Team Member Spotlights

Meet Rafael De Santiago
Building Inspector Trainee

And Rudy Martinez
Senior Plans Examiner

Rafael's career with the City of Mansfield reflects a strong commitment to public service and professional growth. He began his service in 2017 as a meter Reader in the Water Utilities Department and, within just two months, advanced to the role of meter technician. In November 2018, Rafael transitioned to the Utility Billing Department, where he served as a customer service representative and continued to build his knowledge of municipal operations and customer support.

In 2023, Rafael joined the Building Safety Department as a permit technician, assisting residents and contractors with technical requirements, supporting code compliance, and helping ensure efficient and safe project approvals. Most recently, in late October, he took the next step in his career and is currently training for his new role as a building inspector.

Beyond his professional contributions, Rafael values time with his wife and three children. He also enjoys playing soccer, an activity that helps him stay active and maintain a healthy work-life balance.

Rudy Martinez joined the City of Mansfield as a senior plans examiner in October. Rudy brings more than 12 years of architectural experience to his role, including 10 years in commercial design and two years in residential projects. Now in his seventh year working with municipalities, including the cities of Mesquite, North Richland Hills, and Mansfield, Rudy has spent the past six years helping bring businesses to life across multiple communities in the DFW Metroplex.

Rudy's responsibilities include reviewing commercial building plans, ensuring compliance with applicable building codes, and providing one-on-one guidance to business owners throughout the development process. His dedication to integrity, work ethic, and exceptional customer service earned him the Development Services 2024 Employee of the Year award for the City of North Richland Hills, an honor based on peer nominations. He was also named a finalist for the R-SPIRIT Employee of the Year Award, a citywide recognition celebrating employees who exemplify the City's core values of Respect, Service, Productivity, Integrity, Responsibility, Innovation, and Teamwork.

Most meaningful to Rudy is the opportunity to see projects progress from initial design through development and ultimately to a successful grand opening, contributing to economic growth and community vitality.



Rafael De Santiago



Rudy Martinez

COMMUNICATIONS **& OUTREACH**

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

The Communications & Outreach (C&O) team wrapped up a busy first quarter of FY26. Here's a peek at what the C&O team accomplished over the past quarter.

This was an event filled quarter for the C&O team with coverage of several fall events. From Haunt the Block to the annual Veterans Day & Salute and Hometown Holidays, the staff was advertising and capturing these remarkable moments with the community.

In anticipation of the World Cup coming to North Texas, staff also participated in regional MetroX preparedness training. The training focused on safety protocols and emergency readiness, ensuring the community and regional partners are prepared to work together as large crowds and special events come to the area.

This quarter also highlighted C&O's continued support initiatives with fellow departments. Staff helped with photography coverage of the Mansfield Police Department's annual National Night Out event in October and the newly added Crawl the Block Halloween event .

The team also continues to provide biweekly City Council Recap videos, which can be found posted on Facebook and Instagram, on the Tuesday following the regular City Council meeting. Additional video projects include Mansfield Snap and Road Scholars, two digital series aimed at keeping residents informed of city initiatives and operational activities.

It was an eventful quarter, rounded out with coverage of groundbreakings and ribbon-cuttings, including the new community mural, "Together As One" along the Pond Banch Linear Park in Historic Downtown Mansfield. For more information on projects like these, make sure to sign up for the City's e-newsletter. Scan the QR code on the front cover of this magazine, or click the Notify Me button on the homepage of **MansfieldTexas.Gov** sign up.

And last, but not least, the C&O team was busy preparing for the 2026 State of the City. This C&O produced event will take place via two sessions on January 29 featuring a presentation by Mayor Michael Evans and City Manager Joe Smolinski alongside a departmental open house. A video release will be provided via the city's YouTube channel and website in the event you were unable to attend the free community-wide gathering.



Eliana Working Haunt the Block



MetroX Training

BY THE NUMBERS
Oct. 1 to Dec. 31

Top Posts by Reach

80K	Hometown Holidays Know Before
55K	MIC Groundbreaking
54K	Haunt the Block Know Before
52K	Thanksgiving Trash Schedule
50K	Haunt the Block Advance

Website - MansfieldTexas.Gov

571K	Total Page Views
177K	Total Users

Top Pages by Views

46K	Homepage
35K	Search
25K	Calendar
25K	Job Opportunities
16K	Library

- Nextdoor Members 41,298 (+802)
- Facebook Followers 33,855 (+1353)
- Youtube Subscribers 955 (+37)
- LinkedIn Members 2,493 (+234)
- Instagram Members 2,911 (+214)


Reid Filming for State of the City Video

Neighborhood Services is a multi-departmental program committed to enhancing the quality of life for residents of Mansfield, Texas through engagement, education, and empowerment of residents. Neighborhood Services strives to develop strategies to build community, and increase collaborative partnerships.

Neighborhood Services

Volunteer Coordinator Julie Sheffler completed training and passed the state examination to become a certified code compliance officer. While not required for her role, this expertise is valuable in identifying volunteer projects and supporting the cross-departmental work between the Mansfield Volunteer Program and regulatory compliance.


My Mansfield Muni-Versity Service Project

My Mansfield Muni-Versity Class #6 wrapped its semester with a service project and recognition at the Oct. 29 City Council meeting. Participants spent 12 weeks touring facilities and hearing staff presentations about the programs and services available to them through the City of Mansfield. Congratulations to all graduates! Applications for Class #7 will be announced in spring 2026.



Julie & Lindsey at Gobble & Gather

The C&O team also represented the city alongside Public Works staff at the Mansfield Independent School District's Gobble and Gather event , which serves the Out of School Time program. Staff engaged with several hundred families, helping them learn about ways to connect with the City.

Staff also helped distribute holiday trees to local nonprofits for families in need from the Mansfield Holiday Tree Challenge.


Hill City Church

Mansfield's faith-based community partners continued to show up in a big way, supporting the community through multiple serve days. This quarter's spotlight is on Walnut Ridge Baptist Church nd Hill City Church. Walnut Ridge Baptist hosted a serve day in October with several thousand volunteers for projects throughout the city. Hill City hosted a clean-up at the Mansfield Cemetery. Thank you for your continued service to the community!

CULTURAL ARTS

Public Art Program

Mansfield's first Community mural, "Together as One," was unveiled along the Pond Branch Linear Park trail. The next mural will be painted this winter, with plans to unveil it in the spring.

The fabrication phase is underway for Mansfield's first large-scale sculpture project, which will be unveiled at the new Animal Service Center in the spring.

Requests for Proposals were published for two additional public art projects, including a permanent installation at the new fire station on Walnut Creek Drive and two benches at Oliver Nature Park.

Wallace Hall Art House was a hub of activity this fall, open to the public Fridays through Sundays during gallery exhibitions. Highlights included the "Wallace-Howl" house, a fully immersive, artist-created haunted house that attracted over 500 guests across eight days in October. Other exhibitions this quarter featured "Honoring Through Art," an exhibition curated and created by veterans, and "Deck the Wallace-Halls," a holiday art marketplace experience. In addition to daily visual art classes, monthly ghost hunts are conducted in partnership with our cultural incubator partner, Wandering Souls Paranormal.



Community Mural



Wallace-Howl Event



Fall Art Truck Exhibit

The Mobile Art Truck visited 23 events in October and November, featuring a fall theme that served hundreds of residents with an immersive art experience. The winter theme made appearances at Toys for Tots, Hometown Holidays, and eight other events in December. If you haven't seen it yet, it will be promoting Mansfield at several sports tournaments around town in January. It will make its last appearance at the community mural painting event this winter.

Farr Best Theater boasted 84 days of use, three private events, and 35 public events, including live theatrical productions, film screenings, open mic nights, magic shows, concerts, folklorico dance classes, comedy, and Mansfield's first opera.

Cultural incubator programs included ghost hunts at the Man House Museum and weekly markets hosted by the Mansfield Farm & Cottage Market, in addition to all regular shows at the Farr Best and classes at the Wallace Hall house. The regular market season ended in Nov. A holiday market was hosted in Dec., and the next regular season will begin on the first Saturday of May 2026.

Program Communication: The winter/spring cultural arts brochure was published in early December, featuring shows and classes from January to April 2026. You can see all the events by scanning the QR code below.

Don't forget to save the dates for Arts Week, March 13-16, 2026, and Music Alley, May 2, 2026.

ECONOMIC DEVELOPMENT

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

Mansfield Stadium Topping Out Event – Oct. 2025

This event marked a major construction milestone, celebrating the placement of the final structural beam and continued progress on one of the city's most transformative projects. City leaders, partners, and stakeholders gathered to recognize the collaboration and investment driving Mansfield's growing sports and entertainment destination.



Mansfield Stadium

Workforce Summit – Oct. 2025

The Workforce Summit brought together employers, educators, and workforce partners to address current and future talent needs in Mansfield and the greater region. Through collaborative discussions and insights, the summit focused on strengthening workforce pipelines, aligning education with industry demand, and supporting long-term economic growth.



Workforce Summit

The Mansfield Innovation Community Groundbreaking – Oct. 2025

The ribbon-cutting for the Mansfield Innovation Community celebrated the initiation of construction on a new hub for innovation, entrepreneurship, and advanced industry. This milestone event highlighted Mansfield's commitment to fostering collaboration between education, research, and business to drive job creation and economic diversification.



Mansfield Innovation Community Groundbreaking

Texas Economic Development Annual Conference – Oct. 2025

Mansfield representatives attended the annual Conference, joining economic development professionals from across the state to share best practices, explore emerging trends, and build relationships. The conference provided valuable insights and connections to support Mansfield's continued growth and competitiveness.



Texas Economic Development Annual Conference

Northeast Leadership Forum – Nov. 2025

The Economic Development Roundtable met for the last 2025 meeting to discuss business retention and expansion programs. Northeast Leadership Forum hosts groups like this across the region to encourage working better together as this area grows and flourishes.

Festival of Trees – Nov. 2025

Mansfield businesses decorated beautiful Christmas trees to be donated to families in need for the holidays.

Alexis Orosco Graduates with her Master's – Dec. 2025

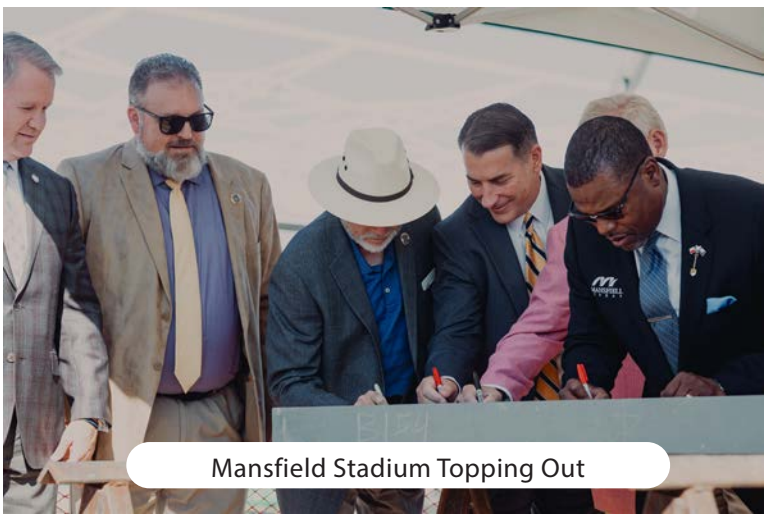
Alexis Orosco, who serves as MEDC's economic development representative, graduated with her master's in economic data analytics from the University of Texas at Arlington. Her knowledge and talents bring a wealth of value to the MEDC team.



Northeast Leadership Forum



Alexis Orosco's Graduation



Mansfield Stadium Topping Out



Workforce Summit



Festival of Trees

ENGINEERING **REPORT**

This Report details street projects currently under construction or in the design phase in Mansfield. For more information, contact: Raymond Coffman (raymond.coffman@mansfieldtexas.gov | 817-276-4238) or Taylor Durden (taylor.durden@mansfieldtexas.gov | 817-276-4249). For the most up-to-date information on street projects, please see our Roadway Capital Projects Dashboard.

Street Projects Under Construction

Cardinal Road Northbound Right Turn Lane at FM 1187 Street Bond Fund

Design and construction of a northbound right turn lane at FM 1187. Cardinal Road is an improved roadway with a traffic signal at FM 1187. It is a minor collector serving Mary Jo Sheppard Elementary School and residential traffic onto FM 1187. The northbound approach currently accommodates a left turn lane and a combination through and right-turn lane. To assure safety the improvement will also necessitate improving the traffic signal, median nose and pedestrian route at the intersection.

The project was bid on Aug. 26, 2025. Phases 1 and 2 are complete. Phase 3 began Jan. 8 and will include the reconstruction of the center median on FM 1187.

Day Miar Road (E. Broad Street to Seeton Road) Street Bond Fund, Tarrant County Transportation Bond Fund, Grand Prairie

Day Miar Road is being improved to a four-lane, undivided concrete roadway. Roadway drainage will be curb and gutter with inlets and piping draining to a parallel open channel on the west side of the road. The open channel will extend from Grand Meadow Boulevard to the detention area north of Lake Ridge High School. The project also includes sidewalks along both sides of the roadway, two pedestrian crossings at the MISD school sites, and traffic signals at the intersections with Grand Meadow Boulevard and Seeton Road enhancements. Project construction is being closely coordinated with the MISD and the City of Grand Prairie.

The project is substantially complete. However, the complete closeout has been delayed to additional street lights needed along the channel.

City in ongoing coordination with lighting contractors for costs.

Debbie Lane Median Opening (Walmart/Kroger Driveways) Street Bond Fund

The project will eliminate left egress from driveways by constructing protected offset left turn lanes from Debbie Lane into shopping centers. Left turns out will be prohibited.

The project was bid on Aug. 12, 2025 with initial construction beginning Oct. 13, 2025. Paving with the layout of the new configuration for the left turn lane was completed Dec. 31, 2025.The contractor began work on the brick and restoration in early January.

Staybolt-Heritage Parkway (Lone Star Road to National Parkway) Street Bond Fund, TIRZ #4

Heritage Parkway will be reconstructed to a four-lane divided thoroughfare with an 8-foot sidewalk at National Parkway and will taper to a two-lane divided roadway at the railroad crossing. From the railroad crossing, Heritage Parkway will be extended as a two-lane divided roadway with an 8-foot sidewalk to Lone Star Road. The railroad crossing is anticipated to be realigned and constructed as a quiet zone crossing.

Construction of the roadway with the exception of the railroad crossing is released for construction and ongoing.

Railroad crossing coordination between consultant, city, and Union Pacific Railroad is still ongoing.

Staybolt-Lone Star Road and Stadium Development Streets Street Bond Fund, TIRZ#4

This reconstructs Lone Star Road to a four-lane roadway with a roundabout at the Heritage Parkway intersection. This includes new streets that serve the stadium north of Lone Star Road.

Construction in progress, and completion is anticipated by spring 2026 for opening of the Mansfield Stadium.

Staybolt-Heritage Parkway. (South of Lone Star Road) Street Bond Fund, TIRZ #4

Heritage Parkway will be extended as a two-lane roadway south of Lone Star Road to serve the future developments south of the unnamed tributary that drains toward Joe Pool Lake. The project includes a bridge to span the tributary, a roundabout south of the tributary, and a two-lane divided roadway that extends to the southern end of the future development.

Construction is ongoing with sewer, water, and storm drain currently being installed.

Elizabeth Lane - 49th Year CDBG Community Development Block Grant, Street Bond Fund

Elizabeth Lane is to be reconstructed in asphalt with sidewalks on both sides of the street. Utilities will remain with minor upgrades. A creek crossing will be installed with a turnaround configured on the south side of the creek. This project is funded in part by the Tarrant County Block Grant.

Paving operations began Dec. 12, 2025, and sidewalk installation has concluded. Restoration is currently underway.

Fort Worth Street (Walnut Creek Drive to Willow), Live Oak Street (Dayton to Fort Worth Street)
Street Bond Fund

This project includes the reconstruction of existing streets and the addition of sidewalks. The project also incorporates a drainage analysis to add additional storm drain to facilitate better drainage function in the street.

Construction started April 23, 2025. Sewer is completed. Live Oak Street needs final paving. Storm work is wrapping up with paving and curb work.

Gertie Barrett Road (Country Meadow Drive to Wildwood Court)
Street Bond Fund

This project will reconstruct Gertie Barrett Road as a three-lane, undivided 36-foot-wide asphalt roadway with a turn lane where appropriate.

Crews are currently working along the shoulders, installing sidewalks, and completing grading work. The project is on schedule for substantial completion in mid January, weather permitting.

Heritage Parkway Eastbound Lanes (S. Main Street to Commerce Drive)
Street Bond Fund, Tarrant County Transportation Bond Fund

This project includes the reconstruction of the existing eastbound lanes and the addition of a third eastbound lane. It will provide more storage for the northbound turn lane at Heritage Parkway and South Main Street.

The construction contract award is planned for City Council consideration early in 2026, with construction tentatively expected to begin in March.

Goodland Parkway

The City of Grand Prairie is constructing a four-lane divided thoroughfare from US 287 to Prairie Ridge Boulevard to serve the Prairie Ridge development within Grand Prairie.The signal is operational, and the roadway is open to the public with minor punch list items being addressed.

Street Projects Under Design

Broad Street (Fire Station to Holland Road)
Street Bond Fund

This provides improvements around the TX-360 intersection to maximize vehicle throughput, especially eastbound to northbound movement. Creating dual-left turn lanes on the bridge and extending west is anticipated. Right-of-way acquisition at the southwest corner of the intersection will be considered if necessary. Limits may extend west to Cannon Drive and east to Holland Road to maximize vehicle throughput. This project will likely utilize asphalt pavement as is existing to the west. A traffic signal at Fire Station 3 to be included.

The City has completed most of its review, with coordination of utility companies ongoing. Updated landscaping will be included to meet the new City standards. Bid opening is planned for early 2026, with construction expected to commence in the spring.

Broad Street (Lillian to Retta)
Street Bond Fund

West Broad Street will be improved to a four-lane, divided concrete roadway from its current two-lane, asphalt rural section. The project will reconfigure the intersections at Retta Road and Lillian Road. The intersection at West Broad Street and Retta Road will be converted into a multi-lane roundabout, enhancing safety and improving traffic flow.

The consultant has submitted 90% preliminary design plans. As part of the design process, the roundabout layout was modified to accommodate an existing gas line, helping to avoid additional work and costs. Documentation for the right-of-way acquisition process has been initiated. The bid opening is tentatively scheduled for early 2026, with construction expected to begin in the spring.

Cannon Drive South (Conifer Street to Miller Road)
TIRZ #1

Cannon Drive South is on the thoroughfare plan as a minor collector roadway with a 70' ROW. The roadway is anticipated to be a 37' section with bike lanes and sidewalks. The parkway will accommodate two rows of street trees. The existing pavement adjacent to the Rustic Meadow subdivision will be removed.

Plans are complete. This project will be constructed by a developer for projects adjacent to the roadway. A construction schedule not yet determined.

Dick Price Road (Union Pacific Railroad to North Main Street)
Street Bond Fund, Tarrant County

This project expands Dick Price Road to a four-lane divided highway to connect directly to North Main Street (US Business Highway 287). This connection will alleviate traffic and safety concerns on Gertie Barrett Road and Turner Warnell Road, providing direct access to Kennedale, Arlington, and Mansfield. The project enhances access to commercial developments along the route.

The City has submitted its review of the 75% preliminary plans. The bid opening is scheduled for early 2026, with construction tentatively beginning in the spring 2026.

Downtown Sidewalks (Southest Quadrant) 2024 CDBG - Community Development Block Grant

Project is funded by a Community Development Block Grant and constructs public sidewalks in areas of the southwest quadrant of downtown Mansfield as funding allows. The project adds 5 foot wide concrete sidewalks on streets except where a sidewalk is existing or is not feasible due to existing grades. It includes sidewalk ramps where necessary at street intersections and the reconstruction of existing drive approaches as necessary.

100% plans are complete and bid packet is currently being prepared. Sidewalk easement acquisition still ongoing. Tarrant County will proceed with bidding as the easement is still ongoing.

Main Street to FM 157 Connector Street Bond Fund

The proposed connector is a four-lane undivided roadway that will provide a connection from North Main Street to FM 157. This roadway will be located a half mile north of Mouser Way and align with Watson Branch Lane. The connector will reduce traffic along the frontage of Legacy High School and at the intersection of Main and FM 157. This project eliminates the current skewed intersection of Russell Road and FM 157 and will reduce flooding potential of Watson Branch upstream of Russell Road.

This project is moving toward 100% plan submission. TxDOT Real Estate Services is coordinating the ROW abandonment needed for the improvements, with review and approval by the Texas Transportation Commission expected later this month. Bid opening is scheduled for early 2026, with construction anticipated to begin in the spring.

Main Street at Heritage Parkway Intersection Street Bond Fund

This project adds northbound and southbound right-turn lanes and pedestrian improvements to the intersection of South Main Street/Heritage Parkway. Sidewalks to be added on the east side of South Main Street from the Forest Brook Subdivision to Price Road. This project involves coordination with TxDOT.

The City is currently working on acquiring easements from adjacent property owners to support the planned intersection and pedestrian improvements. Construction is ancitipated to begin in the spring of 2026.

North Street (Oak Street to North Side of Walnut Creek) Street Bond Fund, TxDOT

Reconstruction of the existing bridge over Walnut Creek and roadway improvements south to Oak Street.

Coordination with the railroad is currently underway. The next plan submittal (90%) is expected in early January. The bid opening is scheduled for spring 2026, with construction tentatively planned to begin later that summer.

Railroad Quiet Zones (Walnut Creek Drive, Broad Street, Wisteria Street) Street Bond Fund

This project includes the reconstruction of the railroad crossings at Walnut Creek Drive, East Broad Street, and Wisteria Street, so crossings meet the Union Pacific Railroad (UPRR) standards for Quiet Zone Crossings that will no longer require trains to sound their horns at the crossings.

Wisteria Street and Walnut Creek Drive plans have been accepted by UPRR and estimates are being created for agreements.

Bids are to be opened in February 2027 and construction is expected to begin in May 2027. Construction expected to last 6 months with final acceptance estimated to in November 2027.

Simpson Lane (Gertie Barrett Road to Main Street) Street Bond Fund

This will construct a new east/west four-lane undivided roadway between Gertie Barrett Road and N. Main Street. The location of this east/west roadway will align with Simpson Lane on the west side of Gertie Barrett Road. This involves coordination and an agreement with TxDOT. The City is currently coordinating with TxDOT and is waiting for their direction to develop the project scope and fee. A consultant has already been engaged to complete the project design, based on the previously submitted preliminary layout.

US 287 On-Ramp (North of Walnut Creek Dr.) - TxDOT Street Bond Fund

This project will construct an on-ramp from the southbound US 287 frontage road to US 287 just north of Walnut Creek Drive. A schematic design will be prepared and submitted to TxDOT for review. Upon approval, the design will be completed, followed by construction of the ramp. Depending on the complexity of the final design and required processes of the TxDOT review, the project will take approximately two to three years to complete.

Design to begin in March/April. The design consultant contract is to be presented to the council in late January.

Vinewood Drive (to Heritage Parkway) and US 287 Connector Street Bond Fund

This project will extend Vinewood Drive across Low Branch to Heritage Parkway with pedestrian and signal improvements at the intersection. It includes a separate extension to the US 287 Southbound Frontage Road.

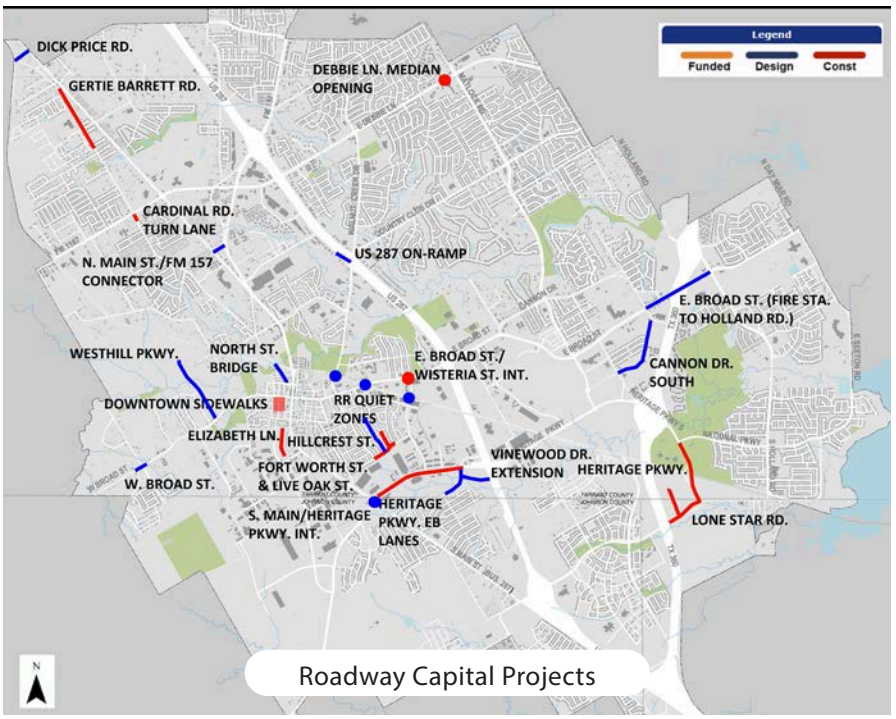
Right-of-way acquisition is underway and expected to be completed by November, with bidding to follow. Construction is tentatively planned to begin in early 2026.

Westhill Parkway (Westhill Parks to Broad Street) Street Bond Fund

The proposed project is a 2,900 long, 29' wide (back of curb to back of curb) roadway from West Broad Street to and including the proposed roundabout at the intersection of preliminarily designated streets of Delta and Charlie in the proposed Westhill Parks subdivision. The project does include an 500' bridge crossing Walnut Creek, and a 6' wide concrete sidewalk along one side of the roadway and bridge.

The preliminary alignment has been finalized and a schematic plan is complete. Right-of-acquisition is ongoing and 60% plans have been returned with comments.

Scan the QR code below to see the most up-to-date information on the Roadway Capital Projects Dashboard.



Roadway Capital Projects



Cardinal Road



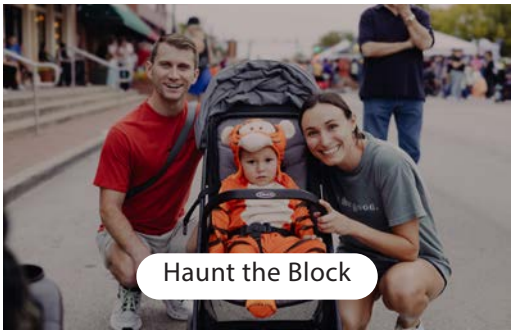
Debbie Lane

Historic DOWNTOWN MANSFIELD Est. 1890

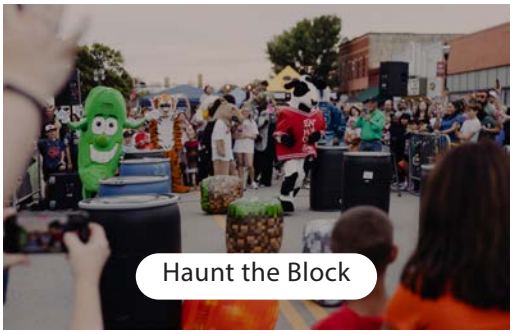
HISTORIC DOWNTOWN **MANSFIELD**

Haunt the Block returned to Historic Downtown Mansfield on Thursday, Oct. 16, 2025, drawing more than 5,200 attendees to Main Street for an evening of trick-or-treating and family-friendly fun. With over 50 downtown businesses participating, the event transformed the district into a lively Halloween destination, offering a safe and engaging experience for families, while showcasing the strength and collaboration of Mansfield's small business community. This year marked the largest and most successful Haunt the Block to date, reinforcing Historic Downtown Mansfield as a vibrant gathering place for community events and seasonal celebrations.


Families enjoying Haunt the Block


Haunt the Block


Haunt the Block


Haunt the Block

HISTORICAL SERVICES



Founders' Day Festival

Founders' Day Festival

On Oct. 4, the Man House Museum held the 5th annual Founders' Day Festival. The event is designed to show visitors what life was like when Mansfield was founded in 1890.

This year, there were a number of artisans and historical demonstrators who performed tasks that would have been done in the 19th century. These included a blacksmith, potter, laundress, quilter, spinner, and beekeeper. There was also a petting zoo and musicians. Hands-on activities in which visitors could participate included: quill pen writing, a selfie station, candle dipping, dancing, and old-fashioned games.

Also present were local historical organizations and other area non-profits that have partnered with the museum. The Mansfield Garden Club, Daughters of the American Revolution, Historic Landmark Commission, Mansfield Historical Society, and the Mansfield Cemetery Association all had tables where they sold items or informed visitors about their organizations and the work they do in the community.

Volunteer participation from community members and local schools helped the event enormously. Students from local high schools volunteered their time, including the Timberview basketball team, which helped with setting up the day before the event.

Next year's Founders' Day Festival has been scheduled for October 3, 2026.



Holiday at the House



Founders' Day Festival

Halloween at the House

On Oct. 25, the Man House Museum hosted annual Halloween at the House event. This year's event was Victorian picnic-themed, and the activities at the event were all things people did to celebrate Halloween in the late 19th century. Attendees of the event participated in games, crafts, ate an assortment of treats, and also took part in fortune-telling and hunting for ghosts.

Escape Room

The Mansfield Historical Museum hosted an escape room as part of Haunt the Block. The program, created by Historic Preservation Officer Art Wright and volunteers, ran from Oct. 16 - 18. We hope to offer new versions of the escape room multiple times a year.

Holiday at the House

The Man House Museum hosted our 5th annual Holiday at the House event on Dec 6. The day featured craft stations, handmade gifts, and refreshments. Additionally, the house was decorated for Christmas in the style that was common in the late 1800s, and volunteers gave tours of the home.

Guests Served

1,557	30	54
Visitors	Researchers	Volunteers



Holiday at the House

MANSFIELD **PUBLIC LIBRARY**

New Library Staff

The Mansfield Public Library remains committed to building a skilled and service-oriented team dedicated to delivering exceptional customer service. In the last quarter, the Library welcomed two new staff members. Jordan Allen filled the vacant full-time youth services librarian position, and Julie Mayfield filled the open part-time library clerk position.

Jordan Allen

Jordan Allen joined the Mansfield Public Library team in October 2025 as the youth services librarian following the successful completion of her practicum with the Library. She holds an undergraduate degree in digital and print journalism and a master's degree in library science. In her role, Jordan supports youth literacy and early learning through weekly storytimes, collection development, and engaging programming that serves children and families across the Mansfield community.

Julie Mayfield

Julie Mayfield joined the Mansfield Public Library staff in the fall. She is a retired elementary teacher who spent the majority of her career in Arlington public schools. She earned her Bachelor of Science degree from Stephen F. Austin State University, and she earned her Master of Education degree from the University of Texas at Arlington. She looks forward to serving the Mansfield community through the library teaching programs and working at the front desk.

Texas Municipal Library Directors Association



Jordan Allen

Community Outreach

Hometown Holidays

The Mansfield Public Library proudly participated in this year's Hometown Holidays celebration, expanding its reach and community impact by serving more than 785 attendees, an increase from 607 visitors the previous year. Library staff and volunteers engaged families and residents at the Library's booth, sharing information about library programs, resources, and services while strengthening the Library's visibility as a welcoming and active community partner.



Julie Mayfield

Costume Carousel

Guided by the City of Mansfield's True North guiding principles of Together As One and Remarkable Experiences, the Mansfield Public Library hosted the second annual community-wide Costume Carousel, a program focused on sustainability, access, and community connection. The event relied on generous donations from residents resulting in over 100 gently used costumes and accessories collected. By encouraging participants to exchange costumes and redistributing donations through family-focused programming, the Library provided costumes to local families, reinforcing its role as a welcoming and resource-sharing community hub.



Costume Carousel

ACHIEVEMENT OF EXCELLENCE 2024 IN LIBRARIES AWARD

MANSFIELD **PUBLIC LIBRARY**

S'mores and Stories with Santa

Mansfield Public Library hosted S'mores and Stories with Santa, a youth-centered holiday program focused on literacy, community connection, and public safety engagement, serving more than 350 community members. The program highlighted the Library's commitment to collaboration through its partnership with the Mansfield Police Department and the Mansfield Police Citizen Academy. This popular program builds trust between youth and first responders while reinforcing the Library's role as a safe, welcoming space for learning and community engagement.

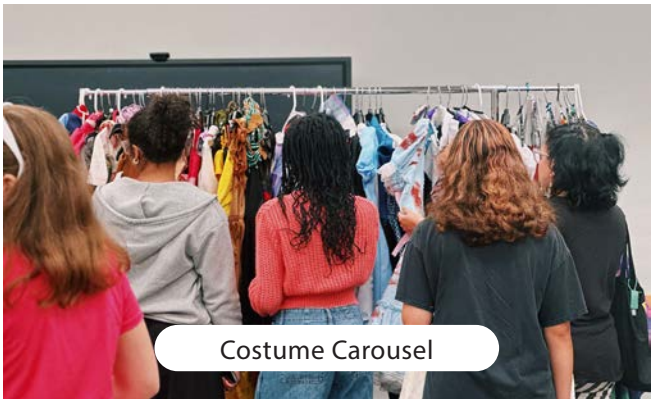
Visit us in person at 104 S. Wisteria or online. Scan the QR code below to visit us online.



S'mores and Stories with Santa



Hometown Holidays



Costume Carousel

BY THE NUMBERS
Oct. 1 to Dec. 31

28,667	Number of Library visitors
4,203	Program attendance
121	Number of programs
1,179	Number of meeting room reservations

Social Media

4.1K	Facebook Followers
85.2K	Facebook Reach
1.4K	Instagram Followers
11.8K	Instagram Reach

Library Outreach

4	Outreach events
2.5K	Number of participants

MUNICIPAL **COURT**

National Night Out

On Oct. 7, the Mansfield Municipal Court proudly participated in National Night Out, a community-wide event focused on strengthening relationships between residents, City departments, and public safety partners. The team joined neighborhoods across Mansfield to engage with families, answer questions about court services, and promote traffic safety awareness. Events like National Night Out allow staff to step outside the courtroom and connect with the community, reinforcing trust, accessibility, and a shared commitment to keeping Mansfield safe.

Municipal Court Week

The Mansfield Municipal Court joined courts across Texas in celebrating Municipal Court Week from Nov. 3–7, a week dedicated to recognizing the vital role municipal courts play in local government and the meaningful work performed by court staff each day. This was a week of celebration for the team, offering an opportunity to pause, reflect, and take pride in the services provided to defendants and citizens.

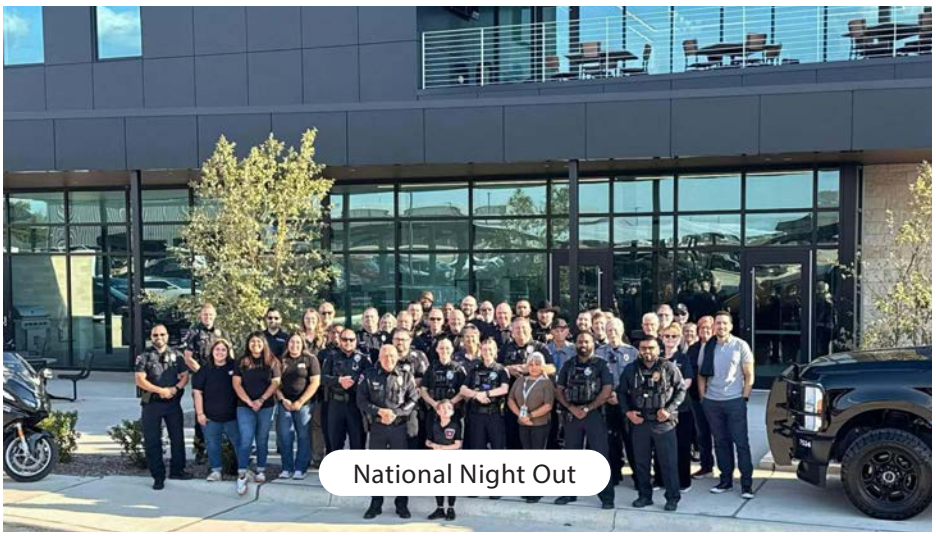
TCCA Conference

The Mansfield Municipal Court was well represented at the Texas Court Clerks Association (TCCA) Conference, where both Alitzel (Ali) Morales and Heather Leonard engaged in a meaningful week of education, collaboration, and professional connection. The conference theme, "Homecoming: Reunite, Recharge, Reimagine", set the tone for municipal court clerks from across Texas who came together to renew friendships, share insights, and envision the future of court services.

At the conference, we participated in a variety of informative training sessions covering court administration topics, discussed innovations in court operations,



National Night Out


National Night Out


Municipal Court Week

and learned strategies for enhancing efficiency and public service. As active members of the TCCA board, Morales and Leonard contributed to organizational planning and supported initiatives that help elevate standards and best practices across municipal courts statewide.

Theft Awareness Class

On Nov. 11, the Mansfield Municipal Court hosted a Theft Awareness class that drew more than 30 defendants and community members committed to understanding the impact of theft and fulfilling their community service education or course requirements.

The team welcomed Detective Perez from the Mansfield Police Department, who delivered a powerful presentation on modern theft trends, from phishing texts and phone scams to sophisticated online fraud schemes that often target our most vulnerable populations, particularly the elderly. His message was clear: awareness is protection.

Presiding Judge Cass Callaway also spoke to the heart of the issue, offering insight from cases seen in court and encouraging personal accountability and the possibility of lasting change. Judge Callaway reminded attendees that theft affects not only property but also lives, families, and community trust.

Professional Achievement – Level I Certification

The Mansfield Municipal Court congratulates Alitzel (Ali) Morales for earning her Texas Court Clerks Association (TCCA) Level I Certification. This achievement reflects Ali's dedication to professional growth, continuing education, and excellence in public service. Earning a Level I certification requires a strong understanding of court operations, and Ali's accomplishment strengthens the team's ability to provide accurate, knowledgeable, and efficient service to the public.

Congratulations, Ali!



Ali Morales



Theft Awareness Class

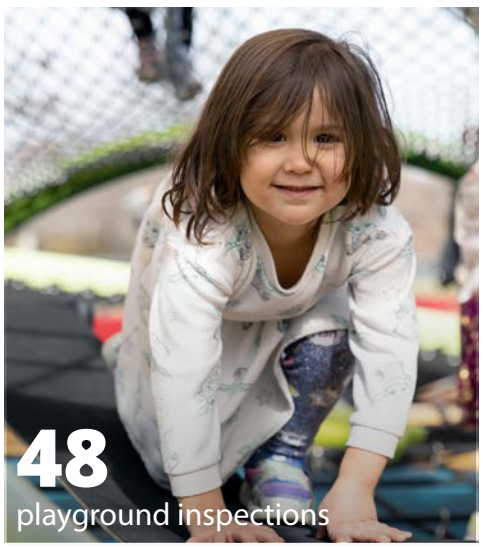


TCCA Conference



PARKS & RECREATION

BY THE NUMBERS **OCT 1 TO DEC 31**



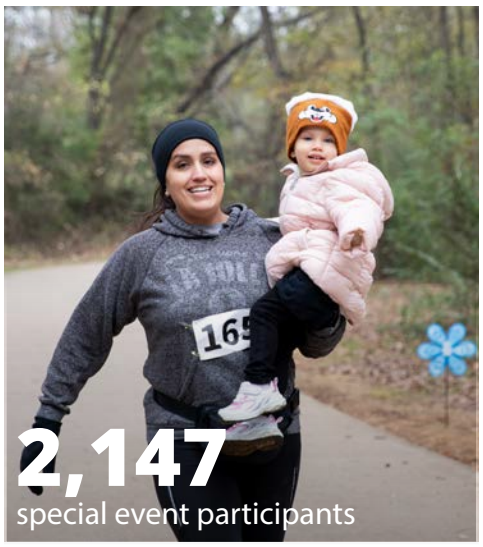
48
playground inspections



89
pavilion rentals



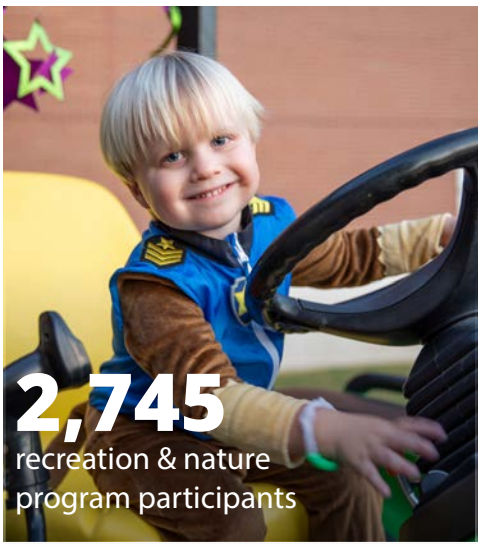
191
athletic field rentals



2,147
special event participants



36,704
MAC visitors



2,745
recreation & nature program participants

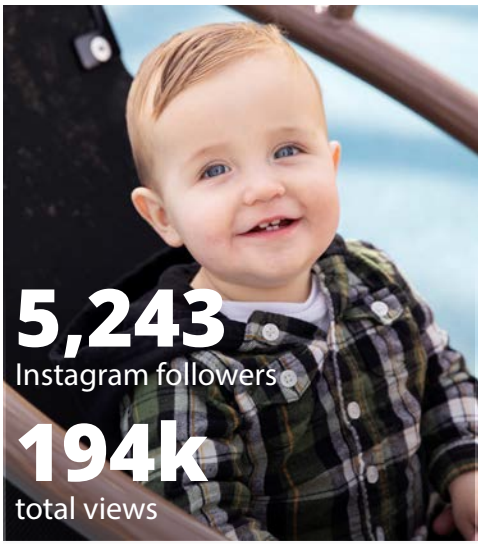


2,247
Senior meals served



21,529
Facebook followers

2.8M
total reach



5,243
Instagram followers

194k
total views



PARKS & RECREATION

DEPARTMENT NEWS & UPDATES



ROSE PARK GRAND OPENING
The highly anticipated new playground at Katherine Rose Memorial Park opened on Friday, Dec. 19 to rave reviews and so many happy faces. Santa joined City Council and MPFDC unwrapping the ribbon on this special gift to residents!

This one-of-a-kind destination, funded by the City's half-cent sales tax and the American Rescue Plan Act, sparks curiosity by connecting children with nature and fosters creativity for all abilities with a remarkably adaptive and inclusive design, seamlessly integrated for a unified space for all kids to play together. Many of the features are the first in the area (or world!) including the one-of-a-kind custom squirrel climbing structure and slide. After a few rounds of polling and much debate, residents chose to name the squirrel Walnut, after both the creek and linear trail.

The response has been overwhelming, from residents proud of the City's committment to investing in families to parents overjoyed for a place where their children with ability limitations finally feel welcome to play.

GEYER COMMONS
After much anticipation, the first 12 vendors to host cottages at the new Geyer Commons market were selected! After a series of meetings and interviews with prospective sellers, a cross-departmental committee selected an incredible mix of product type, with an emphasis on Mansfield-owned businesses. Final preparations are underway for vendors and staff alike as approach opening day.

2025 MASTER PLAN UPDATE
In December, Mansfield City Council approved the Five-Year Update to the 2020 Parks Master Plan. The update was produced over the last 18 months and includes a completely redesigned Trail Master Plan, a detailed review of park project progress, community growth and changes, and current needs and public demands over the last five years, gathered with a series of public engagement efforts. It's an exciting look at how far we've come, and an ambitious look ahead to what's to come, all rooted in resident input.

TEXAS UNPLUGGED DAY
On October 21, Mansfield joined cities across the state in celebrating the first-ever Unplug Texas Day, a new state holiday to support screen-free outdoor fun. The department hosted a series of free events throughout the day, from bird watching to nature crafts and a community walk.

TRAPS NORTH AWARDS
Mansfield Parks and Recreation was honored this November with two awards at the Texas Recreation and Parks Society North conference. The recently expanded preschool nature program at Oliver Nature Park received top honors for Recreation Excellence, and the Seniors' Topsy Turvy Open House, the annual off-hours event where seniors invite their families to experience their daily activities together, won best senior program.

FALL EVENTS
It's always the most wonderful time of year in Mansfield! This fall saw record attendance at longtime favorites like the Snowman Run 5k, Jane Austen Day tea party, and Candy Cane Hunt, as well as incredible response to some brand-new events, like the Puppy Tri and Punt, Pass & Kick competition. These events give residents a unique variety of ways to gather, grow, preserve and play together, from athletic to academic, family to furry friends!



HEATH WOODARD
REMARKABLE SERVICE AWARD
Each year, the Heath Woodard Remarkable Service Award is given to an employee chosen by their peers as the best example of our core values like exceeding expectations, leading as a team, working with uncompromising integrity and, as the name suggests, providing remarkable service. The 2025 winner was Recreation Attendant Anabel Cruz, whose bright smile and positive attitude have been a shining light at the MAC for two years now.

As one nominee wrote, "Anabel's heart for others shows through in everything she does. She takes the time to truly get to know the people she interacts with, whether a coworker or a customer, and follows up with genuine care. She doesn't seek recognition, but her example is one that others admire and respect deeply."

PARKS & RECREATION

RECENTLY COMPLETED PROJECTS



MOODY PARK

BUDGET	$450,000
SOURCE	MPFDC
COMPLETED	January 2026



KILLIAN PARK

BUDGET	$125,000
SOURCE	MPFDC
COMPLETED	December 2025



KATHERINE ROSE MEMORIAL PARK

BUDGET	$10M
SOURCE	GF CO, MPFDC, ARPA
COMPLETED	December 2025





MANS BEST FIELD DOG PARK

BUDGET	$900,000
SOURCE	MPFDC
COMPLETED	December 2025



PARKS & RECREATION

PROJECTS IN PROGRESS





WALNUT CREEK
LINEAR PARK PHASE 3B

BUDGET	$3M
SOURCE	GF CO
TARGET	February 2026





GEYER COMMONS
PHASE 1A

BUDGET	$5.8M
SOURCE	GF CO
TARGET	February 2026





JULIAN FEILD PARK
VETERANS MEMORIAL

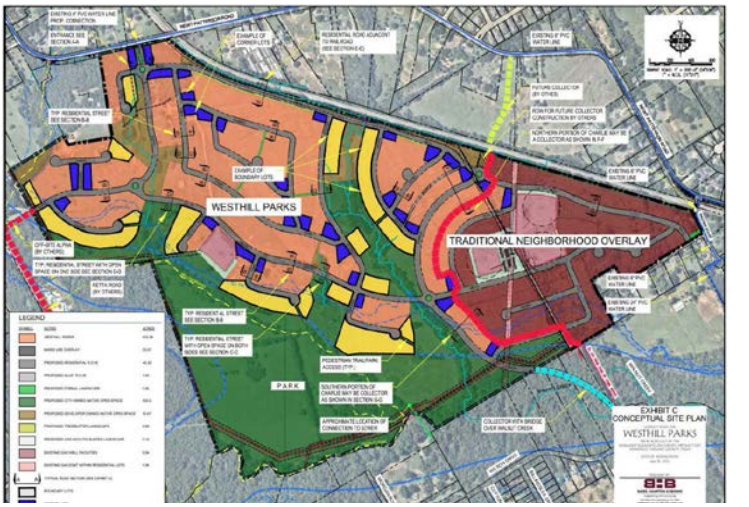
BUDGET	$5M
SOURCE	TIRZ #1
TARGET	February 2026

PLANNING **& ZONING**

The Planning Department oversees land use and subdivision regulations aimed at promoting the development of safe, accessible, and visually appealing properties while enhancing property values in Mansfield. The department offers technical assistance on zoning and development matters that go before the Planning and Zoning Commission and the City Council.

DEVELOPMENT PROJECT SPOTLIGHT

Phase 1 of Westhill Parks, a new residential development on Newt Patterson Road, is underway and will include 206 single-family homes. The City has also acquired 100 adjacent acres for a future nature preserve, helping complete the Walnut Creek Linear Trail and supporting the City Council's vision for the "Western Promise" in west Mansfield. (Pictured right)



CITY COUNCIL

The City Council reviewed the following cases during the first quarter:

ZC#25-009:
A Planned Development (PD) District was approved for two drive-through restaurants, a car wash, and other commercial uses on 3.65 Acres at 1840 and 1850 Cannon Dr. The approval allows the developer to subdivide the property and proceed with building permits.

ZC#25-005:
A Planned Development (PD) District was approved for a bank and commercial uses located at 1101 N. Holland Rd. and 3700 E. Broad St. The approval allows the developer to subdivide the property and proceed with building permits.

SUP#25-005:
A Specific Use Permit (SUP) was approved for the Mansfield Mission Center on 2.539 acres at 901 W. Broad St. The approval allows the applicant to proceed with a building permit for its new facility.

SUP#25-003:
A Specific Use Permit (SUP) was approved for a Goodwill Store on approximately 5.8 acres at 989 N. Walnut Creek Dr. The approval will allow Goodwill to move from its current location to a larger retail space.

ZC#25-002:
A Planned Development (PD) District was approved at first reading for the Falcon Crossing mixed-use development with retail/commercial uses and townhomes on 5.866 acres at 2445 N. FM 157. The second reading of this request will be held in January 2026.

PLANNING & ZONING COMMISSION

NEW MEETING DAYS
Beginning on January 15, 2026, the **Planning and Zoning Commission** will hold its regular meetings on the first and third Thursday of each month. The Commission previously met on the **first and third Monday** of each month.

The Comission acted on the following cases during the first quarter:

ZC#25-002:
The Commission recommended approval of a PD, Planned Development District for the Falcon Crossing mixed-use development with retail/commercial uses and townhomes on 5.866 acres at 2445 N. FM 157.

SD#25-005:
The Commission recommended approval of Specific Use Permit for Mansfield Mission Center on 2.539 acres at 901 W. Broad St.

SD#25-003:
The Commission recommended approval of a Specific Use Permit for a Goodwill Store Use on 5.8 acres at 989 N. Walnut Creek Dr.

SD#25-066:
The Commission approved a final plat with conditions of Lot 1 and Lot 3, Block 1, Heritage Park on 4

acres at 700 S. U.S. HWY 287. The plat may be filed at the county when the conditions are met, creating two lots for commercial development

SD#25-065:
The Commission approved a replat with conditions of Lots 8R1 and 8R2, Block 1, The Village Off Broadway on 2.6 acres at 3170 E. Broad St. The plat may be filed at the county when the conditions are met, creating two lots for retail development.

SD#25-063:
The Commission approved a preliminary plat with conditions of Heritage Parkway South at 3892 Britton Rd. and 3600 Lone Star Rd. A final plat for the Heritage Parkway South right-of-way may be submitted once the conditions have been met.

SD#25-060:
The Commission approved a preliminary plat of the Square at Matlock on 25 acres at 2880 and 2804 Matlock Rd. The approval allows the developer to proceed with a final plat.

SD#25-059:
The Commission approved a replat with conditions of Lot 1R, Block 1, MISD 6th Avenue Transportation Addition on 37.29 acres at 900 S. 6th Avenue. The plat may be filed at the county when the conditions are met, allowing the expansion of the school bus maintenance facility.

SD#25-057:
The Commission approved a preliminary plat with conditions for the Bonner Farm House Addition on 3.5 acres at 1709 and 1750 Bonner Dr. The approval allows the developer to proceed with a final plat once the conditions have been met.

SD#25-038:
The Commission approved a final plat with conditions for the Kinney Park Addition on 32.4 acres at 1970 N. Main St. The plat may be filed at the county when the conditions are met, allowing the construction of new single-family homes and townhomes.

SD#25-027:
The Commission approved a final plat with conditions for Westhill Parks, Phase One on 72 acres at 1669, 1671, 1791,1821 & 1901 Newt Patterson Rd. The plat may be filed at the county when the conditions are met, allowing the construction of new single-family homes.

SD#25-017:
The Commission approved a replat with conditions of Lots 1 through 3, Block 1, CT Addition at 1266 Lakeview Dr. The plat may be filed at the county when the conditions have been met.

SD#24-034:
The Commission approved a final plat of Lot 2 and Lot 3, Block 2, The Village at South Pointe on 10 acres at 1415 S. U.S. HWY 287. The approval creates two lots for commercial development.

SD#24-020:
The Commission approved a preliminary plat with conditions for South Mitchell Townhomes on 8 acres and 1000 S. Mitchell Rd. A final plat may be submitted once the conditions have been met.

SD#23-033:
The Commission approved a final plat with conditions of Lone Star Ranch Phase 3 on 23 acres at 949 Lariat Ln. The plat may be filed at the county when the conditions are met, allowing the construction of new homes in the final phase of Lone Star Ranch.

ZONING BOARD OF ADJUSTMENTS

The Board reviewed the following cases during the first quarter:

ZBA#25-006:
The Board denied a request for a variance to allow a side fence to be located less than 15 feet from a side property line adjacent to a public street at 600 M3 Ranch Rd.

ZBA#25-005:
The Board denied a request for a variance to allow a dumpster enclosure less than 50 feet from a public street at 940 S. 6th Ave.



Planning and Development Pumpkin Contest

HISTORIC LANDMARK COMMISSION

NEW MEETING DAYS

Beginning on Jan. 19, 2026, the **Historic Landmark Commission** will hold its regular meetings on the **third Tuesday** of each month. The Commission previously met on the second Thursday of each month.

The Comission acted on the following cases during the first quarter:

HLC#25-011:
The Commission approved a recommendation to city management on an incentive program to take advantage of the Neighborhood Empowerment Zone in historic downtown Mansfield as an incentive for historic preservation.

HLC#25-010:
The Commission recognized Julian Feild Park as an Officially Recognized Historic Resource of the City of Mansfield. The park, established in 1960, is the city's first public park.

HLC#25-009:
The Commission approved the submission of a Determination of Eligibility (DOE) to the Texas Historical Commission. The DOE is the first step in the process to list Mansfield's historic commercial district on the National Register of Historic Places.

HLC#25-007:
The Commission approved a preliminary plan to create a Historic Preservation Outreach Program to encourage the owners of historic properties to seek a landmark designation. The program will be implemented in phases.

HLC#25-008:
The Commission designated 10 heritage trees in the Historic Cemetery District at 750 W. Kimball St. The trees were nominated by the associations of the Mansfield Cemetery and Mansfield Community Cemetery. The estimated ages of the trees range from 144 to 264 years.



Heritage Trees

NEW CHAIRMAN

At their October meeting, the Commissioners elected Commissioner Thomas Leach as chair of the Historic Landmark Commission. Mr. Leach is only the second chairman in the Commission's 37-year history.

COMMUNITY OUTREACH

The Historic Landmark Commission connected with residents at two special events this quarter. Founders' Day Festival, held in recognition of Mansfield's incorporation, offered a unique glimpse into the community's early years. In December, the Commission also helped launch the holiday season at Hometown Holidays. Both events provided opportunities for residents to learn more about the Commission's work to preserve Mansfield's rich heritage.



Founders' Day Festival



Hometown Holidays

LANDSCAPE TEAM ACTIVITIES

Caleb Tandy, landscape plans reviewer, and Stephen Olinski, landscape plans inspector, form the department's landscape team. These professionals review and inspect development projects to ensure compliance with the City's landscaping regulations, helping to keep Mansfield green.

HERITAGE TREE GIVEAWAY

The Landscape Team debuted the Heritage Tree Program at the October 2025 Founders' Day Festival, kicking it off with a community tree giveaway. More than 100 trees provided by the Historic Landmark Commission and the Mansfield Historical Society were distributed free to residents to



Heritage Tree Giveaway

HOLLIES FOR THE HOLIDAYS

On Dec. 22, the landscape team distributed 95 trees, mostly holly, to residents at James McKnight Park during the Parks and Recreation Department's annual Candy Cane Hunt.



Hollies for the Holidays

Caleb's Corner - Winter Tips

Fall and winter are an excellent time of year to plant trees. Don't wait until spring or summer, do it now!



Planning Department Updates

Planning Manager Art Wright celebrated 25 years of service with the City of Mansfield in November. He began his career with the city as a planner I and now serves as planning manager and historic preservation officer.



Planning Manager Art Wright

Gas Well Drilling and Production

There were no drilling activities during this quarter. Each drill site in Mansfield is inspected monthly by the Gas Well Inspector for compliance with the City's

BY THE NUMBERS

Oct. 1 to Dec. 31

69	Single-family residential lots final platted
36.05	Commercial/industrial acres final platted
5	Zoning changes, SUPs (Specific Use Permits) and development amendments approved and/or reviewed by Council

For more information about the Planning & Development Services Department, please visit the website at MansfieldTexas.Gov/Planning or by clicking the QR code below.

PUBLIC **WORKS**

The Public Works Division consists of separate departments, all contributing to the daily functions of the division: Environmental Services, Streets/Traffic Operations, and Water Utilities.

Environmental Services

Chunk Your Junk

Chunk Your Junk is a biannual event that allows residents to dispose of materials that are not accepted at the curb. Materials can include box springs and mattresses, car batteries, furniture, scrap metal, tires, and appliances (with coolants removed).

Holiday Grease Roundup

We are in the middle of our Holiday Grease Roundup (HGR), an annual event that encourages residents to recycle their used cooking oil and grease instead of pouring it down the drain. The Environmental Collection Center hosts a 24/7 drop-off location for used cooking oil from Nov. 1 to Jan. 31. HGR collections for the months of November and December totaled 1,735.68 lbs of used cooking oil!



David Macias - Mansfield Snap

BY THE NUMBERS
Oct. 1 to Dec. 31

Recycled Materials

Antifreeze	3,144 lbs.
Cooking Oil	2,304 lbs.
Tires	4.09 tons
Paint Recycled	10,629 lbs.
Reuse Room	240 lbs.

Total Households Served

October	260
November	227
December	269

Home Renovations Dropoff

October	8
November	15
December	16

Chunk Your Junk and Shred Day

Shred Day Participants	226
Chunk Your Junk Participants	175

Recycled Material from Household Hazardous Waste (HHW)

Electronics includes items such as TVs, cell phones, radios, speakers, etc.

Total Households Served per Monthly HHW Event

Household Hazardous Waste (HHW) events are held three consecutive days every month at the Environmental Collection Center (616 S. Wisteria). This event allows residents to dispose of hard-to-recycle materials at no cost.

Home Renovations Dropoff

During HHW events, a drop-off site is provided for bulky waste materials leftover from home renovations and DIY projects.

CIP Drainage

Chapel Hill Storm Drain Improvements Completed - $532,030.46

Chapel Hill Storm Drain Improvements resolve flooding concerns with drainage improvements installed to safely convey drainage between 1206 and 1208 Chapel Hill Rd.


Chapel Hill Storm Drain

Glen Abbey Dr Storm Drain Improvements More Than ½ Complete - $585,486.10

Glen Abbey Storm Drain Improvements are planned to prevent flooding of homes along Glen Abbey Drive, a new storm drainage system will be constructed to safely convey the drainage from Glen Abbey Drive to Walnut Creek Drive.


Glen Abbey Storm Drain

Maintenance Highlights

Ravenwood

Drainage maintenance crew cleaned up the Ravenwood drainage infrastructure to prevent flooding on roadways by removing trash, built-up sediment, and plants from the area.



Ravenwood Drainage Cleanup

Comal and Blanco

Drainaige maintenance cleared cattail out of the drainage at Comal and Blanco. Cattails, pictured in the before photos, can cause damage and prevent proper drainage due to their ability to build up sediment around the base and roots of the plant. This causes a change in elevation that must be removed at the base. Crews utilized equipment to dig out cattails to provide the drainage structure necessary for the area.



Before



After



After

Streets/Traffic Operations

Street work orders include projects such as grinding concrete, sidewalk repairs, concrete road repairs bigger than potholes, and asphalt repairs.

BY THE NUMBERS

Oct. 1 to Dec. 31

Streets/Traffic

Street Work Orders Completed	98
Potholes Filled	1,816
After Hours Emergency Callouts	7

New Equipment: Hotbox Pothole Trailer

Hotbox Pothole trailers are used to keep asphalt mix hot and at a workable temperature for a longer period of time. This has multiple benefits, including allowing crews to efficiently install durable, year-round repairs for potholes, and leftover material can continue to be used for future repairs. This equipment will be used by the streets and traffic department beginning Q2 of FY26.



Hotbox Pothole Trailer

Next time you're navigating the streets of Mansfield, take a moment to appreciate the thousands of traffic and street signs that guide your way. Did you know that the City of Mansfield relies on a small, dedicated crew of just two individuals to maintain this vital infrastructure?

Cory and Raul are the hardworking team responsible for the maintenance, repair, and replacement of all 8,400 signs across Mansfield. This inventory includes everything from stop signs and speed limit markers to street name signs and informational plaques. Their work is continuous, ensuring that all signage is compliant with safety standards, clearly visible, and securely fastened, which is crucial for the safety and efficiency of traffic flow.

Pictured - Cory and Raul are replacing worn signs at the intersection of Ft. Worth and Wisteria Street. Whether they are responding to damage from weather or vehicle accidents, performing routine maintenance, or installing new signs for developing areas,



Water Utilities

The Water Resources division of Utilities has one irrigation inspector who issues permits and completes final inspections for every commercial and residential new build in the City. The numbers in the table below reflect the number of plans that were reviewed and approved by the inspector and teh number of final inspections that were completed for each month. The irrigation inspection is necessary for builders to complete before occupancy is allowed.

BY THE NUMBERS
Oct. 1 to Dec. 31

Water Resources - Irrigation

	Permits Issued	Final Inspection
October	81	64
November	48	64
December	41	44

Weather Information

The Mansfield area received 8.1" of rainfall in FY26 Q1 (Oct. to Dec.), which is 20% below normal (10.2"). The daily high temperature was 74.7°F (normal highs average 68.5°F).

Mansfield, as of December, is not in a drought. The service area for Tarrant Regional Water District has experienced overall lower temperatures and higher rainfall over the last year, contributing to higher reservoir storage and lower customer demands. The National Integrated Drought Information System expect no drought to develop over the next three months for our area.

Statewide reservoir capacity is 74%.

- Richland Chambers is 92% full.
- Cedar Creek is 83% full.
- Benbrook is 93% full.

October through December overall averaged higher temperatures and lower precipitation, with December rain totalling in the traces. Seasonal outlooks for October through December show average temperatures and below-normal precipitation. Climate prediction models show the weak La Niña conditions to continue over the next months.

Mansfield's First Tapping Team!

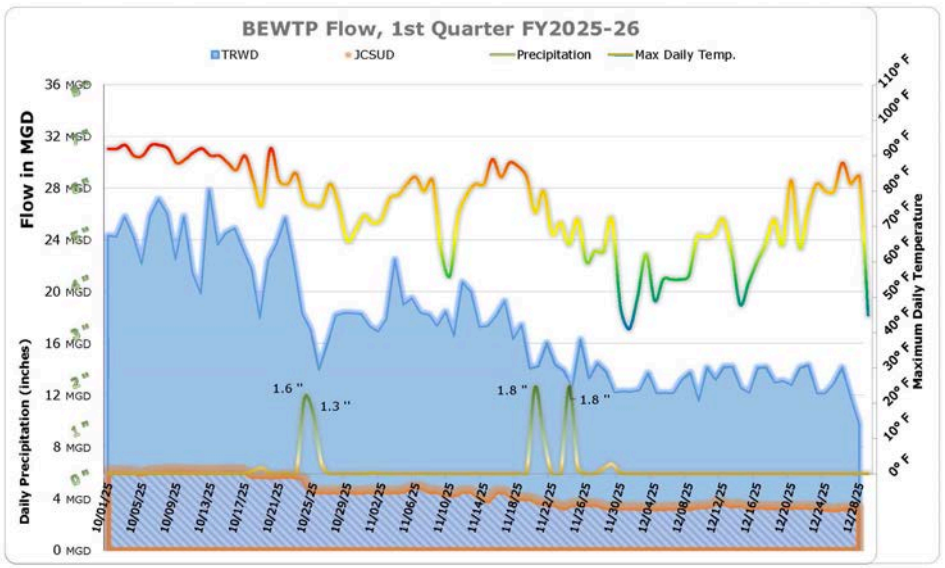
We all love to watch the high speed pit crews for Nascar, now Mansfield has their own high speed crew of Water Utilities employees that "hot tap." The tapping team is led by coach Mathew Manson and includes team members Cody Henson, Emiliano Marin, Shawnee Alford, and Hector Cron. This specialized team uses a model pressurized main to create new connections (taps) to an existing system. Their first demonstration during the 10-year anniversary and open house at the service center was completed in just 3 minutes and 13 seconds! Their first competitions will begin in the spring of 2026.



Tapping Team at Service Center



Tapping Team at Service Center



MANSFIELD
WATER UTILITIES

River (and His Water Utilities Humans) Attends His Very First Conference

River recently made his very first conference appearance at the North Texas Regional Water Conservation Symposium on Nov. 6, alongside Laura Prater, the City's Water Conservation Manager; Jeff Price, Executive Director of Public Works; and, most importantly, his handler, Brad Blan.

River was an excellent boy on stage as the team educated fellow cities and organizations about K9 leak detection and hosted a Q&A session for curious attendees. Afterward, River wrapped up the day with a brief meet-and-greet, happily welcoming plenty of adoring fans.



River attends his first conference



Phase V BEWTP Construction

The Phase V construction at Bud Ervin Water Treatment Plant began in Q1 of FY26. Upon completion, Phase V will contribute an additional 15 million gallons to the facility's maximum daily output, bringing the total treatment capacity to 60 million gallons of water perday.

This expansion is critical for meeting the growing water demands of the community. It also represents a final stage in maximizing use of the very compact 7-acre property the plant exists on.



Bud Ervin Water Treatment Plant

Outreach

Chris Burkett Service Center - A Decade of Service

November 2025 marked 10 years since the Chris Burkett Service Center opened. The service center houses employees from across the Public Works and Facilities Management Departments. To celebrate this accomplishment, the public was invited to an open house to tour the service center and get a behind-the-scenes look at the groups that help keep Mansfield's infrastructure running. The open house included touch-a-trucks, demonstrations of water main breaks, tapping team, signal box timing, and the Environmental Collection Center's paint crusher.



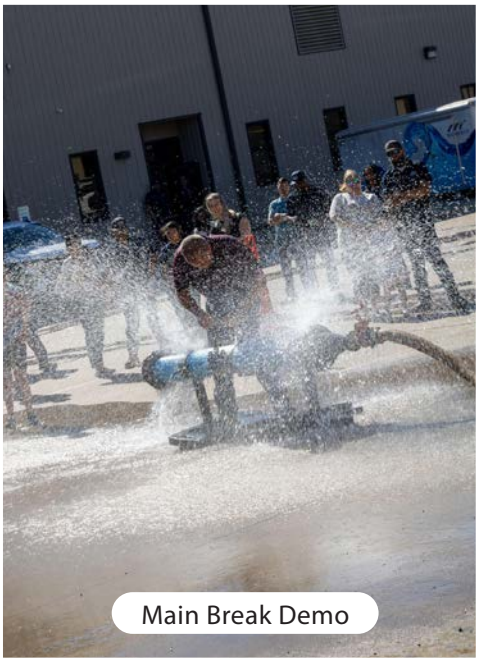
Chris Burkett with staff



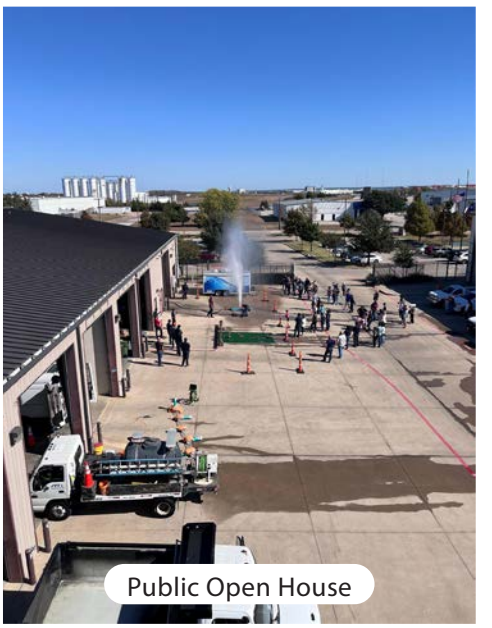
Guest Book Signing



River with kids



Main Break Demo



Public Open House

Public Education Highlights

The Public Education team provides monthly courses about water conservation and stormwater in collaboration with TRWD and Tarrant County Master Gardeners (TCMG). The December class - DIY: Rain Barrels taught participants how to harvest rainwater at a household and use the captured water in residential gardens. TCMG also assisted participants in building their own rain barrel that they got to take home.



Future Engineers

Erma Nash Pre-K Touch-a-Truck

Crews from all three of the Public Works divisions joined together to bring a special pre-k Touch-a-Truck to Erma Nash Elementary School. Students learned about all the digging, sweeping, and lifting that the trucks of Public Works do every day.



Erma Nash Pre-K



Erma Nash Pre-K

Tarver Rendon Field Trip

Students from Tarver Rendon Elementary school spent a day learning about the Public Works department and completing a service project with Mansfield's Garden Club.



Tarver Rendon



Tarver Rendon



Volunteers in the Garden



Instructor with Participant

Public Works Appreciation

The Public Works department hosts an annual employee appreciation day during the first quarter of the fiscal year. The appreciation day starts with a friendly soccer competition pitting the water utilities division against the streets and traffic division. This year the streets and traffic team won the game! After the game, Public Works employee awards were announced for the previous fiscal year: Peer of the Year, Joshua Brown; Innovation, Gary Morris; Energizer, Ginger Homiller; No Excuses, Cody Henson; Silent Hero, Emiliano Marin, Problem Solver, Julian Holmes; Trailblazer, Blake Ward; Backbone, Harvin Perez; Community Service David Macias; Rookie of the Year, Megan Smoczyk. After lunch, employees participated in more competitions including a water tower building challenge and trivia games.



Public Works



Peer of the Year Award



Appreciation Event

REGULATORY COMPLIANCE

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

Department News

Regulatory Compliance remains committed to supporting Mansfield residents and businesses by promoting compliance through education, proactive engagement, and responsive service. Our team continues to foster positive community relationships through one-on-one conversations, on-site visits to address concerns, and partnerships with the Mansfield Volunteer Program (MVP) to provide assistance when needed. Internally, we prioritize staying current with the latest training and technologies to ensure our inspectors and officers are well-equipped to serve.

During the first quarter of fiscal year 2025-2026, Regulatory Compliance staff continued to advance their professional qualifications and expand their expertise. Dale Thomas successfully passed the state examination to become a certified code officer in training. After completing one year of supervised field experience, he will be eligible to receive the official title of code compliance officer. James Triplett achieved his zoning certification, further strengthening the department's capacity in land use and code enforcement.

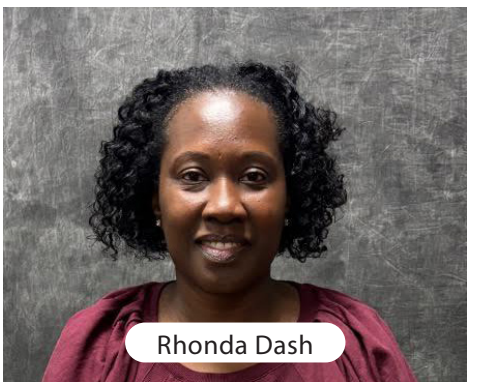
In the area of public health, Rhonda Dash and Fransica Lopez completed both the food handler training and food management courses, earning certifications in each. Both inspectors also completed five of the 18 modules required in the FDA Food Safety curriculum, demonstrating their commitment to ongoing professional development.

This quarter, the department welcomed Rhonda Dash as a new consumer health inspector. With extensive experience in the field, she brings valuable knowledge and perspective to the team.

Staff engagement and holiday cheer were also in full swing this quarter. The department participated in the citywide Employee Appreciation Luncheon, where our Toy Story-themed holiday video and decorations earned first place, delighting colleagues and showing off the team's creativity and spirit. Moments like these remind us that Regulatory Compliance is not only about rules and inspections, but also about teamwork, community, and a shared commitment to making our city a better place.

MANSFIELD
REGULATORY COMPLIANCE

- **Code Compliance**
- **Health Inspections**
- **Rental Inspections**
- **Animal Control**


Rhonda Dash


Holiday Luncheon


Regulatory Compliance Team - Holiday Display

REGULATORY COMPLIANCE

BY THE NUMBERS
Oct. 1 to Dec. 31

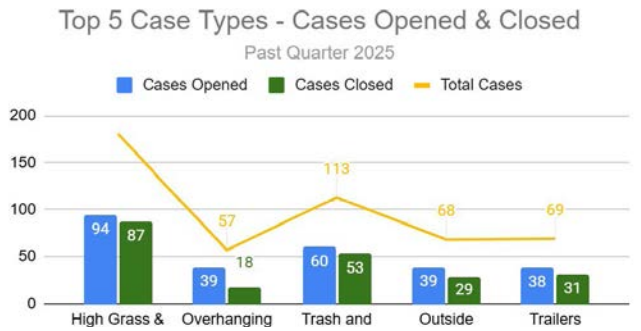
Food Establishment Inspections	74
Mobile Food Inspections	2
Daycare Inspections	3
Pool/PIWF Inspections	3
Consumer Health Notices	27
Temp Event Food Inspections	33
Permits for New Food Establishment	6
Permits for New Facilities	1
Food Establishment Closures	0
Food Borne Illness Complaint	5

Code Compliance Activity for the Top Cases
Oct. 1 to

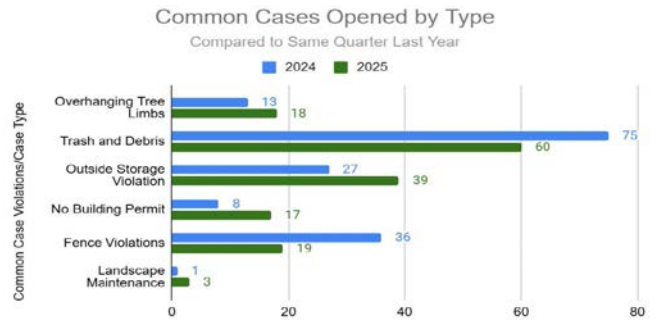
Type of Case	# of Cases
Donation Boxes	33
Fence Violations	3
High Grass and Weeds	94
Junked Motor Vehicles	34
Miscellaneous	148
Outside Storage	39
Overhanging Tree Limbs	39
Parking on the Grass	20
Property Maintenance	30
Trailer	38
Trash and Debris	60

Rainfall plays a big role in how fast grass and weeds grow; and how often we get calls about it! This past quarter our department opened **374 cases for high grass and weeds**. This is in comparison to **115 cases opened for this same quarter in 2024**. Wetter weather means faster growth, which leads to more code Violations.

The following chart shows the Top 5 Case Types that were opened and closed this past quarter. **A total of 931 cases were opened and 392 cases were closed.**



The following chart shows the Top Common Cases Opened this past quarter, in comparison to the number of cases opened for the same quarter in 2024.



BY THE NUMBERS
Oct. 1 to Dec. 31

Abatements	37
Citations Issued	11
Illegal Signs Picked Up - October	496
Illegal Signs Picked Up - November	397
Illegal Signs Picked Up - December	267
Online Compliants: Code Compliance	200
Online Compliants: Rental Inspections	2
Online Compliants: Health Inspections	12





ANIMAL CARE & CONTROL

The Mansfield Animal Care & Control Facility is a City shelter to hold, care for and adopt out impounded strays and owner released animals. Our purpose is to promote safe neighborhoods for people and their pets.

Department News

The first quarter of FY26 was an exciting and heartwarming time for Animal Control, filled with community events, creative programs, and meaningful moments for both people and pets. Our Animal Care & Control team remained busy in the field and around the city, responding to 993 calls for service and caring for 558 animals throughout the quarter. A total of **121 adoptions** brought new beginnings to animals in need, with **86 animals transferred to rescue partners**, and **53 pets reunited with their owners.**

October kicked off with a strong lineup of outreach, including **Barks N Rec** and pop-up adoption events at Oliver Nature Park. One of the season's highlights was **Tail or Treat**, our Halloween Pet Costume Contest, which showcased Mansfield's awesome creativity! The contest was a fun and festive way to celebrate the season while shining a spotlight on adoptable animals and the important work being done at the shelter.

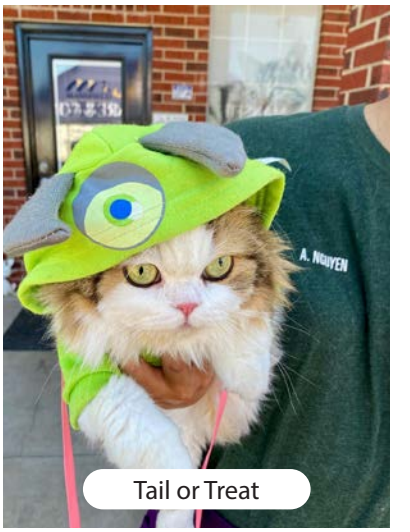
Throughout October, November, and December, Animal Control staff continued to host and participate in regular **Second Saturday Adoption** vents, school-based education days, and off-site events at local businesses. These efforts helped keep animals visible in the community and made adoption more accessible to residents.

As the holidays approached, Animal Control launched a brand-new program: **Doggy Night Out**. Designed to give shelter dogs a break from the kennel environment during long holiday weekends, the program allowed approved participants to take dogs home for the Christmas and New Year's holidays.

The response was incredible! **All available dogs were signed out for Doggy Night Out**, and the feedback from participants was overwhelmingly positive. Families reported that the dogs settled in quickly, loved being in a home environment, and returned happier and more relaxed. This program not only improved the dogs' well-being during a busy holiday season but also strengthened community connections and introduced many residents to the joy of temporary fostering.

As we head into 2026, our team looks forward to new opportunities to expand outreach, enhance service programs, and prepare for the exciting transition into a new shelter facility, which is expected to open in Summer 2026.


Tail or Treat


Tail or Treat


Tail or Treat


Tail or Treat

BY THE NUMBERS
Oct.1 to Dec. 31

Doggy Day Out	154
Doggy Night Out	5
Citizens - Pet Food Assistance	151
TCAP Sterilization	116
Calls for Service	993
Total Animal Intake	597
Adoptions	121
Rescues	86
Reclaims	53

SPECIAL EVENTS

Haunt the Block

The annual Haunt the Block event, a cornerstone of the city's fall festivities, was held on October 16. This year's event, which partnered with the Mansfield Business Alliance, had 42 vendors and 10 downtown businesses, proving to be a major draw for the community and surrounding areas, registering an impressive attendance of approximately 6,000 people. The event featured a variety of family-friendly activities, including a trunk-or-treat area, a costume contest, and live musical entertainment, all of which contributed to a vibrant and engaging atmosphere. The high turnout reflects the event's growing popularity and its significance in providing a safe, communal space for Halloween activities.

Crawl the Block

Following the family event, Crawl the Block was held on Oct. 17. This brand-new adult-focused extension of the festivities was a new initiative this year, successfully driving traffic to local restaurants and businesses in the Historic Downtown Mansfield district. The inaugural event generated positive feedback from both participating businesses and attendees, successfully extending the economic and social impact of the Haunt the Block weekend.

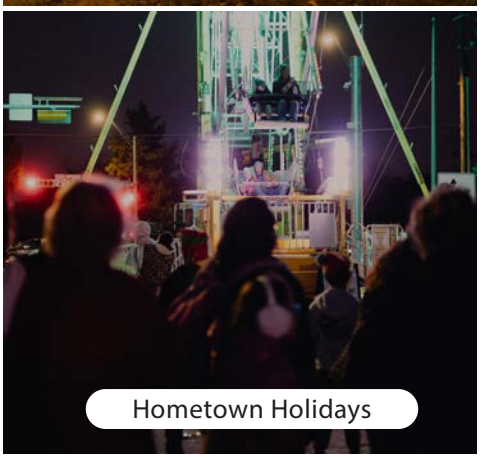


Haunt the Block


Veterans Day Parade


Veterans Day Parade


Hometown Holidays


Hometown Holidays

Veterans Day Parade

The city paid tribute to its service members with the Veterans Day Parade, held on Nov. 8. The parade continued its tradition of robust community support, with attendance remaining steady and strong compared to the previous year. A notable highlight of this year's parade was a historic first: the inclusion of a paratrooper jump as part of the official festivities. This provided a spectacular and moving demonstration of military precision and honor.

Hometown Holidays

Kicking off the winter season, the Hometown Holidays event took place on Dec. 5. This year's event experienced a significant and welcome surge in community engagement, marked by a 16% increase in attendance compared to the 2024 observance. Staff coordinated with several City departments to allow them to participate and promote their programs to residents. The event traditionally encompasses the official lighting of the city's holiday display, visits with Santa, entertainment, and local vendor participation, all of which contributed to the record-breaking turnout and provided a festive close to the quarter's special events calendar.

Apartment Visits

The notable jumps in attendance suggest a successful refresh of event programming and increased community promotion. Community-targeted outreach to over 13 apartments and 55+ communities allowed staff to connect with and target the Gen Z and Baby Boomer crowds for events.

VISIT **MANSFIELD**

Cultural District

Staff is actively collaborating with various City departments to ensure that cultural district planning is coordinated and aligned with both strategic initiatives and the overall vision for the downtown district. The first all-staff meeting was held on December 15, and the discussion focused on the following key areas:

•Site plans for the original high school and Rock Gym, located within Geyer Commons
•Marketing, programming, and promotional strategies within the district
•Business development efforts

Film Friendly

Visit Mansfield secured three film shoots in the city this quarter:

•An independent documentary film from Suite D Productions at the Man House Museum
•A large budget Floor & Decor commercial in a residential neighborhood
•An independent film from Quintana Films at the local office space

Hotel Occupancy Data

The three Smith Travel Research reports received this quarter all showed substantial year-over-year increases in hotel occupancy:

•September: 68% occupancy (8.7% year-over-year increase)
•October: 73.9% occupancy (6.1% year-over-year increase)
•November: 69.8% occupancy (5.9% year-over-year increase)



Mansfield Pickle Queens



World Cup Draw Party



Award - Sports Events



CVB at Big Dill Event

Social Media, Web Analytics, and Marketing initiatives

In terms of content engagement, reach was substantial.

•**Meta Platforms** (Facebook & Instagram): 107,000 views from organic, in-house produced video content.
•**Instagram Influencer Campaigns:** 150,000 views through cross-posting campaigns with the following local influencers:
•Living The Texas Life
•Asian Grub DFW
•Passport on a Plate
•Kim Feasts
•Food Bestiee
•KristEats
•Lalo Tapia Explora DFW

YouTube:
•Organic, non-boosted content: 46,000 views
•Boosted content: 400,000 views

The Visit Mansfield website received over 140,000 page views this quarter, up 208% year-over-year. Many visits came from World Cup promotions. Website visits in December were led by residents from Argentina and Jordan, surpassing traffic from the United States.

Staff is working on updating our webpages and ticketing platforms, and they should be ready to reveal by late spring in time for the World Cup.

Staff is coordinating the Mansfield 250 city-wide promotions for the United States of America's Semiquincentennial. Activities and promotions will be announced throughout the year at https://mansfieldrockin.com/america-250.

VISIT **MANSFIELD**

Awards

Visit Mansfield won a **Silver Level Davey Award** for the "Meet the Mansfields" series, a competition designed for small marketing teams.

The SGT Bishop Evans JROTC Invitational was also named a **Champion of Economic Impact by Sports Destinations** and was nominated for an **All-Star Sporting Event award** with Sports Events.

External Groups & Events

Texas Travel Counselors Hosted Visit Mansfield hosted the Texas Travel Counselors for a two-day tour showcasing the city's key tourist attractions. The itinerary included the historic Man House Museum, Historic Downtown Mansfield, Oliver Nature Park, and the new Mansfield Stadium.

Promoting the "Pickle Capitol" at Big Dill Festival In partnership with the Pickled Mansfield Society, Visit Mansfield secured a presence at the Big Dill Festival in Arlington. This event, attended by thousands, was a successful opportunity to promote Mansfield as the "Pickle Capitol of Texas" and boost out-of-market attendance for the upcoming 2026 Pickle Parade.

Representing the City at World Cup Draw Party Visit Mansfield represented the City at the North Texas World Cup Draw Party in Fort Worth, continuing the direct collaboration with the North Texas World Cup Organizing Committee back to the very beginning of the process to bring the World Cup to this area.



Texas Travel Counselors



Commercial Shoot





MANSFIELD
TEXAS

Like content like this? Are you signed up for our City E-Newsletter?

Receive monthly updates about:

- **Events & Program happenings**
  (Music Alley, Chunk-Your-Junk, classes & more!)
- **Project updates**
  (Mansfield Stadium, Veterans Memorial, City Facilities)

Sign up by visiting MansfieldTexas.Gov or scanning the QR code.

SCAN







mansfieldtexas.gov

City of Mansfield
Staff Report

Item ID: 26-1792

Agenda Date: February 9, 2026

Title
26-1792: Resolution - A Resolution of the City of Mansfield, Texas Calling for a General Election to be held on May 2, 2026; Designating Polling Places; Establishing Election Precincts Within the City; Appointing an Election Judge and an Alternate Election Judge; Establishing Other Procedures for Conduct of the Election; Establishing a Date for Runoff Election, if Necessary; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Description/History
Pursuant to Section 41.001 of the Texas Election Code and the Home Rule Charter, the city is required to conduct its General Election on the first Saturday in May.

The city will be holding a General Election on May 2, 2026, for the purpose of electing the following:
Council Member, Place 6
Council Member, Place 7

The City Secretary's Office is distributing candidate packets upon request. Candidate packets may also be found on the city's website.

Strategic Initiative
Focus on the Future

Recommendation
City staff recommends the City Council order the General Election to be held on May 2, 2026 and June Runoff Election, if necessary, by approving the resolution outlining the election procedures.

Funding Source
Funds are allocated in the City Council budget (001-8806-11-01) for this expenditure.

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

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF MANSFIELD ("CITY"), TEXAS, CALLING FOR A GENERAL ELECTION TO BE HELD ON MAY 2, 2026; DESIGNATING POLLING PLACES; ESTABLISHING ELECTION PRECINCTS WITHIN THE CITY; APPOINTING AN ELECTION JUDGE AND AN ALTERNATE ELECTION JUDGE; ESTABLISHING OTHER PROCEDURES FOR CONDUCT OF THE ELECTION; ESTABLISHING A DATE FOR RUNOFF ELECTION, IF NECESSARY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

WHEREAS, Section 41.001 of the Texas Election Code (the "Code") specifies that the first Saturday in May shall be a "uniform election date" and that a general election of a City may be held on such day; and,

WHEREAS, state law and the charter of the City of Mansfield require that a general election be held; and,

WHEREAS, by this Resolution, it is the intention of the City Council to officially establish the election precincts within the City, to designate polling places for the election, to appoint the necessary election officers, to establish and set forth procedures for conducting the election, to authorize the City to enter into a contract with Tarrant County and Ellis County to conduct the election, and to authorize the City to enter into a joint agreement with Mansfield Independent School District.

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

SECTION 1.

GENERAL ELECTION CALLED: A general election shall be held in the City of Mansfield, Texas, on Saturday, May 2, 2026, between the hours of 7:00 a.m. and 7:00 p.m. at which the following officers will be elected:

COUNCIL MEMBER, PLACE 6
COUNCIL MEMBER, PLACE 7

SECTION 2.

TERMS OF OFFICE: In accordance with the City charter, the candidate for each office to be filled in the general election receiving the majority of votes for such office shall be elected to a three (3) year term beginning May 2026 and ending May 2029, or until a successor is duly elected and qualified.

SECTION 3.

ELIGIBILITY FOR CANDIDACY AND PLACE ON THE BALLOT: Eligibility requirements and other state resources for candidates seeking to appear on the election ballot will be provided on the City's website at https://www.mansfieldtexas.gov/185/Elections-Voting. Additional printed copies of the same may be provided at the City of Mansfield City Secretary's Office.

SECTION 4.

JOINT AGREEMENT WITH MANSFIELD INDEPENDENT SCHOOL DISTRICT: Prior to the election, the city anticipates that it will enter into a joint agreement with the Mansfield Independent School District ("MISD") for the Johnson County portion of the city to conduct a joint election. The Mayor, City Manager or their designee is authorized to execute the joint agreement.

SECTION 5.

AGREEMENT WITH TARRANT COUNTY AND ELLIS COUNTY: Prior to the election, the City anticipates that it will enter into an agreement for election services with Tarrant County (the "Agreement") and Ellis County. The Mayor, City Manager or their designee is authorized to execute the joint agreement.

SECTION 6.

ELECTION DAY POLLING LOCATIONS: That the Election Day polling places and precincts be established as follows:

Tarrant County Voters (Precinct 1 shall be comprised of all portions of Mansfield located in Tarrant County):
Mansfield ISD Center for the Performing Arts, 1110 W. Debbie Ln., Mansfield, TX 76063
J.L. Boren Elementary School, 1401 Country Club Dr., Mansfield, TX 76063
Mansfield Sub-Courthouse (Community Room) 1100 East Broad Street, Mansfield, Texas 76063
Vernon Newsom Stadium (Lou Speigel Room) 3700 E. Broad Street, Mansfield, Texas 76063

Johnson County Voters (Precinct 2 shall be comprised of all portions of Mansfield located in Johnson County):
Mansfield City Hall (Multi-purpose Room), 1200 E. Broad St., Mansfield, TX 76063

Ellis County Voters (Precinct 3 shall be comprised of all portions of Mansfield located in Ellis County):
Midlothian Conference Center (Ballroom/Foyer), 1 Community Circle Drive, Midlothian, TX 76065

SECTION 7.

EARLY VOTING: That early voting by personal appearance for Tarrant and Ellis County shall be conducted by the Election Offices in accordance with provisions of the respective agreement. Early voting by personal appearance for Johnson County shall be conducted by the City Secretary in accordance with State Law.

A. Main Early Voting Locations

Tarrant County Elections Center (Tarrant County voters only)
2700 Premier Street
Fort Worth, TX 76111

Mansfield City Hall (Multi-purpose Room) (Johnson County voters only)
1200 E. Broad Street
Mansfield, TX 76063

Ellis County Woman's Building (Davis Hall) (Ellis County voters only)
407 W. Jefferson Street
Waxahachie, TX 75165

B. Early voting will be held in Mansfield as follows:
***Early Voting will not take place on April 21, 2026, San Jacinto Day, as it is a legal state holiday. ***

Tarrant County Voters
Mansfield Sub-Courthouse (Community Room) 1100 East Broad Street, Mansfield, Texas 76063
Vernon Newsom Stadium (Lou Speigel Room) 3700 E. Broad Street, Mansfield, Texas 76063

April 20, 22, 23, 24	Monday, Wed. – Friday	8:00 a.m. – 5:00 p.m.
April 25	Saturday	7:00 a.m. – 7:00 p.m.
Apr 26	Sunday	10:00 a.m. – 4:00 p.m.
Apr 27 - 28	Monday – Tuesday	7:00 a.m. – 7:00 p.m.

Johnson County Voters
Mansfield City Hall (Multi-purpose Room), 1200 E. Broad St., Mansfield, TX 76063

April 20, 22, 23, 24	Monday, Wed. – Friday	8:00 a.m. – 5:00 p.m.
April 25	Saturday	8:00 a.m. – 5:00 p.m.
April 26	Sunday	10:00 a.m. – 4:00 p.m.
April 27 – April 28	Monday – Tuesday	7:00 a.m. – 7:00 p.m.

Ellis County Voters
Midlothian Conference Center (Ballroom/Foyer), 1 Community Circle Drive, Midlothian, TX 76065

April 20, 22, 23, 24	Monday, Wed. – Friday	8:00 a.m. – 5:00 p.m.
April 25	Saturday	8:00 a.m. – 4:00 p.m.
April 27 – April 28	Monday – Tuesday	7:00 a.m. – 7:00 p.m.

C. Early voting, both by personal appearance and by mail, shall be canvassed by the Early Voting Ballot Board, which is hereby created. The Presiding Election Judge and Alternate Election Judge will be appointed as provided below, as permitted by law. The Presiding Judge shall appoint election clerks as may be necessary for the proper conduct of the election. The Presiding Election Judge, or the Alternate Election Judge, in the absence of the Presiding Election Judge, and the election clerks, shall constitute the Early Voting Ballot Board to process early voting results from the election.

SECTION 8.

APPOINTMENT OF ELECTION JUDGES AND ALTERNATE ELECTION JUDGES – TARRANT COUNTY AND ELLIS COUNTY: Election judges for the general election shall be appointed by Tarrant County and Ellis County as authorized by Chapter 271, of the Texas Election Code.

APPOINTMENT OF ELECTION JUDGES AND ALTERNATE ELECTION JUDGES – JOHNSON COUNTY: The following-named individuals are hereby appointed to serve as Presiding Election Judge and Alternate Presiding Election Judges, respectively, at the election:

PRESIDING JUDGE
Virginia Roberson

ALTERNATE PRESIDING JUDGE
Nancy Alvarado

The Election Judges and Alternate Presiding Judges shall be qualified voters of the City.

SECTION 9.

EARLY VOTING BY MAIL: Application for early voting by mail ballots by voters qualified to vote by mail shall be made to the Early Voting Clerk as follows:

Tarrant County: Tarrant County Elections, 2700 Premier Street, Fort Worth, TX 76111; PH: 817-831-8683; FAX: 817-850-2344; votebymail@tarrantcounty.tx.gov; https://www.tarrantcountytx.gov/en/elections.html

Johnson County: City Secretary's Office, 1200 E. Broad Street, Mansfield, TX 76063; PH: 817-276-4203; FAX: 817-473-2925; susana.marin@mansfieldtexas.gov; https://www.mansfieldtexas.gov/185/Elections-Voting

Ellis County: Ellis County Elections, 204 E. Jefferson Street, Waxahachie, TX 75165; PH: 972-825-5195; FAX: 972-923-5194; elections@co.ellis.tx.us; https://www.elliscountytx.gov/312/Elections

Applications for ballots by mail (ABBM) and federal post card applications (FPCA) must be received no later than the close of business on April 20, 2026.

Additional information related to early voting by mail will be provided on the City of Mansfield's website at https://www.mansfieldtexas.gov/1695/Voting-By-Mail.

SECTION 10.

METHOD OF VOTING: That a voting system or systems meeting the standards and requirements of the Texas Election Code, as amended, is hereby adopted and approved for early voting by personal appearance and by mail and for election day voting. The City Council hereby adopts the ES&S Express Vote Marking Device for early voting and Election Day. All expenditures related to this election, including materials, equipment, and employment of all election officers, are authorized and shall be conducted in compliance with the Texas Election Code.

SECTION 11.

GOVERNING LAW AND QUALIFIED VOTERS: The election shall be held in accordance with the Constitution of the State of Texas and the Code, and all resident qualified voters of the City shall be eligible to vote at the election.

SECTION 12.

NOTICE OF ELECTION: Notice of the election shall be given in accordance with the provisions of the Texas Election Code, as amended.

SECTION 13.

RUN-OFF ELECTION: In the event no candidate receives a majority of votes for an office, there shall be a run-off election held on Saturday, June 13, 2026.

SECTION 14.

NECESSARY ACTIONS: The Mayor and the City Secretary of the City, in consultation with the City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code in carrying out and conducting the election, whether or not expressly authorized herein.

SECTION 15.

PASSED, APPROVED AND EFFECTIVE on this 9th day of February, 2026.

_____
Michael Evans, Mayor on behalf of City Council

ATTEST:

_____
Susana Marin, City Secretary

City of Mansfield
Staff Report

Item ID: 26-1798

Agenda Date: February 9, 2026

Title
26-1798: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract Between the City of Mansfield, Texas and Halff Associates, Inc. in an Amount Not to Exceed $818,077.70 for Design and Survey of the US 287 Southbound Entrance Ramp at Walnut Creek Drive; Finding that the Meeting at Which his Resolution is Passed is Open to the Public as Required By Law; And Declaring an Effective Date (Street Bond Fund)

Description/History
This Project was part of the 2022 Roadway Capital Plan. The project was proposed to help alleviate traffic volumes on the US 287 southbound frontage road at Walnut Creek Drive, especially during peak times. Observations have been made of the number of vehicles moving southbound through the Walnut Creek Drive intersection and using the entrance ramp. These vehicles entering the main lanes north of the intersection will reduce the intersection volume and therefore improve the functioning of this intersection at critical times, especially during the evening peak.

Although this will be a city-funded and city-managed project, TxDOT approval is required as these are TxDOT roadways. The approval process required that a schematic design be submitted to TxDOT for review and approval prior to moving forward with the design for construction. Halff & Associates prepared the schematic, and along with City staff, worked through the approval process which is near view of completion and have been given permission from TxDOT to have PS&E run concurrently. This contract is for the next step in the process which is the preparation of construction documents.

The requested funds are for the design and survey services with Halff Associates in the amount of $818,077.70 which includes a 10% contingency to prepare the final construction plans, specifications, opinion of costs and the facilitation of TxDOT's review.

Strategic Initiative
Provide a Safe Community
Improve City Wide Mobility
Focus on the Future

Recommendation
Approval of the Resolution

Funding Source
Street Bond Fund

Prepared By
Taylor Derden, Transportation and Mobility Engineer - (817) 276-4249

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A PROFESSIONAL SERVICES CONTRACT BETWEEN THE CITY OF MANSFIELD, TX AND HALFF ASSOCIATES, INC. IN AN AMOUNT NOT TO EXCEED $818,077.70 FOR THE DESIGN AND SURVEY OF THE US 287 SOUTHBOUND ENTRANCE RAMP AT WALNUT CREEK DRIVE; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (STREET BOND FUND)

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

WHEREAS, Halff Associates, Inc. has provided a proposal for the Design and Survey of the US 287 Southbound Entrance Ramp at Walnut Creek Drive in an amount not to exceed Eight Hundred Eighteen Thousand Seventy Seven and 70/100 dollars ($818,077.70); and,

WHEREAS, after review of the proposal City staff recommends approving a professional services contract with Halff Associates, Inc. and,

WHEREAS funding for this contract is available from the Street Bond Fund.

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

SECTION 1.

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

SECTION 2.

A Professional Services Contract with Halff Associates, Inc. in an amount not to exceed Eight Hundred Eighteen Thousand Seventy Seven and 70/100 dollars ($818,077.70) for the Design of the US 287 Southbound Entrance Ramp at Walnut Creek Drive, in substantially the same form as the attached Exhibit “A”, is hereby approved.

SECTION 3.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 4.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 9TH DAY OF FEBRUARY, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

PROFESSIONAL SERVICES CONTRACT
FOR THE
CITY OF MANSFIELD, TEXAS

This Professional Services Contract, hereinafter referred to as "Contract" is entered into between the **CITY OF MANSFIELD, TEXAS,** a municipal corporation of the State of Texas, hereinafter referred to as "CITY", and **HALFF ASSOCIATES, INC.**, hereinafter referred to as "PROFESSIONAL". CITY and PROFESSIONAL are each a "Party" and are collectively referred to herein as the "Parties".

ARTICLE I.
EMPLOYMENT OF PROFESSIONAL

For and in consideration of the covenants herein contained, PROFESSIONAL hereby agrees to perform professional services in connection with the project as set forth below, and CITY agrees to pay, and PROFESSIONAL agrees to accept fees as set forth in this Contract as full and final compensation for all services performed under this Contract. If PROFESSIONAL is representing that it has experience in one or more areas to be utilized in this Contract, then PROFESSIONAL agrees to perform those services to the appropriate local, regional and national professional standards. PROFESSIONAL shall provide professional services, as further described in Exhibit "A", within the City of Mansfield, Tarrant County, Texas, and hereinafter referred to as the "Project."

ARTICLE II.
PAYMENT FOR SERVICES

In consideration of the services to be performed by PROFESSIONAL under the terms of this Contract, CITY shall pay PROFESSIONAL for services actually performed, a fee, not to exceed Seven Hundred Forty-Three Thousand Seven Hundred and Seven Dollars and 00/100 ($ 743,707.00) as stated in Exhibit "C", unless other conditions necessitate additional services, which must be authorized in advance in writing by CITY and shall be billed based on rates as agreed upon by the parties. PROFESSIONAL shall invoice the City monthly for services actually performed, and subject to Article X, CITY shall pay within thirty (30) days of the receipt of said invoice. Notwithstanding the foregoing, services invoiced that were performed ninety (90) days or more after the invoice date shall not be billed without prior CITY authorization. In the event of a conflict between Exhibit "C" and this Contract, this Contract shall control. Nothing contained in this Contract shall require CITY to pay for any work that is reasonably unsatisfactory as determined by CITY or which is not submitted in compliance with the terms of this Contract. CITY , following written notice to PROFESSIONAL, will not be required to make any payments to PROFESSIONAL when PROFESSIONAL is in default under this Contract, nor shall this paragraph constitute a waiver of any right, at law or in equity, which CITY may have if PROFESSIONAL is in default, including the right to bring legal action for damages or for specific performance under this Contract. Waiver of any default under this Contract shall not be deemed a waiver of any subsequent default.

ARTICLE III.
CHARACTER AND EXTENT OF SERVICES

PROFESSIONAL, and its employees or associates, jointly shall perform all the services under this Contract in a manner consistent with the degree of professional skill and care and the orderly progress of the work ordinarily exercised by members of the same profession currently practicing under similar circumstances. PROFESSIONAL represents that all its employees who perform services under this Contract shall be qualified and competent to perform the services described in Exhibit "A". The scope of services includes the following:

A. Services as further described in Exhibit "A".

B. PROFESSIONAL shall be responsible for the professional quality, technical accuracy, timely completion, and coordination of all designs, drawings, specifications, reports, and other services furnished by PROFESSIONAL under this Contract, and CITY may look solely to PROFESSIONAL for performance of these services.

C. It is agreed and understood that this Contract contemplates the full and complete services for the Project including changes necessary to complete the Project as outlined herein. PROFESSIONAL acknowledges by the execution of this Contract that all contingencies known to PROFESSIONAL at the date of this Contract, as may be deemed necessary and proper to complete the assignment, have been included in the fee stated herein. PROFESSIONAL will advise CITY as to the necessity of CITY's providing or obtaining from others special services and data required in connection with the Project (which services and data PROFESSIONAL is not to provide hereunder). Nothing contained herein shall be construed as authorizing additional fees for services to complete the plans, specifications, inspections, tests, easements and permits necessary for the successful completion of the Project.

ARTICLE IV.
TIME FOR COMPLETION

The term of this Contract shall begin on the last date of execution of this Contract. All services, written reports, and other data are to be completed and delivered to CITY as shown on Exhibit "B".

This contract shall terminate when CITY has accepted the plans as being final. No extensions of time shall be granted unless PROFESSIONAL submits a written request, and CITY approves such request in writing.

ARTICLE V.
REVISIONS OF SCHEMATIC DRAWINGS

CITY reserves the right to direct substantial revision of the deliverables after acceptance by CITY as CITY may deem necessary and CITY shall pay PROFESSIONAL equitable compensation for services rendered for the making of any such revisions. In any event, when PROFESSIONAL is directed to make substantial revisions under this Section of the Contract, PROFESSIONAL shall provide to CITY a written proposal for the entire costs involved in the

revisions. Prior to PROFESSIONAL undertaking any substantial revisions as directed by CITY, CITY must authorize in writing the nature and scope of the revisions and accept the method and amount of compensation and the time involved in all phases of the work.

If revisions of the deliverables are required by reason of PROFESSIONAL's error or omission, then such revisions shall be made by PROFESSIONAL without additional compensation to the fees herein specified, and in a time frame as directed by CITY.

It is expressly understood and agreed by PROFESSIONAL that any compensation not specified in Article II may require City Council approval and is subject to funding limitations.

ARTICLE VI.
PROFESSIONAL'S COORDINATION WITH OWNER

PROFESSIONAL shall be available for conferences with CITY so that Project can be designed with the full benefit of CITY's experience and knowledge of existing needs and facilities and be consistent with current policies and construction standards. CITY shall make available to PROFESSIONAL all existing plans, maps, field notes, and other data in its possession relative to the Project. PROFESSIONAL may show justification to CITY for changes in design from CITY standards due to the judgement of said PROFESSIONAL of a cost savings to CITY and/or due to the surrounding topographic conditions. CITY shall make the final decision as to any changes after appropriate request by PROFESSIONAL.

ARTCILE VII.
TERMINATION

This Contract may be terminated at any time by CITY, with or without cause, without penalty or liability except as may otherwise be specified herein upon thirty (30) days written notice. Upon receipt of written notice by CITY, PROFESSIONAL shall immediately discontinue all services and PROFESSIONAL shall immediately terminate placing orders or entering into contracts for supplies, assistance, facilities or materials in connection with this Contract and shall proceed to cancel promptly all existing contracts insofar as they are related to this Contract. As soon as practicable after receipt of notice of termination, PROFESSIONAL shall submit a statement, showing in detail the services performed but not paid for under this Contract to the date of termination. CITY shall then pay PROFESSIONAL promptly the accrued and unpaid services to the date of termination; to the extent the services are approved by CITY.

This Contract may be terminated by PROFESSIONAL, with mutual consent of CITY, at any time for any cause without penalty or liability except as may otherwise be specified herein upon thirty (30) days written notice. PROFESSIONAL shall submit written notice to terminate Contract and all completed or partially completed studies, reports, drawings, documents, and material prepared under this Contract shall then be delivered to City which it, its agents, or contractors, may use without restraint for the purpose of completing the Project. All rights, duties, liabilities, and obligations accrued prior to such termination shall survive termination. Professional shall be liable for any additional cost to complete the project as a result of Professional's termination of this Contract without cause.

ARTICLE VIII.
OWNERSHIP OF DOCUMENTS

Upon completion of PROFESSIONAL services and receipt of payment in full, the Project drawings, specifications, and other documents or instruments of professional services prepared or assembled by PROFESSIONAL under this Contract shall become the sole property of CITY and shall be delivered to CITY. PROFESSIONAL shall retain in its files all original drawings, specifications, documents or instruments of professional services as well as all other pertinent information for the Project. PROFESSIONAL shall have no liability for changes made to the drawings and other documents by other professionals subsequent to the completion of the Contract. CITY shall require that any such change be sealed, dated, and signed by the PROFESSIONAL making that change and shall be appropriately marked to reflect what was changed or modified.

ARTICLE IX.
INSURANCE

A. PROFESSIONAL shall, at its own expense, purchase, maintain and keep in force during the term of this Contract such insurance as set forth below. PROFESSIONAL shall not commence work under this Contract until PROFESSIONAL has obtained all the insurance required under this Contract and such insurance has been approved by CITY, nor shall the PROFESSIONAL allow any subcontractor to commence work on its own subcontract until all similar insurance of the subcontractor has been obtained and approved. All insurance policies provided under this Contract shall be written on an "occurrence" basis. The insurance requirements shall remain in effect throughout the term of this Contract.

1. Worker's Compensation Insurance, as required by law; Employers Liability Insurance of not less than $100,000 for each accident, $100,000 disease-each employee, $500,000 disease-policy limit.

2. Commercial General Liability Insurance, including Independent Contractor's Liability, Completed Operations and Contractual Liability, covering, but not limited to the indemnification provisions of this Contract, fully insuring PROFESSIONAL'S liability for injury to or death of employees of CITY and third parties, extended to include personal injury liability coverage and for damage to property of third parties, with a combined bodily injury and property damage minimum limit of $1,000,000 per occurrence.

3. Comprehensive Automobile and Truck Liability Insurance, covering owned, hired and non-owned vehicles, with a combined bodily injury and property damage limit of $1,000,000 per occurrence; or separate limits of $500,000 for bodily injury (per person), $500,000 for bodily injury (per accident), and $500,000 for property damage. This clause does not apply to personal owned vehicles.

4. Professional Liability Insurance: PROFESSIONAL shall obtain and maintain at all times during the prosecution of the work under this Contract professional liability insurance. Limits of liability shall be $1,000,000 per claim.

B. Each insurance policy to be furnished by PROFESSIONAL shall include the following conditions by endorsement to the policy:

1. Name CITY as an additional insured as to all applicable coverage(s) except Worker's Compensation and Employer's Liability Insurance and Professional Liability Insurance;

2. Each policy will require that thirty (30) days prior to the expiration, cancellation, nonrenewal or any material change in coverage, a notice thereof shall be given to CITY by certified mail to:

Risk Manager
City of Mansfield
1200 E. Broad St.
Mansfield, Texas 76063

If the policy is canceled for nonpayment of premium, only ten (10) days advance written notice to CITY is required;

3. The term "Owner" or "CITY" shall include all authorities, boards, bureaus, commissions, divisions, departments and offices of CITY and the individual members, employees and agents thereof in their official capacities, and/or while acting on behalf of CITY;

4. The policy phrase "other insurance" shall not apply to CITY where CITY is an additional insured on the policy; and

5. All provisions of the Contract concerning liability, duty and standards of care, together with the indemnification provision, shall be underwritten by contractual liability coverage sufficient to include such obligations within applicable policies.

C. Concerning insurance to be furnished by PROFESSIONAL, it is a condition precedent to acceptability thereof that:

1. Any policy submitted shall not be subject to limitations, conditions or restrictions deemed inconsistent with the intent of the requirements to be fulfilled by PROFESSIONAL. The CITY's decision thereon shall be final.

2. All policies are to be written through companies duly approved to transact that class of insurance in the State of Texas; and

D. PROFESSIONAL agrees to the following:

1. PROFESSIONAL hereby waives subrogation rights for loss or damage to the extent same are covered by insurance. Insurers shall have no right of recovery or subrogation against CITY, it being the intention that the insurance policies shall protect all Parties to the Contract and be primary coverage for all losses covered by the policies;

2. Companies issuing the insurance policies and PROFESSIONAL shall have no recourse against CITY for payment of any premiums, or assessments for any deductible, as all such premiums are the sole responsibility and risk of PROFESSIONAL;

3. Approval, disapproval, or failure to act by CITY regarding any insurance supplied by PROFESSIONAL (or any subcontractors) shall not relieve PROFESSIONAL of full responsibility or liability for damages and accidents as set forth in the Contract documents. Neither shall the insolvency or denial of liability by the insurance company exonerate PROFESSIONAL from liability;

4. No special payments shall be made for any insurance that PROFESSIONAL and subcontractors, if any, are required to carry; all are included in the Contract price and the Contract unit prices; and

5. Any of the insurance policies required under this section may be written in combination with any of the others, where legally permitted, but none of the specified limits may be lowered thereby. CITY's Risk Manager reserves the right to review the insurance requirements stated in this Contract during the effective period.

ARTICLE X.
MONIES WITHHELD

When CITY has reasonable grounds for believing that:

A. PROFESSIONAL will be unable to perform this Contract fully and satisfactorily within the time fixed for performance; or

B. A claim exists or will exist against PROFESSIONAL or CITY arising out of the negligence of the PROFESSIONAL or the PROFESSIONAL's breach of any provision of this Contract; then CITY, following written notice to PROFESSIONAL, may withhold payment of any amount otherwise due and payable to PROFESSIONAL under this Contract. Any amount so withheld may be retained by CITY for that period of time as it may deem advisable to protect CITY against any loss and may, after written notice to PROFESSIONAL, be applied in satisfaction of any claim described herein. This provision is intended solely for the benefit of CITY by reason of CITY'S failure or refusal to withhold monies. No interest shall be payable by CITY on any amounts withheld under this provision. This provision is not intended to limit or in any way prejudice any other right of CITY.

ARTICLE XI.
NO DAMAGES FOR DELAYS

Notwithstanding any other provision of this Contract, PROFESSIONAL shall not be entitled to claim or receive any compensation as a result of or arising out of any delay, hindrance, disruption, force majeure, impact or interference, foreseen or unforeseen.

ARTICLE XII.
PROCUREMENT OF GOODS AND SERVICES FROM MANSFIELD BUSINESSES AND/OR HISTORICALLY UNDERUTILIZED BUSINESSES

In performing this Contract, PROFESSIONAL agrees to use diligent efforts to purchase all goods and services from Mansfield businesses whenever such goods and services are comparable in availability, quality and price.

As a matter of policy with respect to CITY projects and procurements, CITY also encourages the use, if applicable, of qualified contractors, subcontractors and suppliers where at least fifty-one percent (51%) of the ownership of such contractor, subcontractor or supplier is vested in racial or ethnic minorities or women. In the selection of subcontractors, suppliers, or other persons in organizations proposed for work on this Contract, the PROFESSIONAL agrees to consider this policy and to use its reasonable and best efforts to select and employ such company and persons for work on this Contract.

ARTICLE XIII.
RIGHT TO INSPECT RECORDS

PROFESSIONAL agrees that CITY shall have access to and the right to examine any directly pertinent books, documents, papers and records of PROFESSIONAL involving transactions relating to this Contract. PROFESSIONAL agrees that CITY shall have access during normal working hours to all necessary PROFESSIONAL facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. CITY shall give PROFESSIONAL reasonable advance notice of intended audits.

PROFESSIONAL further agrees to include in subcontract(s), if any, a provision that any subcontractor or PROFESSIONAL agrees that CITY shall have access to and the right to examine any directly pertinent books, documents, papers and records of such PROFESSIONAL or subcontractor involving transactions to the subcontract, and further, that CITY shall have access during normal working hours to all PROFESSIONAL or subcontractor facilities, and shall be provided adequate and appropriate work space, in order to conduct audits in compliance with the provisions of this paragraph. CITY shall give the PROFESSIONAL or subcontractor reasonable advance notice of intended audits.

ARTICLE XIV.
NO THIRD-PARTY BENEFICIARY

For purposes of this Contract, including its intended operation and effect, the Parties (CITY and PROFESSIONAL) specifically agree and contract that: (1) the Contract only affects matters/disputes between the Parties to this Contract, and is in no way intended by the Parties to benefit or otherwise affect any third person or entity, notwithstanding the fact that such third person or entities may be in a contractual relationship with CITY or PROFESSIONAL or both; and (2) the terms of this Contract are not intended to release, either by contract or operation of law, any third person or entity from obligations owing by them to either CITY or PROFESSIONAL.

ARTICLE XV.
SUCCESSORS AND ASSIGNS

CITY and PROFESSIONAL each bind themselves, their successors, executors, administrators and assigns to the other Party of this Contract and to the successors, executors, administrators and assigns of such other Party in respect to all covenants of this Contract. Neither CITY nor PROFESSIONAL shall assign or transfer its interest herein without the prior written consent of the other.

ARTICLE XVI.
PROFESSIONAL'S LIABILITY

Acceptance of the receivables by CITY shall not constitute nor be deemed a release of the responsibility and liability of PROFESSIONAL, its employees, associates, agents or PROFESSIONALs for the accuracy and competency of their designs, working drawings, specifications or other documents and work; nor shall such acceptance be deemed an assumption of responsibility by CITY for any negligent error, omission or inconsistencies in the designs, working drawings, specifications or other documents and work; nor shall such acceptance be deemed an assumption of responsibility or liability by CITY for any negligent error, omission or inconsistencies in the designs, working drawings, specifications or other documents prepared by said PROFESSIONAL, its employees, subcontractors, agents and PROFESSIONALs subject to §271.904 of the Texas Local Government Code.

ARTICLE XVII.
INDEMNIFICATION

To the extent allowed under Texas law (in particular §271.904 of the Texas Local Government Code), PROFESSIONAL agrees to indemnify and hold CITY, its officers, agents and employees, harmless against any and all claims, lawsuits, judgments, costs and expenses for personal injury (including death), property damage or other harm for which recovery of damages is sought and suffered by any person or persons, to the extent caused by PROFESSIONAL's breach of any of the terms or provisions of this Contract, or by any other negligent act or omission of PROFESSIONAL, its officers, agents, associates, employees or subcontractors, in the performance of this Contract; and in the event of joint and concurrent negligence of both PROFESSIONAL and CITY, responsibility and indemnity, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without, however, waiving any governmental immunity available to CITY under Texas law and without waiving any defense of the Parties under Texas law. The provisions of this Paragraph are solely for the benefit of the Parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity.

ARTICLE XVIII.
SEVERABILITY

If any of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants or conditions of this Contract are for any reason held to be invalid, void or unenforceable, then these provisions shall be stricken from the Contract and the remainder of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants, conditions or any other part of this

Contract shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

ARTICLE XIX.
INDEPENDENT CONTRACTOR

PROFESSIONAL covenants and agrees that it is an independent contractor and not an officer, agent, servant or employee of CITY; that PROFESSIONAL shall have exclusive control of and the exclusive right to control the details of the work performed hereunder and all persons performing same, and shall be responsible for the acts and omissions of its officers, agents, employees, contractors, subcontractors and PROFESSIONALs; that the doctrine of respondent superior shall not apply as between CITY and PROFESSIONAL, its officers, agents, employees, contractors, subcontractors and PROFESSIONALs and nothing herein shall be construed as creating a partnership or joint enterprise between CITY and PROFESSIONAL.

ARTICLE XX.
DISCLOSURE

By signature of this Contract, PROFESSIONAL acknowledges to CITY that he/she has made full disclosure in writing of any existing conflicts of interest or potential conflicts of interest, including personal financial interests, direct or indirect, in property abutting the proposed Project and business relationships with abutting property owners. PROFESSIONAL further agrees that he/she will make disclosure in writing of any conflicts of interest, which develop subsequent to the signing of this Contract and prior to final payment under the Contract.

ARTICLE XXI.
VENUE

The Parties to this Contract agree and covenant that this Contract will be enforceable in Mansfield, Texas; and that if legal action is necessary to enforce this Contract, exclusive venue will lie in Tarrant County, Texas, or for federal actions in the U.S. District Court Northern District of Texas.

ARTICLE XXII.
ENTIRE CONTRACT

This Contract embodies the complete agreement of the Parties hereto, superseding all oral or written previous and contemporaneous agreements between the Parties relating to matters herein, and except as otherwise provided herein, cannot be modified without written agreement of the Parties, including Exhibit "A". In the event of conflicting provisions between this Contract and any attachments or exhibits, this Contract shall be controlling. If there are Amendments and there are any conflicts between the Amendment and a previous version, the terms of the Amendment will prevail.

ARTICLE XXIII.
APPLICABLE LAW

This Contract is entered into subject to the Mansfield City Charter and ordinances of CITY, as same may be amended from time to time, and is subject to and is to be construed, governed, and enforced under all applicable State of Texas and Federal laws. Situs of this Contract is agreed to be Tarrant County, Texas, for all purposes, including performance and execution.

ARTICLE XXIV.
DEFAULT

If at any time during the term of this Contract, PROFESSIONAL shall fail to commence the work in accordance with the provisions of this Contract or fail to diligently provide services in an efficient, timely and careful manner and in strict accordance with the provisions of this Contract, or fail to use an adequate number or quality of personnel or equipment to complete the work or fail to perform any of its obligations under this Contract, then CITY shall have the right, if PROFESSIONAL shall not cure any such default after thirty (30) days written notice thereof, to terminate this Contract and complete the work in any manner it deems desirable, including engaging the services of other Parties therefor. Any such act by CITY shall not be deemed a waiver of any other right or remedy of CITY. If after exercising any such remedy, the cost to CITY of the performance of the balance of the work is in excess of that part of the Contract sum, which has not therefore been paid to PROFESSIONAL hereunder, PROFESSIONAL shall be liable for and shall reimburse CITY for such excess.

ARTICLE XXV.
HEADINGS

The headings of this Contract are for the convenience of reference only and shall not affect in any manner any of the terms and conditions hereof.

ARTICLE XXVI.
NON-WAIVER

It is further agreed that one (1) or more instances of forbearance by CITY in the exercise of its rights herein shall in no way constitute a waiver thereof.

ARTICLE XXVII.
REMEDIES

No right or remedy granted herein or reserved to the Parties is exclusive of any right or remedy herein by law or equity provided or permitted; but each shall be cumulative of every right or remedy given hereunder. No covenant or condition of this Contract may be waived without written consent of the Parties. Forbearance or indulgence by either Party shall not constitute a waiver of any covenant or condition to be performed pursuant to this Contract.

ARTICLE XXVIII.
EQUAL EMPLOYMENT OPPORTUNITY

PROFESSIONAL shall not discriminate against any employee or applicant for employment because of race, age, color, religion, sex, disability, ancestry, national origin or place of birth. PROFESSIONAL shall take action to ensure that applicants are employed and treated without regard to their race, age, color, religion, sex, disability, ancestry, national origin or place of birth. This action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection of training including apprenticeship. Upon final determination by a court of competent jurisdiction that the PROFESSIONAL has violated this section, this Contract shall be deemed terminated and PROFESSIONAL's further rights hereunder forfeited.

ARTICLE XXIX.
CONSTRUCTION OF CONTRACT

Both Parties have participated fully in the review and revision of this Contract. Any rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not apply to the interpretation of this Contract.

ARTICLE XXX.
NOTICES

All notices, communications, and reports required or permitted under this contract shall be personally delivered or mailed to the respective Parties by depositing same in the United States mail, postage prepaid, at the addresses shown below, unless and until either Party is otherwise notified in writing by the other Party, at the following addresses. Mailed notices shall be deemed communicated as of five (5) days after mailing regular mail.

If intended for City, to:	City of Mansfield Attn.: Raymond Coffman, P.E. 1200 E. Broad St. Mansfield, Texas 76063 (817) 276-4238
If intended for Professional, to:	Halff Associates, Inc. Attn: Adam Kane, P.E. 3803 Parkwood Blvd., Ste. 800 Frisco, Texas 75034 (214) 937-3943 With copy to: LegalHelp@halff.com

ARTICLE XXXI.
PRIVATE LAND ENTRY

No entry onto any property of others by PROFESSIONAL on behalf of CITY to survey, or for other reasons related to the performance of services within this Contract shall be made until

PROFESSIONAL has secured the landowners' permission to enter and perform such activities, and PROFESSIONAL shall hold CITY harmless from any and all damages arising from activities of PROFESSIONAL on land owned by others.

ARTICLE XXXII.
VERIFICATIONS AND CERTIFICATIONS REQUIRED BY LAW

PROFESSIONAL agrees to execute, simultaneously with this Contract, CITY's Verification and Certifications Required by Law form.

[Signature Page Follows]

EXECUTED this the ____ day of _____, 2026, by CITY, signing by and through its City Manager, or designee, duly authorized to execute same and by PROFESSIONAL, acting through its duly authorized officials.

"CITY"
City of Mansfield

By: _____
Raymond Coffman, P.E.
Director of Engineering Services

ATTEST:

_____
Susana Marin, City Secretary

APPROVED AS TO FORM:

_____
Victor A. Flores, City Attorney

"PROFESSIONAL"
Halff Associates, Inc.

By: _____
Name: Dennis Satre, P.E.
Title: Vice President, Senior Project Advisor

CITY OF MANSFIELD

STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on the _____ day of _____, 2026, by Raymond Coffman, P.E., Director of Engineering Services of the City of Mansfield.

_____
Notary Public in and for the State of Texas

PROFESSIONAL

STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 8th day of January, 2026, by Dennis Satre, P.E., Vice President and Senior Project Advisor of Halff Associates, Inc.

SARAH SAMMON
Notary Public, State of Texas
Comm. Expires 05-22-2029
Notary ID 135516929

_____
Notary Public in and for the State of Texas

EXHIBIT "A"
Scope of Services

New southbound entrance ramp to US 287 at Walnut Creek Drive - Mansfield, Texas

GENERAL - The scope of the project includes the survey and engineering work necessary to prepare plans, specifications and estimates (PS&E) to support TxDOT approval for the construction of a new southbound single lane entrance ramp to US 287 with a 1,200 linear foot extension of the 3rd southbound frontage road lane situated near the connection of Mouser Way at the southbound US 287 frontage road. Design will be in accordance with the TxDOT approved schematic design including applicable City of Mansfield, TxDOT and AASHTO construction standards.

The City of Mansfield will provide a project manager to serve as the primary point of contact and to manage matters related directly to the advanced funding agreement (AFA) between Mansfield and TxDOT including required municipal coordination with the North Central Texas Council of Governments (NCTCOG).

Halff will provide the following services as part of this design:

BASIC SERVICES – LUMP SUM FEE

I. Project Management and Coordination

a. Project Management

i. Lead, manage and direct design team activities
ii. Ensure quality control is practiced in performance of the work
iii. Communicate internally among team members
iv. Allocate team resources

b. Communications and Reporting

i. Attend one (1) design project kickoff meeting in-person with the City and TxDOT to confirm and clarify scope, review design schedule, and discuss economical and functional designs that meet City and TxDOT requirements. Written minutes documenting discussion items during said meeting shall be prepared.
ii. Conduct review meetings with the City and TxDOT at the conclusion of each design milestone as described in *Section II.d.,* for a total of three (3) in-person meetings. Comprehensive comment/response and action item logs documenting the resolution of all PS&E comments will be prepared.
iii. Prepare and submit monthly progress reports.
iv. Prepare and submit monthly invoices in the format acceptable to the City.
v. Prepare and submit baseline Project Schedule at kick-off, and provide updates in conjunction with milestone submittals.

c. TxDOT Coordination

i. Provide regular correspondence to keep TxDOT informed of progress and resolve design coordination issues that arise during project development.

ii. Provide regular updates of the project Design Summary Report (DSR) and complete the standard TxDOT supporting forms and other information for PS&E submittals in accordance with the Local Government Projects Policy (LGPP) manual.
iii. Coordination with TXDOT to obtain the State Letter of Authority required to authorize project letting and construction.

II. Construction Plans, Specifications and Opinion of Probable Construction Cost (PS&E)

Halff shall develop construction documents with construction cost estimates for review, permitting, bidding and construction. In general, prepared documents shall be consistent with normal practice for projects of this nature.

a. Construction Plans

i. Construction plans shall be prepared and furnished with the full size set being 11”x17” in accordance with TxDOT requirements including CADD standards, detailing and sheet borders.
ii. Construction plans shall consist of various groups of sheets identified as follows.

1. Cover Sheet
2. Index Sheet
3. TxDOT General Notes
4. Typical Sections
5. Estimate and Quantity
6. Item Summaries
7. Project Layout and Survey Control (200 scale)
8. Traffic Control Narrative and Sequence Layout
9. Traffic Control Details
10. Removal Plans (50 scale, dual stack)
11. Horizontal Alignment Data
12. Paving Plan and Profile (40 H; 10 V scale)
13. Grading and Riprap Plans (40 scale)
14. Paving Details
15. Drainage Area Map and Hydrology Calculations
16. Inlet and Storm Drain Calculations
17. Storm Drain Plan and Profile (40 H: 10 V scale)
18. Storm Drain Lateral Profile
19. Drainage Details
20. Pavement Markings and Signage Plans (50 scale, dual stack)
21. Marking and Signing Details
22. Environmental Permits, Issues, & Commitments (EPIC)
23. Storm Water Pollution Prevention Plans (SWPPP) (50 scale, dual stack)
24. Storm Water Pollution Prevention (SWPPP) Details
25. Cross Sections (10 H; 5 V scale, up to 3 per sheet)

b. Specifications and Project Manual

Halff shall prepare a project manual and technical specifications required for bidding and constructing the project as described in *Section II.d.iii*. The project manual will be provided in TxDOT's standard format. Amendments to existing TxDOT Special Specifications and Special Provisions are not anticipated.

c. Opinion of Probable Construction Cost (OPCC)

Halff shall prepare and update an OPCC for the City and TxDOT's review at each stage of the project's milestone review submittals as described below in *Section II.d.* Bid items within TXDOT right of way shall follow TXDOT's standard specifications and item descriptions. Unit costs for these items shall be developed by utilizing TxDOT's available 3-month and 12-month rolling averages for recently let projects.

d. Milestone Review Submittals and Coordination

Halff shall develop and submit for review preliminary plans, specifications, and opinions of probable construction cost at 60%, 90%, and 100% milestone intervals.

i. It is assumed that one (1) plans-in-hand in-person meeting shall take place following each milestone submittal to review and discuss comments
ii. Halff may separately submit plan sheets or working drawings to the City and TxDOT for review and comment to reduce the number of milestone plan submittal revisions that otherwise would be required.
iii. Deliverables for each milestone submission are as follows.

1. 60% Design Package

    a. All construction plans listed as part of *Section II.a.ii* except for items 5, 6, 9, 18 and 21.
    b. Form 1002 (PS&E Transmittal Data)
    c. Form 2443 (PS&E Stage Gate Checklist)
    d. OPCC
    e. Up to six (6) hard copy sets of the documents listed above shall be provided as part of this package

2. 90% Design Package

    a. Information provided in 60% design package revised per City and TxDOT comment resolution
    b. All construction plans listed as part of *Section II.a.ii*
    c. Updates to Form 1002 and 2443
    d. TxDOT Template Construction Schedule
    e. Draft Project Manual
    f. OPCC
    g. Up to six (6) hard copy sets of the documents listed above shall be provided as part of this package

3. 100% Design Package

    a. Information provided in 90% design package revised per City and TxDOT comment resolution, signed and sealed for letting approval.
    b. Updates to Form 1002 and 2443
    c. Utility Clearance Certificate
    d. Construction End Date Document
    e. Final Project Manual
    f. OPCC and Construction Summary Estimate Spreadsheet
    g. Up to ten (10) hard copy sets and one (1) PDF of the documents listed above shall be provided as part of this package for review and bidding
    h. CADD files and OpenRoads model information

III. Letting Phase

Halff will provide bid phase services as outlined below:

a. Bidding

During the bidding phase, Halff will assemble final bid documents and assist the City in advertising the project for bids.

i. Halff will attend one (1) pre-bid meeting in-person facilitated by the City and prepare minutes.
ii. Halff will address technical questions submitted by bidders and prepare up to three (3) addenda for posting and/or issuance to plan holders.
iii. Halff will attend the bid opening meeting.
iv. Halff will tabulate bids received and contact references for the apparent and second lowest bidders.
v. Halff shall prepare a memorandum summarizing the findings of the bid tabulations, including any errors or omissions, and the reference checks for the City's use in awarding the construction contract.

SPECIAL SERVICES – All Special Services shown under this section shall be reimbursed on a cost-plus basis based on actual work performed with a not-to-exceed amount as outlined in "Exhibit C" (Fee Summary). CONSULTANT shall provide all justification for expenditures under this section with each monthly invoice. All subconsultant expenses will be billed at 110% of the actual invoice cost.

IV. Geotechnical Engineering

Halff will subcontract with HVJ North Texas – Chelliah Consultants, Inc. to provide sub-surface exploration, laboratory, and geotechnical engineering services for the proposed pavement improvements within TXDOT right of way. No pavement improvements are anticipated within City right of way.

a. Subsurface Exploration

i. Experienced drillers and technicians will evaluate subsurface conditions with a total of four (4) sample borings continuously sampled to a depth of 20-feet below existing grades per TxDOT guidelines.
ii. Borings will be conducted using truck mounted equipment.
iii. Samples shall be obtained utilizing methods appropriate for the type of material encountered.
iv. A log of each bore will be prepared to document field activities and results.
v. Borings will be staked utilizing hand-held GPS equipment and tied as part of the Design Survey services.
vi. Two (2) pavement cores for determination of the existing frontage road pavement structure depths will be taken.
vii. Borings and cores shall be backfilled with drill cutting or sand and plugged at the surface with asphalt or by hand tamping as appropriate.

b. Laboratory Testing and Analysis

i. The following tests shall be conducted on the collected boring samples.

- Moisture content and soil identification
- Liquid and plastic limit determinations
- Standard Proctor tests
- CBR tests
- Percent passing the No. 4, No. 40, and No. 200 sieves
- Unconfined compression tests on soil
- Unit dry weight
- Soluble sulfate tests
- Eades and Grim lime series tests

c. Geotechnical Engineering Services

i. An engineering report will be prepared for the project to present the results of the field and laboratory data together with the analysis of the results and recommendations. The report will address the following items.

- General soil and ground-water conditions.
- Recommendations for pavement subgrade stabilization type, depth, and concentration, including soluble sulfate remediation as necessary.
- An evaluation of the swell characteristics of the subgrade soils, including PVR calculations and spread sheet analysis per TXDOT.
- Guidelines for pavement design, including pavement thickness calculations for an asphalt cement concrete widening of the frontage road in accordance with TXDOT procedure FPS21 for sections within TXDOT right of way.
- Guidelines for pavement design, including pavement thickness calculations for a concrete surface widening of the US 287 main lane in accordance with TXDOT procedure TxrCRCP-ME for sections within TXDOT right of way.
- Analysis of existing frontage road HMAC shoulder for temporary traffic lane use.
- Earthwork recommendations including slope stability analysis.

V. Design Survey

a. Right of Entry

i. Right of Entry for private property is not anticipated for this project.
ii. Surveys in TxDOT ROW shall be conducted in accordance with TxDOT requirements and proper traffic control devices placed.

b. Survey

i. Halff will conduct field topographic survey, up to two (2) crew days, as required to verify and supplement survey data obtained as part of the prior schematic design.
ii. Halff will incorporate this survey with available LIDAR topography, existing aerial photography, and record drawings of existing improvements to prepare an updated base map for the design.

VI. Subsurface Utility Engineering

Halff will provide subsurface utility engineering services (SUE) in accordance with ASCE CI/ASCE 38-02 "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data." This standard defines the following Quality Levels.

Quality Level A: Precise horizontal and vertical location of utilities obtained by the actual exposure (or verification of previously exposed and surveyed utilities) and subsequent measurement of subsurface utilities, usually at a specific point. Minimally intrusive excavation equipment is typically used to minimize the potential for utility damage. A precise horizontal and vertical location, as well as other utility attributes, is shown on plan documents.

Quality Level B: Information obtained through the application of appropriate surface geophysical methods to determine the existence and approximate horizontal position of subsurface utilities. Quality Level-B data should be reproducible by surface geophysics at any point of their depiction. This information is surveyed to applicable tolerances defined by the project and reduced onto plan documents.

Quality Level C: Information obtained by surveying and plotting visible above-ground utility features and by using professional judgment in correlating this information to Quality Level-D information.

Quality Level D: Information derived from existing records or oral recollections.

a. Subsurface Utility Engineering

i. Quality Level A

- Determine the horizontal and vertical position of the 42" RCP casing that carries an existing 24" waterline under the existing US287 SB shoulder. Provide an elevation exhibit tied to the project elevation datum with horizontal refence measurements to recoverable features.

ii. Quality Level B

- Locate the approximate horizontal position of existing storm drain facilities, up to 300 linear feet, within the project construction limits using geophysical prospecting equipment and mark using paint and/or pin flags. Record elevations of flowlines accessible via manhole lid, not requiring confined space entry by personnel.

iii. Quality Level C

- Locate additional visible utility infrastructure, if present, to supplement SUE information obtained during the prior schematic phase and update utility mapping files within the project construction limits.

iv. Quality Level D

- Halff will perform additional utility record research as reasonably necessary to successfully complete the project.

v. SUE Work Zone Traffic Control

- Halff will provide standard temporary work zone traffic control consisting of cones and free-standing signage for this project. This Scope of Services does not define or set limits for complex traffic control in the form of lane closure(s), flag person(s), changeable message board(s), arrow board(s) and/or engineered traffic control plans.

- If an engineered traffic control plan including complex devices is required for TxDOT permit approval or if unique traffic control conditions exist, Halff will notify the City of the anticipated costs and obtain City approval prior to proceeding with traffic control work to be reimbursed from allowances established by this contract. If the anticipated costs exceed allowances set up in the contract, Halff will submit a supplemental agreement for City approval and authorization of the additional work.

b. Utility Conflict Analysis

i. Halff will prepare a utility conflict matrix to list all mapped utilities (3 anticipated) within the project's construction zone and determine whether any conflicts require relocation or adjustment if they cannot be avoided through design.
ii. The matrix will be maintained and updated during design.

VII. Construction Phase

Halff will provide construction phase support services as outlined below. The exact magnitude of the scope of services cannot be determined at this time and all fees are approximate budgets. Halff will regularly inform the City of expenditures through monthly invoices and when necessary submit a supplemental agreement(s) to increase the budget to support the City's management of the project, as directed by the City.

a. Construction

ii. Attend the pre-construction in-person meeting.
iii. Support the City's management of the construction project by answering construction RFI's, reviewing submittals for conformance with the project documents, preparing plan revisions for field changes and providing recommendations on change order requests, substitutions and/or alternate materials.
iv. Visit the project site as requested by the City of Mansfield to observe the progress and/or quality of the executed work and prepare a written summary report. Six (6) site visits are assumed in the budget, not including the punch list and final walk-through. Site visits shall not constitute inspections and are generally not sufficient to protect the City against all defects and deficiencies in the work of the Contractor. Halff cannot guarantee the performance of the Contractor, nor be responsible for the actual supervision of the construction operations or for the safety measures that the Contractor takes or should take.

b. Project Closure

v. Attend one (1) final inspection and assist in preparation of a punch list report.
vi. Attend one (1) final punch list walk to verify all items have been satisfactorily addressed.
vii. Prepare "record" drawings, incorporating all changes and known variations as documented by and provided by the Contractor. The final record drawings shall be furnished in .pdf format with updated CADD files.

EXCLUSIONS:
The following services are not included in this scope, but Halff can provide these as an amendment to this scope of services:

- Any services not specifically mentioned above under the Basic or Special Services sections herein.
- Design of utility adjustments, modifications and/or relocations.
- Design of improvements to existing US287 frontage roads and mainlanes, including existing drainage systems, not directly impacted by the proposed ramp addition.
- Design of roadway illumination, power supply and ITS infrastructure.
- Traffic signal modifications and/or signal timing adjustments.
- Evaluations of existing structures including bridges.
- Public meeting attendance and/or project presentations.
- Coordination with NCTCOG regarding TIP/STIP.
- Construction engineering/survey, inspection and material testing services.

EXHIBIT "B"
Schedule

New southbound entrance ramp to US 287 at Walnut Creek Drive - Mansfield, Texas

Item	Schedule
Subsurface Utility Engineering	60 calendar days from notice to proceed
Design Survey and Base Map	90 calendar days from notice to proceed
Geotechnical Engineering	120 calendar days from notice to proceed
60% Submittal	150 calendar days from notice to proceed
90% Submittal	90 calendar days after final resolution of 60% comments from City and TXDOT
100% Submittal	60 calendar days after final resolution of 90% comments from City and TXDOT
Final Signed and Sealed	30 calendar days after final resolution of 100% comments from City and TXDOT

EXHIBIT "C"
Fee Summary

New southbound entrance ramp to US 287 at Walnut Creek Drive - Mansfield, Texas

Item		Cost
BASIC SERVICES : LUMP SUM		
I.	Design Project Management and Coordination	$102,698
II.	PS&E	$404,443
III.	Letting Phase	$26,245
SUBTOTAL		**$533,386**
SPECIAL SERVICES : HOURLY NOT-TO-EXCEED		
IV.	Geotechnical Engineering	$49,178
V.	Design Survey	$12,865
VI.	Subsurface Utility Engineering	$37,203
VII.	Construction Phase	$111,075
SUBTOTAL		**$210,321**
TOTAL FEE NOT TO EXCEED		**$743,707**

Basic Services will be provided and invoiced on a lump sum basis using a percent complete for each of the tasks and deliverables required.

Special Services will be provided and invoiced on a time and material basis not to exceed the total shown above without prior written authorization from the City of Mansfield. Labor charges will be billed on the basis of the actual personnel labor rate and the Halff rate for unit cost items as indicated below with current costs. Sub-Consultants, printing and delivery charges will be invoiced at direct cost times 1.1.

Halff Unit Cost Schedule	
1-Man Survey Crew	$ 150.00 per hour
2-Man Survey Crew	$ 225.00 per hour
3-Man Survey Crew	$ 295.00 per hour
Utility Designating (QL-B) 2-Man	$ 275.00 per hour
Utility Potholing (QL-A) 2-Man	$ 375.00 per hour
Vacuum Truck	$ 50.00 per hour

Notes:

1. Vehicle Mileage will be charged at the current IRS rate and is not included in the rates above.
2. Rates are subject to annual adjustment.

EXHIBIT "C" - DESIGN FEE

City of Mansfield
US 287 Ramp PS&E
CSJ 0172-09-044

		Director	Team Leader / Senior P.E.	Project Manager	Professional Engineer P.E.	Civil EIT	Technician / CADD	Administrative	Total Hours	Total Labor Cost	Sub-Consultant Cost	Fees, Materials & Supplies or Sub Mark-Up	Subtotal	Rounded Total
BASIC SERVICES : LUMP SUM														
I. DESIGN PROJECT MANAGEMENT & COORDINATION (16 MONTHS)														
	a. Project Management													
	Project Management - Internal	8.0	32.0	64.0	32.0	16.0		16.0	168.0	$41,560.00			$41,560.00	$41,560
	b. Communications and Reporting													
	Meetings (Kickoff, Progress, Milestone) (4 assumed)	4.0	12.0	12.0	16.0			4.0	48.0	$12,360.00			$12,360.00	$12,360
	Progress Reports and Invoicing		6.0	16.0				16.0	38.0	$7,970.00			$7,970.00	$7,970
	Project Schedule	0.5	4.0	12.0	6.0				22.5	$6,007.50			$6,007.50	$6,008
	c. TxDOT Coordination													
	Design Coordination	4.0	16.0	32.0	24.0	16.0	8.0	4.0	104.0	$24,280.00			$24,280.00	$24,280
	DSR updates and LGPP Correspondence	4.0	8.0	16.0	8.0			4.0	40.0	$10,520.00			$10,520.00	$10,520
	PROJECT MANAGEMENT SUBTOTAL	20.5	78.0	152.0	86.0	32.0	8.0	44.0	420.5	$102,697.50	$0.00	$0.00	$102,697.50	$102,698
II. PS&E														
(Scale)	**a. Construction Plans (# of sheets)**													
	Cover Sheet (1)		0.5	1.0	2.0	4.0	3.0		10.5	$1,847.50			$1,847.50	$1,848
	Index Sheet (1)		0.5	1.0	3.0	6.0	4.0		14.5	$2,492.50			$2,492.50	$2,493
	General Notes (20)		0.5	2.0	8.0	20.0	12.0		42.5	$6,987.50			$6,987.50	$6,988
	Typical Sections (3)		1.0	3.0	12.0	30.0	18.0		64.0	$10,560.00			$10,560.00	$10,560
	Estimate and Quantity (2)		0.5	1.0	4.0	8.0	5.0		18.5	$3,137.50			$3,137.50	$3,138
	Item Summary Sheets (4)		1.0	4.0	16.0	40.0	24.0		85.0	$13,975.00			$13,975.00	$13,975
200	Project Layout and Survey Control (1)		0.5	1.0	4.0	10.0	6.0		21.5	$3,572.50			$3,572.50	$3,573
100	Traffic Control Narative and Sequence Layout (4)		1.5	5.0	20.0	48.0	29.0		103.5	$17,112.50			$17,112.50	$17,113
	Traffic Control Details (1)		0.5	1.0	4.0	8.0	5.0		18.5	$3,137.50			$3,137.50	$3,138
50	Removal Plan (2)		0.5	2.0	7.0	16.0	10.0		35.5	$5,907.50			$5,907.50	$5,908
	Horizontal Alignment Data (1)		0.5	1.0	1.0	2.0	2.0		6.5	$1,202.50			$1,202.50	$1,203
40	Paving Plan and Profile (3)		1.5	6.0	24.0	60.0	36.0		127.5	$20,962.50			$20,962.50	$20,963
40	Grading and Riprap Layout (3)		1.5	6.0	22.0	54.0	33.0		116.5	$19,237.50			$19,237.50	$19,238
	Paving Details (2)		0.5	2.0	7.0	16.0	10.0		35.5	$5,907.50			$5,907.50	$5,908
200	Drainage Area Map - Hydrology Calculations (1)		0.5	2.0	5.0	12.0	8.0		27.5	$4,617.50			$4,617.50	$4,618
	Inlet and Storm Drain Calculations (1)		0.5	2.0	5.0	12.0	8.0		27.5	$4,617.50			$4,617.50	$4,618
40	Storm Drain Plan and Profile (3)		1.0	3.0	12.0	30.0	18.0		64.0	$10,560.00			$10,560.00	$10,560
10	Storm Drain Lateral Profile (1)		0.5	1.0	4.0	10.0	6.0		21.5	$3,572.50			$3,572.50	$3,573
	Drainage Details (2)		0.5	2.0	7.0	16.0	10.0		35.5	$5,907.50			$5,907.50	$5,908
50	Pavement Marking and Signing Plans (2)		0.5	2.0	7.0	16.0	10.0		35.5	$5,907.50			$5,907.50	$5,908
	Marking and Signing Details (2)		0.5	2.0	7.0	16.0	10.0		35.5	$5,907.50			$5,907.50	$5,908
	Environmental Permits, Issues and Committments (1)		0.5	1.0	1.0	2.0	2.0		6.5	$1,202.50			$1,202.50	$1,203
50	SWPPP Layout (2)		0.5	2.0	5.0	12.0	8.0		27.5	$4,617.50			$4,617.50	$4,618
	SWPPP Details (1)		0.5	1.0	4.0	8.0	5.0		18.5	$3,137.50			$3,137.50	$3,138
10	Earthwork Cross Sections (20)		5.0	20.0	80.0	200.0	120.0		425.0	$69,875.00			$69,875.00	$69,875
	b. Specifications and Project Manual											$100.00	$100.00	$100
	90% Project Manual Draft		8.0	16.0	24.0	8.0		16.0	72.0	$14,880.00			$14,880.00	$14,880
	Final Project Manual - Coordination	2.0	4.0	8.0	12.0	4.0		8.0	38.0	$8,190.00			$8,190.00	$8,190
	c. Opinion of Probable Construction Cost													
	60% Quantities and OPCC		4.0	8.0	16.0	24.0	8.0		60.0	$11,540.00			$11,540.00	$11,540
	90% Quantity Update and OPCC		2.0	4.0	8.0	16.0	4.0		34.0	$6,390.00			$6,390.00	$6,390
	100% Final Quantity and OPCC - TxDOT Summary Estimate		2.0	4.0	8.0	16.0	4.0		34.0	$6,390.00			$6,390.00	$6,390
	d. Milestone Review Submittals - Coordination													
	60% Submittal											$600.00	$600.00	$600
	60% Draft Submittal Preparation			2.0	4.0	4.0	2.0		12.0	$2,260.00			$2,260.00	$2,260
	60% QA/QC	16.0	8.0	4.0	2.0				30.0	$10,040.00			$10,040.00	$10,040
	60% Submittal Preparation and TxDOT Forms		4.0	16.0	8.0	16.0	12.0		56.0	$11,320.00			$11,320.00	$11,320
	60% Comment - Response - Resolution	2.0	4.0	8.0	16.0	4.0			34.0	$8,190.00			$8,190.00	$8,190
	90% Submittal											$600.00	$600.00	$600
	90% Draft Submittal Preparation			2.0	4.0	4.0	2.0		12.0	$2,260.00			$2,260.00	$2,260
	90% QA/QC	24.0	12.0	6.0	4.0				46.0	$15,270.00			$15,270.00	$15,270
	90% Submittal Prep. and TxDOT Forms / Const. Schedule		8.0	24.0	16.0	24.0	8.0		80.0	$17,200.00			$17,200.00	$17,200
	90% Comment - Response - Resolution	2.0	4.0	8.0	16.0	4.0			34.0	$8,190.00			$8,190.00	$8,190
	100% Submittal											$1,000.00	$1,000.00	$1,000
	100% Draft Submittal Preparation			2.0	4.0	4.0	2.0		12.0	$2,260.00			$2,260.00	$2,260
	100% QA/QC	12.0	6.0	4.0	2.0				24.0	$7,910.00			$7,910.00	$7,910
	100% Submittal Prep. and TxDOT Forms / Certificates		4.0	24.0	8.0	16.0	12.0		64.0	$13,520.00			$13,520.00	$13,520
	100% Comment - Response - Resolution	2.0	4.0	8.0	12.0	4.0			30.0	$7,350.00			$7,350.00	$7,350
	Final Signed and Sealed	2.0	4.0	16.0	16.0	8.0	16.0		62.0	$13,010.00			$13,010.00	$13,010
	PS&E SUBTOTAL	62.0	99.5	238.0	451.0	812.0	472.0	24.0	2158.5	$402,132.50	$0.00	$2,300.00	$404,432.50	$404,443
III. LETTING PHASE														
	a. Bidding											$500.00	$500.00	$500
	Pre-Bid Meeting (1)			4.0	4.0	2.0	2.0	2.0	14.0	$2,710.00			$2,710.00	$2,710
	Bid RFI and Addenda (up to 3)	3.0	6.0	12.0	24.0	8.0	12.0	12.0	77.0	$15,355.00			$15,355.00	$15,355
	Bid Tabulation, Reference Check, Recommendation		2.0	12.0	8.0	12.0		2.0	36.0	$7,680.00			$7,680.00	$7,680
	LETTING PHASE SUBTOTAL	3.0	8.0	28.0	36.0	22.0	14.0	16.0	127.0	$25,745.00	$0.00	$500.00	$26,245.00	$26,245
	SUBTOTAL - BASIC SERVICES	*85.5*	*185.5*	*418.0*	*573.0*	*866.0*	*494.0*	*84.0*	*2706.0*	*$530,575.00*	*$0.00*	*$2,800.00*	*$533,375.00*	*$533,386.00*
SPECIAL SERVICES : HOURLY NOT-TO-EXCEED														
IV. GEOTECHNICAL ENGINEERING														
	a. Subsurface Exploration and Expenses										$23,000.00	$2,300.00	$25,300.00	$25,300
	b. Laboratory Testing and Analysis										$14,000.00	$1,400.00	$15,400.00	$15,400
	c. Geotechnical Engineering Services (Report)	0.5	3.0	6.0	4.0	4.0			17.5	$4,242.50	$3,850.00	$385.00	$8,477.50	$8,478
	GEOTECHNICAL ENGINEERING SUBTOTAL	0.5	3.0	6.0	4.0	4.0	0.0	0.0	17.5	$4,242.50	$40,850.00	$4,085.00	$49,177.50	$49,178
V. DESIGN SURVEY														
	a. Right of Entry			1.0	2.0	4.0	2.0	2.0	11.0	$1,775.00			$1,775.00	$1,775
	b. Field Survey - Processing & Base Map			2.0	8.0	12.0	20.0		42.0	$6,590.00		$4,500.00	$11,090.00	$11,090
	DESIGN SURVEY SUBTOTAL	0.0	0.0	3.0	10.0	16.0	22.0	2.0	53.0	$8,365.00	$0.00	$4,500.00	$12,865.00	$12,865
VI. SUBSURFACE UTILITY ENGINEERING														
	a. Subsurface Utility Engineering													
	Quality Level A - (1 location)			1.0	2.0	4.0	2.0	2.0	11.0	$1,775.00		$10,000.00	$11,775.00	$11,775
	Quality Level B - (300 linear feet)			2.0	4.0	8.0	4.0		18.0	$3,130.00		$5,000.00	$8,130.00	$8,130
	Quality Level C/D			2.0	4.0	8.0	4.0		18.0	$3,130.00			$3,130.00	$3,130
	Work Zone Traffic Control (Allowance)			1.0	2.0				2.0	$695.00	$10,000.00	$1,000.00	$11,695.00	$11,695
	b. Utility Conflict Analysis Matrix		0.5	1.0	2.0	4.0	8.0		2.0	$2,472.50			$2,472.50	$2,473
	SUBSURFACE UTILITY ENGINEERING SUBTOTAL	0.0	0.5	7.0	14.0	24.0	18.0	2.0	51.0	$11,202.50	$10,000.00	$16,000.00	$37,202.50	$37,203
VII. CONSTRUCTION PHASE (16 MONTHS)														
	a. Construction													
	Project Management - Internal	2.0	8.0	16.0	32.0	4.0		16.0	78.0	$16,690.00			$16,690.00	$16,690
	Pre-Construction Meeting			2.0	4.0	8.0	8.0	4.0	26.0	$4,050.00			$4,050.00	$4,050
	Construction RFI, Submittals, Change Orders	8.0	40.0	80.0	24.0	16.0	8.0	8.0	184.0	$46,960.00			$46,960.00	$46,960
	Site Visit (6 assumed)		2.0	40.0	40.0	24.0	6.0	3.0	115.0	$24,815.00			$24,815.00	$24,815
	b. Project Closure													
	Punch List, Final Walk-Through (1 each)		2.0	16.0	8.0	4.0		2.0	32.0	$7,540.00			$7,540.00	$7,540
	Record Drawings		2.0	4.0	16.0	24.0	16.0	2.0	64.0	$11,020.00			$11,020.00	$11,020
	CONSTRUCTION PHASE SUBTOTAL	10.0	54.0	158.0	124.0	80.0	38.0	35.0	499.0	$111,075.00	$0.00	$0.00	$111,075.00	$111,075
	SUBTOTAL - SPECIAL SERVICES	*10.5*	*57.5*	*174.0*	*152.0*	*124.0*	*78.0*	*39.0*	*620.5*	*$134,885*	*$50,850*	*$24,585*	*$210,320*	*$210,321*
	TOTAL PROJECT	96.0	243.0	592.0	725.0	990.0	572.0	123.0	3326.5	$665,460	$50,850	$27,385	$743,695	**$743,707**

City of Mansfield
Staff Report

Item ID: 26-1844

Agenda Date: February 9, 2026

Title
26-1844: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Amendment to the Economic Development Agreement Between the City of Mansfield, Texas and Arcadia Realty Corp: Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (Utility, TIRZ #4)

Description/History
In initial development discussions it was always contemplated the City public sewer line to serve other development in the South Campus of Staybolt would be built around the Arcadia neighborhood development. During the civil design phase, it was determined the City would see significant financial savings by working with Arcadia to oversize a trunk sewer line through their development that could support future development along Highway 360. This amendment formalizes Arcadia installing the oversized capacity on behalf of the City and receiving reimbursement.

The amendment also clarifies the new assignment to the Phase 1 entity name for the development and aligns the timelines of the City's off-site infrastructure requirements.

Strategic Initiative
Develop Strong Economy
Building Strong Neighborhoods
Focus on the Future

Recommendation
Approve Resolution

Funding Source
TIRZ #4, Utility

Prepared By
Casey Lewis, Executive Project Manager/Broker - (817) 276-4201

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE AMENDMENT TO THE ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MANSFIELD, TEXAS AND ARCADIA REALTY CORP; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (UTILITY, TIRZ #4)

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

WHEREAS, the City and Arcadia Realty Corp. ("ARC") entered into an Economic Development Agreement for a multi-use development on approximately 134.8 acres of land located south of the extension of Lone Star Parkway, and east of State Highway 360 in the City of Mansfield, Texas, authorized by Resolution No. RE-4218-24 and made effective as of September 26, 2024 (the "Agreement"); and,

WHEREAS, effective as of May 19, 2025, ARC assigned its interest in and to the Agreement to Arcadia Staybolt Land Investments, LLC ("ASLI"), and ASLI assumed all obligations of ARC under the Agreement, and effective as of July 9, 2025, ASLI assigned to the Developer all of its rights under the Agreement as it pertains to the "Phase 1 Property" described in that certain Partial Assignment of Economic Development Agreement between ASLI and Developer, attached hereto as **Exhibit A** and made a part hereof by reference, and Developer assumed all rights, duties, benefits and obligations under the Agreement as it pertains to the Phase 1 Property; and,

WHEREAS, since execution of the Agreement, the Developer and City have completed additional design and engineering of the master infrastructure to serve the area, including roads, water, drainage, and sewer; and,

WHEREAS, based on updated engineering and project sequencing, it has been determined to be in the public interest for the Developer to install a portion of public sanitary sewer improvements within the boundaries of the development; and,

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

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

SECTION 1.

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

SECTION 2.

The First Amendment to the Economic Development Agreement with Arcadia Staybolt Land Investments is hereby approved.

SECTION 3.

The City Council hereby delegates its authority under Texas Government Code Chapter 2269 to the City Manager, designates the City Manager as its designated representative for purposes related to this Project, and authorizes the City Manager and his designee(s) to take all actions necessary to accomplish the purposes and implementation of this Resolution.

SECTION 4.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 9TH DAY OF FEBRUARY, 2026.

_____

Michael Evans, Mayor

ATTEST:

_____

Susana Marin, City Secretary

FIRST AMENDMENT TO ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MANSFIELD, TEXAS, AND ARCADIA REALTY CORP.

This FIRST AMENDMENT TO ECONOMIC DEVELOPMENT AGREEMENT ("First Amendment") is made effective as of January __, 2026, by and among the City of Mansfield, a Texas home-rule municipal corporation (the "**City**"), the Board of Directors (the "**Board**") of Reinvestment Zone Number Four in the City of Mansfield, Texas (the "**Zone**"), and ARCADIA STAYBOLT PHASE 1, LLC ("Developer") and/or assigns. The City, Board, and Developer may sometimes hereafter be referred to individually as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, the City, Board, and Arcadia Realty Corp. ("ARC") entered into an Economic Development Agreement for a multi-use development on approximately 134.8 acres of land located south of the extension of Lone Star Parkway, and east of State Highway 360 in the City of Mansfield, Texas, authorized by Resolution No. RE-4218-24 and made effective as of September 26, 2024 (the "Agreement"); and,

WHEREAS, effective as of May 19, 2025, ARC assigned its interest in and to the Agreement to Arcadia Staybolt Land Investments, LLC ("ASLI"), and ASLI assumed all obligations of ARC under the Agreement, and effective as of July 9, 2025, ASLI assigned to the Developer all of its rights under the Agreement as it pertains to the "Phase 1 Property" described in that certain Partial Assignment of Economic Development Agreement between ASLI and Developer, attached hereto as Exhibit A and made a part hereof by reference, and Developer assumed all rights, duties, benefits and obligations under the Agreement as it pertains to the Phase 1 Property; and,

WHEREAS, since execution of the Agreement, the Developer and City have completed additional design and engineering of the master infrastructure to serve the area, including roads, water, drainage, and sewer; and,

WHEREAS, based on updated engineering and project sequencing, it has been determined to be in the public interest for the Developer to install a portion of public sanitary sewer improvements within the boundaries of the development; and,

WHEREAS, the Parties desire to update this Economic Development Agreement to modify certain provisions related to the timing of reimbursement for such sewer improvements; and,

WHEREAS, the Parties further desire to amend the Agreement to update the schedule for certain City-funded public improvements to reflect current project conditions.

AGREEMENTS

NOW, THEREFORE, for and in consideration of the premises above and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. That the foregoing findings and exhibits set out in the recitals above are found to be true and correct and are hereby incorporated and made part hereof for all purposes.

2. That Section 5.02 of the Agreement is hereby deleted and repealed in its entirety to read as follows:

   5.02. City Funded Off-Site Public Improvements. The City agrees to commence construction of City Funded Off-Site Public Improvements on or about June 1, 2025, and to complete installation of such improvements necessary to serve the Development on or before December 31, 2026.

3. That Section 5.03 of the Agreement is hereby deleted and repealed in its entirety to read as follows:

   5.03 City Funded Oversized Wet Utilities. Some wet utilities must be oversized to serve the overall District. A general description of the scope of the wet utility improvements (the "Sanitary Sewer Trunk Line") that will be constructed by the Developer in accordance with the phasing of those improvements and the costs to be paid by the Developer and by the City are described on the exhibit (the "Sewer Trunk Scope Exhibit") attached hereto as Exhibit B and made a part hereof by reference. The City will reimburse the Developer the amount of $550,565.84, plus reasonable cost overruns documented by Developer for such work (the "City Reimbursement Share"), being the difference in cost between the minimally required facility and the upsized facility required to serve the District in the amount set forth on the Sewer Trunk Scope Exhibit. The City will reimburse these costs to the Developer in monthly increments, based upon monthly draw requests to the City (each a "Sewer Draw Request") submitted by the Developer, evidencing the percentage of completion of the Sanitary Sewer Trunk Line once the Developer has commenced construction of the Sanitary Sewer Trunk Line Improvements. Each Sewer Draw Request shall be accompanied by applicable paid invoices, lien waivers, and other reasonable supporting documentation as may be requested by the City from all contractors, subcontractors and suppliers that have supplied services and materials for the installation of such portion of the Sanitary Sewer Trunk Line that has been completed. Upon final completion of the Sewer Trunk Line by the Developer, it shall submit a final invoice for the final remaining amounts to be disbursed by the City as the City Reimbursement Share,

along with final lien waivers and releases of lien from all applicable contractors and suppliers, for the City's acceptance of the Sanitary Sewer Trunk Line.

For purposes of this subsection, “installation” shall mean that the applicable portion of the Sanitary Sewer Trunk Line has been inspected, tested, and is substantially complete, as determined by the City Engineer or designee. Any such testing or inspections required by the City for each applicable segment of the Sanitary Sewer Trunk Line shall be accomplished efficiently by the City and each Sewer Draw Request shall be due and payable by the City within thirty (30) days following delivery of each such Sewer Draw Request by the Developer to the City.

Payment or reimbursement by the City to the Developer for each applicable Sewer Draw Request pursuant to this subsection shall not constitute acceptance of the Sanitary Sewer Trunk Line as a public improvement. The City expressly reserves the right to require corrective work and to withhold, offset, or claw back reimbursement amounts if the Sanitary Sewer Trunk Line ultimately fails to achieve final acceptance in accordance with customary City standards, applicable law, or the Agreement. Nothing contained herein shall be deemed to affect or waive any rights or remedies of the Developer set forth in the Agreement as it pertains to the Phase 1 Property or available in accordance with applicable laws due to any failure of the City to meet any requirements for payments as set forth herein.

4. Except as amended herein, all other terms and conditions of the Agreement shall remain in full force and effect. This First Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The execution of this First Amendment may be accomplished by facsimile or electronic signatures and shall be deemed fully executed upon the exchange among the parties of signed facsimile or electronic copies of this First Amendment.

[Signature page follows.]

IN WITNESS WHEREOF, the parties hereto have caused this first amendment to be executed by their duly authorized officers and to be effective as of the last date set forth below.

DEVELOPER:

ARCADIA STAYBOLT PHASE 1, LLC, a Texas limited liability company

By: Arcadia Holdings, Inc.,
a Texas corporation,
Manager

By: _____

Name: _____

Title: _____

CITY:

CITY OF MANSFIELD, TEXAS,
a Texas municipal corporation

By: _____
Joe Smolinski, City Manager, or designee

ATTEST:

_____
Susana Martin, City Secretary

BOARD OF THE ZONE:

BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER FOUR, Mansfield, Texas

By: _____

Name: _____

Its: _____

Exhibit A

Partial Assignment of Economic Development Agreement

(to be attached)

HIGIER ALLEN LAUTIN
ATTORNEYS AND COUNSELORS

ROBERT M. ALLEN
SHAREHOLDER
972.759.1438 Direct
972.716.1888 Main
972.716.1899 Fax
rallen@higierallen.com

July 11, 2025

File No. 02156.224

Via Federal Express
City of Mansfield
1200 E. Broad Street
Mansfield, Texas 76063
Attn: Mr. Joe Smolinski, City Manager

Board of Directors of TIRZ No. 4
1200 E. Broad Street
Mansfield, Texas 76063
Attn: Mr. Joe Smolinski, City Manager

Re: Economic Development Agreement (the "Agreement") dated September 26, 2024 between City of Mansfield, the Board of Directors of Reinvestment Zone No. 4, and Arcadia Staybolt Land Investments, LLC, as successor and assignee of Arcadia Realty Corp. (the "Developer")

Gentlemen:

Please be advised that effective as July 9, 2025, the Developer has made a partial assignment of its interests in and to the Agreement to its affiliate, Arcadia Staybolt Phase I, LLC, a Texas limited liability company (the "Partial Assignee"), and such Partial Assignee has assumed the "Developer's" obligations, rights, duties and benefits under the Agreement only as it relates to the portion of the property included in the Agreement and described on Exhibit A attached hereto (the "Phase I Property"). A copy of such Partial Assignment is enclosed for your records.

In accordance with Section 10.01 of the Agreement, please also accept this letter as written notice that all notices, communications or disbursements required to be given to the "Developer" from and after this date should be provided to both Arcadia Staybolt Land Investments, LLC and to Arcadia Staybolt Phase I, LLC at the following address:

Arcadia Staybolt Land Investments, LLC
and Arcadia Staybolt Phase I, LLC
c/o Arcadia Holdings, Inc.
5226 Kelsey Road
Dallas, Texas 75229
Attn: Mr. John Hodge

Please contact the undersigned if you have any questions concerning the partial assignment of the Agreement or this notice.

Sincerely,

HIGIER ALLEN & LAUTIN, P.C.

Robert M. Allen

RMA:bjs
w/enc.
cc: Taylor Olson Adkins Sralla & Elam, LLP (via Federal Express)
6000 Western Place II, Suite 200
Fort Worth, Texas 76107
Attn: Dean Roggia, Esq.

Mr. John Hodge (via email john@arcadiarealty.net)
Arcadia Realty Corp.
5226 Kelsey Road
Dallas, Texas 75229

Mr. Beatle Gietema (via email beatle@arcadiarealty.net)
Arcadia Realty Corp.
5226 Kelsey Road
Dallas, Texas 75229

Exhibit A

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the M. Gregg Survey, Abstract No. 385, J. Lawrence Survey, Abstract No. 616, and H. Henderson Survey, Abstract No. 432, City of Mansfield, Ellis County, Texas, being part of a tract conveyed to Arcadia Staybolt Land Investments, LLC, recorded in Document No. 2502218, Official Public Records, Ellis County, Texas (OPRECT), with the subject tract being more particularly described as follows:

BEGINNING at a MAG nail found at the intersection of Lonestar Road, a public road, Heritage Parkway, a public road, and Britton Road, a public road;

THENCE N 89°59'37" E, 277.56 feet along the approximate center of Britton Road to a MAG nail found;

THENCE S 89°46'58" E, 1219.40 feet continuing along the approximate center of Britton Road to the most northerly northwest corner of Lot 1-R, Block 1, Maranatha Ranch Addition, recorded in Cabinet H, Slide 640, Plat Records, Ellis County, Texas;

THENCE along the common line thereof, the following:

S 00°48'19" E, 212.90 feet;

S 20°11'41" W, 181.44 feet;

N 64°48'19" W, 192.67 feet;

S 64°52'41" W, 578.74 feet;

S 29°56'58" E, 320.06 feet;

N 64°52'41" E, 694.60 feet;

N 16°34'19" W, 125.68 feet;

N 20°11'41" E, 195.03 feet;

N 69°48'19" W, 15.00 feet;

N 00°48'19" W, 106.45 feet;

And N 44°11'41" E, 77.78 feet;

THENCE N 01°28'02" W, 36.94 feet to the south line of Britton Road;

THENCE S 89°50'15" E, 235.22 feet along the south line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northwest corner of the Original Town of Britton Addition, recorded in Volume 158, Page 45 DRECT;

THENCE along the west line of the Original Town of Britton, the following:

S 00°21'10" E, 200.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 89°38'50" E, 288.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And S 35°45'13" E, 201.13 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE through said Arcadia tract, the following:

S 64°52'41" W, 653.93 feet;

S 17°49'46" W, 13.66 feet;

Around a non-tangent curve to the left having a central angle of 13°19'00", a radius of 150.00 feet, a chord of S 37°38'46" E - 34.78 feet, an arc length of 34.86 feet;

Around a reverse curve to the right having a central angle of 06°57'32", a radius of 685.00 feet, a chord of S 40°49'30" E - 83.15 feet, an arc length of 83.20 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 64°52'41" W, 589.72 feet;

Around a tangent curve to the right having a central angle of 08°12'23", a radius of 170.00 feet, a chord of S 68°58'53" W - 24.33 feet, an arc length of 24.35 feet;

Around a reverse curve to the left having a central angle of 77°02'17", a radius of 40.00 feet, a chord of S 34°33'56" W - 49.82 feet, an arc length of 53.78 feet;

S 03°57'13" E, 22.22 feet;

S 48°57'13" E, 14.14 feet;

N 86°02'47" E, 44.62 feet;

S 03°57'13" E, 175.62 feet;

Around a tangent curve to the left having a central angle of 25°11'13", a radius of 575.00 feet, a chord of S 16°32'49" E - 250.74 feet, an arc length of 252.77 feet;

S 29°08'25" E, 248.55 feet;

S 74°08'25" E, 14.14 feet;

S 29°08'25" E, 50.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 60°51'35" W, 165.21 feet;

S 61°36'21" W, 78.79 feet;

N 29°05'15" W, 50.02 feet;

N 17°07'36" E, 13.77 feet;

N 29°08'25" W, 70.18 feet;

N 72°42'32" W, 14.51 feet;

S 63°47'38" W, 166.69 feet;

Around a tangent curve to the right having a central angle of 22°15'09", a radius of 424.00 feet, a chord of S 74°55'13" W - 163.64 feet, an arc length of 164.67 feet;

S 86°02'47" W, 300.89 feet;

N 03°57'13" W, 15.50 feet;

And S 86°02'47" W, 90.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line of a tract conveyed to the City of Mansfield, recorded in Document No. 2415058 OPRECT;

THENCE N 03°57'13" W, 1178.00 feet along the east line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the south line of another tract conveyed to the City of Mansfield, recorded in Document No. 2245479 DRECT;

THENCE N 61°09'21" E, 34.41 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 29°28'34" W, continuing along the common line of said City tract, passing into and along the approximate center of Lonestar Road a total distance of 814.71 feet to the POINT OF BEGINNING with the subject tract containing 2,051,466 square feet or 47.095 acres of land.

PARTIAL ASSIGNMENT OF ECONOMIC DEVELOPMENT AGREEMENT

This Partial Assignment of Economic Development Agreement (this "Partial Assignment") is made as of July 9th, 2025, by and between ARCADIA STAYBOLT LAND INVESTMENTS, LLC, a Texas limited liability company (hereinafter referred to as "Partial Assignor"), and ARCADIA STAYBOLT PHASE 1, LLC, a Texas limited liability company (hereinafter referred to as "Partial Assignee").

WITNESSETH:

WHEREAS, effective as of September 26, 2024, Arcadia Realty Corp., a Texas corporation ("ARC") entered into a certain Economic Development Agreement (the "Agreement"), between ARC as "Developer," City of Mansfield as "City" and Board of Directors of Reinvestment Zone Number Four, City of Mansfield, as the "Board," relative to the construction of a multi-use development affecting a certain approximately 134.8 acre tract located in City of Mansfield, Texas (the "Property") as described therein; and

WHEREAS, as of May 19, 2025, ARC assigned to the Partial Assignor all of its rights, title and interest in and to the Agreement, and the Partial Assignor assumed all duties, benefits and obligations of ARC as provided in the Agreement relative to the development of the Property; and

WHEREAS, effective as of this date, Partial Assignor is conveying and transferring to Partial Assignee a portion of the Property (the "Phase 1 Property"), as described on Exhibit A attached hereto and incorporated herein by reference, and in connection with such transfer of the Phase 1 Property, Partial Assignor desires to assign and transfer to Partial Assignee the rights, duties, benefits and obligations under, in and to the Agreement, solely as same relate to the Phase 1 Property, and Partial Assignee desires to accept and assume all duties, benefits and obligations of the Partial Assignor, as same relate solely to the Phase 1 Property, it being the understanding of all parties hereto that Partial Assignor is expressly reserving unto itself all of the duties, benefits and obligations under the Agreement, as same relate to the remainder of the Property, save and except the Phase 1 Property.

NOW, THEREFORE, in consideration of the premises described above, and for $10.00 and other good and valuable consideration paid by Partial Assignee to Partial Assignor, the receipt and sufficiency of which are hereby acknowledged by Partial Assignor, the parties agree as follows:

1. Partial Assignor does hereby assign, transfer and convey to the Partial Assignee all of its rights, title and interest in and to the Agreement, the defined terms and conditions of which are hereby incorporated herein by reference, solely as to the Phase 1 Property, with the Partial Assignor expressly reserving unto itself all of the rights, benefits and obligation under the Agreement, as same relate to the remainder of the Property, save and except the Phase 1 Property.

2. The Partial Assignee hereby assumes all duties, obligations and benefits of the Partial Assignor under the Agreement, as same relate to the Phase 1 Property, and

agrees to be bound thereby. The Partial Assignee shall provide prompt written notice to the City and the Board of this partial assignment of the Agreement by the Partial Assignor and the assumption of the obligations under the Agreement by the Partial Assignee as same relate to the Phase 1 Property.

3. This Partial Assignment may be executed in multiple counterparts which, when taken together, shall constitute a single integrated instrument. Facsimile signatures shall be accepted as originals for purposes of this Partial Assignment.

[*Signature page to follow.*]

IN WITNESS WHEREOF, Partial Assignor and Partial Assignee have executed this Partial Assignment effective as of the day and year noted above.

PARTIAL ASSIGNOR:

ARCADIA STAYBOLT LAND INVESTMENTS, LLC, a Texas limited liability company

By: Arcadia Holdings, Inc.,
a Texas corporation,
Manager

By: _____
John Hodge, President

PARTIAL ASSIGNEE:

ARCADIA STAYBOLT PHASE 1, LLC, a Texas limited liability company

By: Arcadia Holdings, Inc.,
a Texas corporation,
Manager

By: _____
John Hodge, President

EXHIBIT A
Description of Phase 1 Property

Phase 1

BEING a tract of land situated in the M. Gregg Survey, Abstract No. 385, J. Lawrence Survey, Abstract No. 616, and H. Henderson Survey, Abstract No. 432, City of Mansfield, Ellis County, Texas, being part of a tract conveyed to JRJ Energy Investments, LLC, by deeds recorded in Instrument No. 2430855 and Instrument No. 2430891 of the Deed Records, Ellis County, Texas (DRECT), with the subject tract being more particularly described as follows:

BEGINNING at a MAG nail found at the intersection of Lonestar Road, a public road, Heritage Parkway, a public road, and Britton Road, a public road;

THENCE N 89°59'37" E, 277.56 feet along the approximate center of Britton Road to a MAG nail found;

THENCE S 89°46'58" E, 1219.40 feet continuing along the approximate center of Britton Road to the most northerly northwest corner of Lot 1-R, Block 1, Maranatha Ranch Addition, recorded in Cabinet H, Slide 640, Plat Records, Ellis County, Texas;

THENCE along the common line thereof, the following:

S 00°48'19" E, 212.90 feet;

S 20°11'41" W, 181.44 feet;

N 64°48'19" W, 192.67 feet;

S 64°52'41" W, 578.74 feet;

S 29°56'58" E, 320.06 feet;

N 64°52'41" E, 694.60 feet;

N 16°34'19" W, 125.68 feet;

N 20°11'41" E, 195.03 feet;

N 69°48'19" W, 15.00 feet;

N 00°48'19" W, 106.45 feet;

And N 44°11'41" E, 77.78 feet;

THENCE N 01°28'02" W, 36.94 feet to the south line of Britton Road;

THENCE S 89°50'15" E, 235.22 feet along the south line thereof to the northwest corner of the Original Town of Britton Addition, recorded in Volume 158, Page 45 DRECT;

THENCE along the west line of the Original Town of Britton, the following:

S 00°21'10" E, 200.00 feet;

N 89°38'50" E, 288.00 feet;

And S 35°45'13" E, 201.13 feet;

THENCE through said JRJ Energy Investments tracts, the following:

S 64°52'41" W, 653.93 feet;

S 17°49'46" W, 13.66 feet;

Around a non-tangent curve to the left having a central angle of 13°19'00", a radius of 150.00 feet, a chord of S 37°38'46" E - 34.78 feet, an arc length of 34.86 feet;

Around a reverse curve to the right having a central angle of 06°57'32", a radius of 685.00 feet, a chord of S 40°49'30" E - 83.15 feet, an arc length of 83.20 feet;

S 64°52'41" W, 589.72 feet;

Around a tangent curve to the right having a central angle of 08°12'23", a radius of 170.00 feet, a chord of S 68°58'53" W - 24.33 feet, an arc length of 24.35 feet;

Around a reverse curve to the left having a central angle of 77°02'17", a radius of 40.00 feet, a chord of S 34°33'56" W - 49.82 feet, an arc length of 53.78 feet;

S 03°57'13" E, 22.22 feet;

S 48°57'13" E, 14.14 feet;

N 86°02'47" E, 44.62 feet;

S 03°57'13" E, 175.62 feet;

Around a tangent curve to the left having a central angle of 25°11'13", a radius of 575.00 feet, a chord of S 16°32'49" E - 250.74 feet, an arc length of 252.77 feet;

S 29°08'25" E, 248.55 feet;

S 74°08'25" E, 14.14 feet;

S 29°08'25" E, 50.00 feet;

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S 61°36'21" W, 78.79 feet;

N 29°05'15" W, 50.02 feet;

N 17°07'36" E, 13.77 feet;

N 29°08'25" W, 70.18 feet;

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Around a tangent curve to the right having a central angle of 22°15'09", a radius of 424.00 feet, a chord of S 74°55'13" W - 163.64 feet, an arc length of 164.67 feet;

S 86°02'47" W, 300.89 feet;

N 03°57'13" W, 15.50 feet;

S 86°02'47" W, 90.00 feet;

And N 03°57'13" W, 1178.00 feet to the south line of a tract conveyed to the City of Mansfield, recorded in Document No. 2245479 DRECT;

THENCE N 61°09'21" E, 34.41 feet along the common line thereof to a point for corner;

THENCE N 29°28'34" W, continuing along the common line of said City tract, passing into and along the approximate center of Lonestar Road a total distance of 814.71 feet to the POINT OF BEGINNING with the subject tract containing 2,051,466 square feet or 47.095 acres of land.

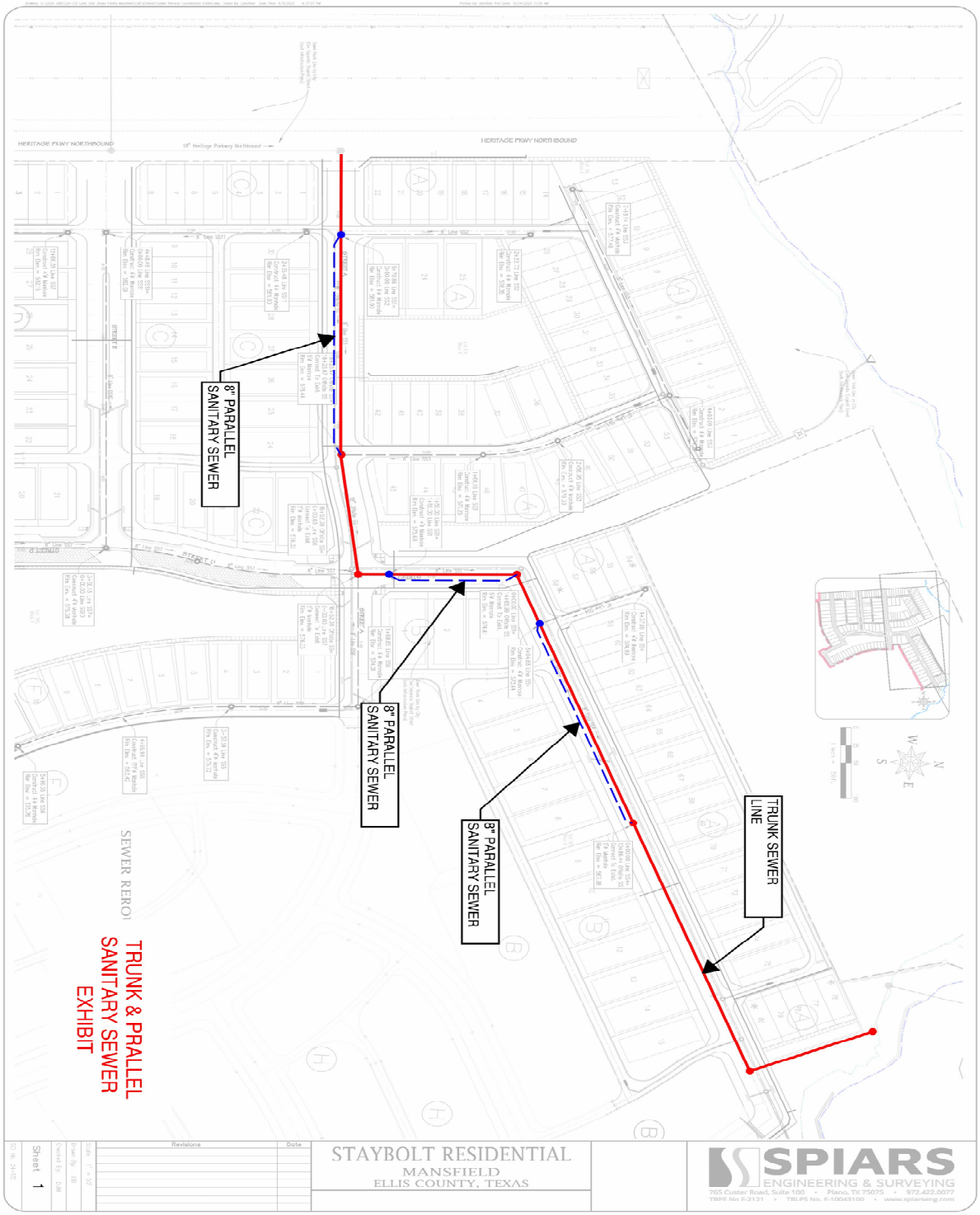
Exhibit B

Sewer Trunk Scope Exhibit

(to be attached)

SPIARS
ENGINEERING & SURVEYING

Trunk & Parallel Sanitary Sewer Exhibit



City of Mansfield
Staff Report

Item ID: 26-1801

Agenda Date: February 9, 2026

Title
26-1801: Resolution - A Resolution of the City of Mansfield, Texas, Approving a Contract for Concrete On Call Services to Santos Construction Utilizing the Interlocal Agreement with the City of Grand Prairie; Authorizing and Directing the City Manager or Designee to Execute Contract Documents; And Authorizing Funding for an Amount not to Exceed $1,245,000; Finding that the Meeting at Which the Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (General Fund)

Description/History
Outside contractors are required to complete concrete pavement projects that exceed the capacity or available time of City staff. These contractors are needed to facilitate work such as curb and gutter replacement, concrete panel replacement, concrete joint sealing, sidewalks, ADA curb ramps, driveway approaches, and any miscellaneous concrete work.

The yearly estimated expenditure by the Streets Department for this work is between $1.1 million and $1.5 million, depending on the available budget. This resolution authorizes procurement through the Interlocal Purchasing Agreement with the City of Grand Prairie.

Strategic Initiative
Improve City Wide Mobility

Recommendation
The Public Works Staff recommends approval of the Resolution.

Funding Source
Street Operations Department Maintenance Budget – General Fund

Prepared By
James Rogge, Assistant Director of Public Works - Transportation - (817) 276-4233

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A CONTRACT FOR ON CALL CONCRETE SERVICES TO SANTOS CONSTRUCTION, INC., UTILIZING THE INTERLOCAL AGREEMENT WITH THE CITY OF GRAND PRAIRIE; AUTHORIZING AND DIRECTING THE CITY MANAGER OR DESIGNEE TO EXECUTE CONTRACT DOCUMENTS; AND AUTHORIZING FUNDING FOR AN AMOUNT NOT TO EXCEED $1,245,000; FINDING THAT THE MEETING AT WHICH THE RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (GENERAL FUND)

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

WHEREAS, the City of Mansfield has decided to utilize an interlocal agreement with the City of Grand Prairie to contract with Santos Construction, Inc. to provide On Call Concrete Services; and,

WHEREAS, the expenditure of the funds stated herein will be secured from the City of Mansfield General Fund (Street Operations Maintenance Budget); and,

WHEREAS, it is recognized that it is in the best interest of the citizens of the City of Mansfield that the construction provided for herein be started at the earliest possible date to ensure necessary service and delivery; and,

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

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

SECTION 1.

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

SECTION 2.

A contract with Santos Construction Inc., in an amount not to exceed One Million, Two Hundred Forty-Five Thousand and 00/100 Dollars ($1,245,000.00) for the On-Call Concrete Services, is hereby approved.

SECTION 3.

That the City Manager, or his designee, take all actions necessary to accomplish the purposes and implementation of this Resolution.

SECTION 4.

That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law, and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5.

That this Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 9TH DAY OF FEBRUARY, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

Contract Coversheet

Dept:* Purchasing

Contract ID: 58632 R1

For: Transportation Services

Bid Number: 24157

Contact Name: Kimberley Ruiz

Contact Phone:* 8089

Contact Email:* kgruiz@gptx.org

Vendor Name: Santos Construction, Inc.

Vendor Email: gsantos@santos-ci.com

Project Name: Concrete Paving (2025)

Summary Renewal 1 - price increase - no increase to annual contract amount

Permanent Retention*

- ○ Yes
- ◉ No

Contract Amount
$ 23,117,375.00

Total Contract Amount over all terms
$ 11,558,675.00

Account #

Work Order #

Implementation Date
10/1/2025

Termination Date
9/30/2026

Council Approval Date
10/15/2024

Contract Approvals

Department Manager:

Sign

Date

City Attorney Signature

Erica Thompson

Date 10/16/2025

City Manager Signature

Megan Mahan

Date 10/17/2025

City Secretary Signature

Gloria Colvin

Date 10/17/2025

Legal Reviewer Which attorney previously reviewed this contract?

No Prior Legal Review

GRand PRaiRie
TEXAS

CONTRACT RENEWAL LETTER

September 3, 2025

Santos Construction, Inc.
ATTN: Ignacio Santos, President
Sent via Email to gsantos@santos-ci.com

RE: Contract Number 58632 between the City of Grand Prairie, Texas ("City") and Santos Construction, Inc. ("Company") (the "Contract")
Renewal 1 of a total of 4 Renewals with 3 Annual Renewals remaining

Greetings,

The City and Vendor Name entered into the above-referenced Contract for concrete paving services, which provides for renewal options. The current term of the Contract will expire on September 30, 2025 ("Expiration Date"), and the City wishes to renew the contract for an additional one-year term under the same terms and conditions of and in accordance with this letter.

If you wish to renew the Contract, please acknowledge your desire by checking the first box on this Letter. If you wish to renew the Contract with a new rate, check the second box on this Letter (subject to final City approval). If you do not wish to renew the Contract, please acknowledge your desire by checking the third box at the bottom of this Letter.

☐ COMPANY wishes to renew the Contract commencing the day after the Expiration Date and terminating one-year thereafter (the "Renewal Term") under the same terms and conditions.

☑ COMPANY wishes to renew the Contract commencing Expiration Date and terminating one-year thereafter (the "Renewal Term") under the same terms and conditions, at the new following rate: * (Subject to final City approval below) (attach additional documentation if necessary) * please see new Bid Sheet attached

City approval of new rate: Leland Mills (Date: 9/22/25)

By execution of this Letter with one of the options above, COMPANY further agrees to the following:

COMPANY and the CITY covenant and agree that the term of the Contract is extended for the Renewal Term, as stated above. All terms and conditions of the Contract that are not expressly

amended herein shall remain in full force and effect. Company shall obtain and shall continue to maintain at no cost to the CITY, in full force and effect during the Renewal Term of the Contract, insurance as required by the CITY in the Contract. COMPANY has attached hereto a current Certificate of Insurance showing that the insurance is in effect and meets the requirements set forth in the Contract.

☐ COMPANY does not wish to renew the Contract.

By my signature below, I hereby acknowledge that I am authorized to execute this Contract Renewal Letter on behalf of the above-referenced Company.

Signature _____ **Title** OWNER/PRESIDENT
Date 9/4/2025

If the person signing above is not the contact person for the COMPANY as stated in the original contract under section XXII "NOTICES", please attach documentation supporting your authority to sign on behalf of the COMPANY.

Respectfully,

Glenn A. Mizell

Glenn A. Mizell
Purchasing Manager, City of Grand Prairie, Texas

cc: Purchasing Staff, City of Grand Prairie, Texas

CONCRETE PAVING
RFB # 24157

Vendor:	Santos Construction Inc.
Contact:	Graciela Santos
Email:	gsantos@santos-ci.com
Phone:	972-296-5813
City/State:	Dallas, TX

	Line Item Description	UOM	2025-2026 Pricing	2024-2025 Pricing
1	Remove 6” to 8” thick reinforced concrete 0-50 SY	SY	27.50	26.00
2	Remove 6” to 8” thick reinforced concrete 51-500 SY	SY	27.50	26.00
3	Remove 6” to 8” thick reinforced concrete 501-1,000 SY	SY	27.50	26.00
4	Remove 6” to 8” thick reinforced concrete 1,001+ SY	SY	27.50	26.00
5	Remove 4” to 5” concrete sidewalk 0-250 SY	SY	17.50	16.00
6	Remove 4” to 5” concrete sidewalk 251-800 SY	SY	17.50	16.00
7	Remove 4” to 5” concrete sidewalk 801-1,200 SY	SY	17.50	16.00
8	Remove 4” to 5” concrete sidewalk 1,201+ SY	SY	17.50	16.00
9	4” concrete sidewalk 6.5 sack (4500 PSI) 2” sand 0-250 SY	SY	75.50	75.50
10	4” concrete sidewalk 6.5 sack (4500 PSI) 2” sand 251-800 SY	SY	75.50	75.50
11	4” concrete sidewalk 6.5 sack (4500 PSI) 2” sand 801-1,200 SY	SY	75.50	75.50
12	4” concrete sidewalk 6.5 sack (4500 PSI) 2” sand 1,201+ SY	SY	75.50	75.50
13	8” concrete for pavement 6.5 sack (4500 PSI) 0-500 SY	SY	91.00	91.00
14	8” concrete for pavement 6.5 sack (4500 PSI) 501-1,000 SY	SY	91.00	91.00
15	8” concrete for pavement 6.5 sack (4500 PSI) 1,001+ SY	SY	91.00	91.00
16	10” concrete for pavement 6.5 sack (4500 PSI) 0-500 SY	SY	94.50	94.50
17	10” concrete for pavement 6.5 sack (4500 PSI) 501-1,000 SY	SY	94.50	94.50
18	10” concrete for pavement 6.5 sack (4500 PSI) 1,001 + SY	SY	94.50	94.50
19	Quick Set type Concrete (owner approved mix design) (4500 PSI) 24hrs 0-200 SY	CY	45.00	45.00
20	Quick Set type Concrete (owner approved mix design) (4500 PSI) 24hrs 201-800 SY	CY	45.00	45.00
21	Quick Set type Concrete (owner approved mix design) (4500 PSI) 24hrs 801 + SY	CY	45.00	45.00
22	8” Alley Pavement as per Standard Detail Sheet 6.5 sack (4500 PSI) concrete 0-500 SY	SY	93.50	93.50
23	8” Alley Pavement as per Standard Detail Sheet 6.5 sack (4500 PSI) concrete 501-1,000 SY	SY	93.50	93.50
24	8” Alley Pavement as per Standard Detail Sheet 6.5 sack (4500 PSI) concrete 1,001 + SY	SY	93.50	93.50
25	Type “D” HMAC compacted in-place for temp. and permanent tie-ins of concrete pavement to asphalt to be paid by	TON	190.00	190.00
26	Cold mix asphalt mix complete in-place for tie-in of pavements	TON	90.00	90.00
27	Barrier free ramps at intersections to include all removal ans sawing with out 24” blockout 6.5 sack (4500 PSI) concrete per the City’s Standard Detail Sheets	EA	1,850.00	1,800.00
28	Double connect barrier free ramps at intersections to include all removal an sawing with out 24” blockout 6.5 sack (4500 PSI) concrete per the City’s Standard Detail Sheets	EA	2,450.00	2,250.00
29	Replace water meter box and lid as per City Standard Detail Sheets. City will supply the boxes and lids.	EA	90.00	90.00
30	Install water meter riser as per City Standard Detail Sheets, City will provide the water risers.	EA	90.00	90.00
31	6” Integral Curb	LF	9.00	9.00
32	8” Integral Curb	LF	11.00	11.00
33	6” concrete drive approach up to connecting sidewalk or R.O.W. 6.5 sack (4500 PSI)	SY	92.50	92.50
34	30” curb and gutter to include 6” curb 6.5 sack (4500 PSI) 0-50 LF	LF	47.00	47.00
35	30” curb and gutter to include 6” curb 6.5 sack (4500 PSI) 51 + LF	LF	47.00	47.00
36	24” curb and gutter to include 6” curb 6.5 sack (4500 PSI) 0-50 LF	LF	46.00	46.00
37	24” curb and gutter to include 6” curb 6.5 sack (4500 PSI) 51 + LF	LF	46.00	46.00
38	18” curb and gutter to include 6” curb 6.5 sack (4500 PSI) 0-50 LF	LF	10.00	10.00
39	18” curb and gutter to include 6” curb 6.5 sack (4500 PSI) 51-100 LF	LF	10.00	10.00
40	18” curb and gutter to include 6” curb 6.5 sack (4500 PSI) 101 + LF	LF	10.00	10.00
41	Mow strip 12” x 12” #3 Rebar Ladder Shape @ 24” spacing 6.5 sack (4500 PSI)	LF	3.00	3.00
42	3” High Reinforced Concrete Berm as per Specifications Item # 10-28.8, 8” inches wide	LF	3.00	3.00
43	3” High Reinforced Concrete Berm as per Specifications Item # 10-28.8, 16” inches wide	LF	3.00	3.00
44	4” High Reinforced Concrete Berm as per Specifications Item # 10-28.8, 8” inches wide	LF	3.00	3.00
45	4” High Reinforced Concrete Berm as per Specifications Item # 10-28.8, 16” inches wide	LF	3.00	3.00
46	SDHPT (grade 2), Type A Flex Base - provided, placed and compacted by contractor	TON	55.50	52.00
47	5”- 6” depth stamped patterned median (3000 PSI) pavement. 0-50 SY	SY	108.00	108.00
48	Retaining wall (0-3’) with 6' integral sidewalk 6.5 sack (4500 PSI) 0-50+ LF	LF	86.50	86.50
49	Retaining wall (0-3’) with 4' integral sidewalk 6.5 sack (4500 PSI) 0-50+ LF	LF	81.50	81.50
50	Remove HMAC and necessary sub-base	SY	17.00	17.00
51	Saw cut full depth concrete 6” to 10”	LF	5.75	3.00
52	Saw cut full depth concrete sidewalk 4 to 5”	LF	5.75	3.00
53	Saw cut asphalt full depth 2” to 6”	LF	5.75	3.00
54	Rout and Seal Random Cracks to include cleaning, complete in-place on both asphalt and concrete Type to be submitted for review and approval. (hot or cold pour meeting TXDOT spec.)	LF	0.50	0.50
55	Sodding 1’ to 2’ on all sides of construction - Tiff 419 Bermuda, water to establish growth	SY	13.00	12.50
56	Sodding 1’ to 2’ on all sides of construction - Raleigh St. Augustine, water to establish growth	SY	13.00	12.50
57	Unclassified Excavation 0-50 CY	CY	33.00	33.00
58	Unclassified Excavation 51-100 CY	CY	33.00	33.00
59	Unclassified Excavation 101+ CY	CY	33.00	33.00
60	Excavation/Removal of curb and gutter only 0-100 LF	LF	11.50	11.00
61	Excavation/Removal of curb and gutter only 100-500 LF	LF	11.50	11.00
62	Excavation/Removal of curb and gutter only 501 + LF	LF	11.50	11.00
63	Traffic Control on Major Thoroughfares,- (to be determined by owner) -This unit pay item will be used to offset cost for additional barricading when working on major thoroughfares. It will be one per work order project	EA	3,000.00	2,700.00
64	Silt Fence – furnish and install complete in place	LF	2.00	2.00
65	Inlet Protection, furnish and install complete in place as per detail sheets	EA	85.00	85.00
66	Construction (Stone) Entrance, complete in place, as per details and specifications	EA	100.00	100.00

67	Unclassified Channel/Swale Grading and Compaction (95% Standard Proctor Density at Optimum Moisture), clearing and grubbing, work fully performed, paid for by the calculated cubic yard of earth moved compared to existing contours vs. final contours. Earth hauled offsite will be a separate pay item (See Unclassified Excavation).	CY	11.00	11.00
68	Select Fill Material for Channel/Swale Grading and Compaction pay for Material and Hauling to Site, placing the material shall be billed under Unclassified Channel/Swale Grading and Compaction Bid Item. Paid by number of trucks.	CY	12.00	12.00
69	Topsoil for Finished Grading, furnish and place including fine grading to drain. Paid by number of trucks.	CY	58.00	58.00
70	Cleaning Culverts (18"-12"- 33" Pipe or 2.5' Height Box) remove debris, earth and other objectionable material from pipe and box culverts, and hauling material off site. Paid by number of truck loads.	CY	3.00	3.00
71	Cleaning Culverts (36"+ Pipe or 2.5'+ Height Box) remove debris, earth and other objectionable material from pipe and box culverts, and hauling material off site. Paid by number of truck loads.	CY	3.00	3.00
72	Additional Clearing and Grubbing Along Channels, Headwalls, and Inlets, as called for on the plans and hauling the material off site. Paid by number of truck loads.	CY	3.00	3.00
73	Structural Reinforced Concrete, flumes, retaining walls, Wing walls and Headwalls to TxDot Standards, and other miscellaneous structural items, including formwork, cutting joints, testing, saw cutting existing pavement, pavement repair along interface of structure and saw cut line, doweling into existing concrete, excavation, backfill and other miscellaneous items of work, complete in place. Paid by volume of concrete calculated from Plans.	CY	450.00	450.00
74	Non & Reinforced Concrete (2,000 p.s.i.) thrust blocking, pipe collars, pipe plugs, encasement for utility mains, including formwork, cutting joints, testing, excavation, backfill and other miscellaneous items of work, complete in place. Paid by volume of concrete calculated from Plans.	CY	5.00	5.00
75	12" Grouted Rock Riprap over Filter Fabric, furnish and install complete in place, 40% of rock exposed, excavation, as per details work fully performed. Paid by tickets.	CY	35.00	35.00
76	24" Grouted Riprap over Filter Fabric, furnish and install complete in place, 40% of rock exposed, excavation, as per details work fully performed. Paid by tickets.	CY	35.00	35.00
77	Sheeting Shoring and Bracing, Site Specific Trench Safety Plan submitted to owner, OSHA Standards that are in effect at the time of bid opening, payment per each general site location. Bid Price for Implementation of Plan shall be by separate bid item.	EA	20.00	20.00
78	Implement Trench Safety Plan 0-6.1 foot depth to flowline of pipe, furnish and install complete in place, paid by linear	LF	0.50	0.50
79	Implement Trench Safety Plan 6.1-10 foot depth to flowline of pipe, furnish and install complete in place, paid by linear	LF	0.50	0.50
80	Implement Trench Safety Plan 10.1-15 foot depth to flowline of pipe, furnish and install complete in place, paid by linear	LF	0.50	0.50
81	Additional Compacted Native Backfill for Pipe and Box Culverts, use existing material, excavation, backfill, to be paid only for facilities with over 6 feet of cover. First 6 feet of cover over flowline of pipe is subsidiary to the pipe or box pay item. Paid by tickets.	CY	3.50	3.50
82	Additional Modified flowable backfill – per tickets turned in daily, to be paid only if called for by the inspector Paid by	CY	35.00	35.00
83	Additional Well Graded Crushed Stone (1/4" to ¾") Backfill for embedment, to be paid only if specifically called for by the inspector. Paid by ticket.	CY	5.00	5.00
84	Additional Well Graded Crushed Stone (1" to 3") Backfill for embedment, to be paid only if specifically called for by inspector. Paid by ticket.	CY	5.00	5.00
85	Additional Sand Backfill for Pipe or Box Culverts, to be paid only if specifically called for by the inspector. Paid by	CY	5.00	5.00
86	Additional Cement Treated Sand Backfill for Box Culverts, as per details work fully performed, to be paid only if specifically called for by the inspector. Paid by ticket.	CY	5.00	5.00
87	Reinforced Concrete Box Culvert, including formwork, cutting joints, testing, embedment, excavation, backfill and other miscellaneous items of work, per TxDot Standards, complete in place. Paid by volume of concrete calculated from Plans. Contractor may use precast boxes.	CY	90.00	90.00
88	48" CL III RCP storm drain pipe, open cut furnish and install complete in place including embedment, excavation, backfill, clay cut-off walls, modified flowable fill, 0-6 feet of cover from flowline of pipe, use additional compacted backfill for pipe with more than 6' of cover, 0 – 25 linear feet.	LF	110.00	110.00
89	48" CL III RCP storm drain pipe, open cut, furnish and install complete in place including embedment, backfill, clay cut-off walls, modified flowable fill, 0-6 feet of cover from flowline of pipe, use additional compacted backfill for pipe with more than 6' of cover, 26 LF	LF	110.00	110.00
90	48" RCP storm drain pipe connection, furnish and install complete in place.	EA	150.00	150.00
91	36" CL III RCP storm drain pipe, open cut furnish and install complete in place including embedment, excavation, backfill, clay cut-off walls, modified flowable fill, 0-6 feet of cover from flowline of pipe, use additional compacted backfill for pipe with more than 6' of cover, 0 – 25 linear feet.	LF	107.00	107.00
92	36" CL III RCP storm drain pipe, open cut, furnish and install complete in place including embedment, backfill, clay cut-off walls, modified flowable fill, 0-6 feet of cover from flowline of pipe, use additional compacted backfill for pipe with more than 6' of cover, 26+ LF	LF	107.00	107.00
93	36" RCP storm drain pipe connection, furnish and install complete in place.	EA	150.00	150.00
94	30" CL III RCP storm drain pipe, open cut furnish and install complete in place including embedment, excavation, backfill, clay cut-off walls, modified flowable fill, 0-6 feet of cover from flowline of pipe, use additional compacted backfill for pipe with more than 6' of cover, 0 – 25 linear feet.	LF	106.00	106.00
95	30" CL III RCP storm drain pipe, open cut, furnish and install complete in place including embedment, backfill, clay cut-off walls, modified flowable fill, 0-6 feet of cover from flowline of pipe, use additional compacted backfill for pipe with more than 6' of cover, 26+ LF	LF	106.00	106.00
96	30" RCP storm drain pipe connection, furnish and install complete in place.	EA	150.00	150.00
97	24" CL III RCP storm drain pipe, open cut furnish and install complete in place including embedment, excavation, backfill, clay cut-off walls, modified flowable fill, 0-6 feet of cover from flowline of pipe, use additional compacted backfill for pipe with more than 6' of cover, 0 – 25 linear feet.	LF	105.00	105.00
98	24" CL III RCP storm drain pipe, open cut, furnish and install complete in place including embedment, backfill, clay cut-off walls, modified flowable fill, 0-6 feet of cover from flowline of pipe, use additional compacted backfill for pipe with more than 6' of cover, 26+ LF	LF	105.00	100.00
99	24" RCP storm drain pipe connection, furnish and install complete in place.	EA	350.00	350.00
100	18" CL III RCP storm drain pipe, open cut furnish and install complete in place including embedment, excavation, backfill, clay cut-off walls, modified flowable fill, 0-6 feet of cover from flowline of pipe, use additional compacted backfill for pipe with more than 6' of cover, 0 – 25 linear feet.	LF	99.00	97.00
101	18" CL III RCP storm drain pipe, open cut, furnish and install complete in place including embedment, backfill, clay cut-off walls, modified flowable fill, 0-6 feet of cover from flowline of pipe, use additional compacted backfill for pipe with more than 6' of cover, 26+ LF	LF	99.00	97.00
102	18" RCP storm drain pipe connection, furnish and install complete in place.	EA	350.00	350.00

103	Recessed Curb Inlet (5'), remove old inlet/furnish and install complete in place, pipe connections, excavation, backfill, as per specifications.	EA	4,000.00	4,000.00
104	Recessed Curb Inlet (10'), remove old inlet/furnish and install complete in place, pipe connections, excavation, backfill, as per specifications.	EA	5,900.00	5,900.00
105	Modified Combination Recessed Curb & Grate Inlet (5'), remove old inlet/furnish and install complete in place, pipe connections, excavation, backfill, as per specifications.	EA	4,300.00	4,300.00
106	Modified Combination Recessed Curb & Grate Inlet (10'), remove old inlet/furnish and install complete in place, pipe connections, excavation, backfill, as per specifications.	EA	5,900.00	5,900.00
107	Standard Depressed Curb (5'), remove old inlet/furnish and install complete in place, pipe connections, excavation, backfill, as per specifications.	EA	4,000.00	4,000.00
108	Standard Depressed Curb (10'), remove old inlet/furnish and install complete in place, pipe connections, excavation, backfill, as per specifications.	EA	5,900.00	5,900.00
109	Increase Proposed Inlet Length by 5 Linear Feet (Recessed Curb Inlet), contractor to bill for recessed curb inlet (5') and the increase for each additional 5 linear feet of inlet opening.	EA	300.00	300.00
110	Increase Proposed Inlet Length by 5 Linear Feet (Modified Combination Recessed Curb Inlet), contractor to bill for modified recessed curb inlet (5') and the increase for each additional 5 linear feet of inlet opening.	EA	300.00	300.00
111	Increase Proposed Inlet Length by 5 Linear Feet (Standard Depressed Curb Inlet), contractor to bill for standard depressed curb inlet (5') and the increase for each additional 5 linear feet of inlet opening.	EA	300.00	300.00
112	5' inlet Extra Depth of Recessed/Standard Inlet per 1' foot	LF	100.00	100.00
113	10' inlet Extra Depth of Recessed/Standard Inlet per 1' foot	LF	150.00	150.00
114	Remove and replace 5' inlet top. As approved by Inspector.	EA	2,800.00	2,700.00
115	Remove and replace 10' inlet top. As approved by Inspector.	EA	3,900.00	3,800.00
116	5' x 5' Type "Y" (table top) inlet, furnish and install complete in place, pipe connections, as per plans.	EA	4,200.00	4,200.00
117	4' x 4' Type "Y" (table top) inlet, furnish and install complete in place, pipe connections, as per plans.	EA	4,000.00	4,000.00
118	Type "A, B or E" Storm Drain Manhole, furnish and install, complete in place, Ring and Cover, pipe connections, 0-15' depth to flowline maximum, as per specifications, use stacked manhole extension, see standard detail sheets.	CY	100.00	100.00
119	Stacked Manhole Extension, as per details, 48" dia., Ring and Cover, collar around pipe, pipe connections, and work fully performed.	VF	40.00	40.00
120	Adjust Water Mains, Wastewater Mains, Manholes, or other utility conflicts with the storm drain pipe, furnish and install all materials complete in place, contractor to be paid cost of labor and materials & equipment (invoices submitted to owner) plus percentage over cost (contractor shall fill in percent markup for unit cost) ****Please enter a percentage in unit price for this line. The extended price will automatically calculate. The formula for extended price: Assumes the cost of the product is $100. Formula = Quantity 100 * (cost of product $100 * percentage markup + cost of**	%	30%	30%
121	Utility Pole Bracing, coordinating with Franchise Utility Company, bracing pole or paying franchise utility company to brace pole. Bracing shall be to franchise utility standards.	EA	5.00	5.00
122	Type A, B, or E, Storm Drain Manhole, furnish and install complete in place, Ring and Cover, pipe connections, 6.1-8'depth to flowline maximum , as per specifications, use stacked manhole extension, see standard detail sheets.	LF	5.00	5.00
123	Type A, B, or E, Storm Drain Manhole, furnish and install complete in place, Ring and Cover, pipe connections, 8.1-10'depth to flowline maximum , as per specifications, use stacked manhole extension, see standard detail sheets.	LF	5.00	5.00
124	Type A, B, or E, Storm Drain Manhole, furnish and install complete in place, Ring and Cover, pipe connections, 10.1-12'depth to flowline maximum , as per specifications, use stacked manhole extension, see standard detail sheets.	LF	5.00	5.00
125	Type A, B, or E, Storm Drain Manhole, furnish and install complete in place, Ring and Cover, pipe connections, 12.1-14'depth to flowline maximum , as per specifications, use stacked manhole extension, see standard detail sheets.	LF	5.00	5.00
126	Rock Filler Dam Type 1	LF	5.00	5.00
127	Rock Filler Dam Type 2	LF	5.00	5.00
128	Rock Filler Dam Type 3	LF	5.00	5.00

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/23/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Edgewood Partners Ins. Center 14881 Quorum Drive, Suite 850 Dallas TX 75254	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED SANTCON Santos Construction, Inc. 4485 W. Red Bird Lane Dallas TX 75236	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** The Continental Insurance Company — 35289 **INSURER B :** Valley Forge Insurance Company — 20508 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1198113729 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR X 500 GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			7063516410	12/2/2024	12/2/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 15,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			7063516391	12/2/2024	12/2/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X **UMBRELLA LIAB** OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 10,000			7063516388	12/2/2024	12/2/2025	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $ 2,000,000
B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		7063516407	12/2/2024	12/2/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Grand Prairie is listed as Additional insured with respects to the General Liability & Auto Liability policies per referenced forms. Coverage is Primary and Non-Contributory per written contract. Waiver of Subrogation in favor of City of Grand Prairie applies with respects to the General Liability, Auto Liability & Workers' Compensation policies as required by contract. 30-day Notice of Cancellation is endorsed per reference contracts.

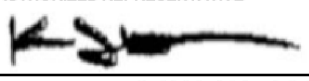
CERTIFICATE HOLDER

The City of Grand Prairie
300 W. MAIN ST.
Grand Prairie TX 75050

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – AUTOMATIC STATUS WHEN REQUIRED IN CONSTRUCTION CONTRACT OR AGREEMENT INCLUDING COMPLETED OPERATIONS – PRIMARY AND NONCONTRIBUTORY

This endorsement modifies the insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

A. **Section II – Who Is An Insured** is amended to include as an additional insured:

1. Any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy; and
2. Any other person or organization you are required to add as an additional insured under the contract or agreement described in Paragraph 1. above.

Such person(s) or organization(s) is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

a. Your acts or omissions; or
b. The acts or omissions of those acting on your behalf;

in the performance of:

a. your ongoing operations for the additional insured; or
b. "Your work" for the additional insured and included in the "products – completed operations hazard".

However, the insurance afforded to such additional insured described above:

a. Only applies to the extent permitted by law; and
b. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusion applies:

This insurance does not apply to "bodily injury," "property damage" and "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services including:

a. The preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
b. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by the insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of, or the failure to render, any professional architectural, engineering or surveying services.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

The most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement described in Paragraph **A.1.**; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

D. The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary and Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and
(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

E. All other terms and conditions of this policy remain unchanged.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

AMENDMENT — AGGREGATE LIMITS OF INSURANCE (PER PROJECT)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The General Aggregate Limit under LIMITS OF INSURANCE (Section III) applies separately to each of your projects away from premises owned by or rented to you.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

GENERAL LIABILITY ELITE EXTENSION – TEXAS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

The COMMERCIAL GENERAL LIABILITY COVERAGE FORM is amended to include the following clarifications and extensions of coverage. The provisions of the Coverage Form apply unless modified by endorsement.

A. EXPECTED OR INTENDED INJURY

Section I – Coverage A, Exclusion **a.** is amended as follows:

a. "Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

B. NON-OWNED WATERCRAFT

Section I – Coverage A, Exclusion **g.(2)** is amended as follows:

(2) A watercraft you do not own that is:

(a) Less than 60 feet long; and

(b) Not being used to carry person(s) or property for a charge;

C. EXTENDED PROPERTY DAMAGE COVERAGE

Section I – Coverage A, Exclusions **j.(3)** and **(4)** is amended to add the following:

Paragraphs **(3)** and **(4)** of this exclusion do not apply to tools or equipment loaned to you, provided they are not being used to perform operations at the time of loss.

SCHEDULE	
Limits Of Insurance	Deductible
$5,000 Each Occurrence	$250 Per Claim
$10,000 Annual Aggregate	

a. The each occurrence limit listed above is the most we will pay for all damages because of "property damage" to property in the care, custody and control of or property loaned to an insured as the result of any one "occurrence", regardless of the number of:

(1) insureds;

(2) claims made or "suits" brought;

(3) persons or organizations making claims or bringing "suits".

The aggregate limit listed above is the most we will pay for all damages because of "property damage" to property in the care custody and control of or property loaned to an insured during the policy period.

Any payment we make for damages because of "property damage" to property in the care, custody and control of or property loaned to an insured will apply against the General Aggregate Limit shown in the declarations.

b. Our obligation to pay damages on your behalf applies only to the amount of damages in excess of the deductible amount listed above. We may pay any part or all of the deductible amount listed above. We may pay any part or all of the deductible amount to effect settlement of any claim or "suit" and upon notification by us, you will promptly reimburse us for that part of the deductible we paid.

c. If two or more coverages apply under one "occurrence", only the highest per claim deductible applicable to these coverages will apply.

d. Insurance provided by this provision is excess over any other insurance, whether primary, excess, contingent or any other basis. Since insurance provided by this endorsement is excess, we will have no duty to defend any claim or "suit" to which insurance provided by this endorsement applies if any other insurer has a duty to defend such a claim or "suit". If no other insurer defends, we will undertake to do so, but we will be entitled to the insured's rights against all those other insurers.

D. PROPERTY DAMAGE – ELEVATORS

Section I – Coverage A.2. Exclusions paragraphs **j.(3)**, **j.(4)**, **j.(6)** and **k.** do not apply to use of elevators.

This insurance afforded by this provision is excess over any valid and collectible property insurance (including any deductible) available to the insured and **Section IV – Commercial General Liability Conditions** Paragraph **4. Other Insurance.**

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E. FIRE, LIGHTNING OR EXPLOSION DAMAGE

Except where it is used in the term "hostile fire", the word fire includes fire, lightning or explosion wherever it appears in the Coverage Form.

Under **Section I – Coverage A,** the last paragraph (after the exclusions) is replaced with the following:

Exclusions **c.** through **n.** do not apply to damage by fire, smoke or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with permission of the owner. A separate limit of insurance applies to this coverage as described in **Section III – Limits of Insurance.**

F. MEDICAL PAYMENTS

If **Section I – Coverage C. Medical Payments Coverage** is not otherwise excluded from this Coverage Form:

The requirement, in the Insuring Agreement of Coverage **C.,** that expenses must be incurred and reported to us within **one year** of the accident date is changed to **three years.**

G. SUPPLEMENTARY PAYMENTS

Supplementary Payments – Coverages A and **B** Paragraphs **1.b.** and **1.d.** are replaced by the following:

1.b. Up to $5,000 for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

1.d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to $500 a day because of time off from work.

H. SUBSIDIARIES AS INSUREDS

Section II – Who Is An Insured is amended to add the following:

1.f. Any legally incorporated subsidiary in which you own more than 50% of the voting stock on the effective date of this policy. However, insured does not include any subsidiary that is an insured under any other general liability policy, or would have been an insured under such a policy but for termination of that policy or the exhaustion of that policy's limits of liability.

I. BLANKET ADDITIONAL INSUREDS – AS REQUIRED BY CONTRACT

1. **Section II – Who Is An Insured** is amended to include as an additional insured any person(s) or organization(s) subject to provisions in Paragraph **2.** below, (hereinafter referred to as additional insured) when you and such person(s) or organization(s) have agreed in a written contract or written agreement that such person(s) or organization(s) be added as an additional insured on your policy provided that the written contract or agreement is:

   a. Currently in effect or becomes effective during the policy period; and

   b. Executed prior to an "occurrence" or offense to which this insurance would apply.

   However, the insurance afforded to such additional insured:

   a. Only applies to the extent permitted by law; and

   b. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured; and

   c. Applies only if the person or organization is not specifically named as an additional insured under any other provision of, or endorsement added to, **Section II – Who Is An Insured** of this policy.

2. As provided herein, the insurance coverage provided to such additional insureds is limited to:

   a. Any Controlling Interest, but only with respect to their liability arising out of their financial control of you; or premises they own, maintain, or control while you lease or occupy these premises.

   This insurance does not apply to structural alterations, new construction and demolition operations performed by or for that person or organization.

   b. Any architect, engineer, or surveyor engaged by you but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

   (1) In connection with your premises; or

   (2) In the performance of your ongoing operations.

   With respect to the insurance afforded to these additional insureds, the following additional exclusion applies:

   This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of or the failure to render any professional services by or for you, including:

   (1) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

   (2) Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional services by or for you.

c. Any manager or lessor of a premises leased to you, but only with respect to liability arising out of the ownership, maintenance or use of that part of a premises leased to you, subject to the following additional exclusions:

This insurance does not apply to:

(1) Any "occurrence" which takes place after you cease to be a tenant in that premises.

(2) Structural alterations, new construction or demolition operations performed by or on behalf of such additional insured.

d. Any state or governmental agency or subdivision or political subdivision, subject to the following:

(1) This insurance applies only with respect to the following hazards for which any state or governmental agency or subdivision or political subdivision has issued a permit or authorization in connection with premises you own, rent or control and to which this insurance applies:

(a) The existence, maintenance, repair, construction, erection or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners or decorations and similar exposures; or

(b) The construction, erection or removal of elevators; or

(c) The ownership, maintenance or use of any elevators covered by this insurance.

(2) This insurance applies only with respect to operations performed by you or on your behalf for which any state or governmental agency or subdivision or political subdivision has issued a permit or authorization.

This insurance does not apply to:

(a) "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or

(b) "Bodily injury" or "property damage" included within the "products-completed operations hazard".

e. Any vendor, but only with respect to "bodily injury" or "property damage" arising out of "your products" which are distributed or sold in the regular course of the vendor's business.

With respect to the insurance afforded to these vendors, the following additional exclusions apply:

(1) The insurance afforded any vendor does not apply to:

(a) "Bodily injury" or "property damage" for which any vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that any vendor would have in the absence of the contract or agreement;

(b) Any express warranty unauthorized by you;

(c) Any physical or chemical change in the product made intentionally by any vendor;

(d) Repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;

(e) Any failure to make such inspections, adjustments, tests or servicing as any vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products;

(f) Demonstration, installation, servicing or repair operations, except such operations performed at any vendor's premises in connection with the sale of the product;

(g) Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for any vendor; or

(h) "Bodily injury" or "property damage" arising out of the sole negligence of any vendor for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:

(i) The exceptions contained in Subparagraphs (d) or (f); or

(ii) Such inspections, adjustments, tests or servicing as any vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products.

(2) This insurance does not apply to any insured person or organization, from whom you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.

f. Any Mortgagee, Assignee Or Receiver, but only with respect to their liability as mortgagee, assignee, or receiver and arising out of the ownership, maintenance, or use of the premises by you.

This insurance does not apply to structural alterations, new construction and demolition operations performed by or for that person or organization.

g. Any Owners Or Other Interests From Whom Land Has Been Leased, but only with respect to liability arising out of the ownership, maintenance or use of that part of the land leased to you.

With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

(1) This insurance does not apply to:

(a) Any "occurrence" which takes place after you cease to lease that land;

(b) Structural alterations, new construction or demolition operations performed by or on behalf of such additional insured.

h. Any person or organization from whom you lease equipment, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part by your maintenance, operation or use of equipment leased to you by such person(s) or organization(s).

A person's or organization's status as an additional insured under this endorsement ends when their contract or agreement with you for such leased equipment ends.

With respect to the insurance afforded to these additional insureds, this insurance does not apply to any "occurrence" which takes place after the equipment lease expires.

i. Any Owners, Lessees, or Contractors for whom you are performing operations, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

(1) Your acts or omissions; or

(2) The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured.

A person's or organization's status as an additional insured under this endorsement ends when your operations for that additional insured are completed.

With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

(1) "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

(a) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

(b) Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional architectural, engineering or surveying services.

(2) "Bodily injury" or "property damage" occurring after:

(a) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

(b) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

j. Any Grantor of Licenses to you, but only with respect to their liability as grantor of licenses to you.

Their status as additional insured under this endorsement ends when:

1. The license granted to you by such person(s) or organization(s) expires; or
2. Your license is terminated or revoked by such person(s) or organization(s) prior to expiration of the license as stipulated by the contract or agreement.

k. Any Grantor of Franchise, but only with respect to their liability as grantor of a franchise to you.

l. Any Co-owner of Insured Premises, but only with respect to their liability as co-owner of any insured premises.

m. Any Concessionaires Trading Under Your Name, but only with respect to their liability as a concessionaire trading under your name.

3. Any insurance provided to any additional insured does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of the sole negligence or willful misconduct of the additional insured or its agents, "employees" or any other representative of the additional insured.

4. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits of Insurance:**

If coverage provided to any additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

a. Required by the contract or agreement; or

b. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

J. **COVERAGE FOR INJURY TO CO-EMPLOYEES AND/OR YOUR OTHER VOLUNTEER WORKERS**

Section II – Who is an Insured, Paragraph **2.a. (1)** is amended to add the following:

e. Paragraphs **(a), (b),** and **(c)** do not apply to your "employees" or "volunteer workers" with respect to "bodily injury" to a co-"employee" or other "volunteer worker".

Damages owed to an injured co-"employee" or "volunteer worker" will be reduced by any amount paid or available to the injured co-"employee" or "volunteer worker" under any other valid and collectible insurance.

K. **HEALTH CARE SERVICE PROFESSIONALS AS INSUREDS - INCIDENTAL MALPRACTICE**

Section II – Who is an Insured, Paragraph **2.a. (1) (d)** is amended as follows:

This provision does not apply to Nurses, Emergency Medical Technicians, or Paramedics who provide professional health care services on your behalf.

However this exception does not apply if you are in the business or occupation of providing any such professional services.

L. **NEWLY FORMED OR ACQUIRED ORGANIZATIONS**

Section II – Who Is An Insured, Paragraph **3.a.** is replaced by the following:

3.a. Coverage under this provision is afforded until the end of the policy period.

This provision does not apply if newly formed or acquired organizations coverage is excluded either by the provisions of the Coverage Form or by endorsements.

M. **DAMAGE TO PREMISES RENTED TO YOU**

Section III – Limits of Insurance, Paragraph **6.** is replaced by the following:

Subject to **5.a.** above, the Damage To Premises Rented To You Limit, or $500,000, whichever is higher, is the most we will pay under Coverage **A** for damages because of "property damage" to any one premises, while rented to you, or in the case of damage by fire, lightning, explosion, smoke or leakage from automatic protection systems, while rented to you or temporarily occupied by you with permission of the owner.

N. MEDICAL PAYMENTS – INCREASED LIMITS

Section III – Limits of Insurance, Paragraph **7.** is replaced by the following:

7. Subject to Paragraph **5.** above, $10,000 is the Medical Expense Limit we will pay under Coverage **C** for all medical expenses because of "bodily injury" sustained by any one person, unless the amount shown on the Declarations of this Coverage Part for Medical Expense Limit states:

   (a) No Coverage; or

   (b) $1,000; or

   (c) $5,000; or

   (d) A limit higher than $10,000.

O. DUTIES IN THE EVENT OF OCCURRENCE, OFFENSE, CLAIM OR SUIT

Section IV – Commercial General Liability Conditions Paragraph **2.** is amended to add the following:

1. The requirement in Condition **2.a.** that you must see to it that we are notified as soon as practicable of an "occurrence" or an offense which may result in a claim, applies only when the "occurrence" or offense is known to:

   (1) You, if you are an individual or a limited liability company;

   (2) A partner, if you are a partnership;

   (3) A member or manager, if you are a limited liability company;

   (4) An "executive officer" or insurance manager, if you are a corporation; or

   (5) A trustee, if you are a trust.

2. The requirement in Condition **2.b.** that you must see to it that we receive notice of a claim or "suit" as soon as practicable will not be considered breached unless the breach occurs after such claim or "suit" is known to:

   (1) You, if you are an individual or a limited ability company;

   (2) A partner, if you are a partnership;

   (3) A member or manager, if you are a limited liability company;

   (4) An "executive officer" or insurance manager, if you are a corporation; or

   (5) A trustee, if you are a trust.

P. PRIMARY AND NONCONTRIBUTORY – ADDITIONAL INSURED EXTENSION

Section IV – Commercial General Liability Conditions Paragraph **4. Other Insurance** is amended to add the following:

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

However, if the additional insured has been added as an additional insured on other policies, whether primary, excess, contingent or on any other basis, this insurance is excess over any other insurance regardless of the written agreement between you and an additional insured.

Q. UNINTENTIONAL FAILURE TO DISCLOSE EXPOSURES

Section IV – Commercial General Liability Conditions Paragraph **6. Representations** is amended to add the following:

If you unintentionally fail to disclose any exposures existing at the inception date of your policy, we will not deny coverage under the Coverage Form solely because of such failure to disclose. However, this provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.

This provision does not apply to any known injury or damage which is excluded under any other provision of this policy.

R. WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

Section IV – Commercial General Liability Condition Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** is amended to add the following:

We waive any right of recovery we may have against any person or organization because of payments we make for injury or damage arising out of:

1. Your ongoing operations; or
2. "Your work" included in the "products-completed operations hazard".

However, this waiver applies only when you have agreed in writing to waive such rights of recovery in a contract or agreement, and only if the contract or agreement:

1. Is in effect or becomes effective during the term of this policy; and
2. Was executed prior to loss.

S. MENTAL ANGUISH

Section V – Definition 3. is replaced by the following:

"Bodily injury" means bodily injury, sickness or disease sustained by a person, including mental anguish or death resulting from bodily injury, sickness or disease.

T. LIBERALIZATION

If we revise this endorsement to provide greater coverage without additional premium charge, we will automatically provide the additional coverage to all endorsement holders as of the day the revision is effective in your state.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

COMMERCIAL AUTO ELITE EXTENSION

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

The BUSINESS AUTO COVERAGE FORM is amended to include the following clarifications and extensions of coverage. With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

A. TEMPORARY SUBSTITUTE AUTO PHYSICAL DAMAGE

Section I – Covered Autos Paragraph **C. Certain Trailers, Mobile Equipment, and Temporary Substitute Autos** is amended by adding the following:

If **Physical Damage Coverage** is provided by this coverage form for an "auto" you own, the **Physical Damage Coverages** provided for that owned "auto" are extended to any "auto" you do not own while used with the permission of its owner as a temporary substitute for the covered "auto" you own that is out of service because of breakdown, repair, servicing, "loss" or destruction.

The coverage provided is the same as the coverage provided for the vehicle being replaced.

B. AUTOMATIC ADDITIONAL INSUREDS

The **Who Is An Insured** provision under **Covered Autos Liability Coverage** is changed to include the following as an "insured":

1. Where Required by a Contract or Agreement the following is added:

The **Who Is An Insured** provision contained in the **Business Auto Coverage Form** is amended to add the following:

Any person or organization whom you become obligated to include as an additional insured under this policy, as a result of any contract or agreement you enter into which requires you to furnish insurance to that person or organization of the type provided by this policy, but only with respect to liability covered by the terms of this policy, arising out of the use of a covered "auto" you own, hire or borrow and resulting from the acts or omissions by you, any of your "employees" or agents. The insurance provided herein will not exceed:

(1) The coverage and/or limits of this policy, or

(2) The coverage and/or limits required by said contract or agreement,

whichever is less.

C. EMPLOYEES AS INSUREDS

The following is added to the **Section II – Covered Autos Liability Coverage,** Paragraph **A.1. Who Is An Insured** provision:

Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

D. EMPLOYEE HIRED AUTOS

1. **Changes In Covered Autos Liability Coverage**

The following is added to the **Who Is An Insured** provision:

An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

2. **Changes In General Conditions**

Paragraph **5.b.** of the **Other Insurance** Condition in the Business Auto Coverage Form is replaced by the following:

For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

a. Any covered "auto" you lease, hire, rent or borrow; and

b. Any covered "auto" hired or rented by your "employee" under a contract in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

E. NEWLY FORMED OR ACQUIRED ORGANIZATIONS

Section II – Covered Autos Liability Coverage, A.1. Who Is An Insured is amended by adding the following:

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Any organization which you acquire or form after the effective date of this policy in which you maintain ownership or majority interest. However:

(1) Coverage under this provision is afforded only up to 180 days after you acquire or form the organization, or to the end of the policy period, whichever is earlier.

(2) Any organization you acquire or form will not be considered an "insured" if:

(a) The organization is a partnership or a joint venture; or

(b) That organization is covered under other similar insurance.

(3) Coverage under this provision does not apply to any claim for "bodily injury" or "property damage" resulting from an "accident" that occurred before you formed or acquired the organization.

F. SUBSIDIARIES AS INSUREDS

Section II – Covered Autos Liability Coverage, A.1. Who Is An Insured is amended by adding the following:

Any legally incorporated subsidiary in which you own more than 50% of the voting stock on the effective date of this policy. However, "insured" does not include any subsidiary that is an "insured" under any other automobile liability policy or was an "insured" under such a policy but for termination of that policy or the exhaustion of the policy's limits of liability.

G. SUPPLEMENTARY PAYMENTS

Section II – Covered Autos Liability Coverage, A.2.a. Coverage Extensions, Supplementary Payments (2) and (4) are replaced by the following:

(2) Up to $5,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

(4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to $500 a day because of time off from work.

H. FELLOW EMPLOYEE COVERAGE

In those jurisdictions where, by law, fellow employees are not entitled to the protection afforded to the employer by workers compensation exclusivity rule, or similar protection. The following provision is added:

Subparagraph **5.** of Paragraph **B. Exclusions** in **Section II – Covered Autos Liability Coverage** does not apply if the "bodily injury" results from the use of a covered "auto" you own or hire.

I. TOWING

Section III – Physical Damage Coverage, A.2. Towing is replaced with the following:

We will pay for towing and labor costs incurred, subject to the following:

a. Up to $100 each time a covered "auto" of the private passenger type is disabled; or

b. Up to $500 each time a covered "auto" other than the private passenger type is disabled.

However, the labor must be performed at the place of disablement.

J LOCKSMITH SERVICES

Section III – Physical Damage Coverage, A.4. Coverage Extensions is amended by adding the following:

We will pay up to $250 per occurrence for necessary locksmith services for keys locked inside a covered private passenger "auto". The deductible is waived for these services.

K. TRANSPORTATION EXPENSES

Section III – Physical Damage Coverage, A.4. Coverage Extensions Subparagraph **a. Transportation Expenses** is replaced by the following:

(1) We will pay up to $75 per day to a maximum of $2,500 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type. We will pay only for those covered "autos" for which you carry either Comprehensive or Specified Cause Of Loss Coverage. We will pay for temporary transportation expenses incurred during the period beginning 48 hours after the theft and ending, regardless of the policy's expirations, when the covered "auto" is returned to use or we pay for its "loss".

(2) If the temporary transportation expenses you incur arise from your rental of an "auto" of the private passenger type, the most we will pay is the amount it costs to rent an "auto" of the private passenger type which is of the same like kind and quality as the stolen covered "auto".

L. AUDIO, VISUAL, AND DATA ELECTRONIC EQUIPMENT COVERAGE ADDED LIMITS

Audio, Visual, And Data Electronic Equipment Coverage Added Limits of $5,000 Per "Loss" are in addition to the sublimit in Paragraph **C.1.b.** of the **Limits Of Insurance** provision under **Section III – Physical Damage Coverage**.

M. HIRED AUTO PHYSICAL DAMAGE

Section III – Physical Damage Coverage, A.4. Coverage Extensions is amended by adding the following:

If hired "autos" are covered "autos" for Liability Coverage, and if Comprehensive, Specified Causes of Loss, or Collision coverage is provided for any "auto" you own, then the Physical Damage coverages provided are extended to "autos" you hire, subject to the following limit and deductible:

(1) The most we will pay for loss to any hired "auto" is the lesser of Actual Cash Value or Cost of Repair, minus the deductible.

(2) The deductible will be equal to the largest deductible applicable to any owned "auto" for that coverage. No deductible applies to "loss" caused by fire or lightning.

(3) Subject to the above limit and deductible provisions, we will provide coverage equal to the broadest coverage applicable to any covered "auto" you own.

We will pay up to $1,000, in addition to the limit above, for loss of use of a hired auto to a leasing or rental concern for a monetary loss sustained, provided it results from an "accident" for which you are legally liable.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

N. AUTO LOAN OR LEASE COVERAGE

Section III – Physical Damage Coverage Paragraph **A.4. Coverage Extensions** is amended by the addition of the following:

In the event of a total "loss" to a covered "auto" which is covered under this policy for Comprehensive, Specified Cause of Loss, or Collision coverage, we will pay any unpaid amount due, including up to a maximum of $500 for early termination fees or penalties, on the lease or loan for a covered "auto", less:

1. The amount paid under the **Physical Damage Coverage Section** of the policy; and
2. Any:
   a. Overdue lease/loan payments at the time of the "loss";
   b. Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;
   c. Security deposits not returned by the lessor;
   d. Costs for extended warranties, Credit Life Insurance, Health, Accident or Disability Insurance purchased with the loan or lease; and
   e. Carry-over balances from previous loans or leases.

Coverage does not apply to any unpaid amount due on a loan for which the covered "auto" is not the sole collateral.

O. PERSONAL PROPERTY OF OTHERS

Section III – Physical Damage Coverage, A.4. Coverage Extensions is amended by adding the following:

We will pay up to $500 for loss to personal property of others in or on your covered "auto."

This coverage applies only in the event of "loss" to your covered "auto" caused by fire, lightning, explosion, theft, mischief or vandalism, the covered "auto's" collision with another object, or the covered "auto's" overturn.

No deductibles apply to this coverage.

P. PERSONAL EFFECTS COVERAGE

Section III – Physical Damage Coverage, A.4. Coverage Extensions is amended by adding the following:

We will pay up to $500 for "loss" to your personal effects not otherwise covered in the policy or, if you are an individual, the personal effects of a family member, that is in the covered auto at the time of the "loss".

For the purposes of this extension personal effects means tangible property that is worn or carried by an insured including portable audio, visual, or electronic devices. Personal effects does not include tools, jewelry, guns, money and securities, or musical instruments

Q. EXTRA EXPENSE FOR STOLEN AUTO

Section III – Physical Damage Coverage, A.4. Coverage Extensions is amended by adding the following:

We will pay up to $1,000 for the expense incurred returning a stolen covered "auto" to you because of the total theft of such covered "auto". Coverage applies only to those covered "autos" for which you carry Comprehensive or Specified Causes Of Loss Coverage.

R. RENTAL REIMBURSEMENT

Section III – Physical Damage Coverage, A.4. Coverage Extensions is amended by adding the following:

1. This coverage applies only to a covered "auto" for which **Physical Damage Coverage** is provided on this policy.
2. We will pay for rental reimbursement expenses incurred by you for the rental of an "auto" because of "loss" to a covered "auto". Payment applies in addition to the otherwise applicable amount of each coverage you have on a covered "auto". No deductibles apply to this coverage.
3. We will pay only for those expenses incurred during the policy period beginning 24 hours after the "loss" and ending, regardless of the policy's expiration, with the lesser of the following number of days.

a. The number of days reasonably required to repair or replace the covered "auto". If "loss" is caused by theft, this number of days is added to the number of days it takes to locate the covered "auto" and return it to you; or

b. 30 days.

4. Our payment is limited to the lesser of the following amounts:

a. Necessary and actual expenses incurred; or

b. $75 per day, subject to a $2,250 limit.

5. This coverage does not apply while there are spare or reserve "autos" available to you for your operations.

6. If "loss" results from the total theft of a covered "auto" of the private passenger type, we will pay under this coverage only that amount of your rental reimbursement expenses which is not already provided for under the Physical Damage – Transportation Expense Coverage Extension included in this endorsement.

7. Coverage provided by this extension is excess over any other collectible insurance and/or endorsement to this policy.

S. AIRBAG COVERAGE

Section III – Physical Damage Coverage, B.3.a. Exclusions is amended by adding the following:

If you have purchased Comprehensive or Collision Coverage under this policy, the exclusion relating to mechanical breakdown does not apply to the accidental discharge of an airbag.

T. NEW VEHICLE REPLACEMENT COST

The following is added to Paragraph **C. Limit Of Insurance** of **Section III – Physical Damage Coverage**

In the event of a total "loss" to your new covered auto of the private passenger type or vehicle having a gross vehicle weight of 20,000 pounds or less, to which this coverage applies, we will pay at your option:

a. The verifiable new vehicle purchase price you paid for your damaged vehicle, not including any insurance or warranties.

b. The purchase price, as negotiated by us, of a new vehicle of the same make, model, and equipment, or most similar model available, not including any furnishings, parts, or equipment not installed by the manufacturer or their dealership.

c. The market value of your damaged vehicle, not including any furnishings, parts, or equipment not installed by the manufacturer or their dealership.

We will not pay for initiation or set up costs associated with a loans or leases.

For the purposes of this coverage extension a new covered auto is defined as an "auto" of which you are the original owner that has not been previously titled which you purchased less than 180 days prior to the date of loss.

U. LOSS TO TWO OR MORE COVERED AUTOS FROM ONE ACCIDENT

Section III – Physical Damage Coverage, D. Deductible is amended by adding the following:

If a Comprehensive, Specified Causes of Loss or Collision Coverage "loss" from one "accident" involves two or more covered "autos", only the highest deductible applicable to those coverages will be applied to the "accident".

If the application of the highest deductible is less favorable or more restrictive to the insured than the separate deductibles as applied in the standard form, the standard deductibles will apply.

This provision only applies if you carry Comprehensive, Collision or Specified Causes of Loss Coverage for those vehicles, and does not extend coverage to any covered "autos" for which you do not carry such coverage.

V. WAIVER OF DEDUCTIBLE – GLASS REPAIR OR REPLACEMENT

Section III – Physical Damage Coverage, D. Deductible is amended by adding the following:

If a Comprehensive Coverage deductible is shown in the Declarations it does not apply to the cost of repairing or replacing damaged glass.

W. DUTIES IN THE EVENT OF ACCIDENT, CLAIM, SUIT, OR LOSS

Section IV – Business Auto Conditions, A.2. Duties In The Event Of Accident, Claim, Suit Or Loss is amended by adding the following:

Your obligation to notify us promptly of an "accident", claim, "suit" or "loss" is satisfied if you send us the required notice as soon as practicable after your Insurance Administrator or anyone else designated by you to be responsible for insurance matters is notified, or in any manner made aware, of an "accident", claim, "suit" or "loss".

X. WAIVER OF TRANSFER OF RIGHTS OF RECOVERY

Subparagraph **5.** of Paragraph **A. Loss Conditions** of **Section IV – Business Auto Conditions** is deleted in its entirety and replaced with the following.

Transfer Of Rights Of Recovery Against Others To Us

If any person or organization to or for whom we make payment under this Coverage Form has rights to recover damages from another, those rights are transferred to us. That person or organization must do everything necessary to secure our rights and must do nothing after "accident" or "loss" to impair them.

However, we waive any right of recovery we may have against any person, or organization with whom you have a written contract, agreement or permit executed prior to the "loss" that requires a waiver of recovery for payments made for damages arising out of your operations done under contract with such person or organization.

Y. UNINTENTIONAL FAILURE TO DISCLOSE EXPOSURES

Section IV – Business Auto Conditions, B.2. Concealment, Misrepresentation, Or Fraud is amended by adding the following:

If you unintentionally fail to disclose any exposures existing at the inception date of this policy, we will not deny coverage under this Coverage Form solely because of such failure to disclose. However, this provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.

Z. MENTAL ANGUISH

Section V – Definitions, C. is replaced by the following:

"Bodily injury" means bodily injury, sickness or disease sustained by a person, including mental anguish or death resulting from bodily injury, sickness or disease.

AA. LIBERALIZATION

If we revise this endorsement to provide greater coverage without additional premium charge, we will automatically provide the additional coverage to all endorsement holders as of the day the revision is effective in your state.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

NOTICE OF CANCELLATION PROVIDED BY US TO PERSON(S) OR ORGANIZATION(S) WITH WHOM YOU HAVE AGREED IN A WRITTEN CONTRACT OR AGREEMENT

This policy is subject to the folicwing additional Conditions:

If we cancel this policy by notice to the first Named Insured, for any statutorily permittad reason other than for non-payment of premium, notice of such cancellation will be provided at least thirty (30) days in advance of the cancellation effective date to any person(s) or organization(s) with whom you have agreed in a written contract or agreement to provide such person(s) or organization(s) with a notice of cancellation but only if:

1. You have provided the name and address of such person(s) or organization(s) to your authorized agent; and
2. Your authorized agent provides us with that list within three (3) business days from the date we request it from them.

If notice is mailed, proof of mailing to the last known mailing address of such person(s) or organization(s) will be sufficient proof of notice.

Failure to provide such notice to such person(s) or organization(s) will not amend or extend the date the cancellation becomes effective, nor will it negate cancellation of the policy. Failure to send notice shall impose no liability of any kind upon us, our agents or our representatives.

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TEXAS WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because Texas is shown in Item 3.A. of the Information Page.

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule, but this waiver applies only with respect to bodily injury arising out of the operations described in the Schedule where you are required by a written contract to obtain this waiver from us.

This endorsement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

The premium for this endorsement is shown in the Schedule.

Schedule

1. ☐ Specific Waiver

   Name of person or organization

   ☒ Blanket Waiver

   Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

2. Operations: All Texas Operations

3. Premium:

   The premium charge for this endorsement shall be 2% percent of the premium developed on payroll in connection with work performed for the above person(s) or organization(s) arising out of the operations described.

4. Advance Premium: Refer to Schedule of Operations

All other terms and conditions of the policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective Date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy unless another expiration date is shown below.

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City of Mansfield
Staff Report

Item ID: 26-1802

Agenda Date: February 9, 2026

Title
26-1802: Resolution - A Resolution of the City of Mansfield, Texas, Awarding a Contract for an Asphalt Overlay of East Broad Street from Cannon Drive to Matlock Road to Texas Materials Group, Inc., Authorizing and Directing the City Manager or Designee to Execute Contract Documents; And Authorizing Funding for an Amount not to Exceed $625,000; Finding that the Meeting at Which the Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (General Fund)

Description/History
Broad Street from Cannon Drive to Matlock Road has experienced pavement degradation and poor ride quality over the past several years. To improve ride quality and to extend the pavement integrity, an asphalt overlay of the existing concrete pavement is proposed.

The proposed asphalt overlay will be the same material that has been placed on East Broad Street between Matlock Road and Fire Station #3, Heritage Parkway and National Parkway, and on Mansfield Webb Road. This material is more flexible than standard asphalt and has held up well in these locations, given the prior concrete pavement conditions. From the previous performance of the product, the anticipated life span is 5 years.

The material that will be used has a patent, and the supplier has an exclusive manufacturing and supply agreement with Texas Materials Group, Inc. The requested approval of funds is for a construction contract with Texas Materials Group, Inc. in the amount of $609,887.65, and $15,112.35 for pavement markings and contingency, to cover any additional unforeseen repairs to complete the project. This project will be accomplished within a budget not to exceed $625,000.00.

Due to the traffic volume on Broad Street, the preference is to perform the work at night, which will take approximately 15 to 20 days to complete. However, the application of this product is temperature sensitive; the application must be performed when temperatures are 50 degrees and higher. If the work must be accomplished during the day. The timeframe for completion extends to 30 to 40 days. Currently, the contractor is available to start within 2 weeks of notice to proceed if temperatures are favorable.

Strategic Initiative
Improve City Wide Mobility

Recommendation
The Public Works Staff recommends approval of the Resolution.

Funding Source
Street Operations Department Maintenance Budget – General Fund

Prepared By

James Rogge, Assistant Director of Public Works - Transportation - (817) 276-4233

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AWARDING A CONTRACT FOR AN ASPHALT OVERLAY OF EAST BROAD STREET FROM CANNON DRIVE TO MATLOCK ROAD TO TEXAS MATERIALS GROUP, INC., AUTHORIZING AND DIRECTING THE CITY MANAGER OR DESIGNEE TO EXECUTE CONTRACT DOCUMENTS; AND AUTHORIZING FUNDING FOR AN AMOUNT NOT TO EXCEED $625,000; FINDING THAT THE MEETING AT WHICH THE RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (GENERAL FUND)

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

WHEREAS, the City of Mansfield has decided to contract for the proprietary Multi-Purpose Asphalt Cement hot mix road paving product (MAC Mix) through an exclusive manufacturing and supply agreement with Texas Materials Group, Inc., as a sole source provider for the asphalt overlay of East Broad Street (Cannon Drive to Matlock Road); and,

WHEREAS, the expenditure of the funds stated herein will be secured from the City of Mansfield General Fund (Street Operations Maintenance Budget); and,

WHEREAS, it is recognized that it is in the best interest of the citizens of the City of Mansfield that the construction provided for herein be started at the earliest possible date to ensure necessary service and delivery; and,

WHEREAS, it is the recommendation and determination of Council that Texas Materials Group, Inc. is able to supply and install MAC Mix through its exclusive manufacturing and supply agreement; and,

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

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

SECTION 1.

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

SECTION 2.

A contract with Texas Materials Group, Inc., as a sole source provider, in an amount not to exceed Six Hundred Twenty-Five Thousand and 00/100 Dollars ($625,000.00) for the asphalt overlay of East Broad Street (Cannon Drive to Matlock Road), is hereby approved.

SECTION 3.

The City Manager, or his designee, take all actions to accomplish the purposes and implementation of this Resolution.

SECTION 4.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law, and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 9TH DAY OF FEBRUARY, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

Texas Materials Group, Inc.
North Texas Area
420 Decker Dr., Ste 200
Irving, Texas 75062

PROPOSAL

2026 Broad MAC Mix Overlay

REVISED

Thursday, December 11, 2025

Barry Harger
barry.harger@mansfieldtexas.gov

City of Mansfield

Barry,

Please see our quote with inclusions/exclusions below. If accepted, please sign and return to this email address. If you have any questions please feel free to contact me. We look forward to doing business with you.

Ronald D. Stinson, Jr
817-538-1635
ronald.stinson@texasmaterials.com

Texas Materials Group, Inc.
North Texas Area
420 Decker Dr., Ste 200
Irving, Texas 75062

Texas Materials (Seller) offers to furnish the equipment, labor, materials and/or services described below to (City of Mansfield) in connection with construction of improvements at the above project. This proposal is valid for (30) days unless otherwise specified.

12/11/2025

Item	Bid Description	Quantity	Units	Unit Price		Total
1	Average 3" Surface Mill	1,362	SY	8.95	$	12,189.90
2	Milled Butt Joints	21	EA	1,840.50	$	38,650.50
3	1.5" MAC Mix Overlay	32,916	SY	16.85	$	554,634.60
4	Adjust Manhole with Riser Insert	1	EA	1,341.65	$	1,341.65
5	Adjust Water Valve with Riser Insert	4	EA	767.75	$	3,071.00
				Grand Total:	**$**	**609,887.65**

Bond is included.
No provision has been made for permanent materials tax. If this project does not qualify as tax-exempt under state law, tax for materials will be billed at the prevailing tax rate.
Maintenance of SWPPP measures already in place affected by our work is included. Installation is not included in pricing unless included as an item.
Pricing based on **ONE** move-in for subgrade, and **ONE** move-in for asphalt. Add $4,500 for any additional move(s)-in required.
Any process or design information shared by Texas Materials is for informational purposes only. Texas Materials will not be responsible for design.
Texas Materials is to be wholly indemnified from any and all claims arising from any pre-existing hazardous conditions or materials encountered.
Texas Materials' scope of work will only include those items specifically included as bid items in this proposal.
This proposal and its exclusions must become part of any final contract agreement.
This Proposal and any subsequent agreement is contingent on verifiable payment guarantees from Owner, satisfactory to Texas Materials prior to the signing of any contract documents.
Payments are due on the 20th of each month, following the month in which the work was performed. This is a unit price proposal and monthly estimates will be based on actual measured quantities in place, less ten percent retainage, or as specified in city contract documents.
This quote will remain valid for **30 days** after which pricing of labor and materials are subject to change unless executed within that time frame.
Once this quote is signed, prices will remain in effect thru October 2026. Beginning November 1, 2026, there will be a $10 a ton increase on asphalt materials and 5% increase on all other items, and for each six month period, thereafter.
Any quantity overruns will be paid by the above unit pricing - quanitity over or underruns more than 25% will be repriced via change order

Does not include:

Layout staking	Inspection Fees
Materials testing	Permits
Backfill	Topsoil
Traffic Markings	Any SW3P Install
Signage	

Initial: BA

Texas Materials
North Texas Area
420 Decker Drive, Suite 200
Irving, TX 75062

T (214) 741 3531
www.texasmaterials.com

November 14, 2025

Kevin Reed
City of Mansfield

RE: Super Sand Mix (SSM) on Matlock Rd.

Greetings,

This letter is to confirm that Super Sand Mix is proprietary to Texas Materials, Inc. A CRH Company. Texas Materials, Inc. has filed a trademark application with the United StatesTrademark Office and awaiting approval. SSM is a specialized mix that utilizes Fiber Reinforced Technology that will maximize cracking and rutting resistance for maximum performance.

https://texasmaterials.com/specialty-products/super-sand-mix-ssm/

Yours sincerely,

David M. Morton
Technical Sales Manager
Texas Materials North and East Texas Area

T (214) 926-9116
E david.morton@texasmaterials.com

City of Mansfield
Staff Report

Item ID: 26-1806

Agenda Date: February 9, 2026

Title
26-1806: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Approving Change Order #1 to the Construction Contract with AUI Partners, LLC in an Amount Not to Exceed $873,055 for Phase 2 Improvements at Julian Feild Park; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (MPFDC Fund)

Description/History
Julian Feild Park is an 8-acre park located at 1531 E. Broad Street. The Mansfield Park Facilities Development Corporation purchased three of the acres in 2018 to allow for the expansion of the park to include other amenities such as a looped walking trail and picnic stations. The acquisition also allowed for a potential future connection to the Walnut Creek Linear Park system through Robert and Ann Smith Park.

The park is currently under construction providing phase one amenities, including restrooms, a pavilion, pond, trail, bridges, event plaza, memorial plaza, veterans memorial and improvements to the existing Serenity Gardens. The master plan for the park included the development of a looped trail, bridges, and scenic overlooks to be constructed in a second phase.

With construction of phase one nearing completion, the general contractor (AUI Partners, LLC) has submitted a proposal (Exhibit A) to complete the design, engineering, survey and construction work for phase two as a change order to their phase one construction contract in the amount of $873,055. This proposed change order includes $75,000 in owner's contingency costs to address any unforeseen issues during the design and construction phases, and provides an additional 204 days to complete the phase two improvements.

AUI Partners, LLC (AUI) has performed extremely well with the phase one construction project, keeping the project on schedule and within budget. Since AUI is already working on site, issuing a change order for the second phase to them will eliminate an estimated $100,000 in project costs for design development, bidding administration and site mobilization.

Staff has reviewed their proposal and recommends approving change order #1 in an amount not to exceed $873,055. AUI's phase one contract was executed in the amount of $4,245,212.36 and paid from TIRZ #1. Texas state law allows change orders up to 25% of the original contract amount. All previous change orders for phase one have been issued using the owner's contingency, so this change order is within the allowable limit under Texas state law. Funding for the change order was approved in the MPFDC FY25-26 annual budget. The MPFDC Board of Directors approved Change Order #1 at their January 8, 2026 regular meeting.

Strategic Initiative
Focus on the Future
Provide a Safe Community
Building Strong Neighborhoods

Recommendation
Approve Resolution

Funding Source
MPFDC 1/2 Cent Sales Tax

Prepared By
Matt Young, Executive Director of Community Services - (817) 728-3397

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING CHANGE ORDER #1 TO THE CONSTRUCTION CONTRACT WITH AUI PARTNERS, LLC IN AN AMOUNT NOT TO EXCEED $873,055 FOR PHASE 2 IMPROVEMENTS AT JULIAN FEILD PARK; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (MPFDC FUND)

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

WHEREAS, as part of the re-development master plan for Julian Feild Park, a veterans memorial and associated park improvements are currently being constructed on site to provide remarkable experiences; and,

WHEREAS, it is recognized that it is in the best interest of the citizens of the City of Mansfield that the second phase of the master plan to include a looped trail, bridges, and scenic overlooks be constructed at Julian Feild Park; and,

WHEREAS, the City awarded AUI Partners, LLC a contract to construct Phase 1 of Julian Feild Park Improvements on December 9, 2024, in the amount of $4,245,212.36; and,

WHEREAS, AUI Partners, LLC has submitted a request for Change Order #1 in the amount of $873,055 for phase 2 improvements at Julian Feild Park and to revise the total contract cost to $5,118,267.36; and,

WHEREAS, City staff has reviewed and considered the proposal from AUI Partners, LLC, and recommends approval of a change order to the construction contract for said services; and,

WHEREAS, funding for this project is available in the FY2025-2026 Mansfield Park Facilities Development Corporation (MPFDC) Operating Budget; and,

WHEREAS, on January 8, 2026, the MPFDC Board of Directors approved this construction contract; and,

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and,

WHEREAS, the City Council deems the adoption of this resolution to be in the best interest of public health, safety, and welfare.

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

SECTION 1.

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

SECTION 2.

Change order #1 to the construction contract with AUI Partners, LLC in an amount not to exceed Eight Hundred Seventy-Three Thousand, Fifty-Five and no/100 dollars ($873,055) for Phase 2 Improvements at Julian Feild Park is hereby approved.

SECTION 3.

The City Manager, or his designee, is authorized to execute any documents necessary and take such actions as are necessary to implement this Resolution.

SECTION 4.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law, and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 9TH DAY OF FEBRUARY, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*	CONTRACT INFORMATION:	CHANGE ORDER INFORMATION:
Mansfield Julian Feild Park 1531 E Broad St Mansfield, TX 76063	Contract For: General Construction Date: 12/31/24	Change Order Number: 001 Date: 12/30/25
OWNER: *(Name and address)*	**ARCHITECT:** *(Name and address)*	**CONTRACTOR:** *(Name and address)*
City of Mansfield 1164 Matlock Rd Mansfield, TX 76063	Kimley Horn 801 Cherry St, Suite 1300 Fort Worth, TX 76020	AUI Partners, LLC. 9800 Hillwood, Suite 160 Fort Worth, TX 76177

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)
Phase 2 Design build of bridges, trails and site work,. AUI still reserves the right to claim additional funds for delays caused by others.

The original Contract Sum was	$	4,245,212.36
The net change by previously authorized Change Orders	$	0.00
The Contract Sum prior to this Change Order was	$	4,245,212.36
The Contract Sum will be unchanged by this Change Order in the amount of	$	873,055.00
The new Contract Sum including this Change Order will be	$	5,118,267.36

The Contract Time will be increased by Two Hundred Four (204) days.
The new date of Substantial Completion will be June 25, 2026

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT *(Signature)*	CONTRACTOR *(Signature)*	OWNER *(Signature)*
(Printed name, title, and license number if required)	Jim Sullivan, PM *(Printed name and title)*	*(Printed name and title)*
Date	12/30/25 *Date*	*Date*

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User Notes: (68715d014377b6b4222c68d1)

9800 Hillwood Parkway Suite 160
Fort Worth, Texas 76177
P 817.926.4377 F 817.926.6416

December 30, 2025

Mr. James Fish
City of Mansfield
1200 E. Broad St
Mansfield, TX 76063

Re: Julian Field Park Phase 2

Mr. Fish:

AUI Partners, LLC is pleased to provide the following proposal/change order to the Phase 1 project for the design build portion of Phase 2 of Julian Field Park. This includes the improvements for trails, bridges and site work for $798,055.00. The following items are included.

1. SWPPP/Erosion control - $12,500.00.
2. Demo existing trees/under growth for path approximate 1,500 ft long x 10 ft wide - $111,344.00.
3. Decomposed granite trail approximately 1,500 ft long x 8 ft wide - $120,000.00.
4. Two(2) PermaTrak precast pedestrian bridges at 11 ft wide x 60 ft long each with Engineered design- $117,500.00.
5. Concrete bridge abutments, columns and four(4) 8 ft x8 ft approaches- $86,450.00.
6. Bridge handrails totaling 240 LF- $17,500.00.
7. Bridge Install - $83,275.00.
8. Misc sealants - $4,500.00.
9. An allowance of $25,000 for civil engineering/design/surveying.
10. General conditions/ supervision- $160,000.00.
11. Insurance- $7,011.66.
12. Overhead/warranty - $5,588.37.
13. Fee - $37,533.44.
14. Bond - $9,852.53.

15. Time extension of 204 calendar days to June 25, 2026 for Phase 2. Phase 1 will remain as per the original contract.
16. Original contract terms and conditions shall apply.
17. All materials to match Julian Field Phase 1.

Exclusions/Clarifications:

- Tax is not included.
- Work to be completed during normal business hours.
- Owner contingency is not included.
- No additional site work/grading above and beyond clearing of area for trail and two(2) bridges.
- No electrical/lighting included.
- No landscaping/irrigation included.

Thank you very much for the opportunity and we very much look forward to working with you on this project.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

Jim Sullivan
PM

City of Mansfield
Staff Report

Item ID: 26-1807

Agenda Date: February 9, 2026

Title
26-1807: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Designating the Pond at Julian Feild Park as a No Fishing Zone; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Description/History
Julian Feild Park is an 8-acre park located at 1531 E. Broad Street. The park is currently under construction providing phase one amenities, including restrooms, a pavilion, pond, trail, bridges, event plaza, memorial plaza, veterans memorial and improvements to the existing Serenity Gardens.

The new pond was designed to function as a reflection pond in support of the new veterans memorial. As such, the pond will be maintained and managed with water clarity as a high priority and not a habitat for fish. The memorial plaza was designed with the pond as the backdrop, not to serve as an environment for public fishing.

The Parks Chapter of the City's Code of Ordinances allows for the designation of no fishing zones, but requires that the Mansfield Park Facilities Development Corporation (MPFDC) recommend such designation to the City Council. The section reads as follows:

> "**§ 96.26 FISHING.**
>
> (A) It shall be unlawful for any person to fish in park land areas that have been designated as no fishing zones by the City Council after recommendation of the Mansfield Park Facilities Development Corporation.
>
> (B) It shall be unlawful for any person to use trotlines, throw lines, fish traps, or nets while fishing in designated areas of park lands.
>
> (C) It shall be unlawful to clean fish in any park land."

In accordance with Chapter 96 of the Code of Ordinances of the City of Mansfield, Texas, the MPFDC Board of Directors approved a resolution recommending that the pond be designated as a No Fishing Zone at their January 8, 2026 regular meeting.

Strategic Initiative
Provide a Safe Community
Focus on the Future
Building Strong Neighborhoods

Recommendation
Approve Resolution

Funding Source
N/A

Prepared By
Matt Young, Executive Director of Community Services - (817) 728-3397

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, DESIGNATING THE POND AT JULIAN FEILD PARK AS A NO FISHING ZONE; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

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

WHEREAS, a new pond is currently being constructed at Julian Feild Park as part of the Veterans Memorial project to provide remarkable experiences; and,

WHEREAS, City staff recommends that the pond at Julian Feild Park be designated as a No Fishing Zone in accordance with Chapter 96 of the City's Code of Ordinances; and,

WHEREAS, on January 8, 2026, the MPFDC Board of Directors approved a resolution recommending that the pond at Julian Feild Park be designated as a No Fishing Zone; and,

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and,

WHEREAS, the City Council deems the adoption of this resolution to be in the best interest of public health, safety and welfare.

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

SECTION 1.

A No Fishing Zone designation at Julian Feild Park is hereby approved.

SECTION 2.

The City Manager, or his designee, is authorized to execute any documents necessary and take such actions as are necessary to implement this Resolution.

SECTION 3.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 4.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 9TH DAY OF FEBRUARY, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

City of Mansfield
Staff Report

Item ID: 26-1817

Agenda Date: February 9, 2026

Title
26-1817: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager and the Police Department to Make Application, Receive, and Expend Grant Funding from the Office of the Governor of Texas, Public Safety Office Criminal Justice Division to Purchase a Simunition Mobile Modular Shoot House and Breaching Equipment in an Amount Not to Exceed $113,000 and Does Not Require a Match; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Description/History
The City of Mansfield Police Department is requesting grant funding for an active shooter modular simunition shoot house and breaching equipment to train sworn personnel. The shoot house consists of adaptable walls, doors, and windows that can be configured quickly in limitless possibilities for dynamic tactical training scenarios. The breaching equipment will be used in training to breach heavy-duty doors and then in real-life situations by the SWAT Division.

Strategic Initiative
Provide a Safe Community

Recommendation
Staff recommends approval of the Resolution.

Funding Source
The funding will be provided by The Office of the Governor of Texas, Public Safety Office Criminal Justice Division. The amount of the award will not exceed $113,000 and does not require a match.

Prepared By
Nicole Puckett, Grant Writer - (817) 728-3932

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY MANAGER AND THE POLICE DEPARTMENT TO MAKE APPLICATION, RECEIVE, AND EXPEND GRANT FUNDING FROM THE OFFICE OF THE GOVERNOR OF TEXAS, PUBLIC SAFETY OFFICE CRIMINAL JUSTICE DIVISION TO PURCHASE A SIMUNITION MOBILE MODULAR SHOOT HOUSE AND BREACHING EQUIPMENT IN AN AMOUNT NOT TO EXCEED $113,000 AND DOES NOT REQUIRE A MATCH; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

WHEREAS, the City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas and the Mansfield Police Department is a local law enforcement agency affiliated and operating under the City of Mansfield meeting the criteria to apply for and receive grant funds under this program; and,

WHEREAS, the Mansfield Police Department's Patrol and SWAT Divisions do not have an active shooter training simunition shoot house and breaching equipment; and,

WHEREAS, the City and the Mansfield Police Department are seeking an amount not to exceed One Hundred and Thirteen Thousand and no/100 dollars ($113,000) in grant program funding with no match required; and,

WHEREAS, the City and the Mansfield Police Department agree to comply with all program rules as set out in the grant program guidelines; and,

WHEREAS, the City agrees that in the event of loss or misuse of the Office of the Governor State of Texas funds, the City assures that the funds will be returned to the Office of the Governor in full; and,

WHEREAS, the city designates the City Manager, Joe Smolinski, as the grantee's Authorized Official and is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the city; and,

WHEREAS, the City Council desires to authorize the City Manager and the Mansfield Police Department to make application, receive and expend the above-mentioned grant allocation, if awarded.

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

SECTION 1.

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

SECTION 2.

The City Manager is designated as grantee's Authorized Official and further authorized to execute all documents and make application for obtaining state funds from the Office of the Governor through the State of Texas in FY27 in an amount not to exceed One Hundred and Thirteen Thousand and no/100 dollars ($113,000) to be used to purchase a simunition mobile modular shoot house and breaching equipment.

SECTION 3.

The grant, if awarded by the State of Texas, Office of the Governor, Public Safety Office, will be accepted by the City and the City Manager is authorized to expend such funds in accordance with the grant program.

SECTION 4.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5.

This resolution shall take effect from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 9TH DAY OF FEBRUARY, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

City of Mansfield
Staff Report

Item ID: 26-1818

Agenda Date: February 9, 2026

Title
26-1818: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager and the Police Department to Make Application, Receive, and Expend Grant Funding From the Office of the Governor of Texas, Authorized Under the Texas General Appropriations Act, Article I for Trusted Programs to Provide Mental Health Counseling or Mental Health Care, Renumerate Personal Costs Incurred by the Department as a Result of Providing Direct Mental Health Services to Personnel, and Provide Skills Training for Department Personnel to Provide Direct Peer Counseling Services Not to Exceed $150,000 and Does Not Require a Match; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Description/History
The City of Mansfield Police Department is requesting grant funding for $150,000.00.

Strategic Initiative
Building Strong Neighborhoods
Provide a Safe Community

Recommendation
Staff recommends approval of the Resolution.

Funding Source
The funding will be provided by the Office of the Governor of Texas, through the authorization of the Texas General Appropriations Act, Article I for Trusteed Programs. The amount of the award will not exceed $150,000.00 and does not require a match.

Prepared By
Nicole Puckett, Grant Writer - (817) 728-3932

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY MANAGER AND THE POLICE DEPARTMENT TO MAKE APPLICATION, RECEIVE, AND EXPEND GRANT FUNDING FROM THE OFFICE OF THE GOVERNOR OF TEXAS, AUTHORIZED UNDER THE TEXAS GENERAL APPROPRIATIONS ACT, ARTICLE I FOR TRUSTEED PROGRAMS TO PROVIDE MENTAL HEALTH COUNSELING OR MENTAL HEALTH CARE, REMUNERATE PERSONAL COSTS INCURRED BY DEPARTMENT AS A RESULT OF PROVIDING DIRECT MENTAL HEALTH SERVICES TO PERSONNEL, AND PROVIDE SKILLS TRAINING FOR DEPARTMENT PERSONNEL TO PROVIDE DIRECT PEER COUNSELING SERVICES NOT TO EXCEED $150,000 AND DOES NOT REQUIRE A MATCH; FINDING THATTHE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

WHEREAS, the City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas and the Mansfield Police Department is a local law enforcement agency affiliated and operating under the City of Mansfield meeting the criteria to apply for and receive grant funds under this program; and,

WHEREAS, the Mansfield Police Department has a peer counseling unit; and,

WHEREAS, the City and the Mansfield Police Department are seeking an amount not to exceed One Hundred and Fifty Thousand and no/100 dollars ($150,000) in grant program funding with no match required; and,

WHEREAS, the City and the Mansfield Police Department agree to comply with all program rules as set out in the grant program guidelines; and,

WHEREAS, the City agrees that in the event of loss or misuse of the Office of the Governor State of Texas funds, the City assures that the funds will be returned to the Office of the Governor in full; and,

WHEREAS, the city designates the City Manager, Joe Smolinski, as the grantee's Authorized Official and is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the city; and,

WHEREAS, the City Council desires to authorize the City Manager and the Mansfield Police Department to make application, receive and expend the above-mentioned grant allocation, if awarded.

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

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and Resolution No.are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

The City Manager is designated as grantee's Authorized Official and further authorized to execute all documents and make application for obtaining state funds from the Office of the Governor through the State of Texas in FY27 in an amount not to exceed One Hundred and Fifty Thousand and no/100 dollars ($150,000.00) to be used to obtain outside professional resources to; train department Peer Group personnel and provide vetted first-responder clinical mental health resources, and recoup departments personnel costs incurred by obtaining mental health services.

SECTION 3.

The grant, if awarded by the State of Texas, Office of the Governor, Texas General Appropriations Act, Article I for Trusteed Programs will be accepted by the City and the City Manager is authorized to expend such funds in accordance with the grant program.

SECTION 4.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5.

This resolution shall take effect from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 9TH DAY OF FEBRUARY, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

City of Mansfield
Staff Report

Item ID: 26-1849

Agenda Date: February 9, 2026

Title
26-1849: Resolution - Resolution of the City Council of the City of Mansfield, Texas Approving a Contract with Weatherproofing Technologies, Inc. in an Amount not to Exceed $299,925 for Roof Restoration Services to the City's Library Facility; Authorizing the City Manager, or Designee, to Execute any Documents Necessary to Implement this Resolution; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date (General Fund)

Description/History
The City has established an annual maintenance program for all city facilities. As part of the annual maintenance program, it was determined that the library facility needed a roof replacement. Various repairs and on-going maintenance were occurring each year; however, it was determined that a full roof replacement was needed. In working with the potential contractor, through a cooperative purchasing arrangement, the full roof replacement was negotiated that includes a 20-year warranty.

Strategic Initiative
Provide a Safe Community

Recommendation
Approval of the Resolution.

Funding Source
FY 25/26 General Fund Budget, Facilities Management Department

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

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS APPROVING A CONTRACT WITH WEATHERPROOFING TECHNOLOGIES, INC IN AN AMOUNT NOT TO EXCEED $299,925 FOR ROOF RESTORATION SERVICES TO THE CITY'S LIBRARY FACILITY; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE ANY DOCUMENTS NECESSARY TO IMPLEMENT THIS RESOLUTION; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (GENERAL FUND)

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

WHEREAS, City staff has developed an annual maintenance program for all City facilities; and,

WHEREAS, City staff determined the necessity to replace the roof on the existing library facility; and,

WHEREAS City staff has reviewed a proposal from a cooperative purchasing agreement; and,

WHEREAS, based on overall evaluations from staff, the roof restoration solution offered by WeatherProofing Technologies, Inc. provides the best value for the cost.

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

SECTION 1.

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

SECTION 2.

That a Contract with WeatherProofing Technologies, Inc., in an amount not to exceed Two Hundred Ninety-Nine Thousand Nine Hundred Twenty Five and 00/100 dollars ($299,925.00) for roof restoration at the City's library facility is hereby approved.

SECTION 3.

That the City Manager or their designee is authorized to execute any and all documents necessary and take such actions as necessary to implement this Resolution.

SECTION 4.

That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place and purpose of said meeting was given as required

SECTION 5.

This resolution shall be effective immediately upon adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 9TH DAY OF FEBRUARY, 2026.

_____

Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

High Performance Roofing, Building Envelopes and Construction Services

Proposal for Roof Restoration



wti

MANSFIELD
TEXAS

OMNIA PARTNERS

Contract #: TX-R-230404-321716

Proposal #: 5070906

City of Mansfield – Library
104 S Wisteria St
Mansfield, TX 76063

November 12, 2025

Mr. Andy Hale
City of Mansfield
620 S Wisteria St
Mansfield, TX 76063

RE: CITY OF MANSFIELD – LIBRARY
Roof Restoration

Weatherproofing Technologies, Inc. (WTI), an affiliate of Tremco CPG Inc, is pleased to submit to City of Mansfield (CLIENT) this proposal for the Library roof restoration located at 104 S Wisteria St, Mansfield, Texas. We look forward to the possibility of working with you on this project.



Fig 1: Building Overview

The following is a summary of the observed conditions and recommendations for repair and new protective measures for the aging and deteriorating building roof.

BASE SCOPE OF WORK

GENERAL CONDITIONS

Mobilization – Demobilization temporary protection including set up and maintaining all necessary temporary partitions and barricades around work area:

- Install temporary protection, as required.
- Install perimeter netting and/or fencing to meet OSHA safety requirements.
- Protection of adjacent building walls and facilities required by State Laws and City Ordinances.
- Mobilization, site preparation, and demobilization of equipment.
- Pressure Wash included and required for material installation of the work.

ROOF RESTORATION

Work within the scope of work consists of the following:

- Set up safety (perimeter warning line, fall restraint, other) in compliance with OSHA and WTI Standards.
- Power wash approximately 19800 SF of roof and wall membrane. Load roofs with the materials needed.
- Remove approximately 1.5 SF of blistered areas and install a Powerply cap sheet set in Powerply Endure adhesive at a coverage rate of 2 gallons per 100 SF.
- Remove drain rings, grind bowl to remove all debris, and apply AlphaGuard M-Prime to metal surface of drain bowl.
- Install AlphaGuard Bio Base Coat at a coverage rate of 4 gallons per 100 SF (64 wet mils) to roof, walls, and penetrations with permafab embedded to granulated roof surface and at 3 gallons per 100 SF on single-ply TPO roof (48 wet mils).
- Install AlphaGuard Bio Top Coat to both roof systems at a coverage rate of 2 gallons per 100 SF (32 wet mils).
- Reinstall cleaned drain rings and strainers painted yellow, with new stainless-steel bolts once AlphaGuard Bio Top coat has cured.
- Apply Tremseal pro to all coping cap seam and also roof to wall transitions.
- Install slip resistant walkway pads applying Tremco Bio prime at a coverage rate of 400 to 500 SF per gallon. Then, apply additional layer of AlphaGuard Top Coat at a coverage rate of 1.5 gallons per 100 SF (20 wet mils.) broadcast granules approximately 20-30 lbs per 100 SF and immediately back roll granules into top-coat.
- Remove all debris from roofing project in dumpster provided by WTI.

BASE SCOPE TOTAL COST: $299,924.07

The preceding recommended repair program and proposal estimate assumes the following:

1. Work shall be performed during normal working hours on weekdays.
2. Work will be performed at one time, under one contract.
3. Work cannot be completed during inclement weather.
4. We have included one mobilization for the project. Additional mobilization will result in additional charges.
5. Barricades and signs along with traffic and pedestrian control protection will be provided as needed.
6. Use of building electric power and water assumed during project duration.
7. City Permits have been excluded from the proposal.
8. Payment Performance Bond has been included in the proposal.
9. Sales tax and prevailing wages have been excluded.
10. Any lightning protection, electrical, plumbing, and mechanical work have been excluded.
11. Power lines in and/or near work area shall be covered/protected by owner at no expense to contractor.
12. An updated roof scan will need to be performed if job is not awarded within 6 months.
13. Once job is awarded and, if wet insulation is located/identified, a change order will be needed to replace any wet insulation at an additional cost.
14. Cost for 100 SF of wet insulation removal is approximately $3,200.00 for labor and materials.
15. Includes a 20yr QA Warranty.

Very Truly Yours,

WEATHERPROOFING TECHNOLOGIES, INC.



Fernando Ortiz
Construction Manager

CC: Roger Pound, Tremco
Dagan Abdon, Tremco
Nick Elliff, WTI
Deron Aksentowitz, WTI

We have included in the project costs all labor, materials, equipment, and incidentals to complete the work, as outlined, including construction management, profit, and overhead.

This proposal is valid for thirty (30) days and does not include taxes.

Services requested beyond the above scope of work shall be considered additional services. Separate or multiple cost opinions, if requested, shall be prepared at additional cost.

This proposal is an offer by WTI to provide the Scope of Work set forth above to the Customer on the terms and conditions set forth herein and in WTI's standard terms and conditions (a copy of which may be obtained at http://www.tremcoroofing.com/fileshare/terms/TandCWTI.pdf, which are hereby incorporated by reference (together, the "Terms and Conditions"). The Terms and Conditions will govern the Work to the exclusion of any other or different terms, including in any customer purchase order, unless otherwise expressly agreed in writing pursuant to a Master Agreement or similar contract with Customer signed by an authorized representative of WTI. Any Performance and Payment Bonds issued for associated repair work are limited to the performance of the repairs and one year warranty on such repairs. Bonds, if issued, do not apply to the TremCare extended service agreement. Please confirm your acceptance by return e-mail to the representative identified below. Upon receipt of acceptance, WTI will process your order and promptly begin the Scope of Work.

City of Mansfield
Staff Report

Item ID: 26-1850

Agenda Date: February 9, 2026

Title
26-1850: Resolution - A Resolution of the City Council of the City of Mansfield, Texas Adopting the Library Five-Year 2026-2030 Strategic Plan; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Description/History
In 2025, the Mansfield Public Library Staff along with the Library Advisory Board, and other City staff collaborated to develop a five-year strategic plan for library services for the City of Mansfield. The plan highlights seven key areas of the library including services, outreach, collection, technology, facilities, staff and budget. Goals were developed for each focus area to align with library standards and to best serve a growing population.

Additionally, as a requirement of the State Library Annual Report the library must have an adopted long-range plan for continued state accreditation.

Strategic Initiative
Focus on the Future
Building Strong Neighborhoods
Provide a Safe Community
Develop Strong Economy

Recommendation
Approve Resolution

Funding Source
N/A

Prepared By
Yolanda Botello, Director of Library and Historical Services - (817) 728-3691

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, ADOPTING THE LIBRARY FIVE-YEAR 2026-2030 STRATEGIC PLAN; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

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

WHEREAS, the City Council and Mansfield Public Library advisory board adopted the 2021-2025 Library Five-Year Strategic Plan in 2021 to provide goals and objectives in six focus areas of library service; and,

WHEREAS, the City of Mansfield was able to complete a significant about of the goals and where others were altered to coincide with library trends; and,

WHEREAS, a long-term strategic plan is required for continued state accreditation; and,

WHEREAS, the 2026-2030 strategic plan will act as a roadmap for the library development for the next five years; and,

WHEREAS, the Mansfield Public Library advisory board adopted the 2026-2030 plan at their January 14, 2026 public meeting.

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

SECTION 1.

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

SECTION 2.

The Library Five-Year 2026-2030 Strategic Plan be adopted, in substantially the same form as the attached Exhibit “A”, is hereby approved.

SECTION 3.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 4.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 9TH DAY OF FEBRUARY, 2026

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary



MANSFIELD PUBLIC LIBRARY

FIVE-YEAR STRATEGIC PLAN

MANSFIELD
PUBLIC LIBRARY

DRAFT 1.12.2026

In a world of technology,
COMMUNITY
makes the difference



MANSFIELD
PUBLIC LIBRARY



MANSFIELDTEXAS.GOV/LIBRARY

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MANSFIELD PUBLIC LIBRARY

FIVE-YEAR STRATEGIC PLAN

The Mansfield Public Library's 5-Year Strategic Plan (2026–2030) outlines a clear vision for the library's future. Developed through collaboration with library staff, the Library Advisory Board, and City staff, the plan reflects a shared commitment to supporting Mansfield as it continues to grow and evolve.

Guided by the City's True North vision, it establishes a thoughtful framework for how the library will meet the needs of residents today while planning intentionally for tomorrow.

As an essential public service, the Mansfield Public Library plays a vital role in connecting people to information, resources, and one another. At the heart of this work is a simple guiding principle:

SPARKING CONNECTIONS.
GROWING COMMUNITY.

This strategic plan defines realistic, attainable, and meaningful goals to guide decision-making over the next five years. Serving as a roadmap for expanding access and creating inclusive opportunities for education, recreation, and lifelong learning, the plan ensures the library remains a welcoming, responsive, and dynamic hub for the Mansfield community.





MISSION & VISION

MISSION

The Mansfield Public Library provides free and equal access to resources for information, education, and recreation that empowers the community to pursue lifelong learning and self-enrichment.

VISION

The Mansfield Public Library aims to be an essential dynamic hub that connects the community through knowledge, culture, creativity, and outreach.

CORE VALUES

- **INTELLECTUAL FREEDOM**
- **COMMUNITY-WIDE ACCESSIBILITY**
- **EXCELLENT & EQUITABLE SERVICES**
- **INSPIRE CURIOSITY**

Mansfield Public Library is committed to supporting the City of Mansfield's True NORTH vision. This guiding framework centered on Noteworthy Essentials, Organizational Excellence, Remarkable Experiences, Together As One, and a Healthy Economy, aligns closely with the library's mission to serve as a hub of knowledge, connection, and opportunity.

LIBRARY HISTORY

Mansfield's first library opened in 1929, and was initially located in a corner of Mayfield's Drug Store on Main Street. Over the years, it grew alongside the City, existing in multiple versions and locations before finally landing at its current 15,332 sq ft home, 104 S. Wisteria Street, in 2001.

In 2022, a 4,479 sq ft expansion was complete, adding more indoor and outdoor program space as well as a dedicated children's area. The library currently houses more than 69,678 volumes, audiovisual materials, patron spaces, staff offices, and two programming rooms. Since the expansion, Mansfield Public Library has experienced a notable increase in both visitation and program attendance, reflecting the community's strong and growing demand for library services. The addition of a second programming room has increased operational flexibility, allowing for more, and larger, programs. Improved administrative space has also given staff greater opportunity to innovate and bring fresh ideas to residents.

As of fiscal year 2026, the library employs 12.55 FTE (full-time equivalent staff positions), an increase of 1.95 FTE since 2021. This includes four full-time librarians, one full-time IT staff member, three full-time paraprofessionals, and seven part-time clerks. MPL has been a member of a regional library consortium since 2010, partnering with both Arlington and Kennedale Public Libraries to share catalog and program access. Through facility expansion, creative staff utilization, and innovative partnerships, Mansfield Public Library continues working to expand and improve the services residents want and deserve.









CODES & STANDARDS

Mansfield Public Library follows both the Texas Public Library (TPL) Standards and the Texas Administrative Code requirements.

The Texas Administrative Code is the minimum requirements or standards that mus be met in order to be an accredited library and receive state funding and support.

TPL standards may be implemented in libraries to achieve a higher level of service that goes above the minimum requirements. Population defines many of these standards, while others are based on general service. TPL standards recognize two levels of service, enhanced and exemplary. While the long-term goal is to reach exemplary service, the library will first build on the enhanced level.

The standards within the Texas Administrative Code are required for public libraries in order to maintain accreditation. With accreditation, libraries are eligible for services through the Texas State Library that include the ability to apply for Texas State Grants, TexShare databases, TexShare cards, E-rate and the interlibrary loan program. However, the recommendations within the Texas Public Library Standards are not required; these are simply a tool used by public libraries to move beyond the minimum and elevate their services to a higher level.

Both of these standards are what Mansfield Public Library seeks to achieve in order to offer the best services to the community.

TEXAS ADMINISTRATIVE CODE REQUIREMENTS

- Library services for the general public must be provided without charge.
- A public library must demonstrate local effort on an annual basis by maintaining or increasing local operating expenditures (this is known as the Maintenance of Effort).
- A library shall have on file at the state library a statement certifying that no person shall be excluded from participation in or denied the benefits of the services of that library on the grounds of race, color or national origin.
- A library serving a population of 25,001 - 100,000 persons must have local expenditures equaling at least $7.50 per capita in local fiscal years 2026, 2027, 2028; at least $7.73 in local fiscal years 2029, 2030, 2031; and at least $7.96 per capita in local fiscal years 2032, 2033, 2034.
- A library must employ full-time equivalent professional librarians as follows: a library serving a population of 25,001 - 100,000 persons must employ at least one full-time equivalent professional librarian, with one additional full-time equivalent professional librarian for every 50,000 persons above 50,000.

SOURCE: 2019 TLA PUBLIC LIBRARY STANDARDS

PEER COMPARISONS

Peer comparison data provides important context for Mansfield Public Library's current service levels relative to similarly sized North Texas communities. While Mansfield continues to experience rapid population growth, the library operates with fewer square feet, staff, and per-capita funding than many peer systems, placing increased demand on existing resources.

Note: The information used from the public library accreditation and statistics source is gathered from the Texas Public Libraries' annual report. This strategic plan highlights many statistics used from the 2024 document due to the fact that the 2025 annual report had not been submitted. Similarly, per accreditation rules, this report is required to use the City of Mansfield population number as assigned by the TSLAC.



POPULATION	
Allen	111,620
Flower Mound	109,096
Georgetown	93,312
Mansfield	78,542
North Richland Hills	70,658
Burleson	55,220
Grapevine	50,928
Cedar Hill	48,411

LIBRARY SIZE SQ. FT.	
Grapevine	54,500
North Richland Hills	53,800
Allen	53,030
Georgetown	49,500
Cedar Hill	42,000
Flower Mound	40,000
Mansfield	19,811
Burleson	17,000

FTE	
Allen	37.79
Georgetown	26.88
North Richland HIlls	26.51
Grapevine	26.20
Flower Mound	23.50
Cedar Hill	19.70
Mansfield	12.55
Burleson	11.68

OPERATING $ PER CAPITA	
Grapevine	$48.59
Cedar Hill	$43.15
Georgetown	$37.05
Allen	$35.20
North Richland Hills	$26.85
Burleson	$25.40
Flower Mound	$21.44
Mansfield	$17.99

PEER COMPARISONS

	MANSFIELD	ALLEN	BURLESON	CEDAR HILL	FLOWER MOUND	GEORGETOWN	GRAPEVINE	NORTH RICHLAND HILLS
Population	78,542*	111,620	55,220	48,411	109,096	96,312	50,928	70,658
Library Size (sq. ft)	19,811	53,038	17,000	42,000	40,000	49,500	54,500	53,800
Total square foot per capita	1.25	.31	.48	.87	.37	1.15	1.07	.76
Total FTE	12.55	37.79	11.68	19.70	23.50	26.88	26.20	26.51
CIRCULATION								
Circulation per capita	4.75	9.56	2.59	3.78	5.65	7.48	8.53	4.42
Circulation per library visit	3.17	3.68	.71	1.91	2.47	1.95	2.97	1.33
BUDGET								
Total operating expenditures per capita	$17.99	$35.20	$25.40	$43.15	$21.44	$37.05	$48.59	$26.85
Library materials expenditures per capita	1.57	$3.06	$2.69	$4.41	$2.90	$3.70	$5.55	$3.20
PROGRAM								
Program attendance per capita	.26	.26	.32	.94	.21	.25	.51	.28
COLLECTION								
Collection items per capita	2.10	2.38	1.88	1.44	3.36	2.05	38.69	2.87

FIVE-YEAR UPDATE:
ACCOMPLISHMENTS

Mansfield City Council adopted the 2021-2025 Library Strategic Plan in March 2021. Since then, staff and leadership have made tremendous efforts to accomplish the vision outlined in that plan, and the results show that dedication.

PROGRESS SINCE 2020

- Expanded the library with 4,479 square feet of new and renovated space
- Implemented RFID security and circulation system
- Expanded access through DREAM Delivery homebound services
- Added the library mobile outreach vehicle for community engagement
- Added library holds locker to allow 24-hour access for patrons
- Increased digital circulation by 61.77%, expanding access to online resources
- Contributed 8,411 volunteer hours in support of library services
- Supported workforce development through 9 library science practicum interns and 6 MISD student interns
- Secured over $36,000 in grant funding to enhance programs and services
- Added 1.95 FTE positions to strengthen service capacity
- Maintained library accreditation and earned the Library of Excellence Award for five consecutive years
- Presented at various library professional conferences
- Two librarians received the TALL Texan Leadership Designation









FIVE-YEAR UPDATE:

LOOKING AHEAD



As we look ahead to the next five years, we still have a lot to do. The following pages outline our strategic plan for the next five years, all of which is based on the public feedback, benchmarking, and data and trend analysis completed by library staff over the last six months.

Goals are divided into our seven focus areas:

- Services
- Community Engagement
- Collections
- Technology
- Facilities
- Staffing
- Budget

Each goal includes several strategies identified as the most effective and achievable methods to address the challenge, but as always, staff is constantly seeking new options and ideas to best serve the community, all with our overall shared vision, and that of our City's core True NORTH principles, in mind.

"Begin with

THE END

in mind."

-Steven Covey

GOALS & STRATEGIES:
SERVICES



Mansfield Public Library is committed to offering services that grow and adapt alongside our community.

As Mansfield continues to expand, the library will work to provide programs and resources that are welcoming, accessible, and innovative. Services are supporting lifelong learning, removing barriers, and responding to the evolving needs and interests of our residents.

To better serve our community, we will regularly review and improve our services to ensure they remain relevant and inclusive for everyone. Reaching our service improvement goals can depend on our staff size, budget allocations and space availability.

SERVICE GOALS

Deliver services that support lifelong learning for all age groups

- Expand adult education, job-skills, and AI classes
- Increase after-school and weekend programs to meet growing demand for youth, family enrichment
- Implement strategies to improve access for underserved households, ensuring equitable participation across the community

Reduce barriers to access

- Eliminate late fees and printing charges
- Operate the library at least 60 hours per week
- Provide staffing levels necessary to maintain high-quality service during increased hours and growth

Improve user experience

- Regularly evaluate, update, and streamline library procedures for clarity, consistency, and accessibility
- Increase access to self-service lockers for added convenience and shorter wait times
- Gather community input through surveys to identify priorities and preferences

Tailor programs to emerging needs, interests

- Develop and deliver seasonal programming guided by participation trends and interests
- Use community input to design services
- Collaborate with diverse community members to create programs that celebrate cultural traditions and heritage observances

GOALS & STRATEGIES:

COMMUNITY ENGAGEMENT



Mansfield Public Library is dedicated to reaching beyond its walls to connect, inspire, and serve the community in meaningful ways. Through innovative outreach, collaborative partnerships, and responsive programming, the library brings information, education, and enrichment to residents wherever they are, at schools, neighborhood events, senior centers, and community gatherings.

These efforts reflect the City's True North pillars of Remarkable Experiences, Noteworthy Essentials, and Together As One, ensuring that every interaction strengthens community bonds and enhances quality of life.

By creating inclusive spaces for learning and connection both inside and outside the library, we strive to make the library a welcoming, trusted, and vital hub where individuals can connect, create, and belong.

ENGAGEMENT GOALS

Expand outreach to underrepresented populations

- Add solar power components to the existing library tech truck
- Provide multilingual resources and programs to improve access for non-English-speaking residents
- Create outreach kits for schools, senior centers, and community organizations

Increase awareness and visibility of library resources

- Launch an annual marketing campaign featuring community ambassadors and diverse voices
- Grow social media presence through platform-specific, audience-focused content
- Strengthen visibility and awareness of library services through proactive outreach and engaging displays

Strengthen community partnerships

- Build partnerships with civic and community organizations through collaborative programs
- Formalize partnerships with schools and city departments to streamline communication and shared goals
- Develop a partnership tracking system to measure outcomes and impact

GOALS & STRATEGIES:

COLLECTIONS

Mansfield Public Library's total circulation has increased from 308,123 in 2019 to 373,345 in 2024, reflecting steady growth in overall use and community engagement.

A major factor in this trend is the significant rise in digital circulation, which grew from 49,846 in 2019 to 130,415 in 2024. This surge, accelerated by the COVID-19 pandemic, highlights a lasting shift in user behavior toward digital reading and remote access.

Since the COVID-19 pandemic, demand for digital materials, including eBooks, audiobooks, and streaming content, has risen sharply. This shift in usage patterns has required the library to re-evaluate its collection strategy, redistributing funds to ensure a balanced investment between physical and digital resources.

While traditional print collections remain a core component of library service, digital collections now play an essential role in meeting the expectations of a modern, connected community.

MPL COLLECTIONS	2019	2024
TOTAL CIRCULATION	308,123	373,345
DIGITAL CIRCULATION	49,849	130,415
COLLECTION SIZE	70,514	73,524

COLLECTIONS GOALS

Maintain a collection that reflects the community's interests and needs

- Evaluate under-circulating materials to withdraw and maintain a relevant and browsable physical collection
- Use community data and feedback to guide purchasing

Balance digital and physical collections to meet changing usage patterns

- Monitor circulation trends and user feedback to adjust purchasing and collection decisions
- Increase investment in digital resources to meet growing demand for eBooks, e-audiobooks, and streaming content
- Launch quarterly campaigns to promote awareness and use of digital collections

Introduce non-traditional collections that support creativity and learning

- Expand the Library of Things collection with tools, equipment, games, and educational items
- Grow program and learning kits for all ages to support school readiness, STEAM learning, and hands-on exploration
- Partner with community organizations to identify relevant non-traditional items

GOALS & STRATEGIES:
TECHNOLOGY



As of 2026, Mansfield Public Library (MPL) continues to modernize its technology to better serve the community in ways that are both efficient and cost-effective.

MPL is now moving towards a focus on strategic investment, prioritizing tools and platforms that provide the greatest community impact for the cost, rather than expanding technology solely through growth. This includes upgrading existing equipment for longer life cycles, leveraging shared digital resources through consortium partnerships, and expanding access to cloud-based and mobile services that reduce on-site maintenance costs.

The library will continue to enhance its technology infrastructure by adding new databases, software, and hardware to support a diverse range of users. As the Mansfield community grows, technology needs will continue to evolve, requiring ongoing investment in tools that spark innovation, creativity, and lifelong learning. Through these efforts, MPL remains committed to being a progressive, community-focused hub for digital access and education.

TECHNOLOGY GOALS

Modernize public-facing technology to meet 21st-century expectations

- Replace aging hardware on a consistent cycle
- Add creative and productivity software that supports education, workforce readiness, and small business development
- Introduce tablet lending, device kiosks, and digital lockers to enhance tech access

Improve digital infrastructure and access

- Extend public Wi-Fi to parking areas and outdoor spaces to serve after-hours patrons
- Install additional charging stations and docking hubs throughout the building.
- Upgrade network capacity to support increased digital use

Support digital literacy and online safety

- Launch digital literacy training to patrons focusing on computer basics, online job searching, and cybersecurity
- Provide bilingual tech guides and video tutorials to support independent learning
- Train staff to be digital navigators for one-on-one tech help

GOALS & STRATEGIES:

FACILITIES

Maintaining the facility's quality and functionality is an essential focus for the library. The library will continue to invest in general upkeep, such as carpet replacement, painting, furniture upgrades, and technology enhancements, to ensure that the space remains welcoming, safe, and reflective of Mansfield's commitment to excellence.

These efforts will preserve the library's role as a cornerstone of civic life and prepare it for future growth opportunities that align with community needs and City of Mansfield priorities.

A multigenerational facility is a top priority for the next five years as Mansfield continues to grow and diversify. In collaboration with Mansfield Parks & Recreation, the library envisions a shared community hub that brings together literacy, learning, recreation, and wellness within one space.

This joint facility would support cross-generational engagement—offering families, teens, adults, and seniors opportunities to read, explore technology and creativity, participate in lifelong learning, and connect through enrichment and wellness activities under one roof.



Multigenerational recreation center and library

FACILITY GOALS

Create a multi-generational facility in partnership with Parks & Recreation

- Design flexible, inclusive, and future-ready spaces that support literacy, recreation, creativity, and wellness for all ages
- Strengthen operational efficiency through shared resources and joint staffing where appropriate
- Develop adaptable spaces that encourage community connection, learning, and play across generations

Expand off-site and other facility options

- Increase hold locker capacity and add locations in city parks or community centers
- Explore services to reach underserved neighborhoods
- Enhance indoor and outdoor wayfinding and signage to improve accessibility and navigation

Maintain clean, safe, and inviting facilities

- Create and follow annual maintenance schedules for all building systems and furnishings
- Prioritize ADA compliance and inclusive design in all upgrades
- Conduct regular safety, accessibility, and usability audits

GOALS & STRATEGIES:
STAFFING



The Mansfield Public Library's greatest strength continues to be its dedicated and flexible staff. Together, they foster an environment of lifelong learning, innovation, and community connection that reflects the evolving needs of Mansfield's growing population.

As library services, programs, and outreach continue to expand, investing in staffing and continuous organizational development remains essential. Additional personnel will be critical to support increasing program attendance, expanding community engagement efforts, and extending library service hours. Ongoing professional growth, cross-training, and leadership development ensure that staff remain empowered to deliver remarkable services, embrace new technologies, and uphold the high standards of excellence that our community expects and deserves.

STAFFING GOALS

Recruit and retain high-quality staff

- Conduct staffing needs assessments and request additional positions as community needs grow
- Enhance onboarding, mentorship, and cross-department training for consistent service quality
- Improve job descriptions and recruitment practices to promote MPL as a destination employer aligned with organizational excellence

Promote organizational health and performance

- Strengthen staff morale initiatives that support wellbeing, retention, and workplace satisfaction
- Implement performance metrics aligned with strategic goals and service outcomes
- Develop leadership capacity and succession planning to ensure long-term organizational stability

Foster a culture of continuous learning

- Allocate budget for annual professional development for all staff
- Host internal learning days and webinars
- Encourage innovation through cross-training and collaborative staff-driven initiatives

GOALS & STRATEGIES:
BUDGET

As Mansfield continues to grow, maintaining and enhancing high-quality library services requires thoughtful financial planning and sustained investment.

Over the next five years, the library will focus on aligning its budget with strategic priorities that support innovation, accessibility, and community impact. A fiscally responsible approach will ensure that resources are allocated effectively to maintain technology, collections, facilities, and staffing at levels that meet community expectations.

Mansfield Public Library remains committed to accountability and long-term sustainability, ensuring that every dollar invested continues to strengthen the library's role as an essential service and community cornerstone.



BUDGET GOALS

Maintain a fiscally responsible budget

- Align spending with population growth and demand
- Ensure budget decisions reflect City of Mansfield financial priorities
- Plan for inflation and long-term cost increases tied to service expansion

Identify new revenue and funding opportunities

- Pursue state and federal grants aligned with strategic goals
- Explore partnerships for shared-cost programming
- Support a revitalized Friends of the Library group to expand fundraising capacity

Prepare for long-term financial resilience

- Plan for budget implications related to administrative code, MOE requirements, and city growth forecasts
- Integrate scenario planning to anticipate future service needs
- Ensure financial strategies support sustainable growth and evolving community expectations

MANSFIELD PUBLIC LIBRARY

THE NEXT CHAPTER

This strategic plan serves as both a roadmap and a promise to the Mansfield community. Over the next five years, Mansfield Public Library will continue to evolve as an essential public service—one that sparks curiosity, fosters connection, and supports lifelong learning for all.

At its core, the library exists to bring people together across generations, cultures, and experiences, meeting the community where it is today while preparing thoughtfully for where Mansfield is headed tomorrow.

Guided by the City's True North vision, this next chapter will be shaped through strong partnerships and intentional investment in people, spaces, and services that strengthen community connections.

As Mansfield grows, the library will grow alongside it, working collaboratively with residents, City departments, schools, and community organizations to expand access, remove barriers, and create meaningful opportunities for engagement.

Rooted in partnership and guided by purpose, Mansfield Public Library moves forward—sparking connections and growing community for all who call Mansfield home.






MANSFIELD
TEXAS

City of Mansfield
Staff Report

Item ID: 26-1861

Agenda Date: February 9, 2026

Title
26-1861: Ordinance - An Ordinance of the City Council of Mansfield, Texas, Repealing Ordinance No. OR-2413-25; Rescinding the Vacating and Abandonment of a Portion of Bludworth Road Right of Way; Providing for Severability and Providing an Effective Date

Description/History
Implementation of this Ordinance to abandon a portion of the Bludworth Road ROW has operational and execution challenges that were unknown at the time the Ordinance was adopted. Upon further review, City Staff believes it is in the public interest for this portion of land to remain as Public Right of Way at this time.

Strategic Initiative
N/A

Recommendation
Approve Ordinance

Funding Source
N/A

Prepared By
Casey Lewis, Executive Project Manager/Broker - (817) 276-4201

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF MANSFIELD, TEXAS, REPEALING ORDINANCE NO. OR-2413-25; RESCINDING THE VACATING AND ABANDONMENT OF A PORTION OF BLUDWORTH ROAD RIGHT OF WAY; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on July 28, 2025, the Mansfield City Council adopted Ordinance No. OR-2413-25 vacating and abandoning a portion of Bludworth Road Right-of-Way; and,

WHEREAS, the City Manager has not executed a quitclaim deed releasing the public interest or control of said right-of-way; and,

WHEREAS, staff has evaluated new information related to the said right-of-way and recommends that the City rescind the previous vacating and abandonment; and,

WHEREAS, the City Council agrees with staff's recommendation and has determined that vacating and abandoning a portion of Bludworth Road Right-of-Way is not in the better interest of the City of Mansfield, Texas.

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

SECTION 1.

Ordinance No. OR-2413-25 is hereby repealed.

SECTION 2.

This ordinance repeals all portions of any prior ordinances or parts of ordinances of the Code of Ordinances in conflict herewith.

SECTION 3.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared void, ineffective, or unconstitutional by the valid judgment or final decree of a court of competent jurisdiction, such voiding, ineffectiveness, or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections hereof, since the same would have been enacted by the City Council without the incorporation of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4.

This Ordinance shall become effective immediately upon its passage as provided by law.

DULY PASSED ON THE FIRST AND FINAL READING. BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 9TH DAY OF FEBRUARY, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

APPROVED AS TO FORM:

_____
Victor A. Flores, City Attorney

City of Mansfield
Staff Report

Item ID: 26-1752

Agenda Date: February 9, 2026

Title
26-1752: Minutes - Approval of the January 12, 2026 Regular City Council Meeting Minutes

Description/History
The minutes of the January 12, 2026 Regular City Council Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Strategic Initiative
N/A

Recommendation
Approval of the minutes by the Council.

Funding Source
N/A

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

City Council - Regular Meeting Minutes
January 12, 2026 - 2:00 PM
Draft
Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 2:00 p.m. Council Member Newsom arrived at 2:04 p.m.

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

2. WORK SESSION

Discussion Regarding the Library Five-Year Strategic Plan

Director of Library and Historical Services Yolanda Botello presented the Library Five-Year Strategic Plan. She spoke on codes and standards, peer comparisons, accomplishments and future goals/focuses including services, outreach and community engagement, collection, technology, facilities, staffing, and budget.Yolanda also touched on the next chapter for the Mansfield Public Library, and answered Council questions.

Discussion Regarding the January 12, 2026 Consent Agenda Items

Assistant Director of Public Works - Streets & Traffic James Rogge answered Council questions regarding agenda items 25-1723 and 26-1757. City Attorney Victor Flores answered Council questions regarding agenda item 25-1720.

3. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 2:46 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 2:52 p.m. Mayor Evans recessed the executive session at 6:20 p.m.

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

i. Seek Advice of City Attorney Regarding Special Events and Related Permits, Grants,

and Agreements

ii. Seek Advice of City Attorney Regarding Contractual Negotiations

iii. Seek Advice of City Attorney Regarding the Walnut Creek Country Club and Other Related Legal Matters

iv. Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda

B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

i. Land Acquisition for Future Development

ii. Land Acquisition #25-06

C. Personnel Matters Pursuant to Section 551.074

i. City Manager Quarterly Update

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

i. Economic Development Project #21-04

ii. Economic Development Project #21-33

iii. Economic Development Project #22-27

4. 6:00 P.M. OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Evans reconvened the meeting into regular business session at 6:27 p.m.

5. INVOCATION

Pastor Julian Hobdy of First Methodist Mansfield gave the Invocaiton.

6. PLEDGE OF ALLEGIANCE

Council Member Broseh led the Pledge of Allegiance.

7. TEXAS PLEDGE

Council Member Newsom led the Texas Pledge.

8. CITIZEN COMMENTS

Citizens wishing to address the Council on non-public hearing agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Council as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK UNLESS YOU ARE SPEAKING ON

A SCHEDULED PUBLIC HEARING ITEM. After the close of the citizen comments portion of the meeting, only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

In order to be recognized during Citizen Comments or during a Public Hearing (applicants included), please complete a comment card located at the entrance of the Council Chambers. If you would like to speak on more than one Public Hearing item, please submit a separate card for each item. Please present the card(s) to the Assistant City Secretary by 5:50 p.m., ten minutes before the start of the 6:00 p.m. regular business session.

There were no citizen comments.

9. COUNCIL COMMENTS

There were no Council comments.

10. STAFF COMMENTS

A. City Manager or Authorized Representative

i. Current/Future Agenda Items

ii. City Manager Updates

iii. Departmental Updates

Community Engagement Update

Tourism Manager Tim Roberts provided an update on upcoming Community Engagement events which included the 2026 FIFA World Cup and the 250th Anniversary of the USA. Tim also spoke on Visit Mansfield involvement and marketing.

Community Services Update

Executive Director of Community Services Matt Young provided an update on the Parks and Recreation department, various park projects throughout the City, and Geyer Commons.

11. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Newsom to authorize the City Manager or his designee to execute an amendment and assignment agreement related to the Fieldhouse, LLC Lease as discussed in executive session. Seconded by Council Member Simmons. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

12. APPROVAL OF SUB-COMMITTEE MINUTES

25-1739: Minutes - Approval of the December 8, 2025 Tax Increment Reinvestment Zone #4 Board Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:
1. 12-8-25 Draft Minutes

A motion was made by Council Member Bounds to approve the minutes of the December 8, 2025 Tax Increment Reinvestment Zone #4 Board Meeting as presented. Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

13. CONSENT AGENDA

25-1705: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Adopting the Tarrant County Hazard Mitigation Action Plan; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Presenters: Daniel Frisby, Assistant Emergency Manager
Attachments:
1. Resolution
2. Tarrant County Hazard Map
3. Mansfield Annex to the Tarrant County Hazard Mitigation Plan

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, ADOPTING THE TARRANT COUNTY HAZARD MITIGATION ACTION PLAN, FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

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

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

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4489-26

25-1720: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Awarding Contracts Between the City of Mansfield, Texas, and Pavecon Public Works, LP, for Construction; Brittain and Crawford, LLC, for Surveying; and Raba Kistner, Inc., for Materials Testing for the Construction of the Heritage Parkway Eastbound Lane Reconstruction from South Main Street to Commerce Drive; and Authorizing Funding for an Amount Not to Exceed $4,600,700.00; Finding That the Meeting at Which This Resolution Is Passed Is Open to the Public as Required by Law; and Declaring an Effective Date (Street Bond Fund and Tarrant County Transportation Bond Program)

Presenters: Raymond Coffman, Director of Engineering Services
Attachments:

1. Resolution
2. Bid Tabulation
3. Agreement
4. Opinion of Probable Construction Cost

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AWARDING CONTRACTS BETWEEN THE CITY OF MANSFIELD, TX, AND PAVECON PUBLIC WORKS, LP, FOR CONSTRUCTION; BRITTAIN AND CRAWFORD, LLC, FOR SURVEYING; AND RABA KISTNER, INC., FOR MATERIALS TESTING FOR THE CONSTRUCTION OF THE HERITAGE PARKWAY EASTBOUND LANE RECONSTRUCTION(SOUTH MAIN STREET TO COMMERCE DRIVE); AND AUTHORIZING FUNDING FOR AN AMOUNT NOT TO EXCEED $4,600,700.00; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (STREET BOND FUND AND TARRANT COUNTY TRANSPORTATION BOND PROGRAM)

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

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

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4490-26

25-1721: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Rejecting All Bids for the Mansfield On-Call Services - Concrete Pavement Improvements Received Through a Public Bid Opening; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: James Rogge, Assistant Director of Public Works - Transportation
Attachments:
1. Resolution

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, REJECTING ALL BIDS FOR THE MANSFIELD ON-CALL SERVICES-CONCRETE PAVEMENT IMPROVEMENTS RECEIVED THROUGH A PUBLIC BID OPENING; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

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

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

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom,

	Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4491-26

25-1723: Resolution – A Resolution Awarding a Construction Contract for Asphalt Pavement Improvements On-Call Services with Capko Concrete Structures, LLC, Authorizing and Directing the City Manager or Designee to Execute Contract Documents; And Authorizing Funding for an Amount Not to Exceed $1.3 Million Dollars; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (Street Operations Department Maintenance Budget – General Fund)

Presenters: James Rogge, Assistant Director of Public Works - Transportation

Attachments:

1. Resolution
2. Exhibit A

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AWARDING A CONTRACT FOR ASPHALT PAVEMENT IMPROVEMENTS ONCALL SERVICES TO CAPKO CONCRETE STRUCTURES, LLC, IN AN AMOUNT NOT TO EXCEED $1,300,000 DOLLARS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (GENERAL FUND)

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

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

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4492-26

25-1724: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract Between the City Of Mansfield, Texas and Raba Kistner, Inc. in an Amount Not to Exceed $123,991.57 for Construction Material Observation & Testing Services; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date (Street Operations Department Maintenance Budget – General Fund)

Presenters: James Rogge, Assistant Director of Public Works - Transportation

Attachments:

1. Resolution
2. Exhibit A

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A PROFESSIONAL SERVICES CONTRACT BETWEEN THE CITY OF MANSFIELD, TEXAS AND RABA KISTNER, INC. IN AN AMOUNT NOT TO EXCEED $123,991.57 FOR CONSTRUCTION MATERIAL OBSERVATION & TESTING SERVICES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (GENERAL FUND) (STREET OPERATIONS DEPARTMENT MAINTENANCE BUDGET)

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

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

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4493-26

26-1757: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Consenting to Assignment and Amendment of that Certain Development Agreement Dated January 28, 2020 Between City of Mansfield, the Board of Directors for the Tax Increment Financing Reinvestment Zone Number One, and SW Mansfield Development, LLC; Authorizing the City Manager or His Designee to Execute Any and All Requisite Documents for such Assignment and Amendment; Finding That the Meeting at Which This Resolution Is Passed Is Open to the Public as Required by Law; and Declaring an Effective Date

Presenters: Victor Flores, City Attorney
Attachments:
1. Resolution
2. Exhibit A
3. Estoppel Certificate

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

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS CONSENTING TO ASSIGNMENT AND AMENDMENT OF THAT CERTAIN DEVELOPMENT AGREEMENT DATED JANUARY 28, 2020 BETWEEN CITY OF MANSFIELD, THE BOARD OF DIRECTORS OF THE TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE, AND SW MANSFIELD DEVELOPMENT, LLC; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ANY AND ALL REQUISITE DOCUMENTS FOR SUCH ASSIGNMENT AND AMENDMENT; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

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

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

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom,

Juan Fresquez, Todd Simmons

Nay: 0 None

Abstain: 0 None

Resolution Number: RE-4494-26

25-1686: Minutes - Approval of the December 8, 2025 1:00 p.m. Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 12-8-25 1:00 p.m. Draft Minutes

A motion was made by Council Member Broseh to approve the minutes of the December 8, 2025 1:00 p.m. Regular City Council Meeting as presented. Seconded by Council Member Bounds. The motion PASSED by the following vote:

Aye: 7 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons

Nay: 0 None

Abstain: 0 None

25-1687: Minutes - Approval of the December 8, 2025 6:00 p.m. Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 12-8-25 6:00 p.m. Draft Minutes

A motion was made by Council Member Broseh to approve the minutes of the December 8, 2026 6:00 p.m. Regular City Council Meeting as presented. Seconded by Council Member Bounds. The motion PASSED by the following vote:

Aye: 7 Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons

Nay: 0 None

Abstain: 0 None

14. PUBLIC HEARING AND FIRST AND FINAL READING

25-1738: Ordinance - Public Hearing and First and Final Reading on an Ordinance of the City of Mansfield, Texas, Amending Title VII (Traffic Code) Chapter 72 (Stopping, Standing, and Parking), Adding Section 72.03 (Parking Recreational Vehicles on Streets and Public Right-of-Way); Providing Regulations for Recreational Vehicles; Providing That This Ordinance Shall Be Cumulative of All Ordinances; Providing for Severability; Providing a Penalty for Violations Hereof; and Providing an Effective Date

Presenters: Victor Flores, City Attorney

Attachments:

1. Ordinance

Victor Flores presented the item.

Mayor Evans opened the public hearing at 6:53 p.m.

Mayor Evans noted that Robert Morris, 725 W Kimball Street, submitted an email in opposition

to the item.

Mayor Evans closed the public hearing at 6:54 p.m.

A motion was made by Council Member Newsom to table the item until the first meeting in February (Februay 9, 2026). Seconded by Council Member Fresquez. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

15. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

25-1514: Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Considering a Request by Open Studio Architecture PLLC, for a Zoning Change from C-2 Community Business District to PD, Planned Development District, Being 5.866 Acres Located Within T.O. Harris Survey, Abstract No. 645 and Addressed as 2445 FM 157 (ZC25-002)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Ordinance
2. Maps and Supporting Information
3. Exhibit A - Legal Description
4. Exhibit B - Planned Development Standards
5. Exhibit C - Site Plan & Building Elevations

Executive Director of Planning and Development Clayton Comstock spoke on the item and requested the public hearing be continued to the February 9, 2026 Regular City Council Meeting.

A motion was made by Council Member Broseh to table the item to the February 9, 2026 Regular City Council Meeting. Seconded by Council Member Simmons. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

16. NEW BUSINESS

25-1672: Ordinance - An Ordinance Approving a Development Plan for Mansfield Sports District, Inc., Regarding the Development of Approximately 17.419 Acres Described as Lots 2R1, 2R2, and 2R3, Block 1; Lot 3, Block 2; and Lot 3, Block 3, Staybolt Entertainment Addition, Generally Located at the Northeast Corner of State Highway 360 and Lone Star Road; Approving a Concept Plan and Phasing Plan; Providing that this Ordinance Shall Be Cumulative of All Ordinances; Providing a Savings Clause; Providing for a Penalty Clause; Providing a Severability Clause; and Providing an Effective Date

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Ordinance
2. Exhibit A - Legal Description
3. Exhibit B - Development Plan (Concept Plan and Phasing Plan)
4. Exhibit C - Architectural Renderings
5. Exhibit D - Urban Design Standards

Clayton Comstock presented the item and answered Council questions.

A motion was made by Mayor Pro Tem Tonore to approve the following ordinance:

AN ORDINANCE APPROVING A DEVELOPMENT PLAN WITH MANSFIELD SPORTS DISTRICT, INC., REGARDING PROPERTY BEING DESCRIBED AS APPROXIMATELY 17.419 ACRES IDENTIFIED AS BLOCK 1 LOTS 2R1, 2R2, AND 2R3, BLOCK 2 LOT 3 AND LOT 3 BLOCK3 OF THE STAYBOLT ENTERTAINMENT ADDITION, CITY OF MANSFIELD, TARRANT AND ELLIS COUNTIES, TEXAS ON PROPERTY LOCATED AT 3401 STADIUM DRIVE, 702 STAYBOLT DRIVE, AND 800 STAYBOLT DRIVE; APPROVING A CONCEPT PLAN AND PHASING PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

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

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

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Ordinance Number: OR-2432-26

17. ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 7:08 p.m. Seconded by Council Member Simmons. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

_____ Michael Evans, Mayor

ATTEST:

_____ Susana Marin, City Secretary

City of Mansfield
Staff Report

Item ID: 26-1882

Agenda Date: February 9, 2026

Title
26-1882: Minutes - Approval of the January 14-15, 2026 Strategic Visioning Workshop Minutes

Description/History
The minutes of the January 14-15, 2026 Strategic Visioning Workshop Minutes are in DRAFT form and will not become effective until approved by the Council at this meeting.

Strategic Initiative
N/A

Recommendation
Approval of the minutes by the Council.

Funding Source
N/A

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

City Council - January 14-15, 2026 Strategic Visioning Workshop Minutes
January 14, 2026 - 8:00 AM
Draft

Horseshoe Bay Resort
200 Hi Circle North, Horseshoe Bay, TX 78657

This Mansfield City Council will be holding the 2026 City Council Strategic Visioning Workshop on January 14, 2026, beginning at 8:00 a.m. to January 15, 2026, ending at 5:00 p.m. at Horseshoe Bay Resort in Horseshoe Bay.

This is a Strategic Visioning Workshop only meeting; the Council will make no final decisions on any matter during the course of this workshop. The purpose of this meeting is to discuss the Council's long-range vision, goals, and objectives for the City of Mansfield. Such discussions will be held in open session.

1. **RECESS INTO EXECUTIVE SESSION**
   Pursuant to Section 551.071, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

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

B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

C. Personnel Matters Pursuant to Section 551.074

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

2. **WEDNESDAY, JANUARY 14, 2026**
   It is anticipated that the Council work session will commence at 8:00 a.m. and end at 6:00 p.m.

   Discussion of Vision, Goals and Objectives

Mayor Evans called the meeting to order at 8:30 AM.

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

Council Member Simmons gave the Invocation.

City Manager Joe Smolinski made brief opening remarks and provided a recap of the previous workshops and the outcome of each. He proposed refining the mission and vision statement of the Council and provided them with various discussion points. The Council provided feedback and expanded further on their thoughts of how they see the city in 20 years.

Mayor Evans recessed for a break at 9:35 a.m. and reconvened at 9:45 a.m.

Executive Director of Public Works Jeff Price provided a high-level overview of water and sewer rates and briefly touched on the cost of providing those services. He gave a highlight of the department and its employees and spoke about the projected revenue for the next 10 years.

Mayor Evans recessed for a break at 10:50 a.m. and reconvened at 11:04 a.m.

Jeff spoke about the current wholesale water customers and the revenues. He suggested a full rate study be performed for water and sewer rates. He discussed the second water treatment plant.

Mayor Evans recessed for lunch at 12:00 p.m. and reconvened at 12:40 p.m.

Executive Director of Economic Development Jason Moore briefly touched on citywide priorities for economic development.

In accordance with the Texas Government Code, Chapter 551, Section 551.087, Mayor Evans recessed the workshop into executive session at 1:15 p.m. Mayor Evans called the executive session to order at 1:15 p.m. Mayor Evans recessed the executive session at 2:59 p.m. Mayor Evans reconvened the workshop at 3:00 p.m.

Mayor Evans recessed for a break at 3:00 p.m. and reconvened at 3:12 p.m.

Director of Communications and Marketing Bernadette McCranie and Communications and Public Affairs Manager Dustin Dangli spoke about the projects their department introduced at last years workshop and briefly touched on the implementation and launching of those projects. They provided an update on feedback they received on each project as well as the average views each project received. They touched on their communication goals for the upcoming year and the innovative ways of communicating. Bernadette and Dustin asked for Council feedback on what they think they should be doing that they are not already doing. Council shared their thoughts on the department and their initiatives.

Mayor Evans adjourned for the day at 4:24 p.m.

3. **THURSDAY, JANUARY 15, 2026**
   It is anticipated that the Council work session will commence at 8:00 a.m. and end at 5:00 p.m.

Discussion of Vision, Goals and Objectives

Mayor Evans called the workshop to order at 8:30 a.m. and turned it over to Joe Smolinski.

Council Member Newsom arrived at 8:35 a.m.

Joe made brief comments and turned it over to Executive Director of Planning and Development Services Clayton Comstock. Clayton spoke on the Mansfield 2040 Plan and provided an update on where the plan is now. He touched on the implementation matrix of the plan, the plan utilization, and how it aligns with zoning. Clayton spoke about housing affordability in the city and the missing middle housing.

The Mayor recessed for a break at 10:00 a.m. and reconvened at 10:20 a.m.

Assistant City Manager Matt Jones provided an overview of the Urban 3 Economics of Community Design Study. He touched on the total market value of the city and broke it down by acre. He spoke about the taxable and exempt land area of the city and discussed land use types. He spoke about the taxable value per acre to include residential, commercial and mixed use.

Council Member Fresquez arrived at 10:39 a.m.

Matt spoke about the sales tax revenue per acre and the property tax revenue per acre. He touched on the lifecycle cost of the city's infrastructure the long term financial sustainability of the roadway system in Mansfield.

Mayor Evans recessed for lunch at 11:44 a.m. and reconvened at 12:31 p.m.

Executive Director of Parks and Community Services Matt Young provided a high level overview of his department engages with the community to receive feedback on projects. He shared feedback received from the community as to what they wish to see in the city. He provided facility benchmarks compared to surrounding cities and how they compare to Mansfield and Mansfield's parks and recreation facilities. Matt spoke about the need for recreation spaces, aquatic spaces, library spaces and community spaces in the city.

Mayor Evans recessed for a break at 1:55 p.m. and reconvened at 2:10 p.m.

Deputy City Manager Troy Lestina and Hilltop Securities representative Nick Bulaich gave an overview of the general fund debt capacity and the Mansfield Park Facilities Development Corporation debt capacity. Joe spoke on the tax rate and the impact state legislation is having on local resources. Troy provided an update of municipal revenues, property tax goals, new growth projections and combining the new growth projections and the existing tax base.

Joe and the Council discussed refining and refreshing the vision and mission statements. Joe made closing remarks and thanked the Council for their time.

4. ADJOURN

Mayor Evans adjourned the workshop at 3:22 p.m.

_____ Michael Evans, Mayor

ATTEST:

_____ Susana Marin, City Secretary

City of Mansfield
Staff Report

Item ID: 25-1738

Agenda Date: February 9, 2026

Title
25-1738: Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Title VII (Traffic Code) Chapter 72 (Stopping, Standing, and Parking), Adding Section 72.03 (Parking Recreational Vehicles on Streets and Public Right-of-Way); Providing Regulations for Recreational Vehicles; Providing That This Ordinance Shall Be Cumulative of All Ordinances; Providing for Severability; Providing a Penalty for Violations Hereof; and Providing an Effective Date

Description/History
Texas Local Government Code Chapter 601 authorizes cities to create ordinances regulating the parking of recreational vehicles, not inconsistent with state law, that are considered proper for the health, safety, and general welfare of the community.

Currently, Title XV (Land Use) regulates zoning and other land use regulations related to the methods of construction and operation of RV Parks within the city. Chapter 152 only addresses zoning and land use matters related to the use of RVs. It does not address parking, standing, or storing of RVs on streets and public right-of-way.

This ordinance is established under Title VII (Traffic Code) of the City's Code of Ordinances. It specifically prohibits the parking, standing, or storing of recreational vehicles on any street or public right-of-way located within or abutting any residential zoned districts. The ordinance provides a permitting process that allows temporary on-street parking. Each permit, if granted, shall be limited to loading and unloading and shall be limited to not more than four (4) occasions per year. Each "occasion" shall be defined as an established 72-hour period for loading and a 72-hour period for unloading. Each occasion shall be separated by at least ten (10) calendar days.

If a city police officer determines that a person in charge of an RV violates the ordinance or terms of an issued permit, the officer may issue a citation in compliance with Section 70.99 of the City's Code. Following the issuance of a citation, the police officer shall attach a Notice of Removal to the RV. If the person in charge of the illegally parked RV does not remove the same from the street or public right-of-way within 48 hours from the posting of such notice, then the Mansfield Police Department is authorized to remove or cause the removal of the RV without further notice and at the owner's expense.

The ordinance presents an Effective Date of 60 days from and after its passage on the First and Final Reading.

On January 12, 2026, the City Council opened the Public Hearing, which included written comments submitted by Mr. Robert Morris as requested by the resident. No other comments were presented during the Public Hearing. Following the presentation of public comments, the Public Hearing was then closed by Council, and staff presented a recommendation for Council to table the item until the first meeting in February. The motion to table was received and approved by Council.

Strategic Initiative
Provide a Safe Community
Building Strong Neighborhoods
Focus on the Future
Improve City Wide Mobility

Recommendation
Staff recommends approval of the ordinance.

Funding Source
N/A

Prepared By
Victor Flores, City Attorney -

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING TITLE VII (TRAFFIC CODE) CHAPTER 72 (STOPPING, STANDING, AND PARKING), ADDING SECTION 72.03 (PARKING RECREATIONAL VEHICLES ON STREETS OR PUBLIC RIGHT-OF-WAY); PROVIDING REGULATIONS FOR RECREATIONAL VEHICLES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY FOR VIOLATIONS HEREOF, AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Mansfield is continuously reviewing the Code of Ordinances for needed updates and revisions; and,

WHEREAS, the City Council finds that the current parking regulations do not adequately address the parking, standing, or storing of recreational vehicles; and,

WHEREAS, the City Council desires to provide rules and regulations for the parking, standing, and storing of recreational vehicles on city streets and public right-of-way, and finds that such regulations will contribute to the public's health, welfare, and safety, and protect the property values of the City.

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

SECTION 1.

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

SECTION 2.

Title VII (Traffic Code) Chapter 72 (Stopping, Standing, and Parking) is hereby amended by adding Section 72.03 to read as follows:

§ 72.03 Parking Recreational Vehicles on Streets or Public Right-of-Way

(A) **Definitions**. For purposes of this section, the following words, terms, or phrases, shall have the meanings ascribed to them in this section, except where context clearly indicates a different meaning.

"**Recreational vehicle**" means:

(1) A vehicle primarily designed as temporary living quarters for recreational camping or travel use, including a travel trailer, camping trailer, truck camper, and motor home, or

(2) A boat, jet ski, or similar equipment, or a trailer used in conjunction with a boat, jet ski, or similar recreational vehicle.

(B) Except as provided below, no owner, occupant, or person in charge of a recreational vehicle or similar equipment shall park, stand, or store the same on a street or public right of way that abuts a property zoned for residential use.

(C) **Temporary on-street parking permit**. A temporary parking permit for on-street parking may be issued by the City Manager or their designee. Each permit, if granted, shall be limited to loading and unloading and shall be limited to not more than four (4) occasions per year. Each occasion shall be defined as an established 72-hour period for loading and a 72-hour period for unloading. Each occasion shall be separated by at least ten (10) calendar days, regardless of the length of time used for the same.

(D) **Enforcement**. Upon the determination by a city police officer that the person in charge of a recreational vehicle is in violation of this ordinance or terms of an issued permit, the officer may issue a citation for such violation as provided under Section 70.99 of this Code. Following a citation issued under this subsection, the police officer shall attach a Notice of Removal to the recreational vehicle. If the person in charge of the illegally parked recreational vehicle does not remove the same from the street or public right of way within 48 hours from the posting of such notice, then the Mansfield Police Department is authorized to remove or cause the removal of the recreational vehicle without further notice at the owner's expense.

SECTION 3.

This Ordinance shall be cumulative of all provisions of the ordinances and of the Code of Mansfield, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of the other ordinances and such code are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and section of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and section of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence paragraph or section.

SECTION 5.

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 70.99 of the Code of Mansfield, Texas. Each day that a violation is permitted to exist shall constitute a separate offense and shall be punishable as such. In addition, following a citation issued under Section 72.03 of the Code of Mansfield, Texas, the police officer shall attach a Notice of Removal to the recreational vehicle. If the person in charge of the illegally parked recreational vehicle does not remove the same from the street or public right of way within 48 hours from the posting of such notice, then the Mansfield Police Department is authorized to remove or cause the removal of the recreational vehicle without further notice at the owner's expense.

SECTION 6.

This Ordinance shall take effect 60 days from and after its passage on the first and final reading, as the law and charter in such cases provide.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, THIS 9TH DAY OF FEBRUARY, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

APPROVED AS TO FORM:

_____
Victor A. Flores, City Attorney

City of Mansfield
Staff Report

Item ID: 25-1725

Agenda Date: February 9, 2026

Title
25-1725: Public Hearing and Consideration of a Request from Triangle Engineering for a Specific Use Permit to Allow a Car Wash at 1561 E Broad Street, Located on 2.6 Acres and Situated in the Henry Odele Survey Abstract No. 1196 Tract 4 (SUP25-004)

Description/History
The applicant is requesting to continue the case to the March 9, 2026, scheduled City Council hearing. After public hearing notifications were already made, the applicant sought adjustments to their site plan. Those revisions are in the process of being submitted by the applicant and reviewed by the Development Review Committee.

Existing Use: Vacant
Existing Zoning: C-2, Community Business District

Surrounding Land Use & Zoning:
North – Shady Valley Duplexes, 2F, Two Family Residential District
South – Courtesy Stay Inn and Quik Trip, C-2, Community Business District
East – Retail Building, C-2, Community Business District
West – Parkside Apartments and Retail Building, MF-2, Multi-Family Residential District and C-2, Community Business District

Thoroughfare Plan Specification:
East Broad Street – 6-lane divided arterial street.

History:
While the majority of the surrounding area has been developed, the subject property remains one of the few undeveloped parcels along Broad Street.

Mansfield 2040 Plan
Mansfield 2040 Land Use Designation: Retail & Office

The Retail & Office category is designed to provide shopping, employment, and services for Mansfield residents and visitors. Development should primarily rely on regional thoroughfares but also offer local street and pedestrian access. Higher-density residential uses may be appropriate if they support nearby commercial and office activity. Shared access and utilities are encouraged to minimize impacts on services and traffic. Buildings should face major roads with pedestrian-scale lighting, transparent materials, and landscaping to soften the visual impact. This category should accommodate a variety of scales and services to attract and retail businesses that meet the needs of Mansfield's residents and passersby. In areas near build-out or redevelopment, retrofitting storefronts and parking should be considered to optimize land use.

Summary
The subject property is situated in the C-2 Community Business District, where a car wash is permitted with the approval of a Specific Use Permit (SUP). The applicant has requested to

table the item to the March 9, 2026, City Council meeting.

Strategic Initiative
Focus on the Future

Recommendation
The Development Review Committee recommends opening the public hearing and continuing it to the March 9, 2026, City Council meeting.

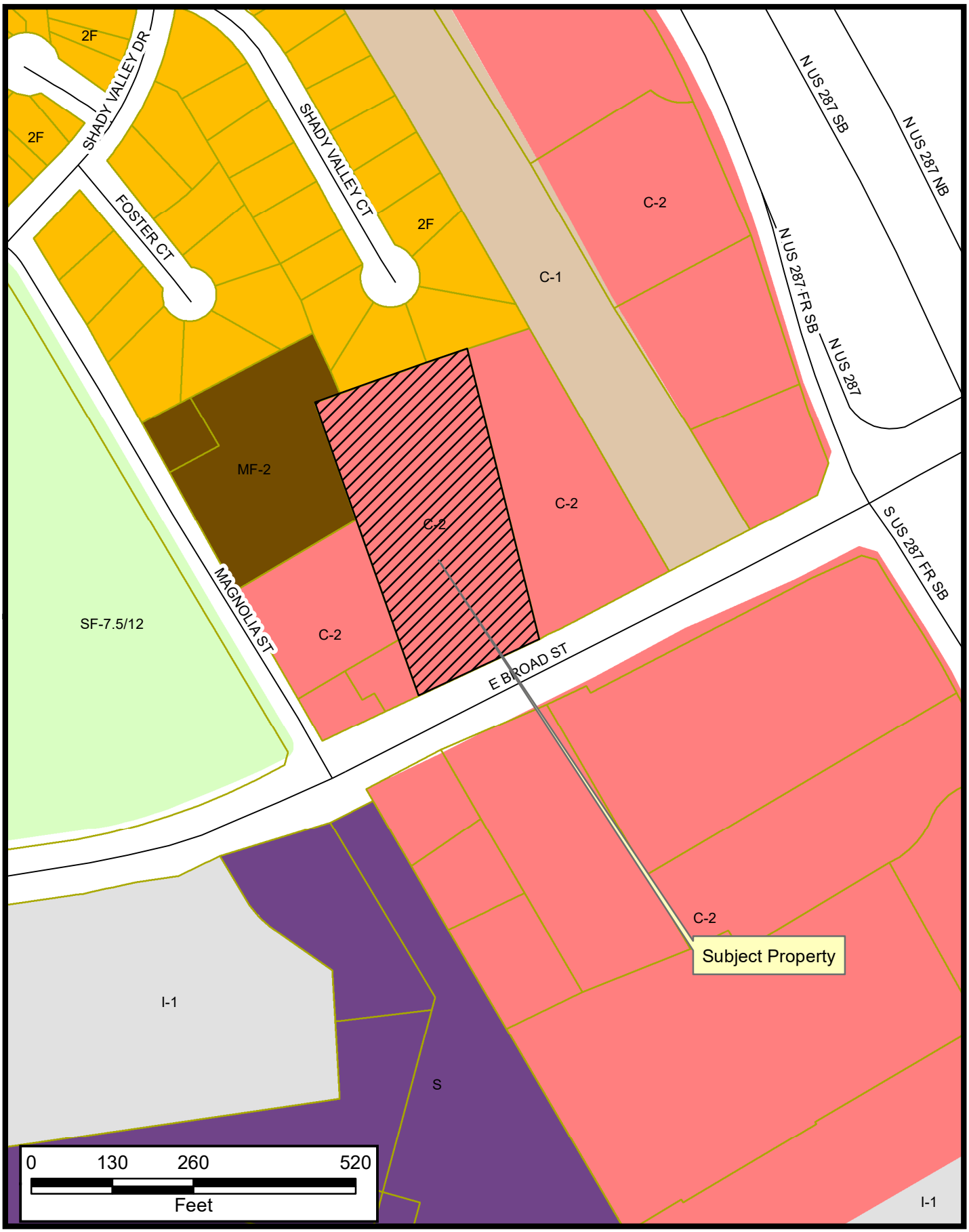
Funding Source
N/A

Prepared By
Helina Okyere, Planner I - (817) 276-4287



SUP#25-004

MANSFIELD TEXAS



MANSFIELD TEXAS

SUP#25-004

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

12/1/2025

Property Owner Notification for SUP#25-004

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HANA ADDITION	BLK 1	HNQP LLC	905 RIVIERA DR	MANSFIELD, TX	76063-3718
HILLCREST ADDITION - MANSFIELD	BLK 47	MANSFIELD PUBLIC FACILITY CORP	1200 E BROAD ST	MANSFIELD, TX	76063
MEYER GREEN BUSINESS PARK	BLK 1	BLESSINGS ENTERPRISES INC	1900 CASPIAN LN	COLLEYVILLE, TX	76034
ODELE, HENRY SURVEY	A 1196	TARRANT COUNTY WATER DISTRICT	800 E NORTHSIDE DR	FORT WORTH, TX	76102
ODELE, HENRY SURVEY	A 1196	BEAR BASEBALL PROPERTIES LLC	200 CRESCENT CT STE 1820	DALLAS, TX	75201
QT 952 ADDITION	BLK 1	SUDBURY 10705 LLC	8407 LAKEMONT DR	DALLAS, TX	75209
QT 952 ADDITION	BLK 1	ARUN NIRALEE PARTNERS I	1560 E BROAD ST	MANSFIELD, TX	76063-1807
SHADY VALLEY APARTMENTS	LOT A	TRIEX TEXAS HOLDING LLC	PO BOX 3396	HUNTINGTON BEACH, CA	92605-3396
SHADY VALLEY APARTMENTS NO LEGAL		TRIEX TEXAS HOLDING LLC	PO BOX 3396	HUNTINGTON BEACH, CA	92605-3396
SHADY VALLEY DUPLEXES ADDITION	BLK 1	SHARP, WILLIAM T	5120 HOPPER RD	BURLESON, TX	76028
SHADY VALLEY DUPLEXES ADDITION	BLK 1	CANTERBURY TX PROPERTIES LLC	4636 LUNA CT	CYPRESS, CA	90720
SHADY VALLEY DUPLEXES ADDITION	BLK 1	CANTERBURY TX PROPERTIES LLC	4636 LUNA CT	CYPRESS, CA	90720
SHADY VALLEY DUPLEXES ADDITION	BLK 1	CLEVELAND, HAROLD	5909 CAPE LOOP	LAND O LAKES, FL	34639-2698
SHADY VALLEY DUPLEXES ADDITION	BLK 1	CANTERBURY TX PROPERTIES LLC	4636 LUNA CT	CYPRESS, CA	90720
SHADY VALLEY DUPLEXES ADDITION	BLK 1	KNIGHT, JAMES R	6222 KENWICK AVE	FORT WORTH, TX	76116-4629
SHADY VALLEY DUPLEXES ADDITION	BLK 1	KNIGHT, JAMES R	6222 KENWICK AVE	FORT WORTH, TX	76116-4629
SHADY VALLEY DUPLEXES ADDITION	BLK 1	KRUEGER, NATHAN OLIVER	10 FOSTER CT	MANSFIELD, TX	76063-1847
SHADY VALLEY DUPLEXES ADDITION	BLK 4	TRIEX TEXAS HOLDING LLC	PO BOX 3396	HUNTINGTON BEACH, CA	92605-3396
SHADY VALLEY DUPLEXES ADDITION	BLK 4	VERITY REAL ESTATE INVESTMENTS	16970 DALLAS PKWY BUILDING 401	DALLAS, TX	75248

Property Owner Notification for SUP#25-004

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
SHADY VALLEY DUPLEXES ADDITION	BLK 4	DJZ DRYCLEANING LLC	7101 TWIN OAKS CT	MANSFIELD, TX	76063

City of Mansfield
Staff Report

Item ID: 25-1514

Agenda Date: February 9, 2026

Title
25-1514: Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Considering a Request by Open Studio Architecture PLLC, for a Zoning Change from C-2 Community Business District to PD, Planned Development District, Being 5.866 Acres Located Within T.O. Harris Survey, Abstract No. 645 and Addressed as 2445 FM 157 (ZC25-002)

Description/History
The applicant is continuing to work through the requests and recommendations of the Planning & Zoning Commission and City Council's First Reading. They have requested a continuance to the February 23, 2026, City Council meeting while their revisions are reviewed by the Development Review Committee. Additional staff report details and updated exhibit attachments will be provided with the February 23, 2026, agenda packet.

Existing Use: Vacant
Existing Zoning: C-2 Community Business District

Surrounding Land Use & Zoning:
North – Existing Medical Office C-2 Community Business District and City of Arlington
South – Existing Commercial, C-2 Community Business District
East – FM 157 and City of Arlington
West – Existing Residential Oakview Estates, SF 7.5/12 Single-Family Residential

Thoroughfare Plan Specification:
FM 157 – Principal Arterial 6-Lane Divided
Turner Way – Local Road, City of Arlington

Mansfield 2040 Plan

Mansfield 2040 Land Use Designation: Retail and Office

The Retail & Office category is intended to provide shopping, employment, and commercial services to Mansfield residents and broader populations. Development within this category will largely rely on regional thoroughfares for the consumer and employment base; however, access to the local street and pedestrian networks should allow alternatives to vehicular access. Higher density residential development may be appropriate if ancillary to primary commercial and office uses, with consideration to supporting the local workforce needed within the area. All development should rely on shared access and utility conditions to narrow the impacts on municipal services and traffic generation.

Development should orient toward abutting thoroughfares with pedestrian scale lighting, transparent materials, and landscape improvements to soften the visual impact of high intensity uses. This category should accommodate a variety of scales and services to attract and retain businesses that meet the needs of Mansfield's residents and passersby. As Retail & Office

areas approach build-out or redevelopment, consideration should be given to retrofitting storefronts and parking conditions to promote the efficient optimization of available land.

Strategic Initiative
Focus on the Future
Develop Strong Economy

Recommendation
On November 3, 2025, the Planning and Zoning Commission held a public hearing on ZC 25-002. During the public hearing there was dialogue from adjacent residents concerning traffic and access, setbacks and screening, and overall comments on visibility to existing homes to the west in Oakview Estates. The developer provided additional information and updates to illustrate how some of the concerns have either been explored or addressed.

The Planning and Zoning Commission met on December 1, 2025, and voted 4-2, with one abstention, to recommend approval of the zoning change with the added condition that a Certificate of Occupancy be obtained for a minimum of 25% of the commercial square footage prior to residential permit approval.

Ayes: Mainer, Lambert-Aikhionbare,, Moses, Axen
Nays: Godin, Walker
Abstain: Rozak

During the public hearing, there were continued concerns from the public concerning traffic and development intensity. If approved, the Development Review Committee would continue to facilitate discussions with the City of Arlington on possible future traffic improvements to their shared system with TxDOT.

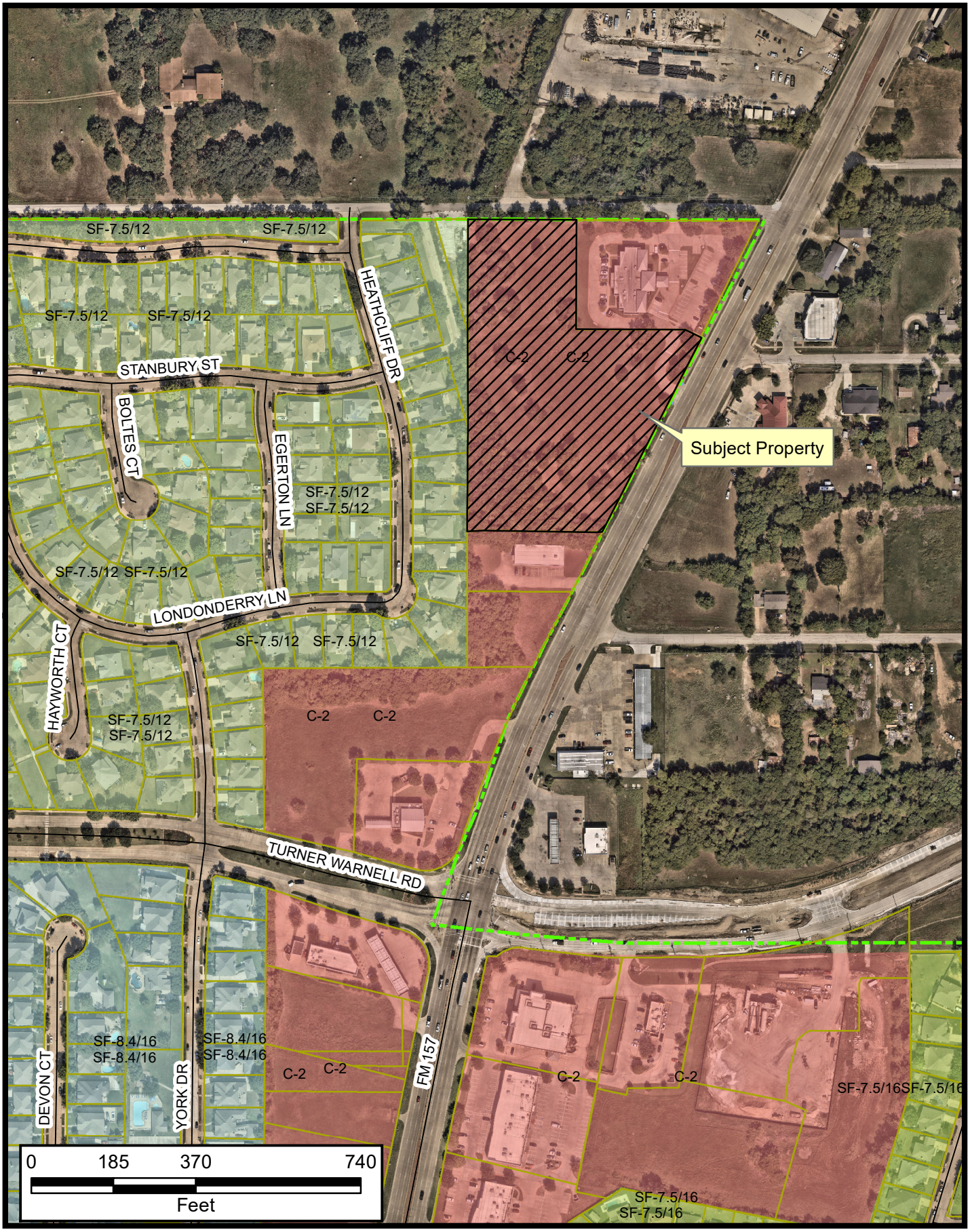
On December 8, 2025, the City Council held a public hearing on the first reading of ZC 25-002. During the public hearing, City Council asked the developer to consider improvements to programmed green spaces (pocket parks), asked for updates to elevations that provided traditional architectural elements, and to provide a better understanding of scale in relation to the adjacent residential.

The City Council voted 7-0 to continue the public hearing to the second reading.

The applicant is requesting a continuance to the February 23rd meeting to allow adequate time for them to receive feedback and review on their updates.

Funding Source
N/A

Prepared By
Arty Wheaton-Rodriguez, Assistant Director of Planning - (817) 276-4245



MANSFIELD TEXAS

ZC 25-002

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

10/9/2025

Property Owner Notification for ZC 25-002

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
157 BUILDING SUPPLY	LOT 1	STEVENS, MICHAEL	3001 FM RD 157	MANSFIELD, TX	76063
157 BUILDING SUPPLY	LOT 2	MARTINEZ-SANTAMARIA, ROSA	6610 MERLOT LN	ARLINGTON, TX	76014
HARRIS, TEMPLE O SURVEY	A 645	TEXAS HEALTH RESOURCES	612 E LAMAR FL 6TH BLVD	ARLINGTON, TX	76011-4121
MANSFIELD M.O.B.	BLK 1	AMADOX II LLC	1300 S FIELDER RD	ARLINGTON, TX	76013-2396
OAKVIEW ESTATES ADDITION	BLK 3	OAKVIEW ESTATES HOA INC	PO BOX 203310	AUSTIN, TX	78720
OAKVIEW ESTATES ADDITION	BLK 3	OAKVIEW ESTATES HOA INC	PO BOX 203310	AUSTIN, TX	78720
OAKVIEW ESTATES ADDITION	BLK 3	BRANCH, SHARRA	3506 HEATHCLIFF DR	MANSFIELD, TX	76063
OAKVIEW ESTATES ADDITION	BLK 3	NORTON, NATHANIEL	3504 HEATHCLIFF DR	MANSFIELD, TX	76063
OAKVIEW ESTATES ADDITION	BLK 3	NINAS TRUST	3502 HEATHCLIFF DR	MANSFIELD, TX	76063
OAKVIEW ESTATES ADDITION	BLK 3	JOHNSON, DERRY W	3500 HEATHCLIFF DR	MANSFIELD, TX	76063-7612
OAKVIEW ESTATES ADDITION	BLK 3	GONZALEZ, RUBEN	3414 HEATHCLIFF DR	MANSFIELD, TX	76063-7610
OAKVIEW ESTATES ADDITION	BLK 3	HOLMES, KENDRA	3412 HEATHCLIFF DR	MANSFIELD, TX	76063
OAKVIEW ESTATES ADDITION	BLK 3	RHEA, DONALD W	3410 HEATHCLIFF DR	MANSFIELD, TX	76063-7610
OAKVIEW ESTATES ADDITION	BLK 3	CALHOUN, CRAIG S.	3408 HEATHCLIFF DR	MANSFIELD, TX	76063-7610
OAKVIEW ESTATES ADDITION	BLK 3	HAGA, C A	3406 HEATHCLIFF DR	MANSFIELD, TX	76063-7610
OAKVIEW ESTATES ADDITION	BLK 3	KAME, BENJAMIN R	3404 HEATHCLIFF DR	MANSFIELD, TX	76063-7610
OAKVIEW ESTATES ADDITION	BLK 3	TRINH, ROSANNA	3105 CREST LAKE CT	ARLINGTON, TX	76016-2010
OAKVIEW ESTATES ADDITION	BLK 3	2019-1 IH BORROWER LP	1717 MAIN ST STE 2000	DALLAS, TX	75201
OAKVIEW ESTATES ADDITION	BLK 3	OPENDOOR PROPERTY TRUST I	410 N SCOTTSDALE RD STE 1600	TEMPE, AZ	85288

Property Owner Notification for ZC 25-002

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
OAKVIEW ESTATES ADDITION	BLK 5	DAANE, PETER W	3413 HEATHCLIFF DR	MANSFIELD, TX	76063-7611
OAKVIEW ESTATES ADDITION	BLK 5	CALDWELL, RONALD D	3411 HEATHCLIFF DR	MANSFIELD, TX	76063-7611
OAKVIEW ESTATES ADDITION	BLK 5	MCGEE, CECILIA	3409 HEATHCLIFF DR	MANSFIELD, TX	76063
OAKVIEW ESTATES ADDITION	BLK 5	HORN, DAVID J	3407 HEATHCLIFF DR	MANSFIELD, TX	76063-7611
OAKVIEW ESTATES ADDITION	BLK 5	BENITEZ, BENNY	3405 HEATHCLIFF DR	MANSFIELD, TX	76063
OAKVIEW ESTATES ADDITION	BLK 5	SANDERS, WALTER E	104 LONDONDERRY LN	MANSFIELD, TX	76063-7608

City of Mansfield
Staff Report

Item ID: 25-1722

Agenda Date: February 9, 2026

Title
25-1722: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract for Design and Construction Administration for the Main and Broad Roadway Project with Stantec Consulting Services Inc., in an Amount not to Exceed $2,209,610; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Description/History
This resolution authorizes the City of Mansfield to enter into a professional services contract with Stantec Consulting Services Inc. for the design and construction administration of the Main and Broad Roadway Project, in an amount not to exceed $2,209,610. This amount also considers the design of four entry monuments into Historic Downtown

The project supports the City Council's strategic priorities by enhancing Historic Downtown, a designated Special Area District and priority investment area. Improvements to the roadway and streetscape at the intersection of Main Street and Broad Street are intended to improve walkability, strengthen the area's identity as a destination, and enhance both pedestrian and vehicular experiences while maintaining existing roadway capacity.

Approval of this resolution allows staff to proceed with design development and construction administration services necessary to implement the project.

Strategic Initiative
Improve City Wide Mobility
Focus on the Future
Develop Strong Economy
Building Strong Neighborhoods

Recommendation
Staff recommends approval.

Funding Source
Street Bond Fund

Prepared By
Kristen Petree, Capital Projects Manager - (817) 276-4260

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A PROFESSIONAL SERVICES CONTRACT FOR DESIGN AND CONSTRUCTION ADMINISTRATION FOR THE MAIN AND BROAD ROADWAY PROJECT WITH STANTEC CONSULTING SERVICES INC., IN AN AMOUNT NOT TO EXCEED $2,209,610; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

WHEREAS, the City of Mansfield, Texas ("City"), is a home rule municipality operating pursuant to the laws and Constitution of the State of Texas; and,

WHEREAS, the Mansfield City Council has identified Historic Downtown as a Special Area District and a priority investment area for the community; and,

WHEREAS, the City Council has established strategic priorities to build strong neighborhoods, foster a strong economy, improve citywide mobility, and create remarkable experiences for residents and visitors; and,

WHEREAS, Historic Downtown serves as a central retail, dining, cultural, and historic destination for the City, anchored by the intersection of Main Street and Broad Street; and,

WHEREAS, the existing roadway and streetscape conditions in the project area do not fully support shaded areas, enhanced landscaping, pedestrian activity, or the use of sidewalks as extensions of current and future retail and dining establishments; and,

WHEREAS, thoughtful roadway and streetscape design can enhance walkability, encourage active use of public spaces, and strengthen Historic Downtown's identity as a destination while still maintaining the current capacity of the roadway; and,

WHEREAS, improvements to the roadway and streetscape can positively influence both pedestrian and vehicular experiences within the Historic Downtown area; and,

WHEREAS, the City Council finds that it is in the best interest of the citizens of Mansfield to approve funding for and authorize the execution of a professional services contract with Stantec Consulting Services Inc. for the design and construction administration of the Main and Broad Roadway Project.

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

SECTION 1.

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

SECTION 2.

Funding in an amount not to exceed $2,209,610 (Two Million, Two Hundred Nine Thousand, Six Hundred Ten Dollars) for the Main and Broad Roadway Project is hereby approved.

SECTION 3.

A contract for design and construction administration for the Main and Broad Roadway Project with Stantec Consulting Services Inc., in substantial conformity with the document attached hereto, is hereby approved.

SECTION 4.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law, and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 9TH DAY OF FEBRUARY, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

PROFESSIONAL SERVICES CONTRACT
FOR THE
CITY OF MANSFIELD, TEXAS

This Professional Services Contract, hereinafter referred to as "Contract" is entered into between the **CITY OF MANSFIELD, TEXAS,** a municipal corporation of the State of Texas, hereinafter referred to as "CITY", and Stantec Consulting Services Incorporated, hereinafter referred to as "PROFESSIONAL". CITY and PROFESSIONAL are each a "Party" and are collectively referred to herein as the "Parties".

ARTICLE I.
EMPLOYMENT OF PROFESSIONAL

For and in consideration of the covenants herein contained, PROFESSIONAL hereby agrees to perform professional services in connection with the project as set forth below, and CITY agrees to pay, and PROFESSIONAL agrees to accept fees as set forth in this Contract as full and final compensation for all services performed under this Contract. If PROFESSIONAL is representing that it has special expertise in one or more areas to be utilized in this Contract, then PROFESSIONAL agrees to perform those special expertise services to the appropriate local, regional and national professional standards. PROFESSIONAL shall provide professional services, as further described in Exhibit "A", within the City of Mansfield, Tarrant County, Texas, and hereinafter referred to as the "Project."

ARTICLE II.
PAYMENT FOR SERVICES

In consideration of the services to be performed by PROFESSIONAL under the terms of this Contract, CITY shall pay PROFESSIONAL for services actually performed, a fee, not to exceed One Million Six Hundred Eighty One Thousand Nine Hundred Forty Seven Dollars and 00/100 ($1,681,946.00) as stated in Exhibit "A", unless other conditions necessitate additional services, which must be authorized in advance in writing by CITY and shall be billed based on rates as shown in Exhibit "A", if applicable. In the event of a conflict between Exhibit "A" and this Contract, this Contract shall control. Nothing contained in this Contract shall require CITY to pay for any work that is not submitted in compliance with the terms of this Contract. CITY will not be required to make any payments to PROFESSIONAL for services not in compliance with this Contract, nor shall this paragraph constitute a waiver of any right, at law or in equity, which CITY may have if PROFESSIONAL is in default, including the right to bring legal action for damages or for specific performance under this Contract. Waiver of any default under this Contract shall not be deemed a waiver of any subsequent default.

ARTICLE III.
CHARACTER AND EXTENT OF SERVICES

PROFESSIONAL, and its employees or associates, jointly shall perform all the services under this Contract in a manner consistent with the degree of professional skill and care and the orderly progress of the work ordinarily exercised by members of the same profession currently practicing under similar circumstances. PROFESSIONAL represents that all its employees who

perform services under this Contract shall be qualified and competent to perform the services described in Exhibit "A". The scope of services includes the following:

A. Services as further described in Exhibit "A".

B. PROFESSIONAL shall be responsible for the professional quality, technical accuracy, timely completion, and coordination of all designs, drawings, specifications, reports, and other services furnished by PROFESSIONAL under this Contract, and CITY may look solely to PROFESSIONAL for performance of these services.

C. It is agreed and understood that this Contract contemplates the full and complete services for the Project including changes necessary to complete the Project as outlined herein. PROFESSIONAL acknowledges by the execution of this Contract that all contingencies known to PROFESSIONAL at the date of this Contract, as may be deemed necessary and proper to complete the assignment, have been included in the fee stated herein. PROFESSIONAL will advise CITY as to the necessity of CITY's providing or obtaining from others special services and data required in connection with the Project (which services and data PROFESSIONAL is not to provide hereunder). Nothing contained herein shall be construed as authorizing additional fees for services to complete the plans, specifications, inspections, tests, easements and permits necessary for the successful completion of the Project.

ARTICLE IV.
TIME FOR COMPLETION

The term of this Contract shall begin on the last date of execution of this Contract. PROFESSIONAL understands and agrees that time is of the essence. All services, written reports, and other data are to be completed and delivered to CITY as shown on Exhibit "A".

This contract shall terminate when CITY has accepted the plans as being final. No extensions of time shall be granted unless PROFESSIONAL submits a written request, and CITY approves such request in writing.

ARTICLE V.
REVISIONS OF SCHEMATIC DRAWINGS

CITY reserves the right to direct substantial revision of the deliverables after acceptance by CITY as CITY may deem necessary and CITY shall pay PROFESSIONAL equitable compensation for services rendered for the making of any such revisions. In any event, when PROFESSIONAL is directed to make substantial revisions under this Section of the Contract, PROFESSIONAL shall provide to CITY a written proposal for the entire costs involved in the revisions. Prior to PROFESSIONAL undertaking any substantial revisions as directed by CITY, CITY must authorize in writing the nature and scope of the revisions and accept the method and amount of compensation and the time involved in all phases of the work.

If revisions of the deliverables are required by reason of PROFESSIONAL's error or omission, then such revisions shall be made by PROFESSIONAL without additional compensation to the fees herein specified, and in a time frame as directed by CITY.

It is expressly understood and agreed by PROFESSIONAL that any compensation not specified in Article II may require City Council approval and is subject to funding limitations.

ARTICLE VI.
PROFESSIONAL'S COORDINATION WITH OWNER

PROFESSIONAL shall be available for conferences with CITY so that Project can be designed with the full benefit of CITY's experience and knowledge of existing needs and facilities and be consistent with current policies and construction standards. CITY shall make available to PROFESSIONAL all existing plans, maps, field notes, and other data in its possession relative to the Project. PROFESSIONAL may show justification to CITY for changes in design from CITY standards due to the judgement of said PROFESSIONAL of a cost savings to CITY and/or due to the surrounding topographic conditions. CITY shall make the final decision as to any changes after appropriate request by PROFESSIONAL.

ARTCILE VII.
TERMINATION

This Contract may be terminated at any time by CITY, with or without cause, without penalty or liability except as may otherwise be specified herein upon thirty (30) days written notice. Upon receipt of written notice by CITY, PROFESSIONAL shall immediately discontinue all services and PROFESSIONAL shall immediately terminate placing orders or entering into contracts for supplies, assistance, facilities or materials in connection with this Contract and shall proceed to cancel promptly all existing contracts insofar as they are related to this Contract. As soon as practicable after receipt of notice of termination, PROFESSIONAL shall submit a statement, showing in detail the services performed but not paid for under this Contract to the date of termination. CITY shall then pay PROFESSIONAL promptly the accrued and unpaid services to the date of termination; to the extent the services are approved by CITY.

This Contract may be terminated by PROFESSIONAL at any time for any cause without penalty or liability except as may otherwise be specified herein upon thirty (30) days written notice. PROFESSIONAL shall submit written notice to terminate Contract and all completed or partially completed studies, reports, drawings, documents, and material prepared under this Contract shall then be delivered to City which it, its agents, or contractors, may use without restraint for the purpose of completing the Project. All rights, duties, liabilities, and obligations accrued prior to such termination shall survive termination. PROFESSIONAL shall be liable for any additional cost to complete the project as a result of PROFESSIONAL's termination of this Contract without cause.

ARTICLE VIII.
OWNERSHIP OF DOCUMENTS

Upon completion of PROFESSIONAL services and receipt of payment in full, the Project drawings, specifications, and other documents or instruments of professional services prepared or assembled by PROFESSIONAL under this Contract shall become the sole property of CITY and shall be delivered to CITY, without restriction on future use. PROFESSIONAL shall retain in its files all original drawings, specifications, documents or instruments of professional services as well as all other pertinent information for the Project. PROFESSIONAL shall have no liability for changes made to the drawings and other documents by CITY or any other professionals subsequent to the completion of the Contract. CITY shall require that any such change be sealed, dated, and signed by the professional making that change and shall be appropriately marked to reflect what was changed or modified.

ARTICLE IX.
INSURANCE

A. PROFESSIONAL shall, at its own expense, purchase, maintain and keep in force during the term of this Contract such insurance as set forth below. PROFESSIONAL shall not commence work under this Contract until PROFESSIONAL has obtained all the insurance required under this Contract and such insurance has been approved by CITY, nor shall the PROFESSIONAL allow any subcontractor to commence work on its own subcontract until all similar insurance of the subcontractor has been obtained and approved. All insurance policies provided under this Contract shall be written on an "occurrence" basis, except for Professional Liability insurance. The insurance requirements shall remain in effect throughout the term of this Contract.

1. Worker's Compensation Insurance, as required by law; Employers Liability Insurance of not less than $100,000 for each accident, $100,000 disease-each employee, $500,000 disease-policy limit.

2. Commercial General Liability Insurance, including Independent Contractor's Liability, Completed Operations and Contractual Liability, covering, but not limited to the indemnification provisions of this Contract, fully insuring PROFESSIONAL'S liability for injury to or death of employees of CITY and third parties, extended to include personal injury liability coverage and for damage to property of third parties, with a combined bodily injury and property damage minimum limit of $1,000,000 per occurrence.

3. Comprehensive Automobile and Truck Liability Insurance, covering owned, hired and non-owned vehicles, with a combined bodily injury and property damage limit of $1,000,000 per occurrence; or separate limits of $500,000 for bodily injury (per person), $500,000 for bodily injury (per accident), and $500,000 for property damage. This clause does not apply to personal owned vehicles.

4. Professional Liability Insurance: PROFESSIONAL shall obtain and maintain at all times during the prosecution of the work under this Contract professional liability insurance. Limits of liability shall be $1,000,000 per claim.

B. Each insurance policy to be furnished by PROFESSIONAL shall include the following conditions by endorsement to the policy:

1. Name CITY as an additional insured as to all applicable coverage(s) except Worker's Compensation and Employer’s Liability Insurance and Professional Liability Insurance;

2. Each policy will require that thirty (30) days prior to the expiration, cancellation, or nonrenewal, a notice thereof shall be given to CITY by certified mail to:

Risk Manager
City of Mansfield
1200 E. Broad St.
Mansfield, Texas 76063

If the policy is canceled for nonpayment of premium, only ten (10) days advance written notice to CITY is required;

3. The term "Owner" or "CITY" shall include all authorities, boards, bureaus, commissions, divisions, departments and offices of CITY and the individual members, employees and agents thereof in their official capacities, and/or while acting on behalf of CITY;

4. The policy phrase "other insurance" shall not apply to CITY where CITY is an additional insured on the policy; and

5. All provisions of the Contract concerning liability, duty and standards of care, together with the indemnification provision, shall be underwritten by contractual liability coverage sufficient to include such obligations within applicable policies.

C. Concerning insurance to be furnished by PROFESSIONAL, it is a condition precedent to acceptability thereof that:

1. Any policy submitted shall not be subject to limitations, conditions or restrictions deemed inconsistent with the intent of the requirements to be fulfilled by PROFESSIONAL.

2. All policies are to be written through companies duly approved to transact that class of insurance in the State of Texas; and

D. PROFESSIONAL agrees to the following:

1. PROFESSIONAL hereby waives subrogation rights for loss or damage to the extent same are covered by insurance. Insurers shall have no right of recovery or subrogation against CITY, it being the intention that the insurance policies shall protect all Parties to the Contract and be primary coverage for all losses covered by the policies;

2. Companies issuing the insurance policies and PROFESSIONAL shall have no recourse against CITY for payment of any premiums, or assessments for any deductible, as all such premiums are the sole responsibility and risk of PROFESSIONAL;

3. Approval, disapproval, or failure to act by CITY regarding any insurance supplied by PROFESSIONAL (or any subcontractors) shall not relieve PROFESSIONAL of full responsibility or liability for damages and accidents as set forth in the Contract documents. Neither shall the insolvency or denial of liability by the insurance company exonerate PROFESSIONAL from liability;

4. No special payments shall be made for any insurance that PROFESSIONAL and subcontractors, if any, are required to carry; all are included in the Contract price and the Contract unit prices; and

5. Any of the insurance policies required under this section may be written in combination with any of the others, where legally permitted, but none of the specified limits may be lowered thereby. CITY's Risk Manager reserves the right to review the insurance requirements stated in this Contract during the effective period.

ARTICLE X.
MONIES WITHHELD

When CITY has reasonable grounds for believing that:

A. PROFESSIONAL will failed to perform this Contract fully and satisfactorily within the time fixed for performance; or

B. A claim exists or will exist against PROFESSIONAL or CITY arising out of the negligence of the PROFESSIONAL or the PROFESSIONAL's breach of any provision of this Contract; then CITY may withhold payment of any amount otherwise due and payable to PROFESSIONAL under this Contract to the extent necessary to determine the validity of such claim. Any amount so withheld may be retained by CITY for that period of time as it may deem advisable to protect CITY against any loss and may, after written notice to PROFESSIONAL, be applied in satisfaction of any claim described herein. This provision is intended solely for the benefit of CITY by reason of CITY'S failure or refusal to withhold monies. No interest shall be payable by CITY on any amounts withheld under this provision. This provision is not intended to limit or in any way prejudice any other right of CITY.

ARTICLE XI.
NO DAMAGES FOR DELAYS

Notwithstanding any other provision of this Contract, PROFESSIONAL shall not be entitled to claim or receive any compensation as a result of or arising out of any delay, hindrance, disruption, force majeure, impact or interference, foreseen or unforeseen.

ARTICLE XII.
PROCUREMENT OF GOODS AND SERVICES FROM MANSFIELD BUSINESSES AND/OR HISTORICALLY UNDERUTILIZED BUSINESSES

In performing this Contract, PROFESSIONAL agrees to use diligent efforts to purchase all goods and services from Mansfield businesses whenever such goods and services are comparable in availability, quality and price.

As a matter of policy with respect to CITY projects and procurements, CITY also encourages the use, if applicable, of qualified contractors, subcontractors and suppliers where at least fifty-one percent (51%) of the ownership of such contractor, subcontractor or supplier is vested in racial or ethnic minorities or women. In the selection of subcontractors, suppliers, or other persons in organizations proposed for work on this Contract, the PROFESSIONAL agrees to consider this policy and to use its reasonable and best efforts to select and employ such company and persons for work on this Contract.

ARTICLE XIII.
RIGHT TO INSPECT RECORDS

PROFESSIONAL agrees that CITY shall have access to and the right to examine any directly pertinent books, documents, papers and records of PROFESSIONAL involving transactions relating to this Contract. PROFESSIONAL agrees that CITY shall have access during normal working hours to all necessary PROFESSIONAL's facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. CITY shall give PROFESSIONAL reasonable advance notice of intended audits.

PROFESSIONAL further agrees to include in subcontract(s), if any, a provision that any subcontractor or PROFESSIONAL agrees that CITY shall have access to and the right to examine any directly pertinent books, documents, papers and records of such PROFESSIONAL or subcontractor involving transactions to the subcontract, and further, that CITY shall have access during normal working hours to all PROFESSIONAL's or subcontractor facilities, and shall be provided adequate and appropriate work space, in order to conduct audits in compliance with the provisions of this paragraph. CITY shall give the PROFESSIONAL or subcontractor reasonable advance notice of intended audits.

ARTICLE XIV.
NO THIRD-PARTY BENEFICIARY

For purposes of this Contract, including its intended operation and effect, the Parties (CITY and PROFESSIONAL) specifically agree and contract that: (1) the Contract only affects matters/disputes between the Parties to this Contract, and is in no way intended by the Parties to benefit or otherwise affect any third person or entity, notwithstanding the fact that such third person or entities may be in a contractual relationship with CITY or PROFESSIONAL or both; and (2) the terms of this Contract are not intended to release, either by contract or operation of law, any third person or entity from obligations owing by them to either CITY or PROFESSIONAL.

ARTICLE XV.
SUCCESSORS AND ASSIGNS

CITY and PROFESSIONAL each bind themselves, their successors, executors, administrators and assigns to the other Party of this Contract and to the successors, executors, administrators and assigns of such other Party in respect to all covenants of this Contract. Neither CITY nor PROFESSIONAL shall assign or transfer its interest herein without the prior written consent of the other.

ARTICLE XVI.
PROFESSIONAL'S LIABILITY

Acceptance of the receivables by CITY shall not constitute nor be deemed a release of the responsibility and liability of PROFESSIONAL, its employees, associates, or agents for the accuracy and competency of their designs, working drawings, specifications or other documents and work; nor shall such acceptance be deemed an assumption of responsibility or liability by CITY for any negligent error, omission or inconsistencies in the designs, working drawings,

specifications or other documents and work prepared by said PROFESSIONAL, its employees, subcontractors, and agents subject to §271.904 of the Texas Local Government Code

ARTICLE XVII.
INDEMNIFICATION

To the extent allowed under Texas law (in particular §271.904 of the Texas Local Government Code), PROFESSIONAL agrees to indemnify and hold CITY, its officers, agents and employees, harmless against any and all third-party claims, lawsuits, judgments, costs and expenses for personal injury (including death), property damage or other harm for which recovery of damages is sought and suffered by any third person or persons, to the extent caused by PROFESSIONAL's breach of any of the terms or provisions of this Contract, or by any other negligent act or omission of PROFESSIONAL, its officers, agents, associates, employees or subcontractors, in the performance of this Contract; and in the event of joint and concurrent negligence of both PROFESSIONAL and CITY, responsibility and indemnity, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without, however, waiving any governmental immunity available to CITY under Texas law and without waiving any defense of the Parties under Texas law. The provisions of this Paragraph are solely for the benefit of the Parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity.

ARTICLE XVIII.
SEVERABILITY

If any of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants or conditions of this Contract are for any reason held to be invalid, void or unenforceable, then these provisions shall be stricken from the Contract and the remainder of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants, conditions or any other part of this Contract shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

ARTICLE XIX.
INDEPENDENT CONTRACTOR

PROFESSIONAL covenants and agrees that it is an independent contractor and not an officer, agent, servant or employee of CITY; that PROFESSIONAL shall have exclusive control of and the exclusive right to control the details of the work performed hereunder and all persons performing same, and shall be responsible for the acts and omissions of its officers, agents, employees, contractors, subcontractors and professionals; that the doctrine of respondent superior shall not apply as between CITY and PROFESSIONAL, its officers, agents, employees, contractors, subcontractors and professionals and nothing herein shall be construed as creating a partnership or joint enterprise between CITY and PROFESSIONAL.

ARTICLE XX.
DISCLOSURE

By signature of this Contract, PROFESSIONAL acknowledges to CITY that he/she has made full disclosure in writing of any existing conflicts of interest or potential conflicts of interest, including personal financial interests, direct or indirect, in property abutting the proposed Project and business relationships with abutting property owners. PROFESSIONAL further agrees that

he/she will make disclosure in writing of any conflicts of interest, which develop subsequent to the signing of this Contract and prior to final payment under the Contract.

ARTICLE XXI.
VENUE

The Parties to this Contract agree and covenant that this Contract will be enforceable in Mansfield, Texas; and that if legal action is necessary to enforce this Contract, exclusive venue will lie in Tarrant County, Texas, or for federal actions in the U.S. District Court Northern District of Texas.

ARTICLE XXII.
ENTIRE CONTRACT

This Contract embodies the complete agreement of the Parties hereto, superseding all oral or written previous and contemporaneous agreements between the Parties relating to matters herein, and except as otherwise provided herein, cannot be modified without written agreement of the Parties, including Exhibit "A". In the event of conflicting provisions between this Contract and any attachments or exhibits, this Contract shall be controlling. If there are Amendments and there are any conflicts between the Amendment and a previous version, the terms of the Amendment will prevail.

ARTICLE XXIII.
APPLICABLE LAW

This Contract is entered into subject to the Mansfield City Charter and ordinances of CITY, as same may be amended from time to time, and is subject to and is to be construed, governed, and enforced under all applicable State of Texas and Federal laws. Situs of this Contract is agreed to be Tarrant County, Texas, for all purposes, including performance and execution.

ARTICLE XXIV.
DEFAULT

If at any time during the term of this Contract, PROFESSIONAL shall fail to commence the work in accordance with the provisions of this Contract or fail to diligently provide services in an efficient, timely and careful manner and in accordance with the provisions of this Contract, or fail to use an adequate number or quality of personnel or equipment to complete the work or fail to perform any of its obligations under this Contract, then CITY shall have the right, if PROFESSIONAL shall not cure any such default after thirty (30) days written notice thereof, to terminate this Contract and complete the work in any reasonable and necessary manner, including engaging the services of other Parties therefor. Any such act by CITY shall not be deemed a waiver of any other right or remedy of CITY. If after exercising any such remedy, the cost to CITY of the performance of the balance of the work is in excess of that part of the Contract sum, which has not therefore been paid to PROFESSIONAL hereunder, PROFESSIONAL shall be liable for and shall reimburse CITY for such excess.

ARTICLE XXV.
HEADINGS

The headings of this Contract are for the convenience of reference only and shall not affect in any manner any of the terms and conditions hereof.

ARTICLE XXVI.
NON-WAIVER

It is further agreed that one (1) or more instances of forbearance by CITY in the exercise of its rights herein shall in no way constitute a waiver thereof.

ARTICLE XXVII.
REMEDIES

No right or remedy granted herein or reserved to the Parties is exclusive of any right or remedy herein by law or equity provided or permitted; but each shall be cumulative of every right or remedy given hereunder. No covenant or condition of this Contract may be waived without written consent of the Parties. Forbearance or indulgence by either Party shall not constitute a waiver of any covenant or condition to be performed pursuant to this Contract.

ARTICLE XXVIII.
EQUAL EMPLOYMENT OPPORTUNITY

PROFESSIONAL shall not discriminate against any employee or applicant for employment because of race, age, color, religion, sex, disability, ancestry, national origin or place of birth. PROFESSIONAL shall take action to ensure that applicants are employed and treated without regard to their race, age, color, religion, sex, disability, ancestry, national origin or place of birth. This action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection of training including apprenticeship. Upon final determination by a court of competent jurisdiction that the PROFESSIONAL has violated this section, this Contract shall be deemed terminated and PROFESSIONAL's further rights hereunder forfeited.

ARTICLE XXIX.
CONSTRUCTION OF CONTRACT

Both Parties have participated fully in the review and revision of this Contract. Any rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not apply to the interpretation of this Contract.

ARTICLE XXX.
NOTICES

All notices, communications, and reports required or permitted under this contract shall be personally delivered or mailed to the respective Parties by depositing same in the United States mail, postage prepaid, at the addresses shown below, unless and until either Party is otherwise notified in writing by the other Party, at the following addresses. Mailed notices shall be deemed communicated as of five (5) days after mailing regular mail.

If intended for City, to:	City of Mansfield Attn.: Kristen Petree, Capital Projects Manager 1200 E. Broad St. Mansfield, Texas 76063 (817) 276-4260
If intended for Professional, to:	Stantec Consulting Services Inc. Attn: Kari Ward, Principal 3700 Hulen Street, Suite 100 Fort Worth, TX 76017 (214) 918-4287

ARTICLE XXXI.
PRIVATE LAND ENTRY

No entry onto any property of others by PROFESSIONAL on behalf of CITY to survey, or for other reasons related to the performance of services within this Contract shall be made until PROFESSIONAL has secured the landowners' permission to enter and perform such activities, and PROFESSIONAL shall hold CITY harmless from any and all damages arising from activities of PROFESSIONAL on land owned by others.

ARTICLE XXXII.
VERIFICATIONS AND CERTIFICATIONS REQUIRED BY LAW

PROFESSIONAL agrees to execute, simultaneously with this Contract, CITY's Verification and Certifications Required by Law form.

ARTICLE XXXIII.
LIMITATION OF LIABILITY

The total amount of all claims CITY may have against PROFESSIONAL under this Contract or arising from the performance or non-performance of the services under any theory of law, including but not limited to claims for negligence, negligent misrepresentation and breach of contract, shall be strictly limited to the lesser of the fees due under this Contract or $2,000,000. Any claim, demand or suit shall be directed and/or asserted only against PROFESSIONAL and not against any of PROFESSIONAL's employees, officers or directors. Neither CITY nor PROFESSIONAL shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected to this Contract or the performance of the services on this Project. This mutual waiver includes, but is not limited to, damages related to loss of use, loss of profits, loss of income, unrealized energy savings, diminution of property value or loss of reimbursement or credits from governmental or other agencies.

[Signature Page Follows]

EXECUTED this the ____ day of _____, 20____, by CITY, signing by and through its City Manager, or designee, duly authorized to execute same and by PROFESSIONAL, acting through its duly authorized officials.

"CITY"
City of Mansfield

By: _____
Troy Lestina, Deputy City Manager

ATTEST:

_____
Susana Marin, City Secretary

APPROVED AS TO FORM:

_____
Victor Flores, City Attorney

"PROFESSIONAL"
Stantec Consulting Services, Inc.

By: _____
Kari Ward, Principal

CITY OF MANSFIELD

STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on the _____ day of _____, 20____, by Troy Lestina, Deputy City Manager of the City of Mansfield.

_____
Notary Public in and for the State of Texas

PROFESSIONAL

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 20____, by Kari Ward, Principal of Stantec Consulting Services, Inc.

_____
Notary Public in and for the State of Texas

Stantec Consulting Services Inc.
600 E John Carpenter Freeway, Suite 186, Irving TX 75062-4130, United States

January 14, 2026

Attention: **Kristen Petree**
Capital Project Manager
City of Mansfield
1200 E. Broad Street
Mansfield, TX 76063

Reference: **MDTS – Intersection Improvements**

Dear Ms. Petree,

We are excited for the opportunity to provide the scope of services outlined below to develop Construction Documents for the MDTS – Intersection Improvements in Mansfield, Texas, and provide construction phase services. The project limits are as follows:

- Main Street from 200' North of Van Worth Street to 500' South of Patterson Drive
- Broad Street from North 2nd Ave. to 200' East of Pond Street

Scope of Services

Our project scope includes the Civil Engineering, Landscape Architecture and Construction Phase Services described below for Construction Documents at 30% through 100% design submittals. Stantec will be responsible for the design scope detailed below.

Task 0 – Project Management

Stantec Project Manager will lead, manage and direct design team activities, ensure quality control is practiced, and communicate and coordinate with the City and subconsultants. Project management services include preparation of monthly invoices and progress reports, record keeping and file management, monthly progress meetings, and quality control reviews. In addition, the Stantec team will attend two (2) design review meetings at the 30% and 60% submittals and a traffic control plan review meeting prior to 60%. Attendees at meetings will include, at minimum, the Stantec Project Manager, Deputy Project Manager, Landscape Task Leader and/or Utility Coordination Task Leader.

Task 1 – Survey

Survey Subconsultant will perform additional detailed field surveying, offset 75' on both sides of the proposed centerline, at the following locations:

- Main Street North an additional 190'
- Main Street South an additional 110'
- Broad Street East an additional 60'
- Broad Street West an additional 140'

Subconsultant will perform detailed field surveying in accordance with City survey standards within the project limits including the following:

- Obtain cross-sections at 50 ft intervals along proposed centerline
- Property pins
- Existing pavement, curbs and sidewalks
- Lane striping
- Driveway(s)
- Existing storm sewer inlets, manholes, and junction boxes
- Utility manholes, vaults, water valves, water meters, sprinkler heads, telephone poles, power poles, utility markers, other public utilities, and franchise utilities (will contact Texas 811 to flag existing franchise utilities prior to survey)
- Traffic signal poles, cabinets, and other signal equipment
- Signs (excluding temporary signs)
- Retaining walls
- Fence limits and material types
- Landscaping
- Other applicable physical features that may impact design

Subconsultant will review the final topographic drawing in digital format (including one-foot contours and breaklines) showing the features located in the field as well as right-of-way and easement information.

Subconsultant will prepare a base map utilizing the survey information and record drawings.

Deliverables

- Digital Terrain Models (DTM) and the Triangular Irregular Network (TIN) files in a format acceptable by the City.
- Maps, plats, plans, sketches, or other documents acquired from utility companies, private corporations, or other public agencies, the contents of which are relevant to the survey.
- Digital copy of Photos and Field survey notes.
- Survey control data sheet for each control point which must include, but need not be limited to, a location sketch, a physical description of the point including a minimum of two reference ties, surface coordinates, a surface adjustment factor, elevation, and the horizontal and vertical datums used. A pre-formatted survey control data sheet form in Microsoft Office Word 2010 format will be provided by Stantec.

Task 2 – Geotechnical Investigations

Geotechnical Subconsultant will provide a signed, sealed and dated geotechnical report which contains soil boring locations by proposed centerline station and offset, boring logs, laboratory test results, generalized subsurface conditions, ground water conditions, analyses, and recommendations for pavement design. Sample locations will include existing pavement and new alignment.

Task 3 – Utility Coordination

Stantec Utility Coordination Task Leader will attend one (1) design review meeting. Any field visits required for this task will be done concurrently with the kick-off meeting.

3.1 Approximate location of utilities will be identified during Task 1. Utility coordination services include the following:

- Identify potential utility conflicts
- Evaluate/minimize potential utility adjustments
- Coordinate with utility owners and/or City to resolve utility conflicts.

Deliverables

- Utility Conflict Matrix (in Excel format)

3.2 Subsurface Utility Engineering (SUE) (Subconsultant to be determined. The City to provide approved vendor list.)

City approved SUE Subconsultant will perform SUE Quality Level "A" to identify existing City and franchise utility at critical locations within the limits of the construction by exposing specific utilities. Non-destructive vacuum excavation equipment may be used to expose the utilities at specific points which will then be field surveyed.

If required and authorized by the City,

- Perform SUE, LEVEL A.
- Evaluate the SUE results and provide a summary of potential utility conflicts to the City.

3.3 Utility Plans (If requested)

Utility design services are not provided in the above scope. If required and authorized by the City, upon completion of Task 3.1 and 3.2, utility plans may be developed to be incorporated into the deliverables identified under Task 4.

Task 4 – Roadway

Stantec's Roadway Design Task Leader will attend one (1) design review meeting at the 60% submittal. Any field visits required for this task will be done concurrently with the kick-off meeting or design review meeting. Stantec will collect, review, and evaluate existing data (record drawings, including roadway, utility, traffic signal plans) and develop design criteria. Stantec will use Bentley's OpenRoads (ORD) technology in the design and preparation of the roadway plan sheets.

Stantec will prepare a 30% design identifying limits of construction, typical sections, striping, sidewalk, grading limits, impacts to adjacent property, impacts to existing traffic signals, and easement needs.

Upon City approval of the 30% design, Stantec will prepare plan and profile sheets of the proposed improvements. Plan sheets will consist of a 11"x17" sheet at a scale of 1"=100' horizontal and design cross sections at 50 feet intervals. Plan set is anticipated to include the following plan sheets:

Reference: MDTS – Intersection Improvements

Roadway Plans typically include:

- Title Sheet
- Index
- General Notes
- Typical Section
- Summary of Quantities
- Traffic Control Plans
- Roadway Plan and Profile
- SWP3 Plans
- TxDOT and/or City Standard Details

Drainage plans will be provided under Task 5:

- Hydraulic Data Sheets
- Culvert Layout
- Storm Sewer Plan & Profile

Traffic plans will be provided under Task 6:

- Traffic Signal Plans
- Signing & Marking Plans
- Small Sign Summary Charts
- Roadway Illumination Plans

Landscape plans will be provided under Task 7:

- Hardscape and Furnishing Site Plan
- Site Grading Plan
- Pedestrian Lighting Plan
- Planting Plan
- Tree Preservation & Protection Plan
- Notes, Details, and Schedules

Deliverables

All submittals will be delivered in PDF format.

- 30% - preliminary geometric layout and opinion of probable construction cost
- 60% - preliminary plans and opinion of probable construction cost
- 90% - pre-final plans, specifications, and opinion of probable construction cost
- 100% - final plans, specifications, and opinion of probable construction cost (signed & sealed)

Stantec will address comments generated by the City at each submittal and will revise the plans accordingly. We anticipate one (1) round of updates and revisions for each submittal. All requested edits by the City shall be in the form of one consolidated set as redlines, Adobe Acrobat notes, or similar method.

Task 5 – Drainage

Stantec's Drainage Task Leader will collect available applicable data including GIS data and maps. Stantec will evaluate the existing storm sewer system to identify capacity issues using EPA SWMM. Stantec will provide a hydraulic analysis for the existing triple 9x9 concrete box culverts at Broad St and Pond Branch of Walnut Creek. Stantec will develop flow rates for proposed culvert design.

The following plan sheets will be incorporated into the plan set:

- Hydraulic Data Sheets
- Culvert Layout
- Storm Sewer Plan & Profile

Task 6 – Traffic

Stantec's Traffic Design Task Leader will attend one (1) design review meeting. Any field visits required for this task will be done concurrently with the kick-off meeting.

Traffic Signal designs will be identified at the 60% design milestone. Stantec will create signal design documents for up to Three (3) intersections. Rectangular Rapid Flashing Beacons (RRFB) will be designed for two (2) mid-block crosswalks. Stantec will conduct a field review to verify existing roadway and above-ground utility information. Stantec will coordinate with the City engineers to discuss signal design requirements in a pre-design kick-off meeting to be held concurrently with the field review. The signals will be designed per City and/or TxDOT standards.

Stantec will prepare plan sheets and details for all small signs, permanent pavement markings and channelization devices.

Stantec will provide a preliminary illumination layout for initial review and approval by the City. Upon approval, Stantec will coordinate with the City and/or Oncor to prepare plans as needed for the installation of luminaries. Existing illumination within the project limits will be integrated into the proposed design to the extent possible.

The following plan sheets will be incorporated into the plan set:

- Traffic Signal Plans
- RRFB Mid-block Crosswalk Plans
- Signing & Marking Plans
- Small Sign Summary Charts
- Roadway Illumination Plans
- TxDOT and/or City Standard Details

Reference: **MDTS – Intersection Improvements**

Task 7 – Landscape

Stantec's Landscape Task Leader will attend one (1) design review meeting and will participate in virtual meetings/conference calls with the City and Project Team to discuss and coordinate construction documents.

At the 30% submittal, Stantec will prepare a schematic landscape concept plan illustrating site layout in coordination with roadway and civil site improvements and architectural footprint. This will be a refinement of the currently approved concept master plan. Stantec will prepare one (1) preliminary planting plan addressing landscape requirements indicating planting locations. Stantec will prepare initial images of materials for paving options, plant materials, and site furnishings.

Deliverables

- One (1) site schematic hardscape plan
- One (1) schematic planting plan
- Virtual review of initial material selections

Upon City approval of the 30% landscape design, Stantec will prepare 60% landscape construction documents and specifications for landscape architectural elements, including the following:

- Prepare Design Development streetscape drawings for all hardscape elements. Drawings will include preliminary dimensioned site layout and paving material.
- Prepare Design Development grading & drainage plans for all non-roadway improvements tied to the streetscape drawings.
- Prepare Design Development site furnishing plans indicating layout, elevations, and initial review of finishes with City (benches, planters, and pedestrian site lighting).
- Stantec will prepare Design Development planting plans indicating planting locations, complete with initial details, notes, and legends. Planting plans will meet code compliance.

Upon City approval of the 60% landscape design, Stantec will prepare 90% and 100% landscape construction documents and specifications for landscape architectural elements, including the following:

- Prepare final hardscape plans for streetscape construction documents for the Re-Making Downtown Streets in Mansfield Texas. Stantec's scope includes selection of pavers, site furnishing specification, site lighting specification, plant selection.
- Prepare fine grading construction documents for hardscape areas withing the streetscape. These plans are intended for coordination with the project civil team in preparing their site grading drawings. Plans will provide spot elevations of tie-in to site elements, drain inlets, etc, and will be ADA compliant.
- Prepare final planting construction documents indicating planting locations, complete with planting details, notes, and legends.
- Prepare final construction document irrigation plans and details indicating general irrigation notes, legends, sprinkler head layout, piping, and POC's, valves, backflow, and irrigation controller locations.
- Coordination only with lighting designer for selection and location of fixtures pedestrian lighting. (Structural footing/mounting details are intended to be per MFG specifications, and this scope does not include structural engineered footings).
- Submit a 90% construction document package for review and a final signed and sealed construction document package to the City for bidding purposes.
- 100% plans to be submitted for RAS review with subconsultant, and upon approval will be submitted for TDLR Registration.

The following plan sheets will be incorporated into the plan set:

- Hardscape and Furnishing Site Plan
- Site Grading Plan
- Pedestrian Lighting Plan
- Planting Plan
- Tree Preservation & Protection Plan
- Notes, Details, and Schedules

Task 7b – Monument Signage (Special Service upon Request)

At the 30% submittal, Stantec will prepare a schematic design of the monumentation signage for incorporation into the current roadway improvement project. We anticipate a preliminary schematic design review meeting and a final schematic design meeting. Schematic design considerations and products will include the following:

- Visualization Meeting: Meet with the City to discuss the initial visioning and intent of the downtown monumentation signage. We will review and evaluate various design styles and elements to get a basis of design for the Schematic Concept. We have budgeted for one (1) virtual meeting up to 1.5hrs.

- Schematic Design: based on feedback from the meeting, Stantec will develop a schematic concept for the downtown monumentation signage package for the four entries into downtown along Main & Broad. All four monument signs will be overhead signs located in the right-of-way. It will include recommendations for architectural elements, materials, patterns, and colors for review by the City.
- Site Modeling & 3D Visualization: Stantec will prepare the schematic concept plan with site 3D modeling and visualization. This will include up to two (2) rendered perspectives of the overhead sign and how it ties into the overall streetscape.
- Review Meeting: Upon completion of Schematic Design package, the design team will host one follow up meeting with the City to review the submittals. We have budgeted for one (1) virtual meeting up to 1.5hrs.
- Following the Review Meeting, Stantec is budgeted for one final revision of the Schematic Concept Design and 3D Renderings, that will be used for the following design phases.

At the 60% submittal, based upon the Client's approval of the 30% schematic design, we will refine the monumentation design to an increasingly detailed level and commence the design development phase of work in line with the current roadway and streetscape design project.

- Monumentation Plans: this package will include plans, elevations and materials schedules, at a design development level of detail, including any enlarged plans required to explain the signage design intent.
- Monumentation Lighting & Electrical Plan: at a design development level of detail, including the layout and specification lighting and accent or feature lighting fixtures. The lighting design will be developed for the overhead signs and integrate with roadway improvements with functional and aesthetic considerations.
- Monumentation Structural Plans: at a design development level of detail, will begin to evaluate the geotechnical report and provide preliminary recommendations for footings, foundations, and structural design of the overhead signs.
- Preliminary Specifications: at a design development level pertaining to the monumentation signage will be added to overall project deliverable.
- Submit the design development documents to the client and the design team for review and comment. Comments and revisions will be incorporated into the construction documents.

For the 90% and 100% submittal, based upon the approved 60% design, and incorporating client review input, Stantec will commence with the preparation of the final construction documents for the monumentation signage in line with the deliverables of the overall project timeline. The construction documents will consist of complete plans and specifications supplementing the inclusion of the monumentation signage into the overall roadway project.

- Monumentation Construction Documents: prepare final construction documents sheets for the overall design of the overhead signs. This will include placement of elements within the overall project, callouts of all materials and dimensioned architectural elements.
- Monumentation Notes, Details, and Specifications: prepare final construction notes, details and specifications for the overhead signs. This will include detailed notes, material schedule, sections & elevations, as well as the addition of specification included into the overall project manual.
- Monumentation Lighting & Electrical Plans: prepare final electrical and lighting plans for the monumentation signage. The electrical deliverable will include all plans, notes, details, and specifications for the lighting of the overhead signs.

Monumentation Structural Plans: prepare final structural plans for the monumentation signage. The structural deliverable will include all plans, notes, details, and specifications for the construction of the overhead signs.

Task 8 – Construction Phase Services

These services shall include the following:

- Stantec will assist the City with the bidding process by responding to bid questions as it relates to scope, and assist in issuing Addendum's for scope clarification that do not require redesign. We have assumed the Bidding Phase not to exceed 2 months.
- Stantec will attend the initial Pre-Construction meeting at project kick-off for coordination with the selected Contractor.
- Stantec will assist the City in making periodic site visits to monitor the progress of the work and determine if the project is proceeding in accordance with the design intent of Stantec's construction documents. We have assumed three (3) one-hour site visits up to for the duration of the project. Stantec will prepare typed field reports indicating the status of construction for each site visit attended.
- We will perform ongoing coordination with the project consultants and Contractors to resolve landscape-related construction installation issues.
- We will review shop drawings.
- We will review and respond to Contractor's RFIs during the course of construction. We will Prepare clarification drawings, if required, to resolve construction ambiguities. For budgeting purposes, we are assuming to respond to a maximum of 10 RFIs. A typical RFI requires approximately 6 to 10 hours to review and respond and costs up to $2,000 each. If additional RFIs are requested, we will use the standard billing rates as shown in the table for additional services.
- We will perform one (1) final site walk at substantial completion for the development of a final punch list. It will be considered additional services if Contractor requires follow-up punch walks.

- We will perform review walk through with the RAS consultant.
- We will prepare Record Drawings. After construction is completed, we will receive redline markups from the Contractor and/or the City, to be delivered electronically in PDF format. We will generate a set of record drawing plans that will incorporate these markups. The record drawings will not be signed and sealed, instead, they will bear a stamp explaining that the plans were constructed per the 100% design plans, except as otherwise noted. We will not perform a field visit to verify the redline markups. Major revisions to design noted in the record drawings will be updated in the CAD files.

Deliverables:

- Notice to Bidders for Advertising by the City
- Addenda as required
- Record Drawings/CAD files of final construction plans

Additional Services & Assumptions

Any service not specifically included in Scope of Services is considered an additional service. If services are authorized by the City which exceed those listed under Scope of Services, they shall be compensated hourly at the rates listed below. Such additional expenses shall include, but not be limited to, additional meetings and or additional site visits as requested by the City, revisions in drawings due to causes beyond the control of Stantec, including any revisions requested by the City after approval of Stantec's plans by the City.

- The fees included in this proposal assume continuity of design services. Interruptions in the design services, which necessitate re-assignment of the assembled design team shall be treated as a Change in Service
- Permitting and entitlements will be led by the City, City's attorney and/or City's permitting consultant. Stantec shall provide deliverables in support of the application, as described in the task section of this proposal. Stantec will not be responsible for fees associated with the permitting efforts or submission of the applications.

ASSUMPTIONS:

In preparing this proposal, we have made the following assumptions:

- The project is locally funded and will not require NEPA review.
- The project will be developed as a single phase from design initiation through construction.
- Conceptual master plan is approved and will not require additional effort for a redesign.
- This will be developed as a City of Mansfield R.O.W. project, and not require additional TxDOT coordination, or production of plans, notes, and details that follow TxDOT standards.
- This proposal is based on conventional irrigation design and practices and does not include provisions for water catchment or water reuse through rainwater harvesting or condensate. If such design is needed, Stantec can provide this as an additional service.
- Project will not require coordination for "certification" (ie. LEED, Sites, ENV SP, etc)

EXCLUSIONS:
The following services are excluded unless specifically included in this proposal:

- 3rd party Arborist review.
- Plan or other visualization graphic (color) renderings.
- Custom branding or wayfinding signage
- Gateway/Monument signage
- Structural drawings
- Coordination with TxDOT
- NEPA Review
- Permitting review by agencies outside the City of Mansfield.
- Fencing or architectural screens
- Licensing Agreements
- Ordinance Variance Requests

CITY'S RESPONSIBILITIES:

The City will provide existing record drawings and CADD design files from recent projects, including roadway, utility, traffic signal plans, and plats adjacent to the project limits.

The City will coordinate right-of-access for the purposes of field survey, property appraisal, and route walkthrough. The City will provide written right-of-access permission to Stantec prior to the commencement of field work.

Additional Services & Assumptions

ASSUMPTIONS:

-
- All current assumptions and exclusions in the original contract shall carry over for this additional scope of work.
- Stantec assumes that this project will be designed, and construction documents prepared in one (1) contiguous effort with the Main & Broad Roadway project.
- Client approvals - Verbal requests by Client to commence the next phase of work shall constitute approval of the previous phase of Stantec work.
- All survey and geotechnical reports for the Main & Broad roadway project shall be utilized for the monumentation signage. Should it be discovered that these reports do not meet the needs for the development of construction documents, an additional request for these services will be requested.
- Cost Estimates- Client and Consultant agree that Consultant's construction cost estimates are for the purpose of providing Client and Consultant with information for use in revising the Instruments of Service, and that Consultant makes no warranty, express or implied, that its construction cost estimates will not differ from bids received from contractors or the negotiated cost of the work. Client understands that Consultant's construction cost estimates are based on Consultant's professional judgment and that Consultant has no control over the price or availability of labor, equipment, materials, or any other element of the work that that may affect the negotiated cost of the work or bids received from contractors. In any event, Consultant's modification of Instruments of Service shall be its sole responsibility and Client's sole remedy for any difference between Consultant's construction cost estimates and bids received or the negotiated cost of the work.

Services in addition to Stantec's scope of work when requested shall be identified as such and billed hourly or at a negotiated lump sum fee. Additional services shall include, but are not limited to the following:

- Items that Client deems are Stantec responsibility indicated in proposal exclusions.
- Graphic exhibits - Graphic exhibits required beyond those indicated in each phase of the scope of work.
- Phased or segmented work - Services requested in a phased or segregated bid basis. Stantec assumes that this project will be designed and construction documents prepared in one contiguous effort.
- Fees - Payment for governmental permits, application fees, processing fees, and plan check fees.
- Special renderings - Professional renderings required to portray the landscape design in a more highly articulated or rendered fashion than is usually customary.
- Value engineering revisions - Revisions required to "value engineer" the scope of work.
- Additional coordination outside the current roadway project with electric company for specific power connections to supply the monument lighting.

Schedule

For a detailed breakdown of the schedule, please see the Project Schedule attached.

Deliverables	Start	Finish
30% Submittal	2/9/2026	4/6/2026
SUE *	3/27/2026	6/8/2026
60% Submittal	5/26/2026	7/20/2026
90% Submittal	8/24/2026	10/5/2026
100% Submittal	10/30/2026	12/14/2026

Note: * indicates subconsultant task to be performed by others.

Anticipated Construction Phase Services 18-24 months.

Reference: **MDTS – Intersection Improvements**

Base Services Fee

We propose to provide the specific services described above on a Lump Sum fee basis as follows. Tasks will be invoiced monthly on a percent complete basis.

Task Name	Revenue
Project Management	$114,948
Roadway	$722,183
Traffic	$388,183
Drainage	$59,737
Landscape	$317,576
Other Direct Expenses	$13,200
Construction Phase Services	$141,254
Subtotal	$1,757,081
Subconsultant	**Revenue**
Irrigation (Ecoland)	$5,000
RAS Review	$15,000
LTRA Survey	$27,500
LTRA SUE	$122,544
Geotech	$2,281
Subtotal	$172,325
Grand Total	**$1,929,406**

Special Services Fee

We propose to provide the specific Special Services described above as follows.

Task Name	Revenue
Decorative Intersection Treatment (lump sum)	$25,820
Monument Signage (lump sum)	$154,384
Right of Access Survey and Property Appraisal (time and materials, if required)	$100,000
Special Services Subtotal	**$280,204**

Please note that the above fees are based on a smooth project implementation and have assumed no major changes to the project after the 60% submittal for this project.

Grand Total

The combination of Basic Services and Special Services Fee totals **$2,209,610**

Reference: **MDTS – Intersection Improvements**

Work provided outside the above scope of services will be billed as an additional service once approved in writing by your office.

Rates for Additional Services on an hourly basis shall be:

Name	Billing Rate
Principal	$295.00
Project Manager / Deputy PM	$285.00
Senior Engineer	$259.00
Project Engineer	$245.00
Design Engineer	$211.00
EIT	$188.00
Senior CAD	$211.00
CAD	$188.00
Senior Landscape Architect	$245.00
Landscape Architect Designer	$188.00
Senior Public Involvement Officer	$232.00
Public Involvement Officer	$211.00

Rates are subject to escalation at the beginning of each calendar year.

Regards,

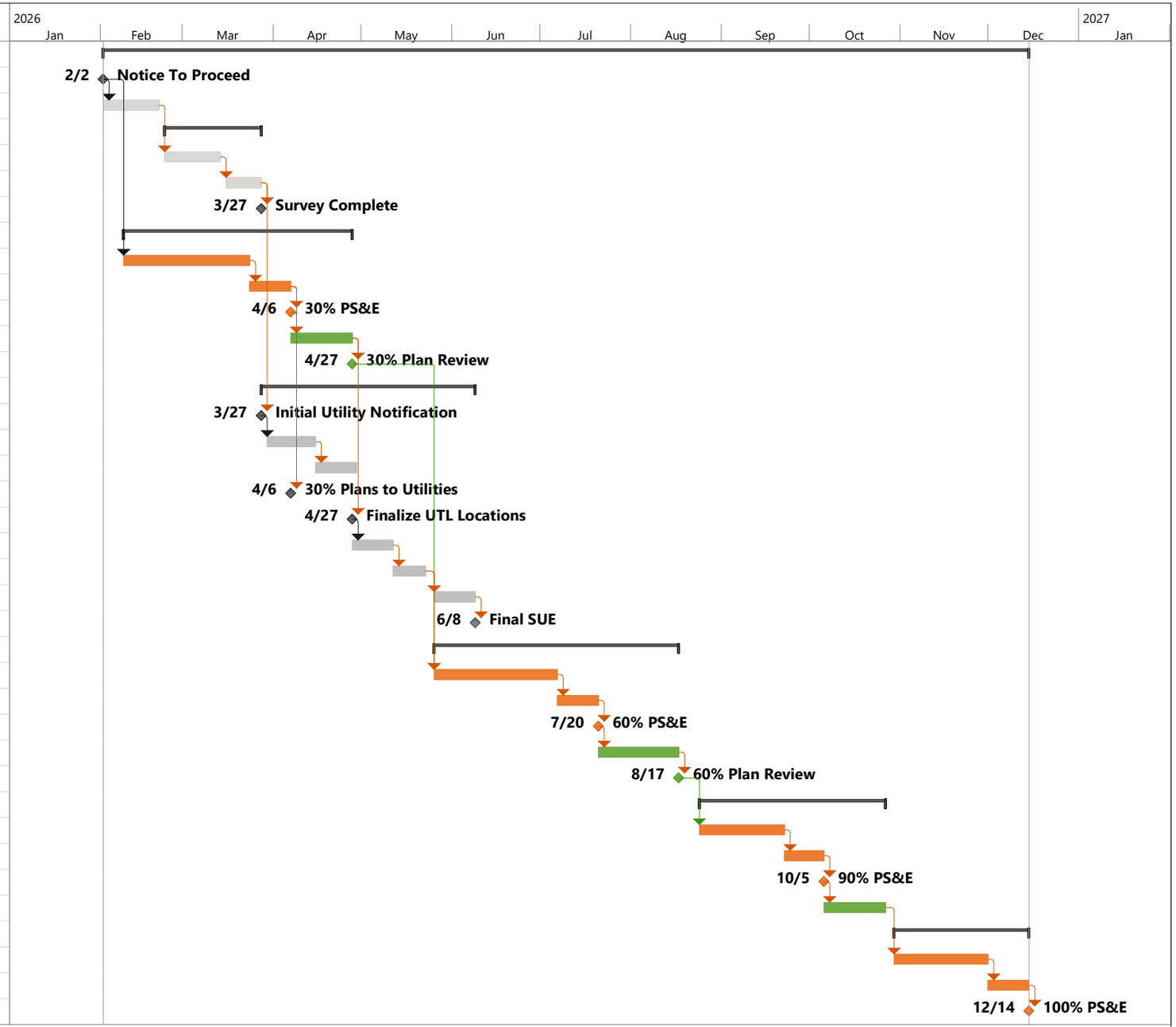
STANTEC CONSULTING SERVICES INC.

Kari Ward, PE, PMP, ENV SP
Principal, Texas Transportation Operations Leader
Project Manager
Phone: (214) 918-4287
Kari.Ward@stantec.com

Dave N. Carter, PE, PTOE
Principal, Traffic Engineering Manager
Deputy Project Manager
Phone: (972) 983-9493
Dave.Carter@stantec.com

Attachment: Project Schedule

ID	Task Mode	Task Name	Duration	Start	Finish
1		**Mansfield - Main St. at Broad St.**	**44.2 wks**	**Mon 2/2/26**	**Mon 12/14/26**
2		Notice To Proceed	0 days	Mon 2/2/26	Mon 2/2/26
3		Execute Sub Agreements	2.8 wks	Mon 2/2/26	Fri 2/20/26
4		**Field Survey**	**5 wks**	**Mon 2/23/26**	**Fri 3/27/26**
5		Field Work	3 wks	Mon 2/23/26	Fri 3/13/26
6		Prepare Survey	2 wks	Mon 3/16/26	Fri 3/27/26
7		**Survey Complete**	**0 days**	**Fri 3/27/26**	**Fri 3/27/26**
8		**30% Submittal**	**11 wks**	**Mon 2/9/26**	**Mon 4/27/26**
9		Plan Development	6 wks	Mon 2/9/26	Mon 3/23/26
10		Internal QC	2 wks	Tue 3/24/26	Mon 4/6/26
11		**30% PS&E**	**0 days**	**Mon 4/6/26**	**Mon 4/6/26**
12		CITY 30% comments due	3 wks	Tue 4/7/26	Mon 4/27/26
13		30% Plan Review	0 days	Mon 4/27/26	Mon 4/27/26
14		**SUE**	**10 wks**	**Fri 3/27/26**	**Mon 6/8/26**
15		Initial Utility Notification	0 days	Fri 3/27/26	Fri 3/27/26
16		Prepare Draft SUE	2.5 wks	Mon 3/30/26	Wed 4/15/26
17		Utility Conflict Matrix	2 wks	Wed 4/15/26	Wed 4/29/26
18		30% Plans to Utilities	0 days	Mon 4/6/26	Mon 4/6/26
19		Finalize UTL Locations	0 days	Mon 4/27/26	Mon 4/27/26
20		QL-A Field Work	2 wks	Tue 4/28/26	Mon 5/11/26
21		Prepare Test Hole Data Forms	1.8 wks	Tue 5/12/26	Fri 5/22/26
22		Prepare Final SUE Plans	2 wks	Tue 5/26/26	Mon 6/8/26
23		**Final SUE**	**0 days**	**Mon 6/8/26**	**Mon 6/8/26**
24		**60% Submittal**	**11.9 wks**	**Tue 5/26/26**	**Mon 8/17/26**
25		Plan Development	6 wks	Tue 5/26/26	Mon 7/6/26
26		Internal QC	2 wks	Tue 7/7/26	Mon 7/20/26
27		**60% PS&E**	**0 days**	**Mon 7/20/26**	**Mon 7/20/26**
28		CITY 60% comments due	3.9 wks	Tue 7/21/26	Mon 8/17/26
29		60% Plan Review	0 days	Mon 8/17/26	Mon 8/17/26
30		**90% Submittal**	**8.9 wks**	**Mon 8/24/26**	**Mon 10/26/26**
31		Plan Development	4 wks	Mon 8/24/26	Tue 9/22/26
32		Internal QC	1.9 wks	Tue 9/22/26	Mon 10/5/26
33		**90% PS&E**	**0 days**	**Mon 10/5/26**	**Mon 10/5/26**
34		CITY 90% comments due	3 wks	Tue 10/6/26	Mon 10/26/26
35		**100% Submittal**	**6 wks**	**Fri 10/30/26**	**Mon 12/14/26**
36		Plan Development	4 wks	Fri 10/30/26	Mon 11/30/26
37		Internal QC	2 wks	Tue 12/1/26	Mon 12/14/26
38		**100% PS&E**	**0 days**	**Mon 12/14/26**	**Mon 12/14/26**



Date: 12/18/2025

STANTEC SUBCONSULTANT CITY OF MANSFIELD

City of Mansfield
Staff Report

Item ID: 26-1797

Agenda Date: February 9, 2026

Title
26-1797: Resolution - A Resolution to the City Council of the City of Mansfield, Texas, Approving an Advanced Funding Agreement Between the City of Mansfield, Texas and the Texas Department of Transportation in the Amount of $26,383,262.00 for the Design and Construction of South Matlock Road from Heritage Parkway to River Birch Drive; Finding That the Meeting At Which This Resolution Is Passed Is Open To the Public As Required By Law; And Declaring An Effective Date (Street Bond Fund)

Description/History
The City of Mansfield has identified a need to reduce traffic volumes from SH 360 and locally involved intersections throughout the area. Specifically, this project will assist in the north and southbound traffic movements throughout the City of Mansfield. This project is necessary to mitigate the congestion of the traffic throughout the area by creating an alternative route to SH 360.

In accordance with the Master Thoroughfare Plan and 2026 Roadway Capital Plan to address this issue, a 4-lane divided roadway is proposed to be constructed from the existing dead end at Heritage Parkway and connect to River Birch Road at the other end of the existing Matlock Road. A grade separated crossing over the Union Pacific Railroad will also be included in this scope of work. This additional segment of Matlock Road will not only help mitigate the north and south traffic congestion throughout the area, but in conjunction will enhance the safety of all travelers by allowing this additional route for traffic to span to.

To facilitate this project, an Advanced Funding Agreement has been drafted between the City of Mansfield and the State of Texas, acting through the Texas Department of Transportation (TxDOT). This agreement outlines funding, the project details, and the responsibilities of the Local Government (City of Mansfield) in undertaking improvements. A copy of the agreement in its substantially final form is attached and the project location is further detailed in Attachment A of the agreement, showing the proposed project limits. The timeline for this project would be design kickoff in 2026, right of way acquisition to begin in 2028 and construction in 2030.

Strategic Initiative
Provide a Safe Community
Improve City Wide Mobility
Focus on the Future
Develop Strong Economy

Recommendation
Approval of the Resolution

Funding Source
Street Bond Fund

Prepared By
Taylor Derden, Transportation and Mobility Engineer - (817) 276-4249

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY OF MANSFIELD TO ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION – FORT WORTH DISTRICT FOR AN ADVANCED FUNDING AGREEMENT (AFA) FOR THE DESIGN AND CONSTRUCTION OF SOUTH MATLOCK ROAD FROM HERITAGE PARKWAY TO RIVER BIRCH ROAD; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (STREED BOND FUND)

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

WHEREAS, it is in the best interest of the citizens of the City of Mansfield that the city enter into an agreement with the Texas Department of Transportation – Fort Worth District for an Advanced Funding Agreement (AFA) for the design and construction of South Matlock Road from Heritage Parkway to River Birch Road; and,

WHEREAS, the Texas Department of Transportation – Fort Worth District and the City of Mansfield have agreed to said terms of the Agreement; and,

WHEREAS, the Texas Department of Transportation – Fort Worth District and the City of Mansfield have agreed to contract with each other for the design and construction of South Matlock Road from Heritage Parkway to River Birch Road in the City of Mansfield; and,

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

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

SECTION 1.

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

SECTION 2.

The City Council hereby authorizes the Advanced Funding Agreement with the Texas Department of Transportation for the design and construction of South Matlock Road from Heritage Parkway to River Birch Road in the estimated amount of $26,383,262.00, with the City being responsible for $6,311,025.00, and the City being responsible for any cost overruns. The City Manager or his designee is authorized to execute all documents necessary to complete this transaction.

SECTION 3.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public and that the public notice of the time, place and purpose of said meeting was given as required by law.

SECTION 4.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 9TH DAY OF FEBRUARY, 2026.

_____
Micheal Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

TxDOT:					Federal Highway Administration:	
CCSJ #	0902-90-369	AFA ID	Z00012467		CFDA No.	20.205
AFA CSJs	0902-90-369				CFDA Title	Highway Planning and Construction
District #	02	Code Chart 64#	26500			
Project Name		S Matlock Rd: Heritage to River Birch			*AFA Not Used For Research & Development*	

STATE OF TEXAS §

COUNTY OF TRAVIS §

ADVANCE FUNDING AGREEMENT
For
SURFACE TRANSPORTATION BLOCK GRANT
Off-System

THIS AGREEMENT (Agreement) is made by and between the State of Texas, acting by and through the **Texas Department of Transportation** called the "State", and the **City of Mansfield**, acting by and through its duly authorized officials, called the "Local Government". The State and Local Government shall be collectively referred to as "the parties" hereinafter.

WITNESSETH

WHEREAS, federal law establishes federally funded programs for transportation improvements to implement its public purposes, and

WHEREAS, the Texas Transportation Code, Section 201.103 establishes that the State shall design, construct and operate a system of highways in cooperation with local governments, and Section 222.052 authorizes the Texas Transportation Commission to accept contributions from political subdivisions for development and construction of public roads and the state highway system within the political subdivision, and

WHEREAS, federal and state laws require local governments to meet certain contract standards relating to the management and administration of State and federal funds, and

WHEREAS, the Texas Transportation Commission has codified 43 TAC, Rules 15.50-15.56 that describe federal, state, and local responsibilities for cost participation in highway improvement and other transportation projects, and

WHEREAS, the Texas Transportation Commission passed Minute Order Number **116752** authorizing the State to undertake and complete a highway improvement or other transportation project generally described as **construct new road.** The portion of the project work covered by this Agreement is identified in the Agreement, Article 3, Scope of Work (Project), and

WHEREAS, the Governing Body of the Local Government has approved entering into this Agreement by resolution, ordinance, or commissioners court order dated _____, which is attached to and made a part of this Agreement as Attachment C, Resolution, Ordinance, or Commissioners Court Order (Attachment C). A map showing the Project location appears in Attachment A, Location Map Showing Project (Attachment A), which is attached to and made a part of this Agreement.

DRAFT

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties, to be by them respectively kept and performed as set forth in this Agreement, it is agreed as follows:

AGREEMENT

1. Responsible Parties:

For the Project covered by this Agreement, the parties shall be responsible for the following work as stated in the article of the Agreement referenced in the table below:

1	**Local Government***	Utilities	Article 8
2.	**Local Government***	Environmental Assessment and Mitigation	Article 9
3.	**Local Government**	Architectural and Engineering Services	Article 11
4.	**State**	Construction Responsibilities	Article 12
5.	**Local Government**	Right of Way and Real Property	Article 14

An asterisk next to the party responsible for specific work in the above table indicates that the associated specific work is not anticipated as part of the Project and is therefore not included in the budget; however, the party indicated will be responsible for that specific work if that work is not the subject of another agreement and the State determines that the specific work has become necessary to successful completion of the Project.

2. Period of the Agreement

This Agreement becomes effective when signed by the last party whose signing makes the Agreement fully executed. This Agreement shall remain in effect until the Project is completed or unless terminated as provided below.

3. Scope of Work

The scope of work for the Project consists of constructing 0 to 4 lane roadway with pedestrian facilities and a grade separation over Union Pacific Railroad as shown in Attachment A.

4. Project Sources and Uses of Funds

The total estimated cost of the Project is shown in Attachment B, Project Budget (Attachment B) which is attached to and made a part of this Agreement.

A. If the Local Government will perform any work under this Agreement for which reimbursement will be provided by or through the State, the Local Government must complete training. If federal funds are being used, the training must be completed before federal spending authority is obligated. Training is complete when at least one individual who is working actively and directly on the Project successfully completes and receives a certificate for the course entitled “Local Government Project Procedures and Qualification for the Texas Department of Transportation” and retains qualification in accordance with applicable TxDOT procedures. Upon request, the Local Government shall provide the certificate of

qualification to the State. The individual who receives the training certificate may be an employee of the Local Government or an employee of a firm that has been contracted by the Local Government to perform oversight of the Project. The State in its discretion may deny reimbursement if the Local Government has not continuously designated in writing a qualified individual to work actively on or to directly oversee the Project.

B. The expected cash contributions from the federal government, the State, the Local Government, or other parties are shown in Attachment B. The State will pay for only those Project costs that have been approved by the Texas Transportation Commission. For projects with federal funds, the State and the federal government will not reimburse the Local Government for any work performed before the federal spending authority is formally obligated to the Project by the Federal Highway Administration (FHWA). After federal funds have been obligated, the State will send to the Local Government a copy of the formal documentation showing the obligation of funds including federal award information. The Local Government is responsible for 100% of the cost of any work performed under its direction or control before the federal spending authority is formally obligated.

C. Attachment B shows, by major cost categories, the cost estimates and the party responsible for performing the work for each category. These categories may include but are not limited to: (1) costs of real property; (2) costs of utility work; (3) costs of environmental assessment and remediation; (4) cost of preliminary engineering and design; (5) cost of construction and construction management; and (6) any other local project costs.

D. The State will be responsible for securing the federal and State share of the funding required for the development and construction of the local Project. If the Local Government is due funds for expenses incurred, these funds will be reimbursed to the Local Government on a cost basis.

E. The Local Government will be responsible for all non-federal or non-State participation costs associated with the Project, unless otherwise provided for in this Agreement or approved otherwise in an amendment to this Agreement. For items of work subject to specified percentage funding, the Local Government shall only in those instances be responsible for all Project costs that are greater than the maximum State and federal participation specified in Attachment B and for overruns in excess of the amount specified in Attachment B to be paid by the Local Government.

F. The budget in Attachment B will clearly state all items subject to fixed price funding, specified percentage funding, and the periodic payment schedule, when periodic payments have been approved by the State.

G. When the Local Government bears the responsibility for paying cost overruns, the Local Government shall make payment to the State within thirty (30) days from the receipt of the State's written notification of additional funds being due.

H. When fixed price funding is used, the Local Government is responsible for the fixed price amount specified in Attachment B. Fixed prices are not subject to adjustment unless (1) differing site conditions are encountered; (2) further definition of the Local Government's requested scope of work identifies greatly differing costs from those estimated; (3) work requested by the Local

Government is determined to be ineligible for federal participation; or (4) the adjustment is mutually agreed to by the State and the Local Government.

I. Prior to the performance of any engineering review work by the State, the Local Government will pay to the State the amount specified in Attachment B. At a minimum, this amount shall equal the Local Government's funding share for the estimated cost of preliminary engineering performed or reviewed by the State for the Project. At least sixty (60) days prior to the date set for receipt of the construction bids, the Local Government shall remit its remaining financial share for the State's estimated construction oversight and construction cost.

J. The State will not execute the contract for the construction of the Project until the required funding has been made available by the Local Government in accordance with this Agreement.

K. Whenever funds are paid by the Local Government to the State under this Agreement, the Local Government shall remit a check or warrant made payable to the "Texas Department of Transportation" or may use the State's Automated Clearing House (ACH) system for electronic transfer of funds in accordance with instructions provided by TxDOT's Finance Division. The funds shall be deposited and managed by the State and may only be applied by the State to the Project.

L. The State will not pay interest on any funds provided by the Local Government.

M. If a waiver for the collection of indirect costs for a service project has been granted under 43 TAC §15.56, the State will not charge the Local Government for the indirect costs the State incurs on the Project, unless this Agreement is terminated at the request of the Local Government prior to completion of the Project.

N. If the Local Government is an Economically Disadvantaged County (EDC) and if the State has approved adjustments to the standard financing arrangement, this Agreement reflects those adjustments.

O. Where the Local Government is authorized to perform services under this Agreement and be reimbursed by the State, the Local Government is authorized to submit requests for reimbursement by submitting the original of an itemized invoice, in a form and containing all items required by the State, no more frequently than monthly and no later than ninety (90) days after costs are incurred. If the Local Government submits invoices more than ninety (90) days after the costs are incurred and if federal funding is reduced as a result, the State shall have no responsibility to reimburse the Local Government for those costs.

P. Upon completion of the Project, the State will perform a final accounting of the Project costs for all items of work with specified percentage funding. Any funds due by the Local Government, the State, or the federal government for these work items will be promptly paid by the owing party.

Q. The state auditor may conduct an audit or investigation of any entity receiving funds from the State directly under this Agreement or indirectly through a subcontract under this Agreement. Acceptance of funds directly under this Agreement or indirectly through a subcontract under this Agreement acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide

the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

R. Payment under this Agreement beyond the end of the current fiscal biennium is subject to availability of appropriated funds. If funds are not appropriated, this Agreement shall be terminated immediately with no liability to either party.

5. Termination of This Agreement

This Agreement shall remain in effect until the Project is completed and accepted by all parties, unless:

A. The Agreement is terminated in writing with the mutual consent of the parties;

B. The Agreement is terminated by one party because of a breach, in which case any costs incurred because of the breach shall be paid by the breaching party;

C. The Local Government elects not to provide funding after the completion of preliminary engineering, specifications, and estimates (PS&E) and the Project does not proceed because of insufficient funds, in which case the Local Government agrees to reimburse the State for its reasonable actual costs incurred during the Project; or

D. The Agreement is terminated by the State because the parties are not able to execute a mutually agreeable amendment when the costs for Local Government requested items increase significantly due to differing site conditions, determination that Local government requested work is ineligible for federal or state cost participation, or a more thorough definition of the Local Government's proposed work scope identifies greatly differing costs from those estimated. The State will reimburse Local Government remaining funds to the Local Government within ninety (90) days of termination; or

E. The Project is inactive for thirty-six (36) consecutive months or longer and no expenditures have been charged against federal funds, in which case the State may in its discretion terminate this Agreement.

6. Amendments

Amendments to this Agreement due to changes in the character of the work, terms of the Agreement, or responsibilities of the parties relating to the Project may be enacted through a mutually agreed upon, written amendment.

7. Remedies

This Agreement shall not be considered as specifying the exclusive remedy for any agreement default, but all remedies existing at law and in equity may be availed of by either party to this Agreement and shall be cumulative.

8. Utilities

The party named in Article 1, Responsible Parties, under AGREEMENT shall be responsible for the adjustment, removal, or relocation of utility facilities in accordance with applicable state laws, regulations, rules, policies, and procedures, including any cost to the State of a delay resulting from the Local Government's failure to ensure that utility facilities are adjusted, removed, or relocated before the scheduled beginning of construction. The Local Government will not be reimbursed with federal or State funds for the cost of required utility work. The Local Government must obtain advance

approval for any variance from established procedures. Before a construction contract is let, the Local Government shall provide, at the State's request, a certification stating that the Local Government has completed the adjustment of all utilities that must be adjusted before construction is commenced.

9. Environmental Assessment and Mitigation

Development of a transportation project must comply with the National Environmental Policy Act and the National Historic Preservation Act of 1966, which require environmental clearance of federal-aid projects. The party named in Article 1, Responsible Parties, under AGREEMENT is responsible for the following:

A. The identification and assessment of any environmental problems associated with the development of a local project governed by this Agreement.
B. The cost of any environmental problem's mitigation and remediation.
C. Providing any public meetings or public hearings required for the environmental assessment process. Public hearings will not be held prior to the approval of the Project schematic.
D. The preparation of the NEPA documents required for the environmental clearance of this Project.

If the Local Government is responsible for the environmental assessment and mitigation, before the advertisement for bids, the Local Government shall provide to the State written documentation from the appropriate regulatory agency or agencies that all environmental clearances have been obtained.

10. Compliance with Accessibility Standards

All parties to this Agreement shall ensure that the plans for and the construction of all projects subject to this Agreement are in compliance with standards issued or approved by the Texas Department of Licensing and Regulation (TDLR) as meeting or consistent with minimum accessibility requirements of the Americans with Disabilities Act (P.L. 101-336) (ADA).

11. Architectural and Engineering Services

The party named in Article 1, Responsible Parties, under AGREEMENT has responsibility for the performance of architectural and engineering services. The engineering plans shall be developed in accordance with the applicable State's *Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges* and the special specifications and special provisions related to it. For projects on the State highway system, the design shall, at a minimum conform to applicable State manuals. For projects not on the State highway system, the design shall, at a minimum, conform to applicable American Association of State Highway and Transportation Officials (AASHTO) design standards.

In procuring professional services, the parties to this Agreement must comply with federal requirements cited in 23 CFR Part 172 if the Project is federally funded and with Texas Government Code 2254, Subchapter A, in all cases. Professional contracts for federally funded projects must conform to federal requirements, specifically including the provision for participation by Disadvantaged Business Enterprises (DBEs), ADA, and

environmental matters. If the Local Government is the responsible party, the Local Government shall submit its procurement selection process for prior approval by the State. All professional services contracts must be reviewed and approved by the State prior to execution by the Local Government.

12. Construction Responsibilities

The party named in Article 1, Responsible Parties, under AGREEMENT is responsible for the following:

A. Advertise for construction bids, issue bid proposals, receive and tabulate the bids, and award and administer the contract for construction of the Project. Administration of the contract includes the responsibility for construction engineering and for issuance of any change orders, supplemental agreements, amendments, or additional work orders that may become necessary subsequent to the award of the construction contract. In order to ensure federal funding eligibility, projects must be authorized by the State prior to advertising for construction.

B. If the State is the responsible party, the State will use its approved contract letting and award procedures to let and award the construction contract.

C. If the Local Government is the responsible party, the Local Government shall submit its contract letting and award procedures to the State for review and approval prior to letting.

D. If the Local Government is the responsible party, the State must concur with the low bidder selection before the Local Government can enter into a contract with the vendor.

E. If the Local Government is the responsible party, the State must review and approve change orders.

F. Upon completion of the Project, the party responsible for constructing the Project will issue and sign a “Notification of Completion” acknowledging the Project’s construction completion and submit certification(s) sealed by a professional engineer(s) licensed in the State of Texas.

G. For federally funded contracts, the parties to this Agreement will comply with federal construction requirements cited in 23 CFR Part 635 and with requirements cited in 23 CFR Part 633, and shall include the latest version of Form “FHWA-1273” in the contract bidding documents. If force account work will be performed, a finding of cost effectiveness shall be made in compliance with 23 CFR 635, Subpart B.

13. Project Maintenance

The Local Government shall be responsible for maintenance of locally owned roads and locally owned facilities after completion of the work. The State shall be responsible for maintenance of the State highway system after completion of the work if the work was on the State highway system, unless otherwise provided for in existing maintenance agreements with the Local Government.

DRAFT

14. Right of Way and Real Property

The party named in Article 1, Responsible Parties, under AGREEMENT is responsible for the provision and acquisition of any needed right of way or real property.

The Local Government shall be responsible for the following:

A. Right of way and real property acquisition shall be the responsibility of the Local Government. Title to right of way and other related real property must be acceptable to the State before funds may be expended for the improvement of the right of way or real property.

B. If the Local Government is the owner of any part of the Project site under this Agreement, the Local Government shall permit the State or its authorized representative access to occupy the site to perform all activities required to execute the work.

C. All parties to this Agreement will comply with and assume the costs for compliance with all the requirements of Title II and Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Title 42 U.S.C.A. Section 4601 et seq., including those provisions relating to incidental expenses incurred by the property owners in conveying the real property to the Local Government and benefits applicable to the relocation of any displaced person as defined in 49 CFR Section 24.2(g). Documentation to support such compliance must be maintained and made available to the State and its representatives for review and inspection.

D. The Local Government shall assume all costs and perform necessary requirements to provide any necessary evidence of title or right of use in the name of the Local Government to the real property required for development of the Project. The evidence of title or rights shall be acceptable to the State, and be free and clear of all encroachments. The Local Government shall secure and provide easements and any needed rights of entry over any other land needed to develop the Project according to the approved Project plans. The Local Government shall be responsible for securing any additional real property required for completion of the Project.

E. In the event real property is donated to the Local Government after the date of the State's authorization, the Local Government will provide all documentation to the State regarding fair market value of the acquired property. The State will review the Local Government's appraisal, determine the fair market value and credit that amount towards the Local Government's financial share. If donated property is to be used as a funding match, it may not be provided by the Local Government. The State will not reimburse the Local Government for any real property acquired before execution of this Agreement and the obligation of federal spending authority.

F. The Local Government shall prepare real property maps, property descriptions, and other data as needed to properly describe the real property and submit them to the State for approval prior to the Local Government acquiring the real property. Tracings of the maps shall be retained by the Local Government for a permanent record.

G. The Local Government agrees to make a determination of property values for each real property parcel by methods acceptable to the State and to submit to

the State a tabulation of the values so determined, signed by the appropriate Local Government representative. The tabulations shall list the parcel numbers, ownership, acreage and recommended compensation. Compensation shall be shown in the component parts of land acquired, itemization of improvements acquired, damages (if any) and the amounts by which the total compensation will be reduced if the owner retains improvements. This tabulation shall be accompanied by an explanation to support the determined values, together with a copy of information or reports used in calculating all determined values. Expenses incurred by the Local Government in performing this work may be eligible for reimbursement after the Local Government has received written authorization by the State to proceed with determination of real property values. The State will review the data submitted and may base its reimbursement for parcel acquisitions on these values.

H. Reimbursement for real property costs will be made to the Local Government for real property purchased in an amount not to exceed eighty percent (80%) of the cost of the real property purchased in accordance with the terms and provisions of this Agreement. Reimbursement will be in an amount not to exceed eighty percent (80%) of the State's predetermined value of each parcel, or the net cost of the parcel, whichever is less. In addition, reimbursement will be made to the Local Government for necessary payments to appraisers, expenses incurred in order to assure good title, and costs associated with the relocation of displaced persons and personal property as well as incidental expenses.

I. If the Project requires the use of real property to which the Local Government will not hold title, a separate agreement between the owners of the real property and the Local Government must be executed prior to execution of this Agreement. The separate agreement must establish that the Project will be dedicated for public use for a period of not less than 10 (ten) years after completion. The separate agreement must define the responsibilities of the parties as to the use of the real property and operation and maintenance of the Project after completion. The separate agreement must be approved by the State prior to its execution. A copy of the executed agreement shall be provided to the State.

15. Insurance

If this Agreement authorizes the Local Government or its contractor to perform any work on State right of way, before beginning work, the entity performing the work shall provide the State with a fully executed copy of the State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the Certificate of Insurance for all persons and entities working on State right of way. This coverage shall be maintained until all work on the State right of way is complete. If coverage is not maintained, all work on State right of way shall cease immediately, and the State may recover damages and all costs of completing the work.

16. Notices

All notices to either party shall be delivered personally or sent by certified or U.S. mail, postage prepaid, addressed to that party at the following address:

Local Government:	**State:**
City of Mansfield ATTN: City Manager 1200 E. Broad Street Mansfield, TX 76063-1482	Texas Department of Transportation ATTN: Director of Contract Services 125 E. 11th Street Austin, TX 78701

All notices shall be deemed given on the date delivered in person or deposited in the mail, unless otherwise provided by this Agreement. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that notices shall be delivered personally or by certified U.S. mail, and that request shall be carried out by the other party.

17. Legal Construction

If one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions and this Agreement shall be construed as if it did not contain the invalid, illegal, or unenforceable provision.

18. Responsibilities of the Parties

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party, and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

19. Ownership of Documents

Upon completion or termination of this Agreement, all documents prepared by the State shall remain the property of the State. All data and information prepared under this Agreement shall be made available to the State without restriction or limitation on their further use. All documents produced or approved or otherwise created by the Local Government shall be transmitted to the State, in the format directed by the State, on a monthly basis or as required by the State. The originals shall remain the property of the Local Government. .

20. Compliance with Laws

The parties to this Agreement shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any manner affecting the performance of this Agreement. When required, the Local Government shall furnish the State with satisfactory proof of this compliance.

21. Sole Agreement

This Agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings or written or oral agreements respecting the Agreement's subject matter.

22. Cost Principles

In order to be reimbursed with federal funds, the parties shall comply with the cost principles established in 2 CFR 200 that specify that all reimbursed costs are allowable, reasonable, and allocable to the Project.

23. Procurement and Property Management Standards

The parties to this Agreement shall adhere to the procurement and property management standards established in 2 CFR 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and to the Texas Uniform Grant Management Standards. The State must pre-approve the Local Government's procurement procedures for purchases to be eligible for state or federal funds.

24. Inspection of Books and Records

The parties to this Agreement shall maintain all books, documents, papers, accounting records, and other documentation relating to costs incurred under this Agreement and shall make such materials available to the State, the Local Government, and, if federally funded, the FHWA and the U.S. Office of the Inspector General or their duly authorized representatives for review and inspection at its office during the Agreement period and for seven (7) years from the date of final reimbursement by FHWA under this Agreement or until any impending litigation or claims are resolved. Additionally, the State, the Local Government, and the FHWA and their duly authorized representatives shall have access to all the governmental records that are directly applicable to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

25. Civil Rights Compliance

The parties to this Agreement are responsible for the following:

A. Compliance with Regulations: Both parties will comply with the Acts and the Regulations relative to Nondiscrimination in Federally-assisted programs of the U.S. Department of Transportation (USDOT), the Federal Highway Administration (FHWA), as they may be amended from time to time, which are herein incorporated by reference and made part of this Agreement.

B. Nondiscrimination: The Local Government, with regard to the work performed by it during the Agreement, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The Local Government will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the Agreement covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.

C. Solicitations for Subcontracts, Including Procurement of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the Local Government for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier will be notified by the Local Government of the Local Government's obligations under this Agreement and the Acts and Regulations relative to Nondiscrimination on the grounds of race, color, or national origin.

D. Information and Reports: The Local Government will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and facilities as may be determined by the State or the FHWA to be pertinent to ascertain compliance with such Acts, Regulations or directives. Where any information required of the Local Government is in the exclusive possession of another who fails or refuses to furnish this information, the Local Government will so certify to the State or the FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.

E. Sanctions for Noncompliance: In the event of the Local Government's noncompliance with the Nondiscrimination provisions of this Agreement, the State will impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:
1. withholding of payments to the Local Government under the Agreement until the Local Government complies and/or
2. cancelling, terminating, or suspending of the Agreement, in whole or in part.

F. Incorporation of Provisions: The Local Government will include the provisions of paragraphs (A) through (F) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The Local Government will take such action with respect to any subcontract or procurement as the State or the FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Local Government becomes involved in, or is threatened with, litigation with a subcontractor or supplier because of such direction, the Local Government may request the State to enter into such litigation to protect the interests of the State. In addition, the Local Government may request the United States to enter into such litigation to protect the interests of the United States.

26. Pertinent Non-Discrimination Authorities

During the performance of this Agreement, each party, for itself, its assignees, and successors in interest agree to comply with the following nondiscrimination statutes and authorities; including but not limited to:

A. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (pro-hibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.

B. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of federal or federal-aid programs and projects).

C. Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), as amended, (prohibits discrimination on the basis of sex).

D. Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.) as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27.

E. The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age).

F. Airport and Airway Improvement Act of 1982, (49 U.S.C. Chapter 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex).

G. The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the federal-aid recipients, subrecipients and contractors, whether such programs or activities are federally funded or not).

H. Titles II and III of the Americans with Disabilities Act, which prohibits discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38.

I. The Federal Aviation Administration's Nondiscrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex).

J. Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations.

K. Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, the parties must take reasonable steps to ensure that LEP persons have meaningful access to the programs (70 Fed. Reg. at 74087 to 74100).

L. Title IX of the Education Amendments of 1972, as amended, which prohibits the parties from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq.).

27. Disadvantaged Business Enterprise (DBE) Program Requirements

If federal funds are used:

A. The parties shall comply with the Disadvantaged Business Enterprise Program requirements established in 49 CFR Part 26.

B. The Local Government shall adopt, in its totality, the State's federally approved DBE program.

C. The Local Government shall incorporate into its contracts with subproviders an appropriate DBE goal consistent with the State's DBE guidelines and in consideration of the local market, project size, and nature of the goods or services to be acquired. The Local Government shall submit its proposed scope of services and quantity estimates to the State to allow the State to establish a DBE goal for each Local Government contract with a subprovider. The Local Government shall be responsible for documenting its actions.

D. The Local Government shall follow all other parts of the State's DBE program referenced in TxDOT Form 2395, Memorandum of Understanding Regarding the

Adoption of the Texas Department of Transportation's Federally-Approved Disadvantaged Business Enterprise by Entity, and attachments found at web address http://ftp.dot.state.tx.us/pub/txdot-info/bop/dbe/mou/mou_attachments.pdf.

E. The Local Government shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any U.S. Department of Transportation (DOT)-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. The Local Government shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure non-discrimination in award and administration of DOT-assisted contracts. The State's DBE program, as required by 49 CFR Part 26 and as approved by DOT, is incorporated by reference in this Agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this Agreement. Upon notification to the Local Government of its failure to carry out its approved program, the State may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

F. Each contract the Local Government signs with a contractor (and each subcontract the prime contractor signs with a sub-contractor) must include the following assurance: *The contractor, sub-recipient, or sub-contractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this Agreement, which may result in the termination of this Agreement or such other remedy as the recipient deems appropriate*.

28. Debarment Certifications

If federal funds are used, the parties are prohibited from making any award at any tier to any party that is debarred or suspended or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549, "Debarment and Suspension." By executing this Agreement, the Local Government certifies that it and its principals are not currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549 and further certifies that it will not do business with any party, to include principals, that is currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549. The parties to this Agreement shall require any party to a subcontract or purchase order awarded under this Agreement to certify its eligibility to receive federal funds and, when requested by the State, to furnish a copy of the certification.

If state funds are used, the parties are prohibited from making any award to any party that is debarred under the Texas Administrative Code, Title 34, Part 1, Chapter 20, Subchapter G, Rule §20.585 and the Texas Administrative Code, Title 43, Part 1, Chapter 9, Subchapter G.

29. Lobbying Certification

If federal funds are used, in executing this Agreement, each signatory certifies to the best of that signatory's knowledge and belief, that:

A. No federal appropriated funds have been paid or will be paid by or on behalf of the parties to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

B. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with federal contracts, grants, loans, or cooperative agreements, the signatory for the Local Government shall complete and submit the Federal Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

C. The parties shall require that the language of this certification shall be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and all sub-recipients shall certify and disclose accordingly. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Title 31 U.S.C. §1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

30. Federal Funding Accountability and Transparency Act Requirements

If federal funds are used, the following requirements apply:

A. Any recipient of funds under this Agreement agrees to comply with the Federal Funding Accountability and Transparency Act (FFATA) and implementing regulations at 2 CFR Part 170, including Appendix A. This Agreement is subject to the following award terms: http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22705.pdf and http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22706.pdf.

B. The Local Government agrees that it shall:

1. Obtain and provide to the State a System for Award Management (SAM) number (Federal Acquisition Regulation, Part 4, Sub-part 4.11) if this award provides more than $25,000 in federal funding. The SAM number may be obtained by visiting the SAM website whose address is: https://www.sam.gov/portal/public/SAM/
2. Obtain and provide to the State a Data Universal Numbering System (DUNS) number, a unique nine-character number that allows federal government to track the distribution of federal money. The DUNS may be requested free of charge for all businesses and entities required to do so by visiting the Dun & Bradstreet (D&B) on-line registration website http://fedgov.dnb.com/webform; and

3. Report the total compensation and names of its top five executives to the State if:
   i. More than 80% of annual gross revenues are from the federal government, and those revenues are greater than $25,000,000; and
   ii. The compensation information is not already available through reporting to the U.S. Securities and Exchange Commission.

31. Single Audit Report

If federal funds are used:

A. The parties shall comply with the single audit report requirements stipulated in 2 CFR 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

B. If threshold expenditures of $750,000 or more are met during the fiscal year, the Local Government must submit a Single Audit Report and Management Letter (if applicable) to TxDOT's Compliance Division, 125 East 11th Street, Austin, TX 78701 or contact TxDOT's Compliance Division by email at singleaudits@txdot.gov.

C. If expenditures are less than the threshold during the Local Government's fiscal year, the Local Government must submit a statement to TxDOT's Compliance Division as follows: "We did not meet the $_____ expenditure threshold and therefore, are not required to have a single audit performed for FY _____."

D. For each year the Project remains open for federal funding expenditures, the Local Government will be responsible for filing a report or statement as described above. The required annual filing shall extend throughout the life of the Agreement, unless otherwise amended or the Project has been formally closed out and no charges have been incurred within the current fiscal year.

32. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this Agreement on behalf of the entity represented.

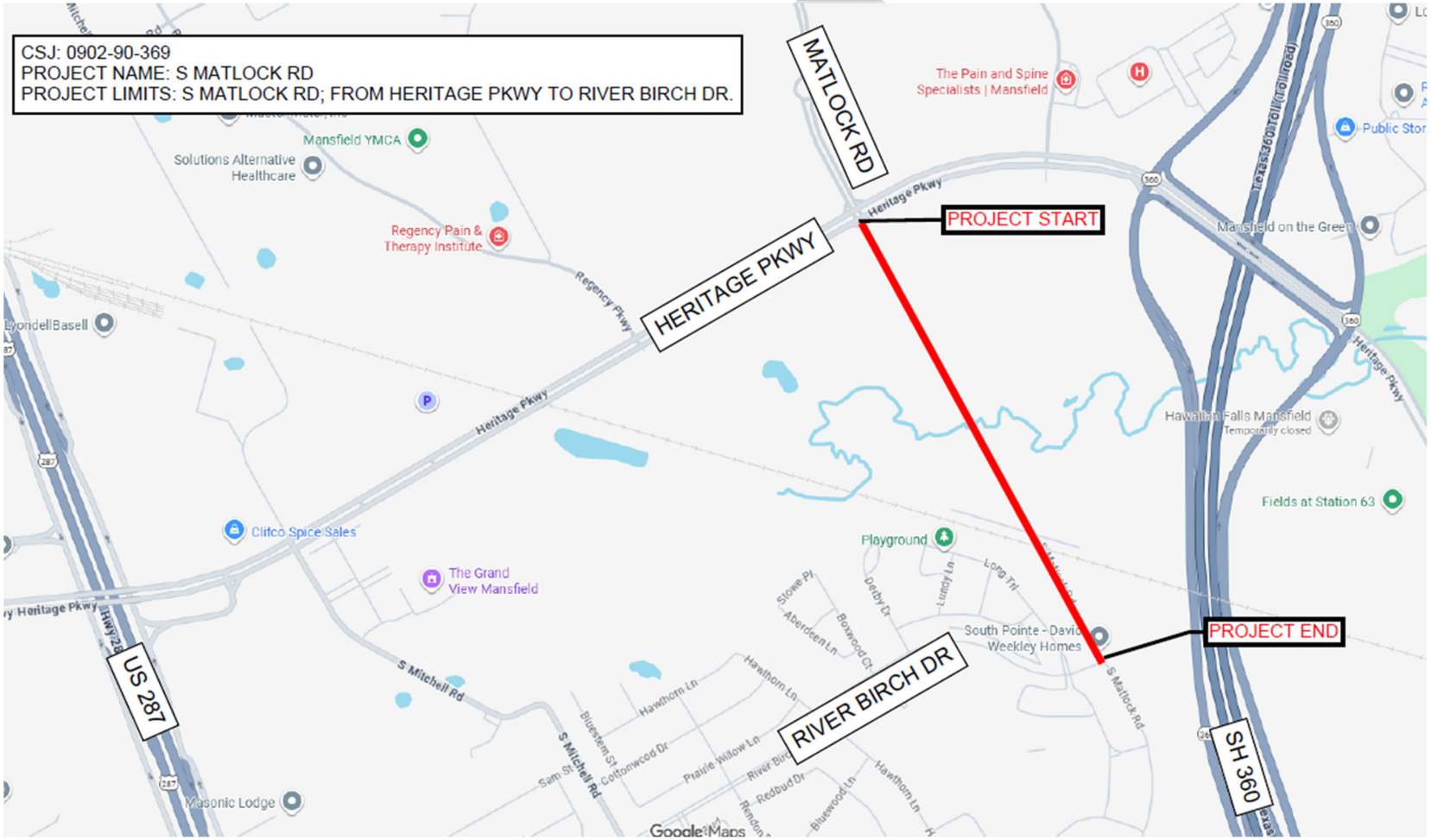
Each party is signing this Agreement on the date stated under that party's signature.

THE STATE OF TEXAS	THE LOCAL GOVERNMENT
_____ Signature	_____ Signature
_____ Typed or Printed Name	_____ Typed or Printed Name
_____ Typed or Printed Title	_____ Typed or Printed Title
_____ Date	_____ Date

DRAFT

TxDOT:					Federal Highway Administration:	
CCSJ #	0902-90-369	AFA ID	Z00012467		CFDA No.	20.205
AFA CSJs	0902-90-369				CFDA Title	Highway Planning and Construction
District #	02	Code Chart 64#	26500			
Project Name	S Matlock Rd: Heritage to River Birch				*AFA Not Used For Research & Development*	

ATTACHMENT A
LOCATION MAP SHOWING PROJECT



TxDOT:					Federal Highway Administration:	
CCSJ #	0902-90-369	AFA ID	Z00012467		CFDA No.	20.205
AFA CSJs	0902-90-369				CFDA Title	Highway Planning and Construction
District #	02	Code Chart 64#	26500			
Project Name	S Matlock Rd: Heritage to River Birch				*AFA Not Used For Research & Development*	

ATTACHMENT B
PROJECT BUDGET

Costs will be allocated based on 80% Federal funding and 20% Local Government funding until the Federal funding reaches the maximum obligated amount. The Local Government will then be responsible for 100% of cost overruns.

Description	Total Estimated Cost	Federal Participation		State Participation		Local Participation	
		%	Cost	%	Cost	%	Cost
Engineering (by Local Government)	$2,275,000	80%	$1,820,000	0%	$0	20%	$455,000
Right of Way (by Local Government)	$500,000	80%	$400,000	0%	$0	20%	$100,000
Construction (by State)	$22,225,000	80%	$17,780,000	0%	$0	20%	$4,445,000
Subtotal	$25,000,000		$20,000,000		$0		$5,000,000
Environmental Direct State Costs	$1	0%	$0	0%	$0	100%	$1
Engineering Direct State Costs	$182,000	0%	$0	0%	$0	100%	$182,000
Right of Way Direct State Costs	$39,998	0%	$0	0%	$0	100%	$39,998
Utility Direct State Costs	$1	0%	$0	0%	$0	100%	$1
Construction Direct State Costs	$1,089,025	0%	$0	0%	$0	100%	$1,089,025
Subtotal	$1,311,025		$0		$0		$1,311,025
Indirect State Costs (5.51%)	$72,237	0%	$0	100%	$72,237	0%	$0
TOTAL	$26,383,262		$20,000,000		$72,237		$6,311,025

Initial payment by the Local Government to the State: $ 222,00.00 .
Payment by the Local Government to the State before construction: $ 1,089,025.00 .
Estimated total payment by the Local Government to the State $ 1,311,025.00 .

This is an estimate. The final amount of Local Government participation will be based on actual costs.

TxDOT:					Federal Highway Administration:	
CCSJ #	0902-90-369	AFA ID	Z00012467		CFDA No.	20.205
AFA CSJs	0902-90-369				CFDA Title	Highway Planning and Construction
District #	02	Code Chart 64#	26500			
Project Name		S Matlock Rd: Heritage to River Birch			*AFA Not Used For Research & Development*	

ATTACHMENT C
RESOLUTION, ORDINANCE, OR COMMISSIONERS COURT ORDER

DRAFT

City of Mansfield
Staff Report

Item ID: 26-1855

Agenda Date: February 9, 2026

Title
26-1855: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Adopting a Safe Streets and Roads for All Active Transportation and Safety Plan; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required By Law; and Declaring an Effective Date

Description/History
The Mansfield Active Transportation and Safety Plan (ATSP) is a comprehensive planning document developed to improve safety, accessibility, and connectivity for all roadway users within the City of Mansfield. The ATSP combines multiple coordinated planning efforts—including the Active Transportation Plan, the Safety Action Plan, and the ADA Transition Plan—into a single, integrated framework to guide future implementation.

The active transportation component addresses non-motorized travel, including walking, bicycling, and wheelchair use, with an emphasis on safe, convenient, and accessible facilities. The safety component is structured around the federal Safe Streets and Roads for All (SS4A) program requirements and is grounded in the Vision Zero and Safe System approach to traffic safety. Vision Zero is a nationally recognized framework that acknowledges that serious and fatal crashes are preventable and emphasizes designing streets, policies, and systems that reduce the likelihood that human mistakes result in severe injury or death.

Consistent with Vision Zero principles, the Safety Action Plan includes a citywide crash history analysis, identification of a High Injury Network, and roadway safety audits (RSAs) of select corridors to identify risk factors and recommend proven countermeasures. These analyses form the data-driven foundation for prioritizing projects and strategies that improve safety for all users, including pedestrians, bicyclists, motorists, and people of all ages and abilities.

Funding for development of the ATSP was awarded in December 2024 through the federal SS4A program, with work beginning in January 2025. City staff, in coordination with Kimley-Horn, completed an initial discovery phase consisting of data collection, interdepartmental coordination, and development of a project work plan. Subsequent phases included bicycle, pedestrian, accessibility, and roadway safety analyses, along with extensive public engagement.

An advisory committee composed of City staff and representatives from partner agencies provided guidance throughout the planning process. Public input was gathered through multiple outreach efforts, including pop-up events, online engagement, and a final public open house held on January 22, 2026, to present the draft plan and receive community feedback.

The final step of this effort is formal adoption of the Active Transportation and Safety Plan by City Council. Adoption of the ATSP establishes a unified policy framework that supports Vision Zero principles, positions the City to pursue future SS4A implementation and other grant funding opportunities, and provides guidance for future transportation safety and active transportation investments. Adoption of the plan does not obligate the City to immediate funding or

construction of specific projects, but serves as a strategic guide for future decision-making.

Strategic Initiative
Building Strong Neighborhoods
Provide a Safe Community
Improve City Wide Mobility
Focus on the Future

Recommendation
Engineering staff recommends approval of the Resolution adopting the Active Transportation and Safety Plan as an official City planning document to guide future transportation safety and active transportation improvement projects.

Funding Source
N/A

Prepared By
Timothy May, Project Manager - (817) 728-3634

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, ADOPTING A SAFE STREETS AND ROADS FOR ALL ACTIVE TRANSPORTATION AND SAFETY PLAN; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

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

WHEREAS, the life and health of all persons living and traveling within the City of Mansfield are our utmost priority, and no one should die or be seriously injured while traveling on our city streets; and,

WHEREAS, many crashes that result in death or serious injury are preventable; and,

WHEREAS, crashes on public streets necessitate a comprehensive and specific approach to infrastructure enhancements, bicycle and pedestrian safety, public education and awareness, data analysis and monitoring, accessibility, and collaboration and partnership; and,

WHEREAS, streets and transportation systems have traditionally been designed primarily to move cars efficiently; however, Vision Zero is an initiative that supports a paradigm shift by designing streets and transportation systems to move all people safely, including people of all ages and abilities, pedestrians, bicyclists, public transit users, scooter riders, and motorcyclists, as well as drivers and passengers of motor vehicles; and,

WHEREAS, Vision Zero recognizes that people will sometimes make mistakes, so the road system and related policies should be designed to ensure that those inevitable mistakes likely do not result in severe injuries or fatalities; therefore, transportation planners and engineers, and policymakers are expected to improve the roadway environment, policies, and other related systems to lessen the severity of crashes; and,

WHEREAS, 14 fatal crashes occurred in the City of Mansfield in 2020-2024; and,

WHEREAS, making streets safer and accessible for all people using all modes of transportation will encourage people to travel on foot and bicycle, which supports a healthier, more active lifestyle; and,

WHEREAS, Vision Zero resolutions have been adopted by many jurisdictions across the United States.

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

SECTION 1.

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

SECTION 2.

The City Council adopts the goal of reducing fatal and serious injury crashes by 10% annually with the goal of eliminating two-thirds of fatal crashes by 2030 and eliminating fatal crashes by 2041, and endorses Vision Zero as a comprehensive and holistic approach to achieving this goal.

SECTION 3.

The City Council adopts the City of Mansfield Active Transportation and Safety Plan.

SECTION 4.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 9TH DAY OF FEBRUARY, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary



MANSFIELD
Active Transportation
and Safety Plan

City of Mansfield

ACTIVE TRANSPORTATION AND SAFETY PLAN

DRAFT – DECEMBER 2025

PREPARED FOR:

MANSFIELD
TEXAS

PREPARED BY:

Kimley»Horn
Expect More. Experience Better.

ACKNOWLEDGMENTS

CITY COUNCIL

- Michael Evans ..... Mayor, Place 1
- Tamera Bounds ..... Council Member, Place 2
- Brent Newsom ..... Council Member, Place 3
- Juan Fresquez ..... Council Member, Place 4
- Todd Simmons ..... Council Member, Place 5
- Todd Tonore ..... Mayor Pro Tem, Place 6
- Larry Broseh ..... Council Member, Place 7

CITY STAFF

- Timothy May ..... Project Manager
- Raymond Coffman ..... Director of Engineering Services
- Clayton Comstock ..... Executive Director of Planning and Development Services
- Taylor Derden ..... Transportation & Mobility Engineer
- James Rogge ..... Assistant Director Public Works – Streets/Traffic
- Matt Young ..... Executive Director of Community Services

KIMLEY-HORN

- Monica Lucia, AICP, RSP_1 ..... Consultant Project Manager
- Dana Shumard, PE ..... Quality Control/Quality Assurance
- Wesley Sprott, AICP ..... Project Planner
- Matt Pool, PE ..... ADA Transition Plan Lead
- Garrett Perkins, GISP ..... ADA Transition Plan Deputy
- Lizbeth Juarez-Bartolo ..... Project Analyst
- Kayla Baldwin ..... Project Analyst
- Adolfo Gonzalez ..... Project Analyst
- Melody Mathews ..... Project Analyst
- Kyle Shull ..... Project Analyst
- Tanner Hansard ..... Project Analyst
- Leanne Nunez ..... Graphic Designer
- McKenzie Horton ..... Graphic Designer

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STOP





PART I
BACKGROUND & CONTEXT

The Mansfield Active Transportation and Safety Plan (ATSP) is designed to promote safe, accessible active transportation within the City of Mansfield by providing a shared vision of the key priorities for the community.

PART I: BACKGROUND & CONTEXT

Part I of the Mansfield Active Transportation & Safety Plan (ATSP) provides an overview of the project and its goals, highlighting the importance of improving active transportation & roadway safety. This part also details the community engagement process, emphasizing the role of residents' input in shaping the plan. Additionally, it assesses the existing transportation conditions to identify current challenges and opportunities for enhancement.

Chapter 1: Introduction

Chapter 2: Process & Community Engagement

Chapter 3: Existing Conditions

CHAPTER 1: INTRODUCTION

The Mansfield Active Transportation and Safety Plan (ATSP) is designed to promote safe, accessible active transportation within the City of Mansfield by providing a shared vision of the key priorities for the community. The ATSP combines three primary plans—Active Transportation Plan, Safety Action Plan, and ADA Transition Plan into one guiding document for implementation. The active transportation component of the plan refers to the use of non-motorized transportation including walking, bicycling, and wheelchair use in a safe and convenient manner. The safety component of this plan involves a crash history analysis of the citywide roadway network as well as roadway safety audits (RSAs) of selected corridors within Mansfield. The ATSP outlines the fundamental components of the active transportation network to better assist City Staff, City Officials, and other stakeholders in making informed decisions for best practices regarding safety and active transportation.

What is the Active Transportation & Safety Plan?

The overarching goal of the ATSP is to improve the built environment for walking and biking in the City of Mansfield, as well as identify opportunities to increase roadway safety and accessibility through strategic policy and proven countermeasures.

The ATSP provides a holistic assessment of the state of active transportation and roadway safety for the City to address ongoing transportation challenges. Through data analysis and public engagement, the plan provides a cohesive and comprehensive network for active transportation. The ATSP is organized by three parts with eight total chapters:

Part I: Background & Context

Chapter 1 : Introduction

An overview of the project, mission and goals, and its significance to the Mansfield community

Chapter 2: Process and Community Engagement

A description of the project timeline and the methods used to involve the community and stakeholders in the planning process with the results of what was heard

Chapter 3: Existing Conditions

An analysis of the current state of the infrastructure, mobility patterns, and challenges in the City

Part II: Mobility Strategies

Chapter 4: Active Transportation Plan

A strategy to promote and enhance non-motorized transportation options such as walking and biking, and development of Pedestrian and Bicycle Master Plans and Priority Focus Areas

Chapter 5: Safety Action Plan

An assessment of roadway safety in the City and identification of countermeasures aimed at improving safety for all road users through the development of a High Injury Network and targeted Roadway Safety Audits

Chapter 6: ADA Transition Plan

A roadmap for ensuring that transportation infrastructure complies with the Americans with Disabilities Act (ADA) requirements

Part III: Implementation

Chapter 7: Project Prioritization

Criteria and processes used to determine the order in which the “Universe of Projects” found throughout the plan will be prioritized

Chapter 8: Action Matrix

A detailed table outlining the specific actions, timelines, responsible parties, and resources required for implementation

Importance of the Plan

By prioritizing improved safety, the ATSP seeks to create secure pathways for pedestrians, cyclists, and other non-motorized transport users, thereby reducing crashes and injuries. Enhanced connectivity is another key component, aimed at developing a network of routes that link neighborhoods, entertainment districts, schools, parks, and other important destinations. This connectivity makes it easier for residents to navigate the city without depending solely on motorized vehicles.

The plan offers an in-depth evaluation and builds on previous planning efforts, such as the 2014 Bike Master Plan, Future Land Use Plan, and Trails Master Plan. When implemented, these recommendations will provide many opportunities for the City to enhance and transform traffic safety for all users.

Mission Statement & Goals

To effectively communicate the core purpose, values, and aspirations of the ATSP and how it aims to serve the community, members in the Active Transportation and Safety Advisory Committee collaborated to establish the vision for the plan through the following mission statement.

"The City of Mansfield is committed to enhancing traffic safety and active transportation for all users through clear policy direction, community support, and innovative solutions, ensuring a safer and more connected community."



By participating in community events and collaboration of the project Advisory Committee, five goals were formed to represent the central outcomes of the plan:


Source: Adobe Stock

SAFER COMMUNITY

Create a safer community for driving, walking, and biking by implementing infrastructure improvements that protect all road users.


Source: Adobe Stock

CONNECTED COMMUNITY

Establish a more connected community through enhancing neighborhood access to destinations and promoting active transportation options.


Source: Adobe Stock

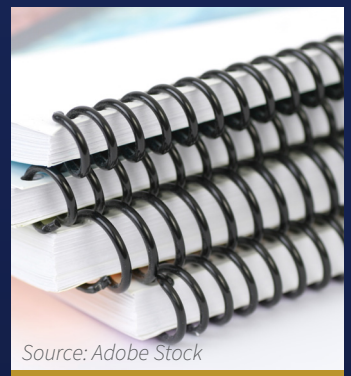
SUPPORTED SOLUTIONS

Align with the community's needs through listening to and documenting residents' concerns and implementing solutions that foster inclusivity.


Source: Adobe Stock

INNOVATIVE SOLUTIONS

Prioritize projects that bring innovation and impact to residents.


Source: Adobe Stock

CLEAR POLICY & DIRECTION

Maintain a clear policy direction by continuing the momentum established by current planning efforts in Mansfield.

Community engagement efforts and key takeaways from the public contributed to the recommendations of active transportation.

CHAPTER 2: PROCESS & COMMUNITY ENGAGEMENT

This chapter provides an overview of the project timeline and role the ATSP Advisory Committee played in developing the plan. Additionally, the chapter highlights community engagement efforts and key takeaways from the public that contributed to the recommendations of active transportation.

Project Timeline

Initiated in January 2025, Mansfield's ATSP began the discovery phase of the project that consisted of a data exchange and a project work outline that built the foundation for the plan. The second phase involved data analysis for the bicycle and pedestrian network and accessibility inventory along with presenting the findings to the public through events. During this phase there were six advisory committee meetings, and three pop-up events and a final open house. The last phase was prioritization and action plan for implementation. The timeline for the ATSP is displayed in **Table 1** below:

TABLE 1. PROJECT TIMELINE

	2025											2026	
Project Milestones	*Feb*	*Mar*	*Apr*	*May*	*Jun*	*Jul*	*Aug*	*Sep*	*Oct*	*Nov*	*Dec*	*Jan*	*Feb*
Project Kick-Off	●												
Public Involvement													
Online Public Survey													
Pop-Up Events			●			●					●		
Final Open House												●	
Active Transportation and Safety Plan													
Advisory Committee Meeting 1: *Project Overview and Visioning*			●										
Advisory Committee Meeting 2: *Mission and Existing Conditions*				●									
Advisory Committee Meeting 3: *Transportation Network and Safety*						●							
Advisory Committee Meeting 4: *Crash History and High Injury Network*							●						
Advisory Committee Meeting 5: *Prioritization and Action Plan*										●			
Advisory Committee Meeting 6: *Active Transportation and Safety Draft*											●		
Plan Adoption													★

● *Indicates a meeting or event* ★ *Indicates adoption*

Advisory Committee

The ATSP Advisory Committee (AC) was established to advise the planning process and provide insight into major milestones. The committee consists of City Staff and other representatives from the public and private sectors of Mansfield. **Figure 1** visualizes the timeline for the plan throughout the year.

FIGURE 1. ADVISORY COMMITTEE TIMELINE

APRIL 2025	MAY 2025	JULY 2025	AUGUST 2025	NOVEMBER 2025	DECEMBER 2025
Kickoff and Visioning	Public Involvement and Existing Conditions	Bicycle and Pedestrian Analysis	Safety Assessment	Prioritization and Action Plan	Draft Plan Review

The commitment to enhancing traffic safety and active transportation through public engagement events was possible with AC support. Six AC meetings were conducted throughout the year to gather feedback and suggestions from members. Additionally, advisory members not only served as community ambassadors of the plan by helping spread awareness on safety. AC meetings consisted of various interactive activities for attendees to participate in such as SWOT analysis, future network planning, and prioritization (**Figure 2**).

FIGURE 2. ADVISORY COMMITTEE MEETING 2



Source: Kimley-Horn

Public Engagement

Public engagement for the ATSP involved online engagement, pop-up events, and public activities that were crucial to the development of the plan. City officials, staff, residents, and stakeholders actively participated in public engagement to gather community input. Advertising materials were created for all public engagement opportunities, as seen in **Figure 3**, and shared through the City's social media channels and websites.

Social Pinpoint was the primary platform utilized for effective communication with the public. The platform allowed residents to stay informed on components of the plan, events, and surveys. Additionally, the interactive mapping feature allowed residents to provide their comments and concerns for active transportation and safety conditions within the City.

In-Person Events & Results

Face-to-face interaction with the community is a vital component to the planning process; therefore, the City conducted pop-up meetings at community-wide events for residents to learn more about active transportation and safety in the City of Mansfield. Attendees had the opportunity to ask questions, provide input, and contribute thoughts for future improvements. As seen in **Figure 4**, the Mansfield ATSP team attended various public events such as Music Alley and Splash & Dash hosted by the City to spread awareness and engage with others on the vitality of safety countermeasures in the area. The ATSP booths provided surveys and activities for participants to indicate their safety concerns and comments.

FIGURE 3. PUBLIC ENGAGEMENT SOCIAL MEDIA POST



Source: Kimley-Horn

FIGURE 4. POP-UP EVENTS

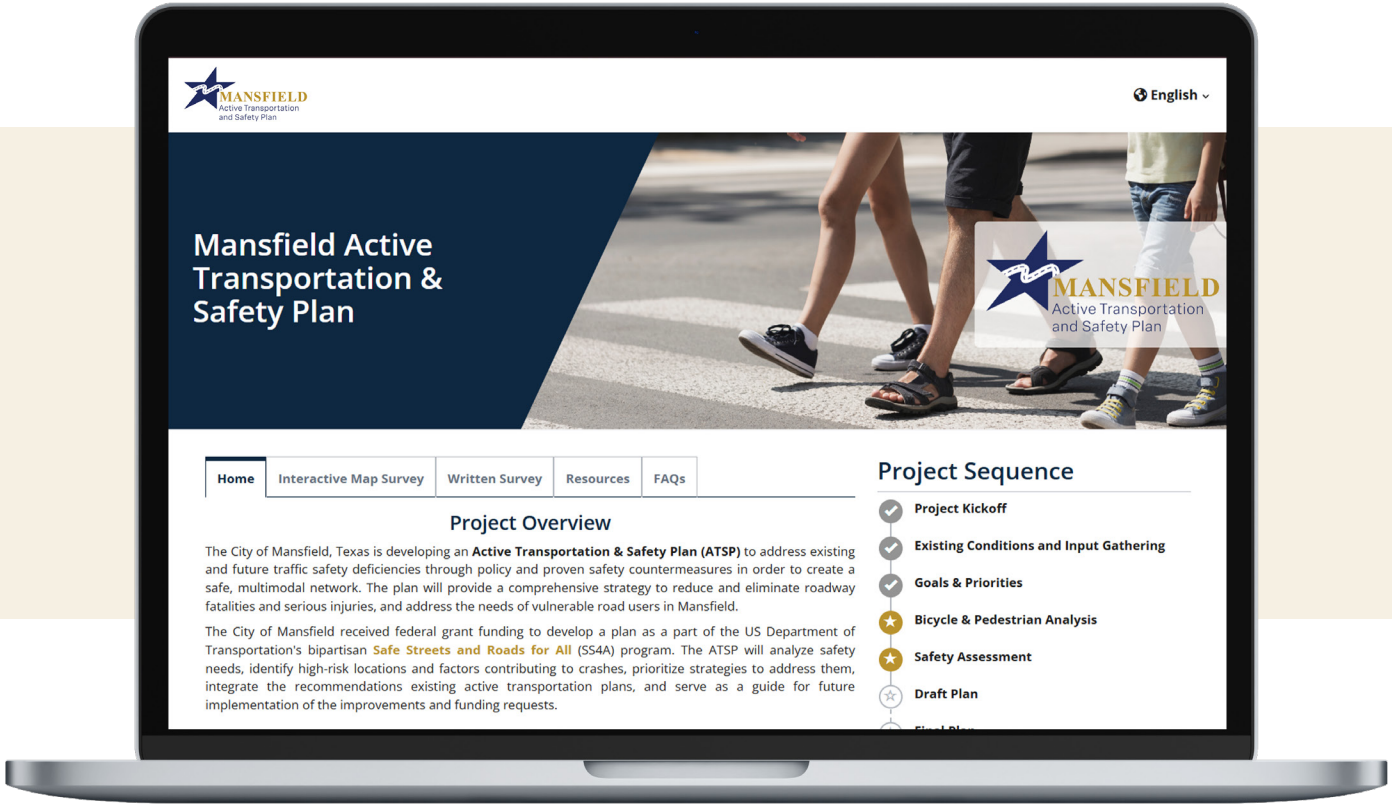

Source: Kimley-Horn


Source: Kimley-Horn

Online Surveys & Results

Social Pinpoint allowed Mansfield residents to provide feedback on the existing conditions of the community through the safety survey and interactive map. To encourage public participation, the Mansfield ATSP project website (**Figure 5**) provides information on the project overview, purpose, resources, timeline, and events. The interactive map tool gave users the ability to pinpoint areas of concern or areas with the most potential for active transportation improvements. Additionally, participants were able to express their concerns into ten possible categories with their specific locations. The results of the interactive map are summarized in **Table 2** on page 11. In total, the interactive map survey received a total of 283 comments, all of which are shown in **Exhibit 1** on page 12.

FIGURE 5. *SOCIAL PINPOINT* WEBSITE



Source: Kimley-Horn

The four safety categories with the most comments are listed below:

Other Traffic Safety (31.8%): Refers to traffic-related challenges along the street network that do not fall into the other categories. Comments like poor road conditions, lack of turn lanes, and traffic congestion were in 31% of comments.

Intersection Safety (22.6%): Many comments expressed concern for intersections safety. Intersections near Mansfield High School have been said to be dangerous due to lack of stop lights, visibility, and high vehicle speeds. Due to these challenges, many comments indicated that pedestrians and cyclists are the most vulnerable to collision.

Pedestrian Safety (16.9%): The need for pedestrian infrastructure such as sidewalks and mid-block crossings was seen in 16.9% of comments. A common theme seen in this category was the concerns for pedestrians crossing the street. According to public feedback, many areas need sidewalks due to poor walking conditions or are unsafe for roads with high levels of speed.

Unsafe Speeds (12.7%): Many comments from the community involved the topic of excessive speeding; this can be dangerous specifically in areas with more pedestrian activity such as Downtown Mansfield. Many comments suggest the need for traffic calming measures to promote safe speeds for the City.

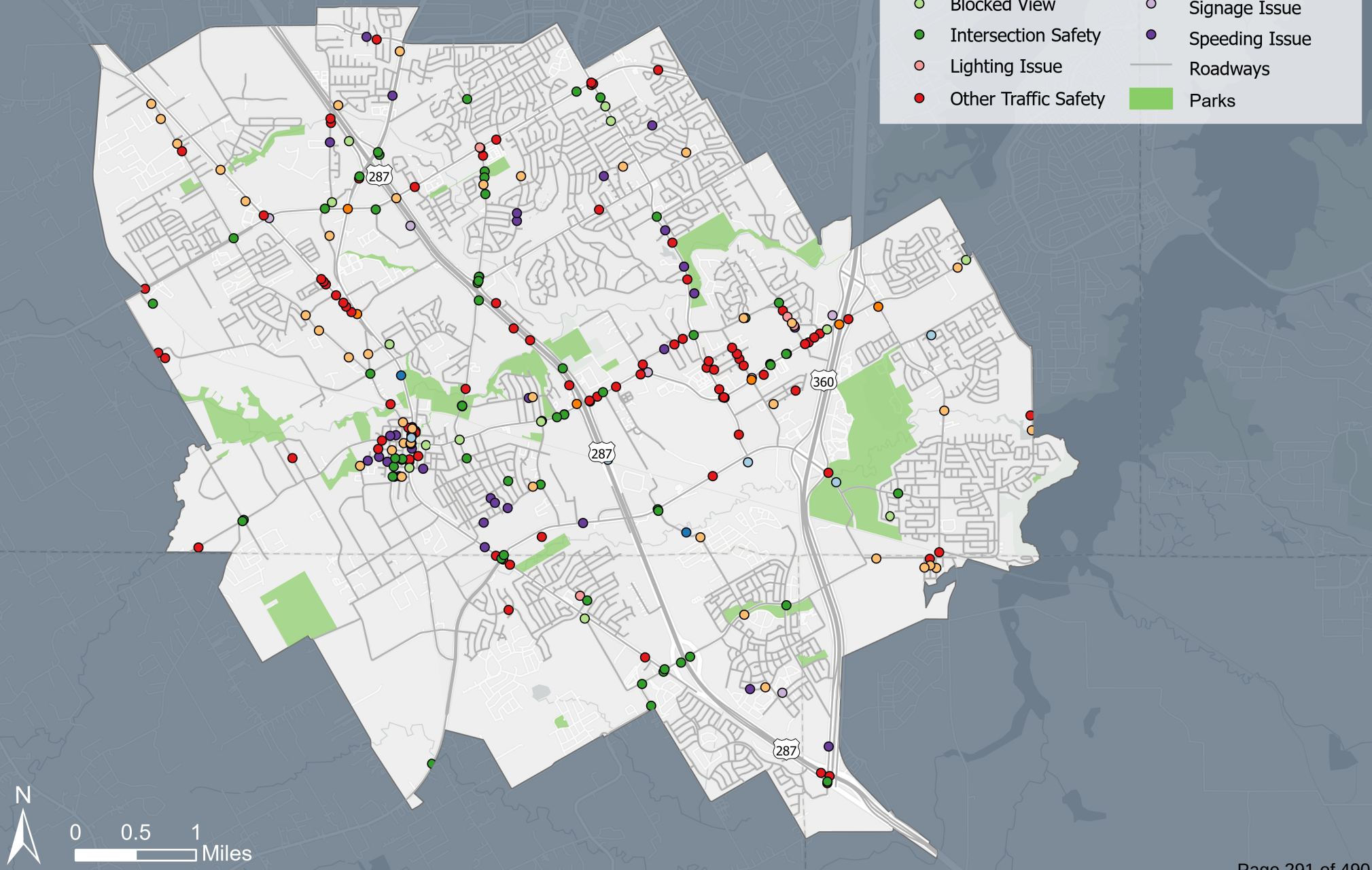
TABLE 2. *SOCIAL PINPOINT* INTERACTIVE MAP RESULTS

SAFETY CATEGORY	COUNT	PERCENT
Other Traffic Safety	90	31.80%
Intersection Safety	64	22.61%
Pedestrian Safety	48	16.96%
Speeding Issue	36	12.72%
Blocked View	13	4.59%
Red Light Running	12	4.24%
Signage Issue	8	2.83%
Accessibility	5	1.77%
Lighting Issue	5	1.77%
Bicycle Safety	2	0.71%
TOTAL	**283 COMMENTS**	**100%**

Social Pinpoint Comments

Sources: City of Mansfield, Social Pinpoint

EXHIBIT 1. *SOCIAL PINPOINT* COMMENTS



Social Pinpoint Written Survey

The Safety Survey collected information regarding commute information, mobility preference, and frequency to better understand the community's input on active transportation. During the survey period, 77 responses were received through online engagement. The survey consisted of 32 questions and was divided into 4 sections: information, commute and mode of choice, roadway safety, and personal information.

The following section highlights survey questions that influence active transportation decisions along with understanding residents' connection with multi-modal transportation. It's important to understand that the needs of those who live in the City of Mansfield may differ from those who may only work in the area. As summarized in **Figure 6**, out of the 77 respondents, 51 (67%) indicated that they reside within the City of Mansfield. Nine respondents (12%) work in the City of Mansfield and 16 respondents (21%) both live and work in the City of Mansfield. These results show that the large majority (88%) of survey respondents are residents of the City of Mansfield, but many do not work in the City.

Similarly, commute times to work plays a vital role in understanding how long it takes an individual to travel, active transportation is a practical option for individuals with shorter commute times because it can be more efficient and cost effective than driving. **Figure 7** distributes respondents commute time into 'Less than 10 minutes', '10 to 20 minutes', '20 to 30 minutes', and '30 to 45 minutes', which consisted of 21%–22% of respondents. Commuter times that are shorter present the opportunity for the use of active transportation modes such as walking or bicycling.

FIGURE 6. *SOCIAL PINPOINT* SURVEY – CITY RESIDENCY AND EMPLOYMENT PATTERNS

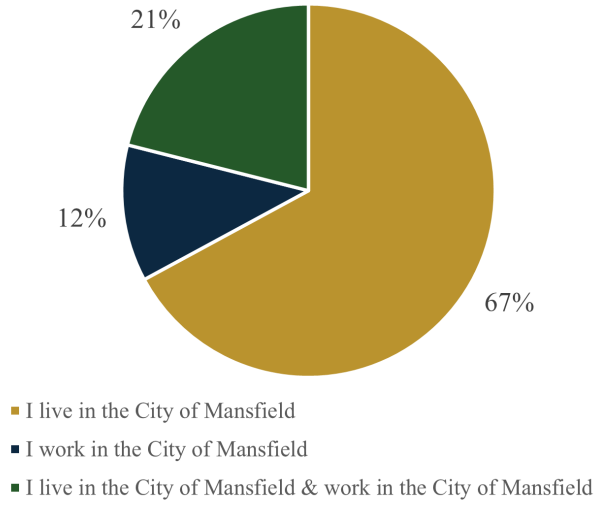


FIGURE 7. *SOCIAL PINPOINT* SURVEY – COMMUTE TIMES TO WORK

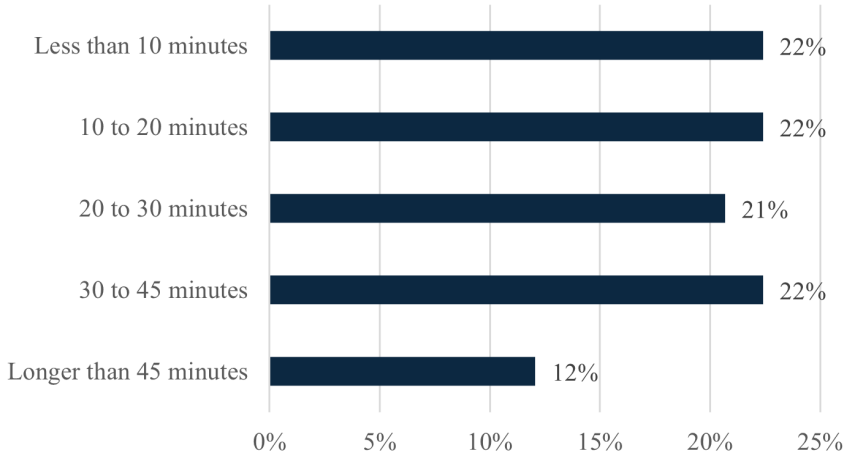


Figure 8 distributes the survey responses into how frequently respondents ride a bike or walk. A majority of respondents (43%) do not use a bicycle as a mode of transportation, 9% use a bike occasionally (once or twice a year), 30% use a bike solely for recreational purposes, 6% of respondents use it sometimes (at least once a month), and 12% utilize a bicycle regularly (at least once a week). **Figure 8** also visualizes the frequency in which the respondents choose to walk to determine the active transportation needs of the community. According to the survey, 3% do not use this mode, 5% occasionally walk (once or twice a year), 10% walk recreationally, 19% sometimes walk (at least once a month), 29% regularly walk (at least once a week), and 34% walk every day. In general from these results, it is evident that residents of Mansfield more commonly walk than bicycle.

FIGURE 8. FREQUENCY OF WALKING AND BICYCLING

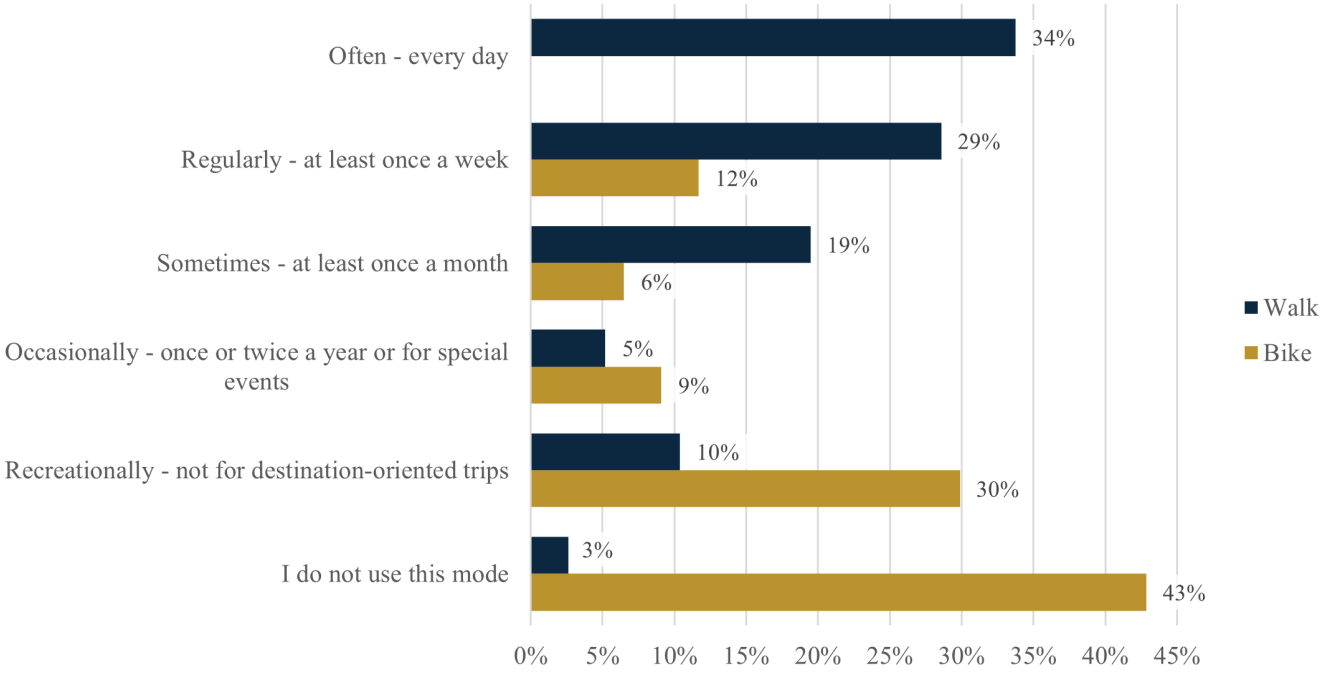
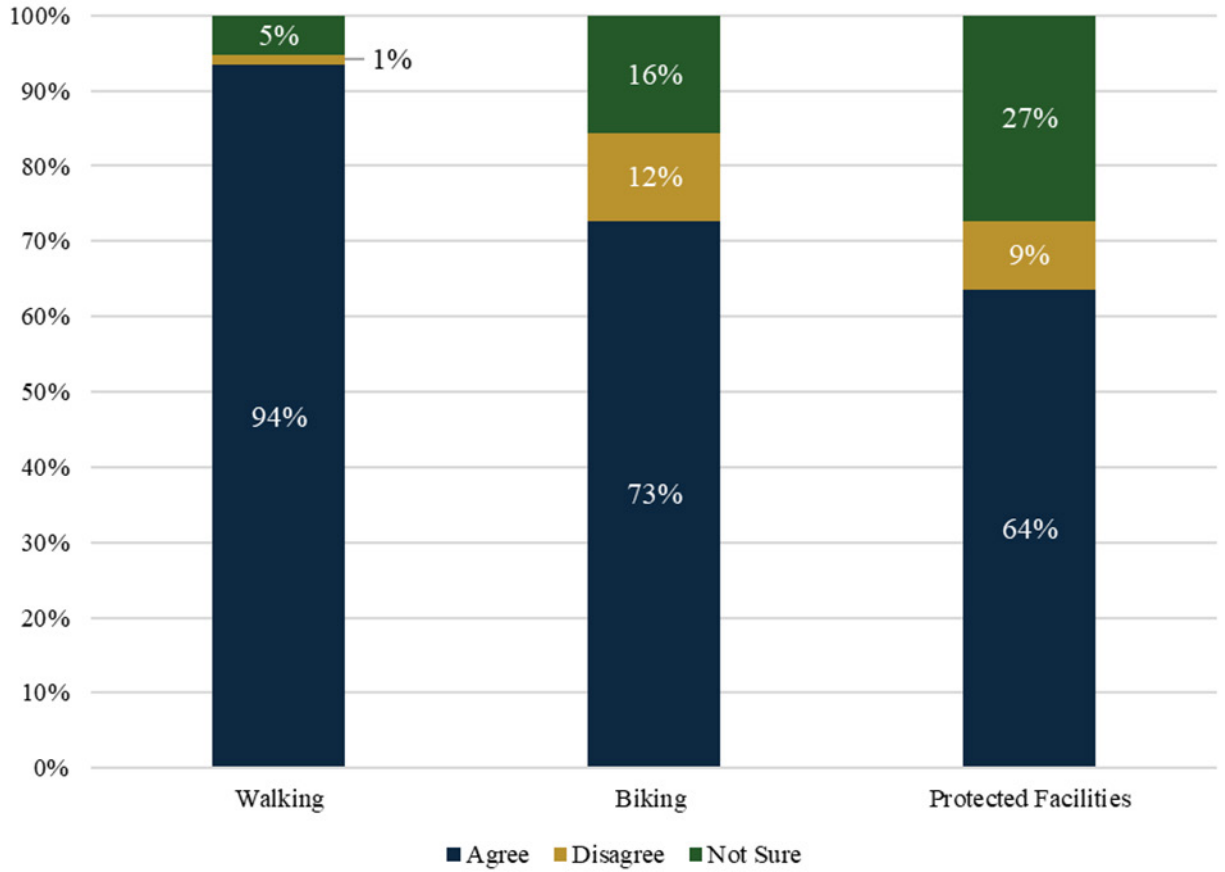


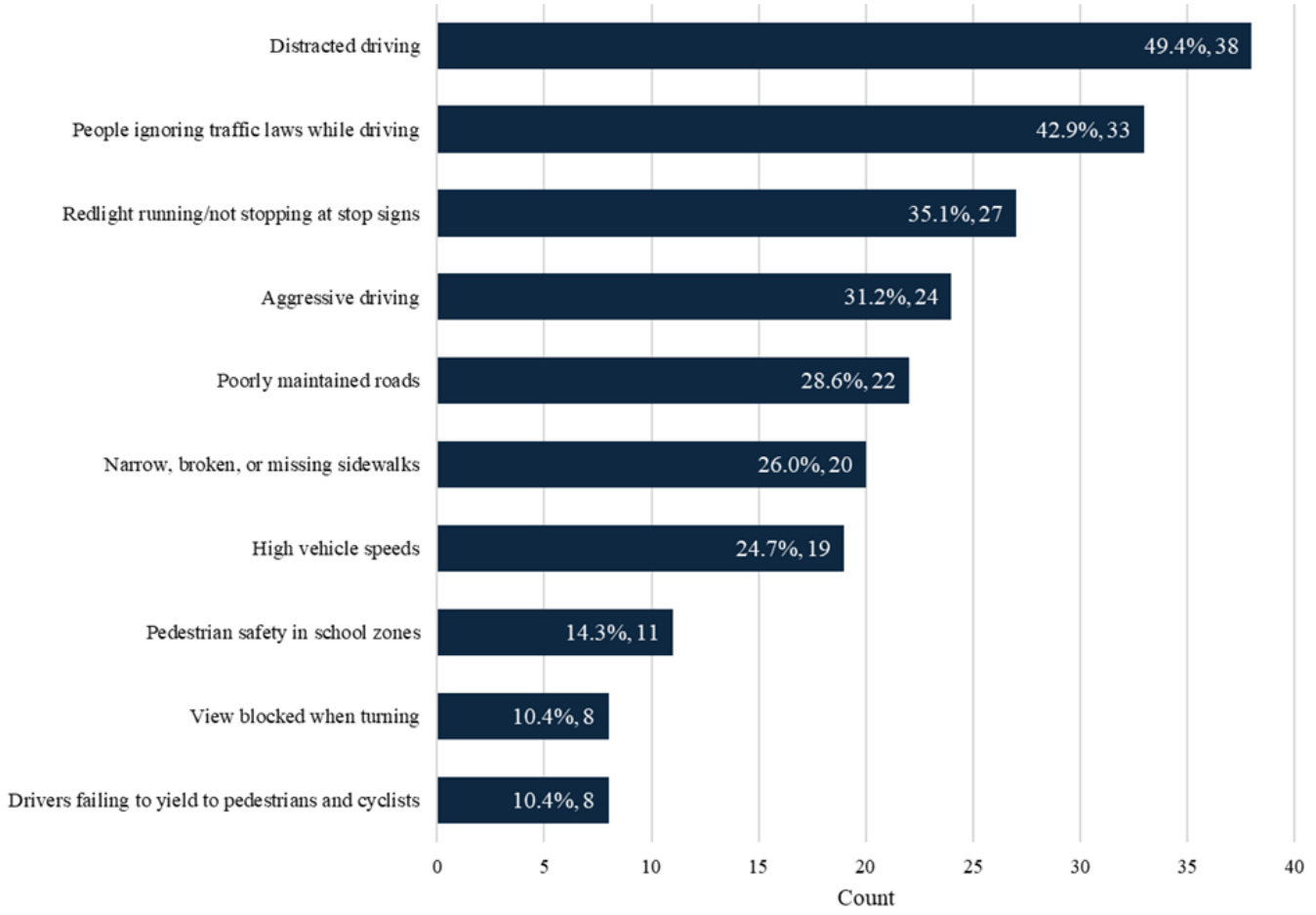
Figure 9 visualizes community feedback on investments toward protected facilities, safe walking, and safe biking. Most respondents (94%) expressed their support for safe walking, 1% of respondents disagreed, and 5% of respondents were unsure. The consensus from most respondents indicated the need for pedestrian infrastructure to better accessibility and provide alternative modes of transportation for the community. The public survey results displayed in **Figure 9** indicated that 73% of respondents agree with safe biking investments; however, 16% of respondents were unsure and 12% disagreed. According to the survey, 64% of respondents supported investments in protected facilities. In contrast to the investment of safe walking and bicycling, protected facilities received more diverse opinions; 27% of respondents were unsure and 9% disagreed.

FIGURE 9. *SOCIAL PINPOINT* SURVEY – INVESTMENT IN SAFE WALKING, BIKING, AND PROTECTED FACILITIES



In addition to receiving information on Mansfield residents' mode choice preferences and support of active transportation network infrastructure, the survey also collected information on the top traffic safety concerns of residents. Respondents were asked to choose their top three safety concerns from a list of both behavioral and environmental safety concerns. Of all the possible safety concerns, the 10 most chosen ones are shown **Figure 10** The top three concerns though were 'distracted driving'(49.4%), 'people ignoring traffic laws while driving' (42.9%), and 'redlight running/not stopping at stop signs' (35.1%); all of these being behavioral.

FIGURE 10. TOP SAFETY CONCERNS OF MANSFIELD RESIDENTS



This foundational understanding is essential for informing future planning efforts and ensuring that proposed solutions effectively address the community's needs and challenges.

CHAPTER 3: EXISTING CONDITIONS

The Existing Conditions chapter of the ATSP examines elements such as demographics, roadway characteristics, and existing active transportation facilities. This foundational understanding is essential for informing future planning efforts and ensuring that proposed solutions effectively address the community's needs and challenges.

Demographics

This section of the ATSP outlines the demographic composition of the City of Mansfield in comparison to the state of Texas. By understanding population distribution, age, gender, and income levels, planners can design transportation systems that cater to specific needs, such as safe routes for children, accessible paths for seniors, and convenience for working adults. Examining racial and economic demographics ensures equitable and inclusive transportation plans, addressing the unique needs and challenges of diverse communities and preventing disparities in access and safety.

The demographic characteristics of Mansfield highlight several important factors to consider in the ATSP (**Table 3**). Mansfield boasts a higher median household income ($117,649) compared to the state average ($76,292) and a lower poverty rate (6.35% versus 13.8%), indicating economic stability. The population distribution reveals a significant percentage of families with school-age children, as nearly 24% of the population is under 18. Mansfield has a higher proportion of individuals with bachelor's degrees (44.8% compared to 22.6% statewide). Considering the racial diversity and educational attainment disparities, inclusive and equitable transportation strategies are essential to address the needs of all community members.

TABLE 3. MANSFIELD VS TEXAS DEMOGRAPHIC COMPARISON (ACS 2023)

DEMOGRAPHIC CHARACTERISTICS	MANSFIELD	TEXAS
Total Population	**85,147**	**29,640,343**
Median Age	37.0	35.9
Percent Male	46.5%	49.9%
Percent Female	53.5%	50.1%
Percent White Population	49.6%	38.7%
Percent Black Population	23.4%	11.9%
Percent Hispanic Population	20.9%	22.2%
Percent Multiple Races	13.1%	15.4%
Percent No Diploma	4.4%	14.0%
Percent High School Graduate (Max)	19.9%	19.4%
Percent Bachelor's Degree or Higher	44.8%	22.6%
Household Income	$117,649	$76,292
Poverty Rate	6.35%	13.8%
% No Access to Vehicle	1.8%	2.43%

Existing Transportation Planning Efforts

The implementation of various active transportation networks necessitates coordination with various agencies and stakeholders in the community. To develop this ATSP, leveraging and incorporating information from other plans was crucial. Below is a timeline of other plans and how they have shaped the development of this plan.

- **Mansfield On-Street Bicycle Plan (2014):** The Mansfield On-Street Bicycle Plan was created to be the primary document to guide the design and development of the City's bike network. The plans primary goals is "to provide transportation alternatives and recreational opportunities for all ages and rider skill levels." Additionally, the plans promotes development patterns that increase neighborhood connectivity to key activity centers. The ATSP should continue to uphold the key goals of the On-Street Bicycle Plan. This plan was updated in 2019 to produce the latest On-Street Bicycle Plan.
- **Trails Master Plan (2019):** The Trails Master Plan aimed to be a centralized document for the future trail plans as well as the future bicycle network proposed in 2014. Similarly to the Mansfield On-Street Bicycle Plan, the Trails Master Plan aimed to create increased connectivity for neighborhoods to parks as well as recreational destinations. This plan emphasized the need to complete the Walnut Creek Linear Trail. Moving forward, the ATSP should build upon the Trails Master Plan to ensure continued connectivity.
- **Parks & Recreation Master Plan (October 2020):** The Parks & Recreation Master Plan was developed to guide the growth and development of current and future parks. A physical connection to these parks is critical to the City to continue the strong sense of community. One of the most celebrated attributes of the park system in Mansfield is the trail network connecting the existing parks, therefore, the ATSP will need to further these efforts. The ATSP should continue to seek increased connectivity to parks and other recreational destinations.
- **Master Thoroughfare Plan (June 2023):** The Master Thoroughfare Plan (MTP) established the future roadway network for Mansfield. As the city grows, the MTP is meant to help preserve the right-of -way needed to include bicycle and pedestrian facilities and details what roadways will be required to have these facilities. The ATSP incorporates all required facilities, specifically sidewalks, from the MTP.
- **Mansfield 2040: Future Land Use Plan (December 2023):** The Mansfield 2040 Plan guides the City's policy and development decisions regarding long-range growth and physical development for the next 10–20 years and beyond. The Plan integrated land use and transportation to encourage development patterns that enhance walkability and access to key destinations in the City. Within the Mansfield 2040 Plan, connectivity is a key priority for the City, therefore, the ATSP should prioritize pedestrian and multi-modal transportation.

Key Take-a-Ways

- As derived from the Parks & Recreation Master Plan, future planning efforts should prioritize connectivity from neighborhoods to parks, schools, key destinations, and recreational areas. Additionally, connectivity to the existing trails is key to continuing the City's efforts of having a complete active transportation network.

- As a goal from 2014 Mansfield On-Street Bicycle Plan, the active transportation network needs to be safe and comfortable for users of all abilities and skill level. It is crucial to build a network that fits the context of the roadway where it is on.

- Based on the Mansfield 2040: Future Land Use Plan, future land development and build out of the roadway network should prioritize walkability and the inclusion of pedestrian and other multimodal transportation facilities.

Existing Transportation Network

This section provides an overview of the existing conditions for roadway characteristics in Mansfield, including existing functional classification and volumes. Additionally, this section details the existing active transportation network in Mansfield which includes sidewalks, trails, and bicycle facilities network.

Road Classification

The breakdown of roadway classifications in Mansfield can be seen in **Table 4**, functional classifications were determined utilizing TxDOT's assigned functional classifications for roadways in Mansfield as shown in **Exhibit 2** on page 22. While 64.4% of the City's roadways are classified as local, Mansfield's major thoroughfares are classified as either principal or minor arterials. Debbie Ln. and US 287 Business Loop (also known as Main St.) are classified as principal arterials while Heritage Pkwy., Broad St. (east of Main St.), Matlock Rd., and Walnut Creek Dr. are all classified as minor arterials in the City. Additionally, Country Club Dr., Newt Patterson Rd., and Broad St. (west of Main St.) are classified as major collectors. All major thoroughfares in the City fall within the four highest roadway classifications established by TxDOT.

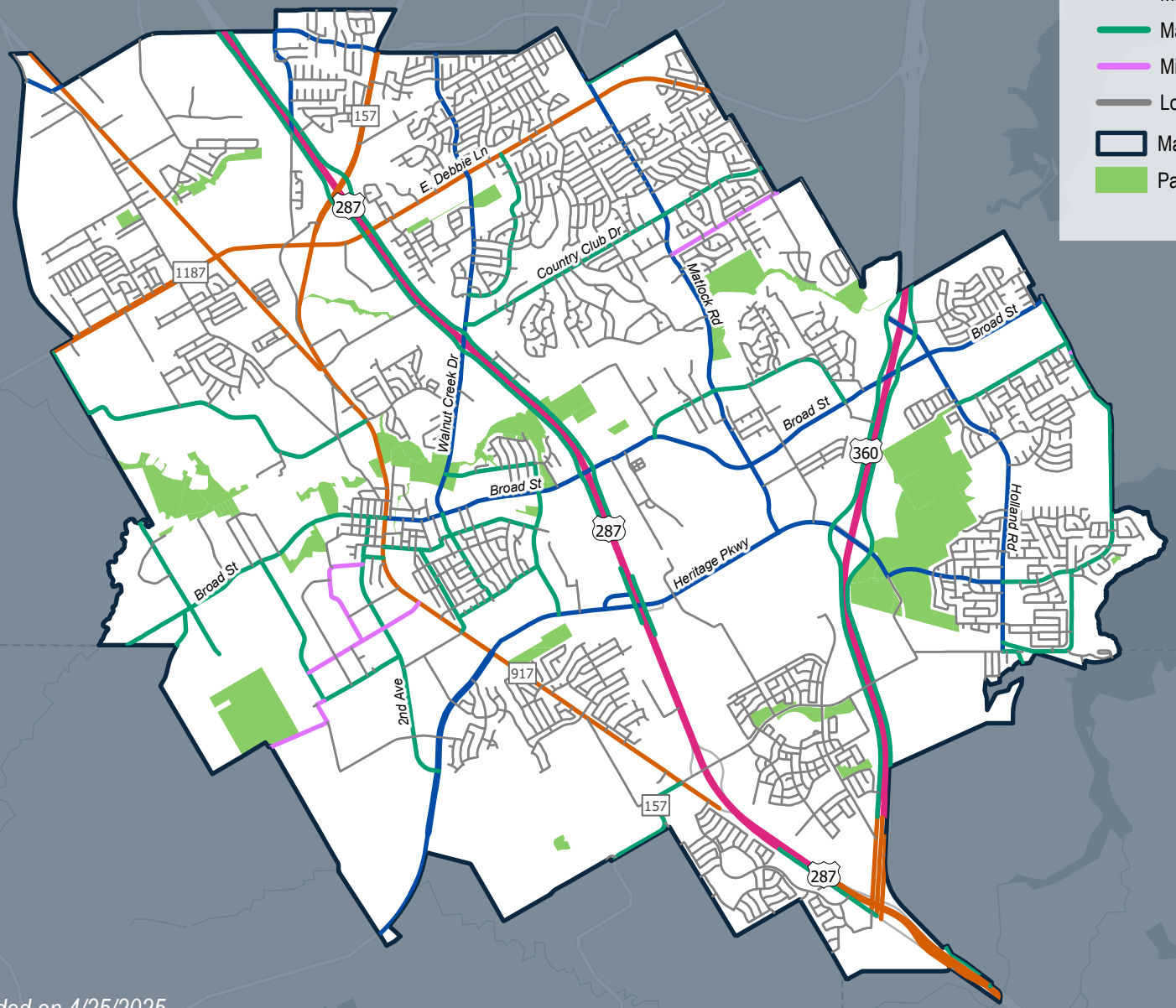
TABLE 4. PERCENT OF ROADWAY NETWORK BY FUNCTIONAL CLASSIFICATION (2025)

FUNCTIONAL CLASSIFICATION	MILEAGE	PERCENT OF ROADS
Freeway & Expressway	40.8	9.0%
Principal Arterial	31.6	7.0%
Minor Arterial	31.0	6.8%
Major Collector	53.9	11.9%
Minor Collector	3.9	0.9%
Local	291.7	64.4%

Existing Roadways

*Sources: City of Mansfield, TxDOT (2025)**

EXHIBIT 2. EXISTING ROADWAYS



LEGEND

Functional Class

- Other Freeway & Expressway
- Other Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- Mansfield Limits
- Parks

0 0.5 1 Miles

N

*Data Downloaded on 4/25/2025

Volumes

In addition to functional classification, roadway volumes are also essential in the development of the ATSP. Roadway volumes provide critical insights such as traffic patterns and roadway usage, which are necessary for identifying potential safety improvements. Replica volume data was utilized to determine the annual average daily traffic (AADT) for roadways in Mansfield that did not have TxDOT AADT volumes already assigned. It is important to plan for different active transportation facility types based on comfort and safety, and roadway volumes play a big role in that. **Table 5** shows the mileage and percentage of roadways in Mansfield by volumes, while **Exhibit 3** on page 24 shows a visual summary of roadway volumes in Mansfield with red segments being the highest volume. As expected, US Highway 287 is one of the highest volume roads in the City, but other high volume roadways include Debbie Ln., Broad St., Heritage Pkwy, Matlock Rd., and Country Club Dr. Of the previously listed roadways, Debbie Ln. carries the most traffic (~26,000 AADT). Broad St. and Heritage Pkwy. mainly experience volumes between 11,001 to 21,000 AADT with specific segments experiencing volumes similarly to those on Debbie Ln. and Matlock Rd.

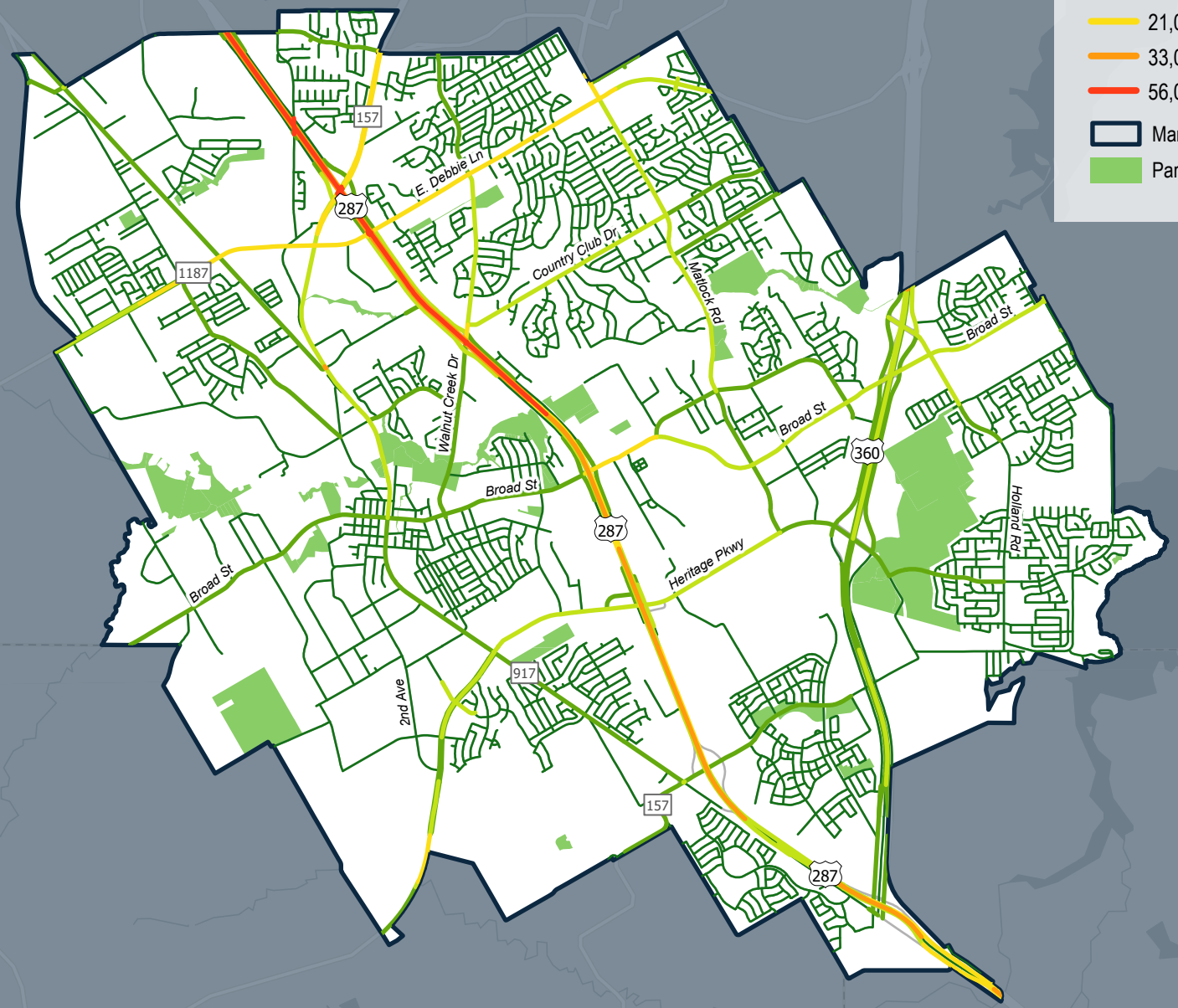
TABLE 5. PERCENTAGE OF ROAD NETWORK BY AADT VOLUMES (2025)

VOLUME (AADT)	MILES	PERCENTAGE
< 3,500	326.8	72.1%
3,501 – 11,000	56.3	12.4%
11,001 – 21,000	37.1	8.2%
21,001 – 33,000	15.4	3.4%
33,001 – 56,000	12.8	2.8%
Greater than 56,000	4.6	1.0%

Existing Roadway Volumes

Sources: City of Mansfield, TxDOT, Replica (2024)

EXHIBIT 3. EXISTING ROADWAY VOLUMES



Existing Active Transportation Network

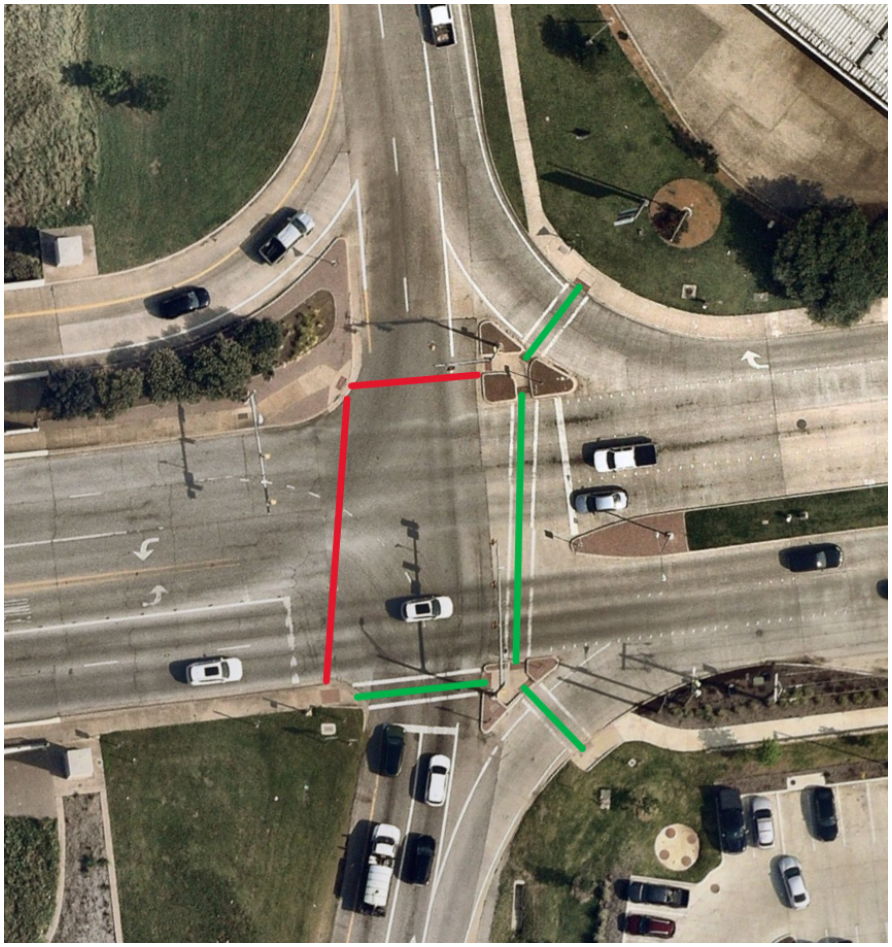
A total of 85,147 people call Mansfield home and is experiencing continued growth in both its development and population. Due to the number of parks, key destinations, and recreational areas across Mansfield, there is a large network of sidewalks, trails, and bicycle facilities the City maintains to ensure safe and comfortable facilities for all residents. The City currently maintains approximately 365 miles of sidewalk, 57 miles of bicycle facilities, and 10.66 miles of trails.

Sidewalk Network

The majority of Mansfield's active transportation network is comprised of sidewalk. From **Exhibit 4** on page 26, it is evident that there is exceptional sidewalk connectivity within pockets of the City. Complete sidewalk networks are more commonly found within newer residential developments, such as Spring Lake, South Pointe, and M3 Ranch. Older residential areas such as the one between E. Debbie Ln. and Country Club Rd. have no existing sidewalk although this neighborhood contains several schools and parks. While there are sidewalks present on most of the major thoroughfares in the City (Broad St., Debbie Ln., Matlock Rd., etc.), there is a lack of sidewalk leading into Mansfield's downtown from surrounding areas. South of Hunt St., the sidewalk is discontinued creating a gap between downtown and the neighborhood south of it, as shown in **Exhibit 4** on page 26.

An inventory of all crosswalks and missing crosswalks was done alongside the sidewalk inventory. Crosswalks were identified as 'missing' when there was a roadway intersection with no crosswalks at an approach; **Figure 11** to the right shows an example of the missing crosswalk methodology at the E. Broad St. and US Highway 287 Interchange. There are approximately 371 existing crosswalks, with 119 missing, primarily at local roadway intersections within residential developments.

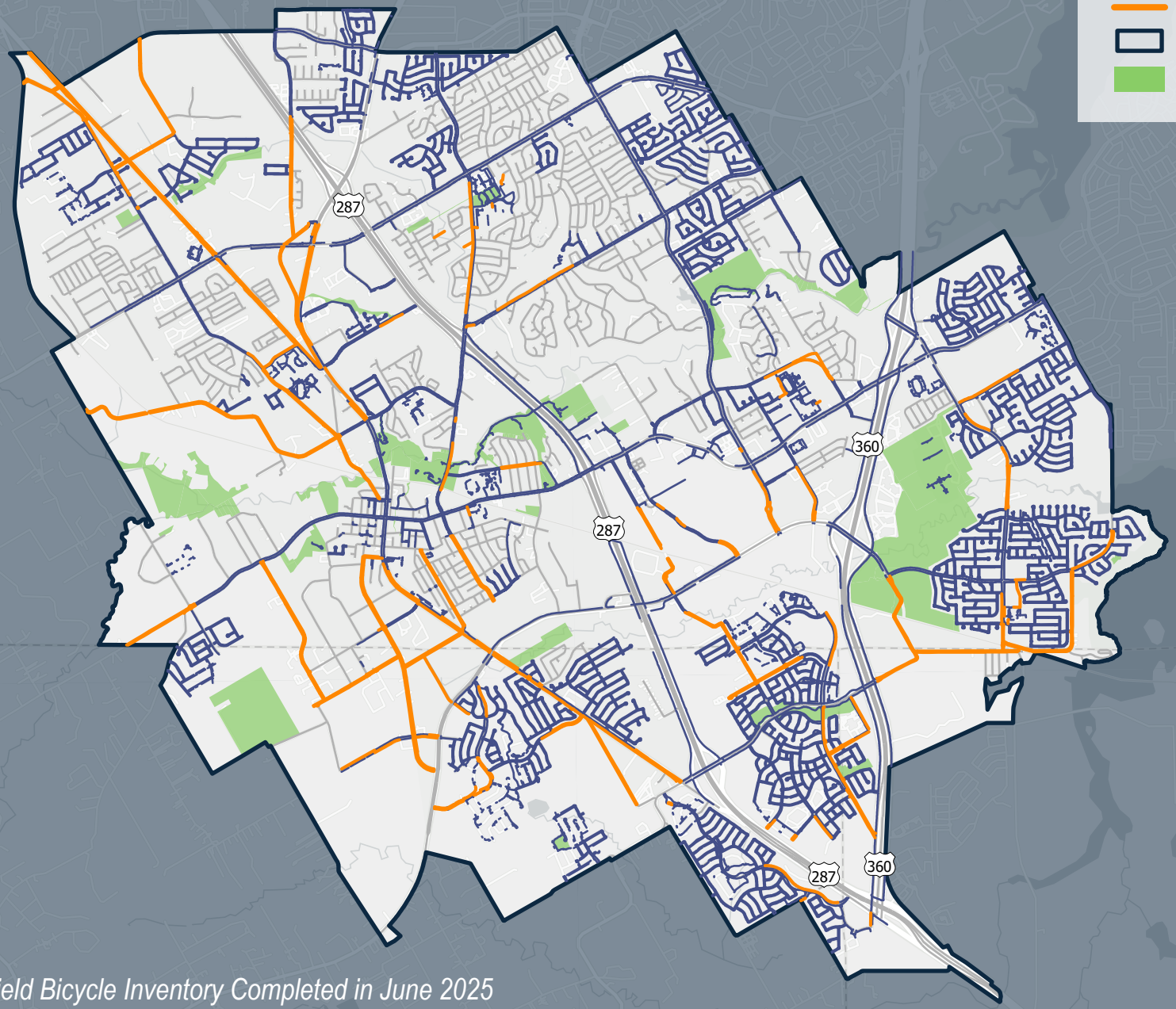
FIGURE 11. EXAMPLE OF MISSING CROSSWALK METHODOLOGY AT E. BROAD ST. & US HIGHWAY 287 INTERCHANGE (2025)



Pedestrian Facilities

*Sources: City of Mansfield, TxDOT (2025)**

EXHIBIT 4. PEDESTRIAN FACILITIES



* *Mansfield Bicycle Inventory Completed in June 2025*

Bicycle Facilities Network

Since 2014, the on-street bicycle facilities network has been expanding within Mansfield. Currently there are approximately 63 miles of existing bicycle facilities. The existing network is comprised of five different types of facilities: bike lanes, buffered bike lanes, shared lanes denoted by pavement markings, shared lanes denoted by 'Share the Road' signage, and sidepaths. Sidepaths were sidewalks with a width of 8 feet or greater. **Figure 12** shows examples of different bicycle facilities in Mansfield.

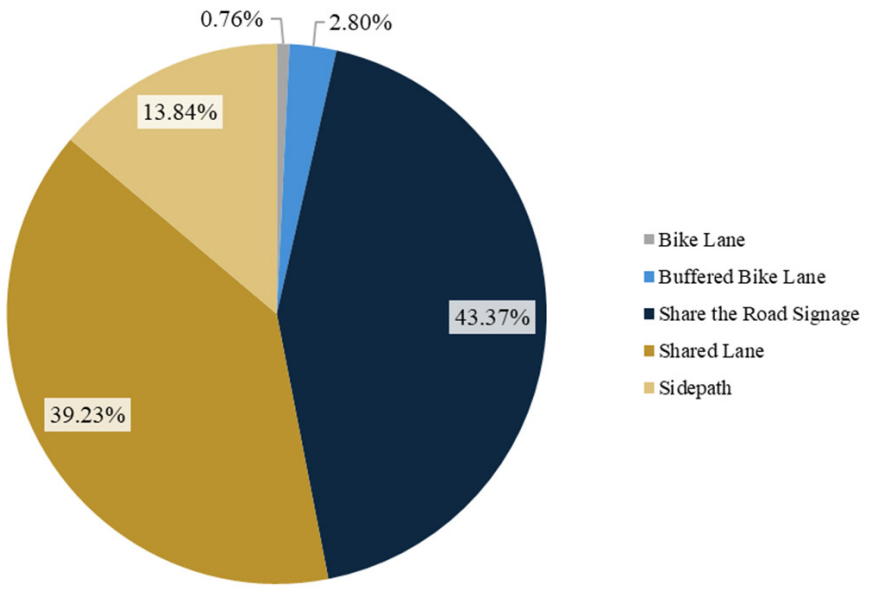
FIGURE 12. EXAMPLES OF BICYCLE FACILITIES IN MANSFIELD (2025)



The majority of the existing bicycle network is comprised of shared lanes denoted by either pavement markings or signage, such as 'Share the Road' signs, as shown below in **Figure 13**. The majority of the shared lane bicycle facilities in Mansfield are located on Broad St., E. Debbie Ln., and Matlock Rd. are shown in the **Exhibit 5** on page 29. These roadways are major thoroughfares in the City and have speed limits ranging from 40 to 45 mph. Shared lanes can also be found in local and collector roadways within residential areas in the City. The 3.56% of bike lanes and buffered bike lanes in Mansfield are all located near Downtown. North of the intersection between Oak St. and Main St., there exists bike lanes, shared use paths, and buffered bike lanes until the intersection of Mouser Wy. and Main St. (**Exhibit 5**).

While there are many bicycle facility types in use in the City, there is a need to evaluate if the facility type in place is appropriate for a roadway's context. For example, Broad St., E. Debbie Ln., and Matlock Rd. are all high volume and speed roadways, with speed limits ranging from 40–45 mph, but only have shared lanes for bicyclists. Due to the context of these roadways, many bicyclists may not feel comfortable enough to use the facility. Based on TxDOT's Roadway Design Manual, as speed limits on a roadway exceed 35 mph, bicycle facilities should be separated bike lanes or shared use paths. Mansfield has already done this partially on E. Broad St. from N. Holland Rd. to N. Day Miar Rd. where the bicycle facility is a shared use path (**Exhibit 5**).

FIGURE 13. PERCENTAGE OF FACILITIES IN THE EXISTING BICYCLE NETWORK (2025)

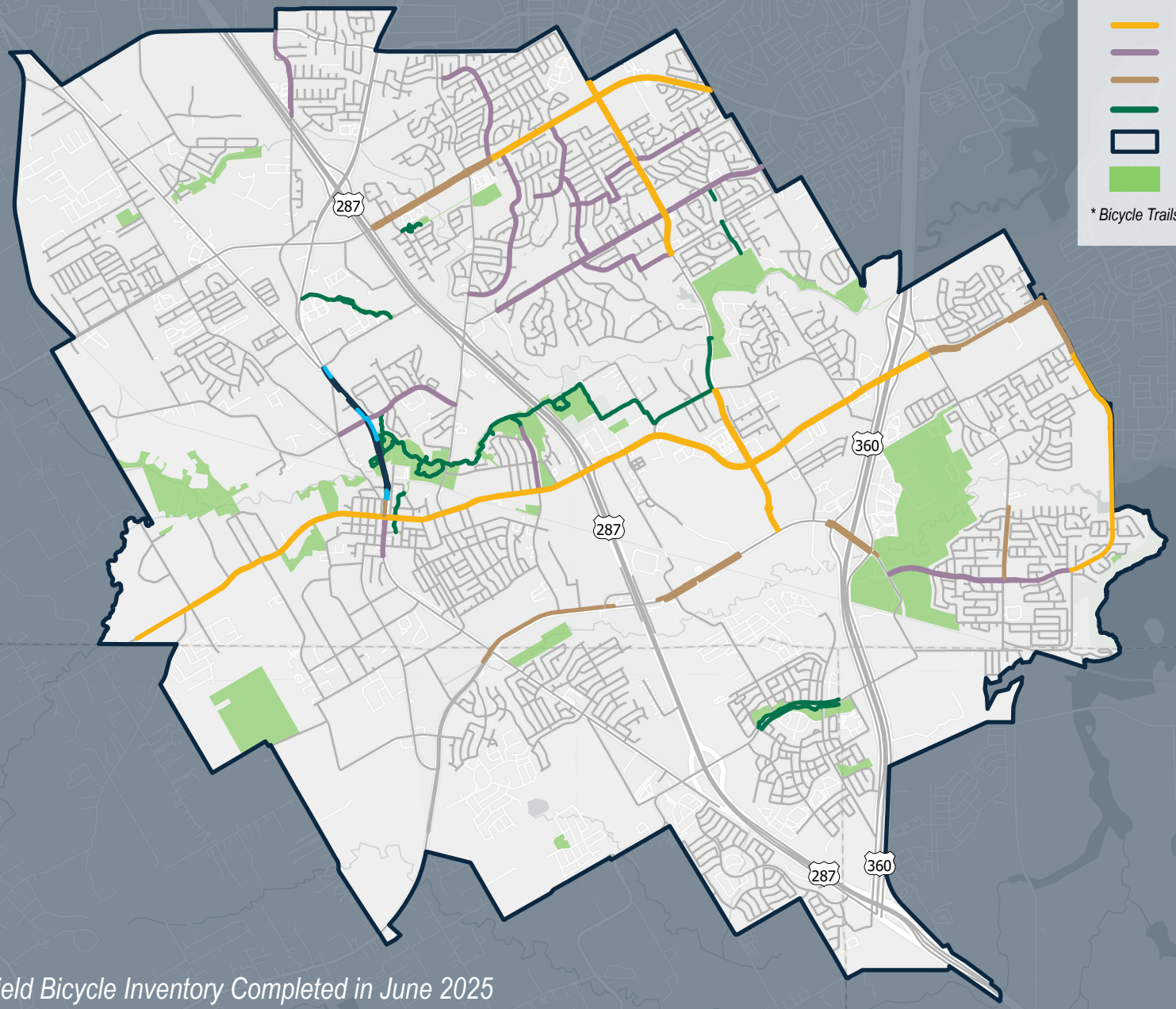


One of the key themes through all other plans is the importance of connectivity in the active transportation network. Currently, there are pockets within the City that have good connectivity, for example, northeast Mansfield between Country Club Dr. and E. Debbie Ln. There are designated bicycle facilities connecting residential areas to key destinations. There are several areas of Mansfield though that lack any bicycle facilities or connectivity to key destinations. While northwest Mansfield is mostly residential with schools, there are little to no bicycle facilities in that area.

Existing Bicycle Network

*Sources: City of Mansfield, TxDOT (2025)**

EXHIBIT 5. EXISTING BICYCLE NETWORK



LEGEND

- Bike Lane (0.43 mi.)
- Buffered Bike Lane (1.59 mi.)
- Share the Road Signage (24.65 mi.)
- Shared Lane (22.30 mi.)
- Sidepath (7.87 mi.)
- Trail (7.89 mi.)
- Mansfield Limits
- Parks

** Bicycle Trails are not permitted in Elmer W. Oliver Nature Park*

** Mansfield Bicycle Inventory Completed in June 2025*

N

0 0.5 1 Miles

Trails

An integral part of Mansfield's active transportation network is the trail system. Currently, the trail system is approximately 10.66 miles and spans through the central part of Mansfield. The trails aim to create a connected network between neighborhoods and the City's parks system. The newest section of trail is the linear creek extension that connects James McKnight Park (East) to Matlock Rd., a major thoroughfare in the City. **Figure 14** shows examples of current trails in Mansfield. **Exhibit 6** on page 31 shows the existing trails network in Mansfield.

FIGURE 14. WALNUT CREEK TRAIL (LEFT) AND ELM OLIVER TRAIL (RIGHT) (2025)



Source: Kimley-Horn

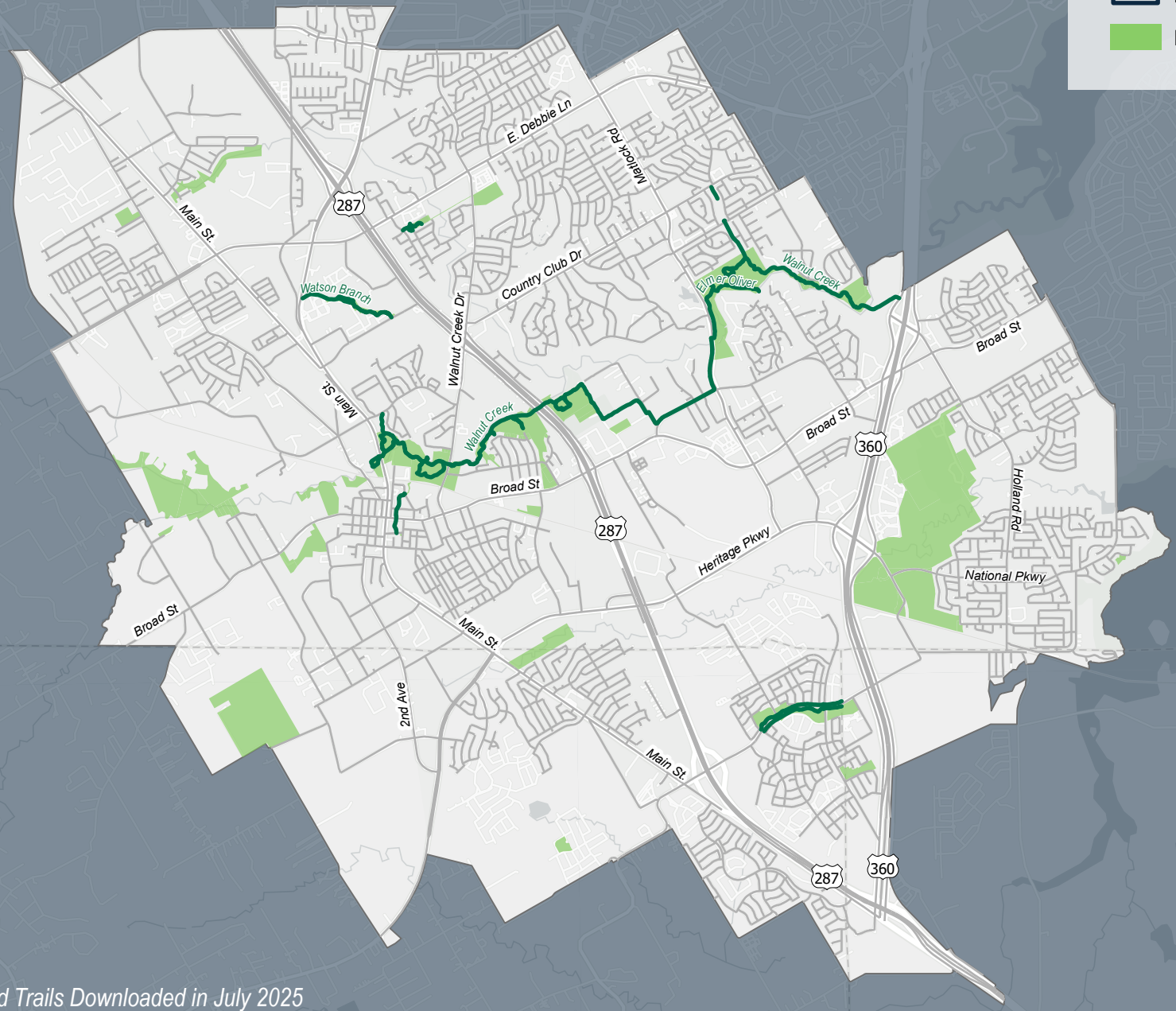


Source: Kimley-Horn

Existing Trails Network

*Sources: City of Mansfield, TxDOT (2025)**

EXHIBIT 6. EXISTING TRAILS NETWORK

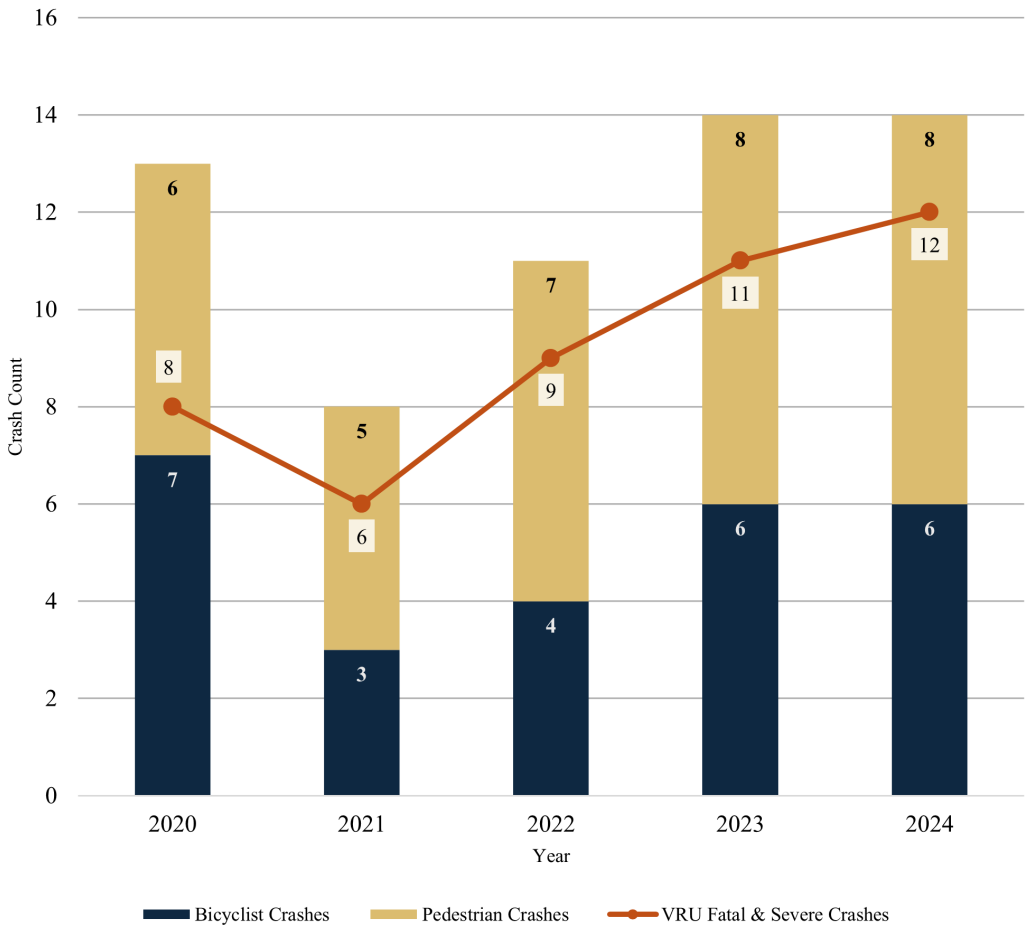


*Mansfield Trails Downloaded in July 2025

Bicycle & Pedestrian Crash History

Compared to vehicle users, active transportation users are more likely to be involved in a fatal, suspected serious injury, or minor injury crash; 76.6% of crashes involving a vulnerable road user (pedestrian or bicyclist) resulted in a fatality, suspected serious injury, or suspected minor injury while 19.3% of vehicle only crashes resulted in the same. Within the five-year study period, the number of crashes involving vulnerable road users has increased as shown in **Figure 15**. Alongside the overall increase in crashes involving vulnerable road users, the number of fatal and severe crashes have increased over the span of the five-year study period by 33%.

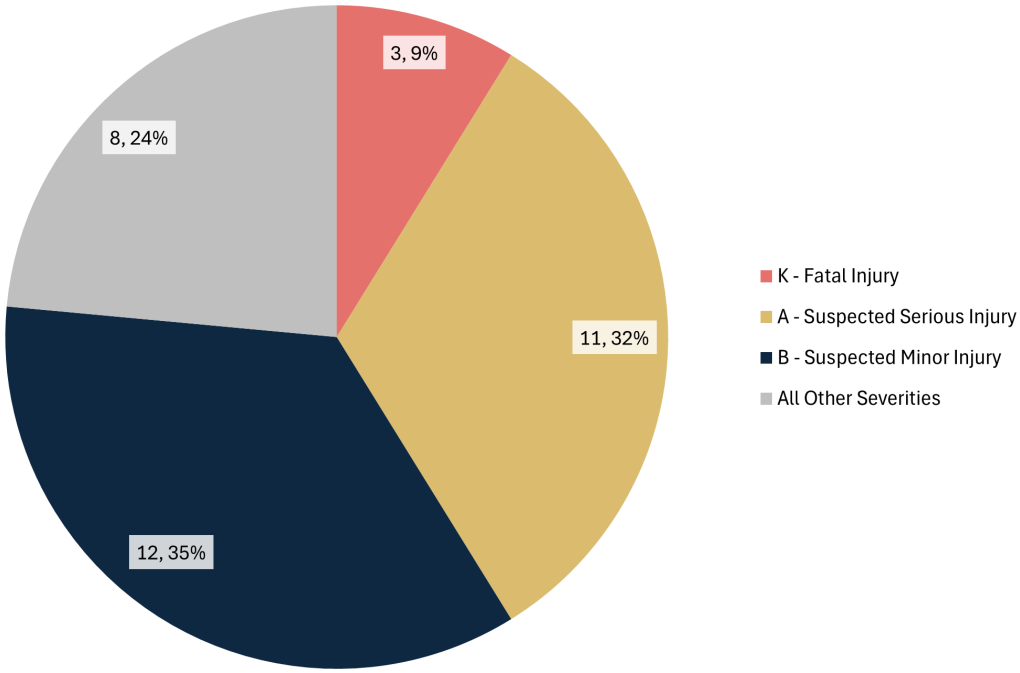
FIGURE 15. VULNERABLE ROAD USER CRASH TREND (2020–2024)



Pedestrian Crashes

During the study period, there were a total of 34 pedestrian related crashes; 26 (76.5%) of which resulted in a fatal or severe injury crash (**Figure 16**). Of the 26 fatal and severe crashes, 3 were fatal (K), 11 resulted in a suspected serious injury (A), and 12 resulted in a suspected minor injury (B). When looking at all crashes the most common contributing factors were 'Pedestrian Failed to Yield', 'Vehicle Failed to Yield', and 'Under the Influence – Alcohol'. **Exhibit 7** on page 34 shows the location of all pedestrian crashes in Mansfield versus the locations of both existing sidewalks and sidewalk gaps. While there appears to be no hot spots of pedestrian crashes in the City, approximately 65% of all pedestrian crashes did not occur at intersections. At intersections, roadway users of all kinds meet due to crossings therefore drivers are more aware of pedestrians and bicyclists but are not as vigilant for them at other unmarked locations. In addition, approximately 44% of all pedestrian crashes occurred near a sidewalk gap meaning there was no designated facility present for pedestrians or other users to use. With the rising number of pedestrian related crashes in Mansfield, there is a need to improve and expand facilities to ensure a comfortable and safe network for pedestrians. This is especially crucial since 76.5% of all pedestrian crashes in the past five years resulted in a death, suspected serious injury, or suspected minor injury.

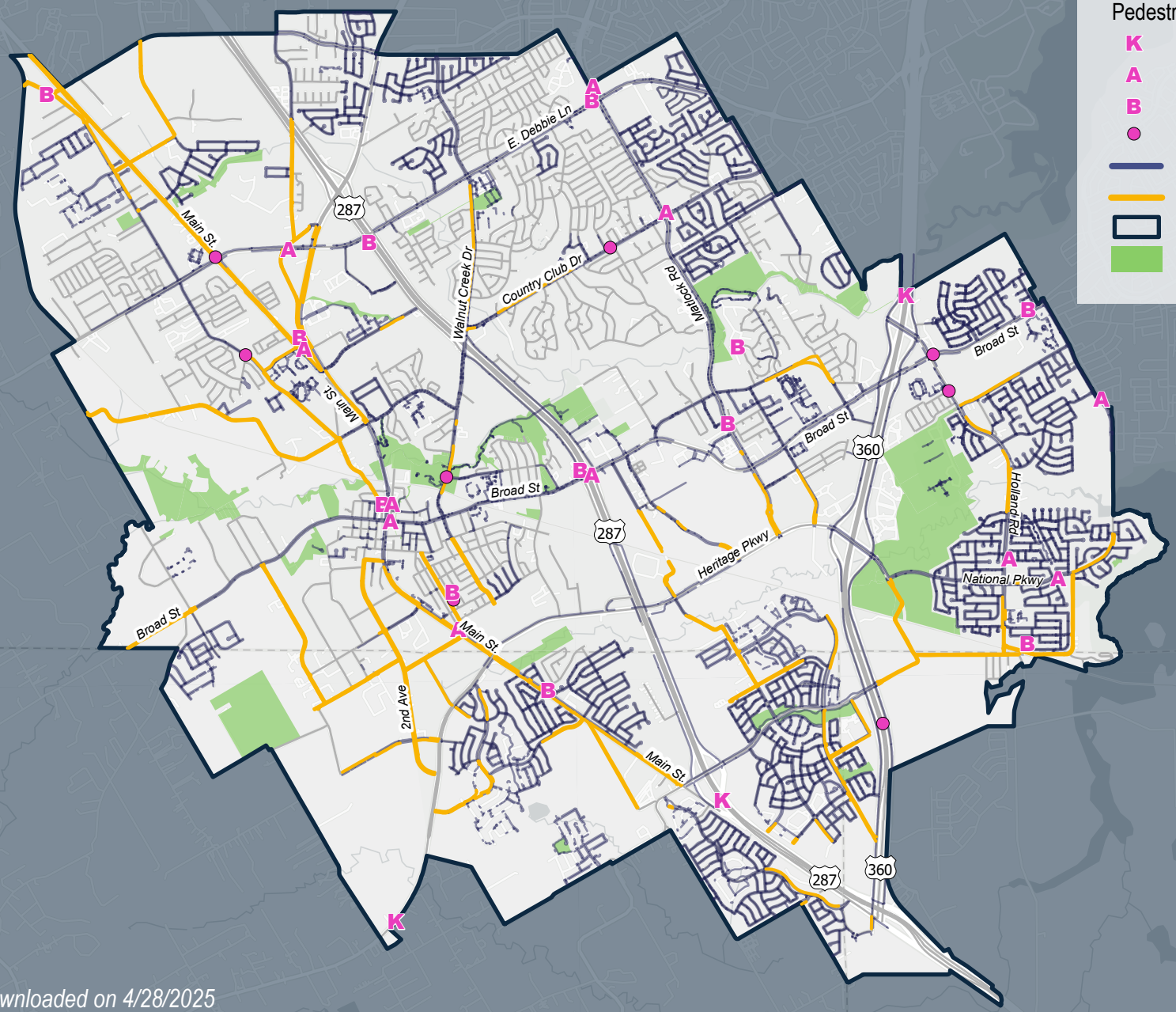
FIGURE 16. CRASH SEVERITY BREAKDOWN OF PEDESTRIAN CRASHES (2020–2024)



Existing Pedestrian Network & Pedestrian Crashes

*Sources: City of Mansfield, TxDOT CRIS Database (2020-2024)**

EXHIBIT 7. EXISTING PEDESTRIAN NETWORK & PEDESTRIAN CRASHES



LEGEND

Pedestrian Crashes

- K - Fatal Injury (3)
- A - Suspected Serious Injury (11)
- B - Suspected Minor Injury (12)
- Possible Injury or No Injury (8)
- Existing Sidewalk (363.9 mi.)
- Sidewalk Gap (61.7 mi.)
- Mansfield Limits
- Parks

0 0.5 1 Miles

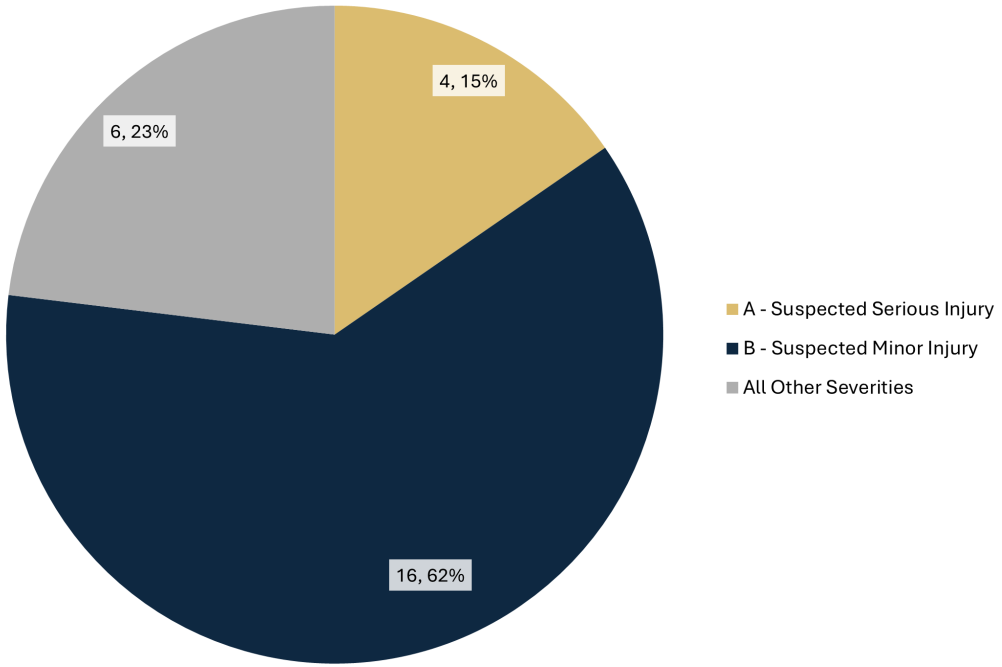
N

*Data Downloaded on 4/28/2025

Bicyclist Crashes

A total of 26 crashes involving bicyclists occurred during the study period; 20 (76.9%) of which resulted in a suspected serious injury or suspected minor injury. Out of the 20 crashes, 4 resulted in a suspected serious injury and 16 resulted in a suspected minor injury as shown in **Figure 17**. When looking at the contributing factors to these bicyclist crashes, the top contributing factors were: 'Failed to 'Yield Right of Way', 'Driver Inattention', and 'Disregarding Stop Sign'. This could insinuate an issue with drivers' lack of awareness and bicyclists' lack of compliance with stop signs. Unlike pedestrian crashes, which were dispersed throughout Mansfield, bicyclist crashes tend to occur on major thoroughfares like Debbie Ln. and Broad St., where signage indicates that bicycles and vehicles are shared lanes. Approximately 38.5% of all bicyclist crashes occurred on roadways with no bicycle facility as shown in **Exhibit 8** on page 36; this suggests that there is a need for appropriate bicyclist facilities that better protect bicyclists. Furthermore, unlike pedestrian crashes, 77.0% of bicyclist crashes occur at intersections. Most bicycle crashes occurring at intersections correlates with the top contributing factors associated with these crashes.

FIGURE 17. CRASH SEVERITY BREAKDOWN OF BICYCLIST CRASHES (2020–2024)



Existing Bicycle Network & Bicyclist Crashes

*Sources: City of Mansfield, TxDOT CRIS Database (2020-2024)**

EXHIBIT 8. EXISTING BICYCLE NETWORK & BICYCLIST CRASHES



LEGEND

Bicyclist Crashes

- A - Suspected Serious Injury (4)
- B - Suspected Minor Injury (16)
- Possible Injury or No Injury (6)
- Bike Lane (0.43 mi.)
- Buffered Bike Lane (1.59 mi.)
- Share the Road Signage (24.65 mi.)
- Shared Lane (22.30 mi.)
- Sidepath (7.87 mi.)
- Mansfield Limits
- Parks

N

0 0.5 1 Miles

*Data Downloaded on 4/28/2025


STOP





PART II
MOBILITY STRATEGIES

Active transportation is not only a mobility network but a lifestyle where people can comfortably walk, bicycle, and traverse through the area using human-powered movement.

PART II: MOBILITY STRATEGIES

Part II of the Mansfield ATSP outlines the three major assessments conducted: Active Transportation Plan, Safety Action Plan, and ADA Transition Plan. These chapters thoroughly address the issues and existing conditions discussed in **Chapter 3**. The strategies, projects, and plans produced in **Part II** are the foundations of what should be implemented in Mansfield to enhance active transportation and safety.

Chapter 4: Active Transportation Plan

Chapter 5: Safety Action Plan

Chapter 6: ADA Transition Plan

CHAPTER 4: ACTIVE TRANSPORTATION PLAN

When creating an Active Transportation Plan, it is essential to consider previous efforts and the current plans in place. Analyzing historic data and existing infrastructure provides critical insights into what has been effective and areas that need improvement. In the decision-making process, evaluating the successes, challenges, and lessons learned from past efforts allows for a more thorough understanding of what is currently in place, informing and strengthening the new Active Transportation Plan's planning approach.

Why Active Transportation

Active transportation is not only a mobility network but a lifestyle where people can comfortably walk, bicycle, and traverse through the area using human-powered movement. Examples of active transportation include bicycle facilities, pathways, and pedestrian amenities (**Figure 18**). Active transportation ensures residents have access to areas within the City without needing a vehicle. Active transportation positively benefits the community by promoting well-being, environmental sustainability, and economic growth.

FIGURE 18. ACTIVE TRANSPORTATION AND HEALTH



Source: Adobe Stock

Health Benefits

Research indicates that active transportation and public health are interconnected. Many communities are car-centric; however, the implementation of active transportation can improve public well-being by promoting physical activity and improving mental health.

According to the American Public Health Association:

Active commuting that incorporates cycling and walking is associated with an 11 percent reduction in cardiovascular risk

Physical inactivity can lead to chronic diseases, such as high blood pressure, heart disease, osteoarthritis, cancer, stroke, and diabetes

Active transportation as part of everyday travel is as effective as structured workouts for improving health



Source: Kimley-Horn



Source: Adobe Stock

Environmental and Economic Benefits

Active transportation benefits the environment by reducing the carbon footprint and pollution emitted from vehicular activity. Walking, biking, and other modes of active transportation utilize zero emissions; therefore, pollutants that impact public health are slowly declining and improving air quality.

Additionally, investments into active transportation tremendously benefit local businesses through walkability and tourism to various locations within a community. Areas with active transportation such as trails often increase property value due to foot traffic and pedestrian activity. This leads to economic growth and aid to the further development of active transportation.

Pedestrian System Master Plan

The future pedestrian network was developed using the City's roadway design manual, master thoroughfare plan, and the Parks and Recreation Department's future trails network. The future trails network by the Parks and Recreation Department acts as the base of the future pedestrian network. Further sidewalk additions were added with guidance from the Roadway Design Manual which states that "sidewalks are required on both sides of all streets and thoroughfares" and "along thoroughfares (C3U – P6D) standard sidewalks shall be 5 feet wide". Utilizing this information, the Master Thoroughfare Plan was utilized to identify all roadways that are required to have sidewalks but currently do not. Included in the future pedestrian network are also all existing and proposed trails from the 2025 Trails Master Plan. The future pedestrian network encompasses a total of 460.53 miles of sidewalk and trails.

Sidewalks

While Mansfield has a robust sidewalk network (364.98 miles), based on the City's Master Thoroughfare Plan there are approximately 63.07 miles of sidewalk missing from the network as summarized in **Table 6**. Most of the proposed sidewalks are located west of US Highway 287 on major thoroughfares such as Main St., FM 157, and Broad St. Through the 2025 Trails Master Plan, there have also been segments of the existing sidewalk network proposed to be upgraded from traditional sidewalks (5 feet wide) to sidepaths (8 feet wide). These upgrades are outlined within the future bicycle network in the next section. In addition to identifying sidewalk gaps in the system, missing crosswalks were identified and are recommended to be striped where necessary; approximately 977 crosswalks are missing from the existing pedestrian network.

Trails

An integral part of the City's pedestrian network is the trail system. Currently, there are approximately 10.66 miles of trails in Mansfield; comprising 2.31% of the total future pedestrian network (**Table 6**). The 2025 Trails Master Plan proposes the creation of approximately 22.36 miles of new trails in Mansfield. Many of the newly proposed trails are meant to finish connecting the existing trails or to connect residential areas to key destinations. For example, there is a new trail that would connect from the west border of Mansfield to the existing linear park trail, that extends from Downtown to Cannon Dr. as shown in **Exhibit 9** on page 42. Other notable additions to the trails system are the trails north of Spring Lake meant to connect Hawaiian Falls, the Mansfield National Golf Club, and Joe Poole Lake.

TABLE 6. FACILITY TYPE BREAKDOWN BY PRESENCE (PEDESTRIAN)

FACILITY TYPE	EXISTING	PROPOSED	TOTAL
Sidewalk	364.98 mi.	63.07 mi.	428.05 mi (92.84%)
Crosswalks	377 crosswalks	977 crosswalks	1,354 crosswalks
Trails	10.66 mi.	22.36 mi.	33.02 mi. (7.16%)
TOTAL	**375.64 MI.**	**85.43 MI.**	**461.07 MI.**

** Existing inventory completed in 2025*

Future Pedestrian Network

Sources: City of Mansfield, TxDOT | Future Network as of 2025

EXHIBIT 9. FUTURE PEDESTRIAN NETWORK



Bicycle System Master Plan

Similarly to the future pedestrian network, the 2025 Trails Master Plan was used as a base for the future bicycle facilities network. The Trails Master Plan proposes several new sidepaths that will serve both pedestrians and bicyclists. To ensure connectivity between the existing and proposed facilities, additional connections were added to connect better connect the network. After all new connections were completed, a level of comfort and decision matrix analysis were completed to identify the most appropriate facility type to implement.

An active transportation network should strive to be safe, complete, and comfortable for all users of all abilities. An all ages and abilities network separates bicyclists from fast-moving, high volume motor vehicle traffic to prioritize the safety and comfort of all users. There are four levels of comfort (**Figure 19**) that were considered when designing the future bicycle facilities network for Mansfield: highly confident, somewhat confident, interested but concerned, and non-bicyclists. Since the majority of bicyclists fall within 'Interested but Concerned', proposed bicycle infrastructure should be separated from vehicular traffic or along low stress roadways (low speed and traffic volume). Designing a network for the 'Interested but Concerned' group could increase the number of bicyclists in the City by providing a more comfortable experience. Designing for the most vulnerable and inexperienced population would create a safer network for all users, even the most experienced. To ensure a feasible but comfortable network, a decision matrix was utilized to identify different types of bicycle facilities that could be appropriate.

FIGURE 19. LEVEL OF COMFORT FOR BICYCLISTS

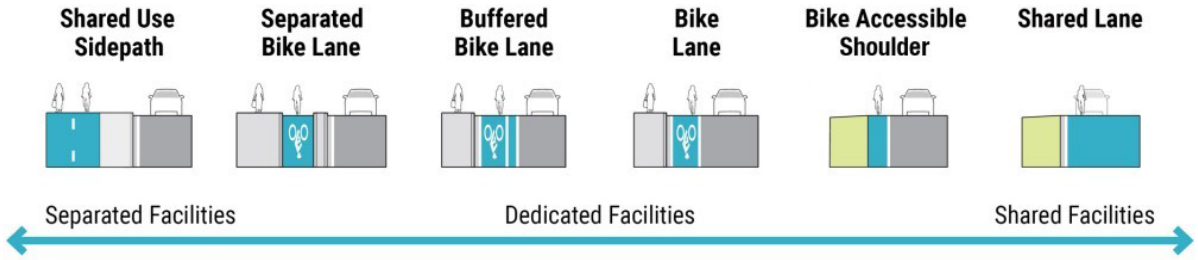


Designer User Profile	Non-Bicyclist	Interested but Concerned	Somewhat Confident	Highly Confident
Bicycling Preferences	Uncomfortable bicycling in any condition, have no interest in bicycling, or are physically unable to bicycle.	Often not comfortable with bike lanes, may bike on sidewalks even if bike lanes are provided; prefer off-street or separate bicycle facilities or quiet traffic-calmed residential roads. May not bike at all if bicycle facilities do not meet needs for perceived comfort.	Generally prefer more separated facilities, but are comfortable riding in bicycle lanes or paves shoulders if need be.	Comfortable riding with traffic, will use roads without bike lanes.
Percent of Population	31–37%	51–56%	5–9%	4–7%

Source: AASHTO

In general, there are four bicycle facility types that could be used in a network: shared lanes, bike lanes (either buffered or not), separated bike lanes, or shared use paths. **Figure 20** shows the cross section of each and the level of separation achieved. For example, a shared lane has the least level of separation since both bicyclists and vehicles are sharing a travel lane as shown in **Figure 20**; shared lanes are most appropriate on low speed and volume roadways. Conversely, a shared use path provides the highest level of separation since bicyclists are in a dedicated facility away from vehicles. These are most appropriate on roadways that experience high speeds and volumes. As the level of separation increases, so does the amount of space needed.

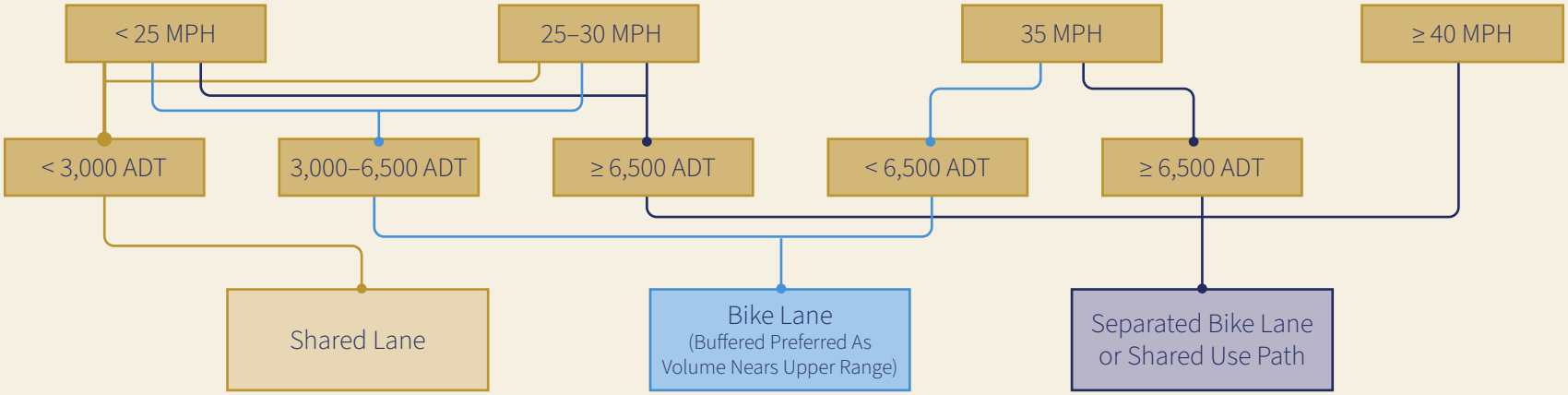
FIGURE 20. CROSS SECTIONS FOR DIFFERENT BICYCLE FACILITIES BASED ON LEVEL OF SEPARATION



Source: TxDOT

Alongside the level of comfort analysis, a decision matrix methodology was developed to determine the appropriate type of facility based on roadway context (speed and traffic volume). The decision matrix methodology was developed using TxDOT's "Recommended Bicycle Facility Selection for Urban, Urban Core, Suburban, and Rural Town Context" graph in Section 18.2 of the TxDOT Roadway Design Manual. As shown in **Figure 21**, as speeds and volumes increase, so does the level of separation between vehicles and bicyclists is recommended.

FIGURE 21. BICYCLE FACILITY DECISION MATRIX



The final bicycle network is a total of approximately 125.25 miles (**Table 7**). **Exhibit 10** on page 46 shows the future bicycle network for Mansfield.

Separated Bike Lane or Shared Use Path

As can be seen in the network, over half of the total network (**Table 7**) is slated to be either a separated bike lane or shared use path. This is due to the need for bicycle facilities on the major thoroughfare of the City: Debbie Ln. and Broad St. Due to the high speeds and volumes on Debbie Ln. and Broad St., the most appropriate facility types are either a separated bike lane or shared use path. Through the 2025 Trails Master Plan, there are several locations where separated bike lanes or a shared use path is proposed where no facility currently exists, pedestrian or bicyclist, such as 2nd Ave. or Newt Patterson Rd. These proposed facilities are for built out conditions in the future.

Shared Lane

Aside from separated bike lanes or shared use paths, shared lanes are the most used bicycle facility in the network. Shared lanes are most within residential areas where speeds are 30 mph or less and have volumes around 3,000 AADT. **Exhibit 10** on page 46 shows a large network of shared lanes between Debbie Ln. and Country Club Dr. that are meant to connect a future trail to the schools and parks within the area as well as to the other major thoroughfares (Debbie Ln., Country Club Dr., and Matlock Rd.).

Bike Lane

Bike Lanes make up the smallest amount of the network with only 2.42 miles (**Table 7**). The proposed bike lanes are primarily located on Miller Rd, Pleasant Ridge Rd., and Cardinal Rd. The future bicycle network is ultimately designed to continue connecting the present active transportation network while proposing new connections to increase connectivity to new parts of Mansfield.

TABLE 7. FACILITY TYPE BREAKDOWN BY PRESENCE (BICYCLE)

FACILITY TYPE	EXISTING	PROPOSED	ULTIMATE
Shared Lane	22.30 mi.	2.42 mi.	15.25 mi.
Bike Lane	0.43 mi.	4.44 mi.	4.44 mi.
Separated Bike Lane or Shared Use Path	9.46 mi.	63.69 mi.	72.54 mi.
Share the Road Signage	24.65 mi.	0.00 mi.	0.00 mi.
Trail	7.89 mi.	22.36 mi.	33.02 mi.
TOTAL NETWORK	**64.73 MI.**	**92.91 MI.**	**125.25 MI.**

** Existing inventory completed in 2025*
** Existing inventory based on the existing bicycle network*
**Ultimate total mileage based on the future bicycle network*

Future Bicycle Network

Sources: City of Mansfield, TxDOT | Future Network as of 2025

EXHIBIT 10. FUTURE BICYCLE NETWORK



Multimodal Toolbox

The Mansfield Multimodal Toolbox outlines various bicycle and pedestrian facilities, detailing their advantages, general design principles, and estimated costs based on best practices for safe and effective design. Many of these tools aim to enhance the bicycle and pedestrian environment by using physical interventions to clearly indicate where different types of road users are expected. The facilities also aim to minimize the time pedestrians or bicyclists spend in conflict zones, such as vehicle travel lanes, thereby enhancing the comfort and safety of those biking, walking, and rolling. The full list of toolbox items can be found in **Appendix A**. The full list includes additional information for each item such as description of the tool, benefits, and design considerations.



Bicycle and Pedestrian Priority Focus Areas

Focus areas were identified to ensure that planning efforts have the highest level of impact on the active transportation network based on safety, community need, and connectivity. The prioritization methodology involved scoring each roadway segment based on the criteria described below. The results of the scoring helped identify areas for stakeholders to choose focus areas from.

Selection Methodology

The methodology utilized several data inputs to identify focus areas for this study utilizing stakeholder input and several other data inputs. All roadways were scored based on the categories listed below, with scores summed together to determine a segment's focus area score. Point allocation based on the specific categories is described in **Table 8**. Once all segments were assigned a focus area score, a mapping exercise was completed to identify high scoring areas in Mansfield. High scoring areas would be considered for the 1-mile bicycle and pedestrian focus area selection. The focus area score for each roadway segment is shown in **Exhibit 11** on page 50.

TABLE 8. FOCUS AREA SELECTION CRITERIA

DATA CATEGORY	1 POINT	2 POINTS
Public Comment	1 Public Comment	2 or More Public Comments
Advisory Committee Comment	1 Advisory Committee Comment	2 or More Advisory Committee Comments
Future Network Results Score	Medium Priority Area	High Priority Area
Proximity to School	Within 1 mile radius	Within a 0.5 mile radius
Proximity to Park	Within 1 mile radius	Within a 0.5 mile radius
Presence of Sidewalk or Crosswalk Gap	Yes	–
Bicycle and Pedestrian Related Crash History	Suspected Serious Injury, Suspected Minor Injury, Possible Injury, and No Injury Crash	Fatal Crash
High Injury Network	Yes	–
TOTAL POSSIBLE POINTS	**14 POINTS**	

The results of the focus area scoring highlight several priority areas, denoted by yellow to red roadway segments (**Exhibit 11** on page 50). Some of the highest scoring areas were in Northeast Mansfield, Northwest Mansfield, Downtown, Spring Lake, and the area between Cannon Dr. and Broad St. Utilizing scoring criteria as well as priorities from stakeholders, the following areas were selected as bicycle and pedestrian focus areas:

1. **Downtown**

   This focus area is approximately two square miles. It includes the area between S. 4th Ave to the west, Magnolia St. to the east, Hunt St. to the south, and Pleasant Ridge to the north. There are three schools in this area as well as several parks with trails.

2. **Northeast Mansfield**

   This focus area is one square mile and is located between Debbie Ln., Country Club Dr., and Matlock Rd. This area includes two schools, a skate park, and access to the country club.

3. **Southeast Mansfield**

   This focus area is comprised of the South Lake neighborhood, approximately one square mile. This focus area contains one school and is located next to key destinations including Mansfield National Golf Club, Hawaiian Falls waterpark and Fields at Station 63.

4. **Central Mansfield**

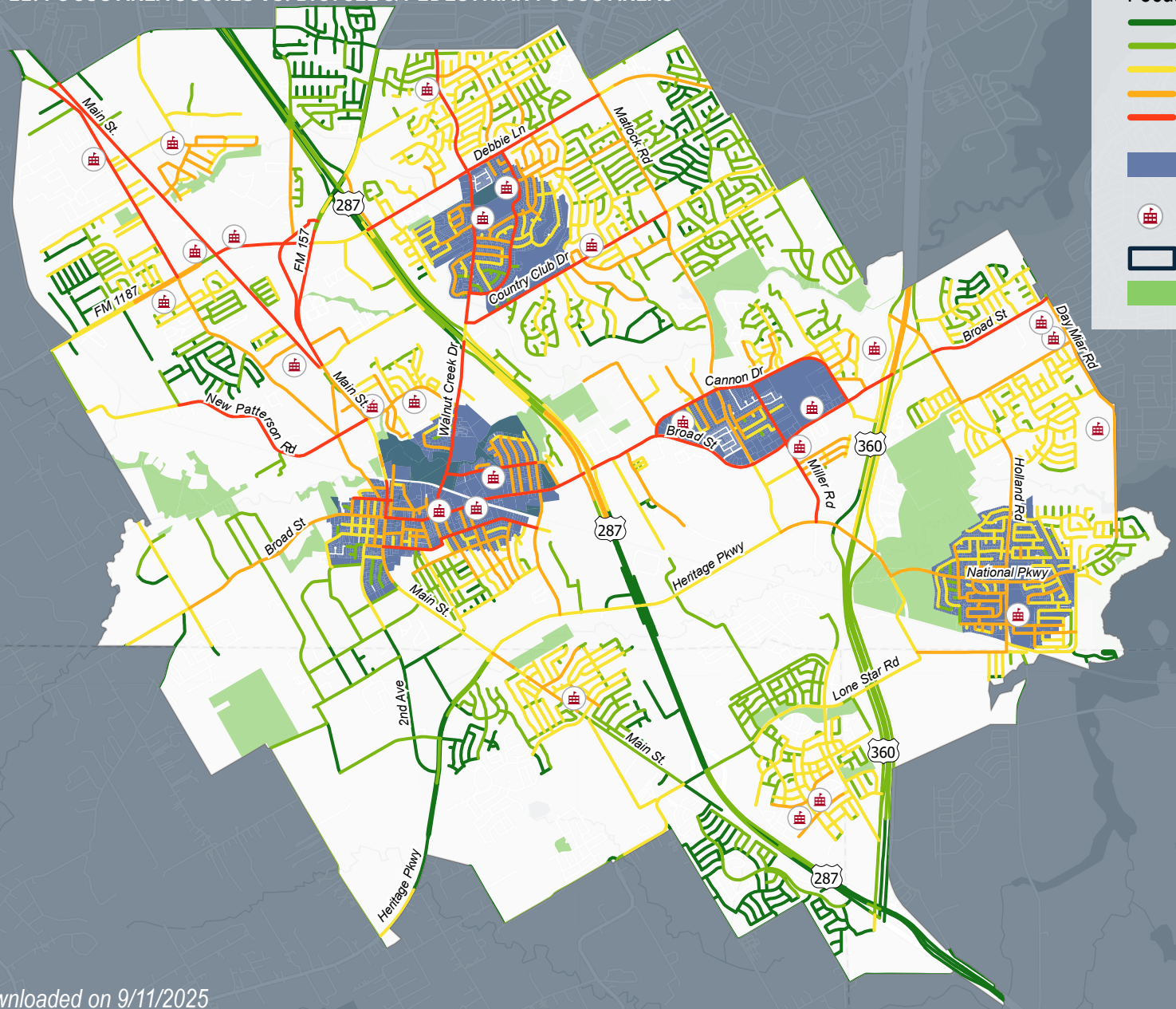
   This focus area is the one square mile area located between Cannon Dr. and Broad St. This area encompasses two schools and is set to experience considerable growth in the near future.

All four selected bicycle and pedestrian focus areas are shown in **Exhibit 11**. Additionally, the appendix visualizes the existing conditions, community input, and future planned projects for each focus area.

Focus Area Scores vs. Bicycle & Pedestrian Focus Areas

*Sources: City of Mansfield, TxDOT (2025)**

EXHIBIT 11. FOCUS AREA SCORES VS. BICYCLE & PEDESTRIAN FOCUS AREAS



LEGEND

Focus Area Score Range

- 0 - 1
- 2 - 3
- 4 - 5
- 6 - 8
- 9 - 12

Bicycle & Pedestrian Focus Area

School

Mansfield Limits

Parks

N

0 0.5 1 Miles

*Data Downloaded on 9/11/2025

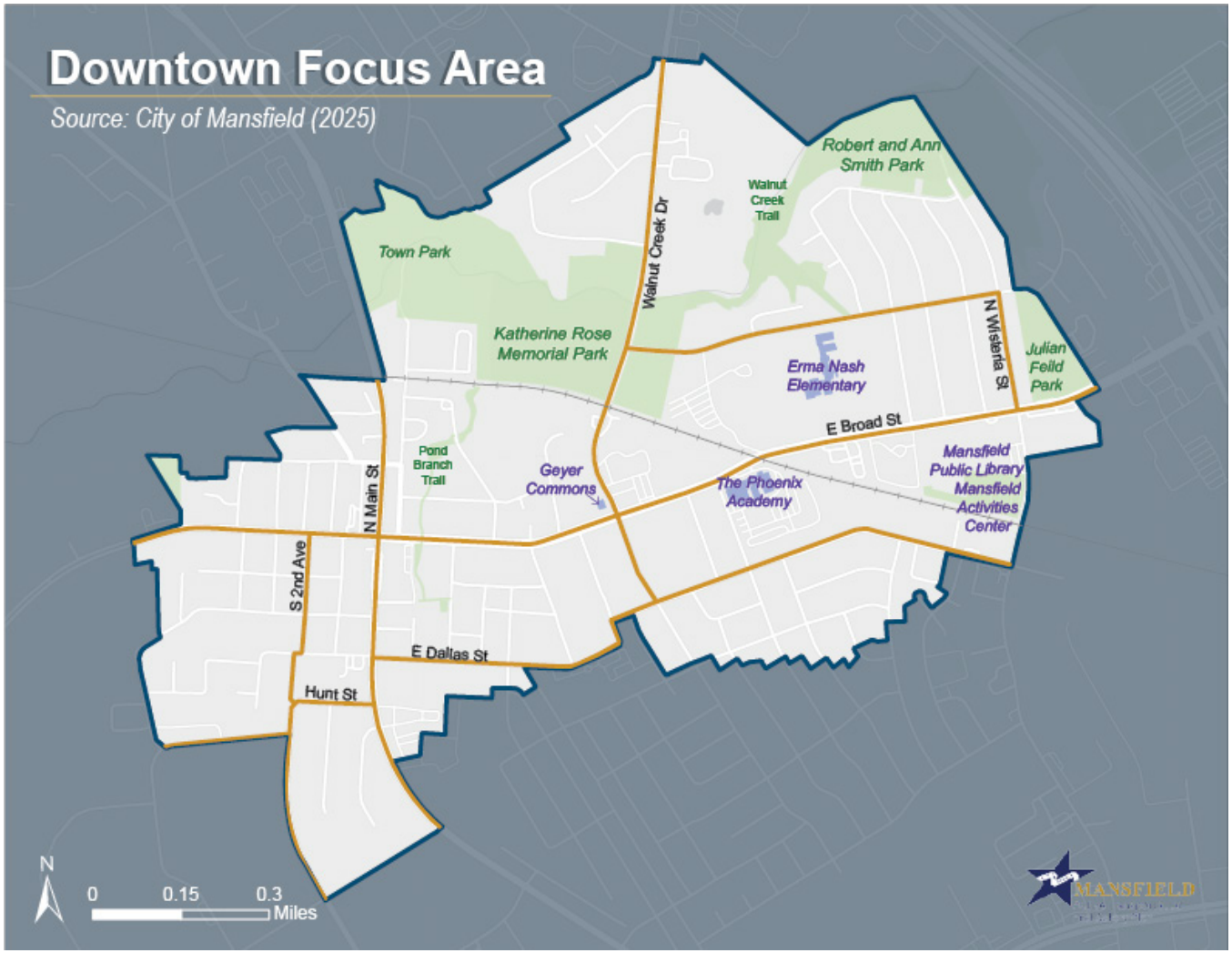
Bicycle and Pedestrian Focus Area Recommendations

Downtown Mansfield

Focus Area Overview

Given its prime location and increased pedestrian movement, there is much potential for improved active transportation infrastructure. As seen in **Figure 22**, the Downtown Mansfield Focus Area consists of seven parks including Katherine Rose Memorial Park, Julian Feild Park, and Town Park. These parks feature playgrounds, trails, and pavilions that are utilized for city-wide events and activities. Additionally, the focus area includes Erma Nash Elementary School, The Phoenix Academy High School, and the Geyer Commons Building. These key destinations often experience substantial amounts of foot traffic and vehicular activity that are crucial when implementing active transportation.

FIGURE 22. DOWNTOWN FOCUS AREA (2025)



Existing Conditions and Stakeholder Input

Downtown contains two railroad crossings, many traffic signals, and numerous stop signs with most all-way stop signs located toward the east side of the focus area. The roadway with the highest traffic volume in the focus area is N. Main St. Other roads with higher traffic volumes include E. Broad St. and N. Walnut Creek Dr. Speed limits in the focus area range from 30–40 MPH; however, roads closer to schools are reduced to 20 mph to accommodate school zones. Downtown has more pedestrian and bicycle infrastructure than other focus areas due to its proximity to the historical district, parks, and schools. The existing trail network connects Town Park to Katherine Rose Memorial Park and Julian Feild Park. Main roadways such as N. Main St. and E. Broad St. possess sidewalks and bicycle facilities. Although active infrastructure is somewhat prevalent in the focus area; streets such as N. Walnut Creek Dr. and Hunt St. have limited walkability due to sidewalk gaps. The City has planned reconstruction projects through capital improvement funding for sidewalks in the southwest and northwest portion of the area along with future bicycle facilities for Walnut Creek Dr. and N. Main St.

Due to its central location, the focus area received many comments from the public through the interactive map on *Social Pinpoint*. Within the focus area, there were a total of 63 comments, including16 involving pedestrian safety, one involving accessibility, and 46 'other' comments. Most comments were concentrated along the west side of the focus area, specifically S. Main St. Many comments voiced concerns about the safety of pedestrians crossing streets due to vehicles not yielding and the need for sidewalk improvements and construction. **Table 9** highlights comments associated with pedestrian and bicyclist safety along with suggestions for improvements.

TABLE 9. DOWNTOWN INTERACTIVE MAP COMMENTS RELATED TO ACTIVE TRANSPORTATION

LOCATION	COMMENT
Magnolia St.	"Needs sidewalks from Wisteria St. down to the school for kids to safely walk to and from school and not be stuck by a speeding on the phone vehicle"
W. Broad St.	"Drivers do not stop for pedestrians."
N. Main St.	"We need a pedestrian-operated mid-block crosswalk"
Broad St. and N. Main St. Intersection	"As an avid runner, I try to avoid this intersection as I have been hit by vehicles or hit vehicles here."
Broad St. and N. Main St. Intersection	"This intersection has seen several pedestrians hit usually from people making left turns and not realizing there are people still in the intersections."
Broad St. and N. Main St. Intersection	"My child and I almost got hit on this intersection. Drivers ignore safety here; it's dangerous for people who are trying to enjoy a nice walk-in downtown."

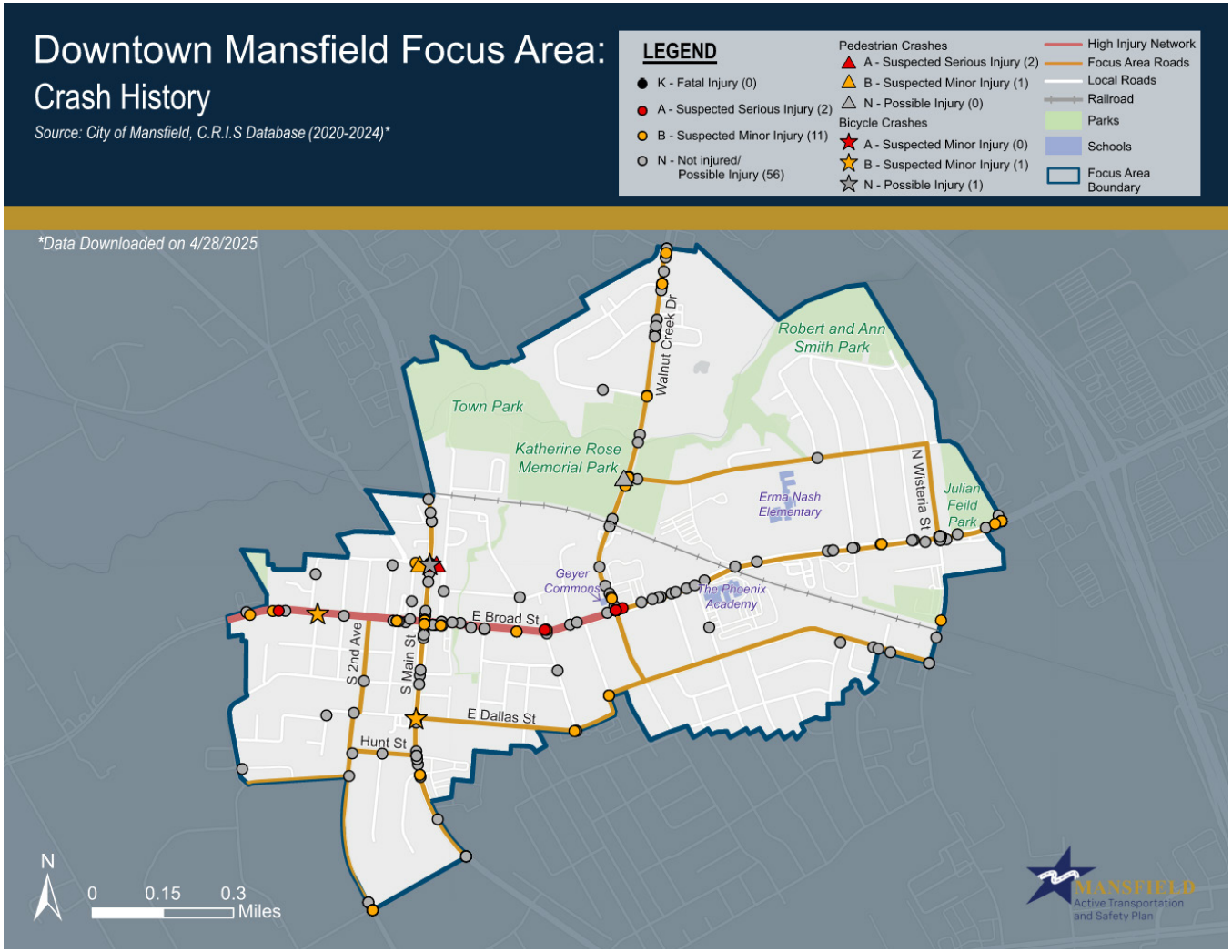
Crash History

During a crash, active transportation users such as bicyclists and pedestrians are considered the most vulnerable road users as they are more susceptible to fatal or serious injury.

Key takeaways for the five-year crash history for the focus area (Figure 23) include:

- The Downtown Focus Area experienced 270 crashes. 47 of the total crashes were high injury crashes (ABs)
- Out of the 270 crashes, 7 suspected serious injury (A) crashes, 40 suspected minor injury (B) crashes, and 223 not injured/possible injury (N) vehicle crashes, with 3 crashes involving a bicyclist and 3 with a pedestrian
- The location of crashes is dispersed throughout the focus area; however, majority of crashes occur along the E. Broad corridor (114 crashes)
- The primary contributing factors for pedestrian and bicyclists' crashes were 'Failed to Yield Right of Way' and 'Driver Inattention'

FIGURE 23. DOWNTOWN MANSFIELD FOCUS AREA: CRASH HISTORY (2020–2024)



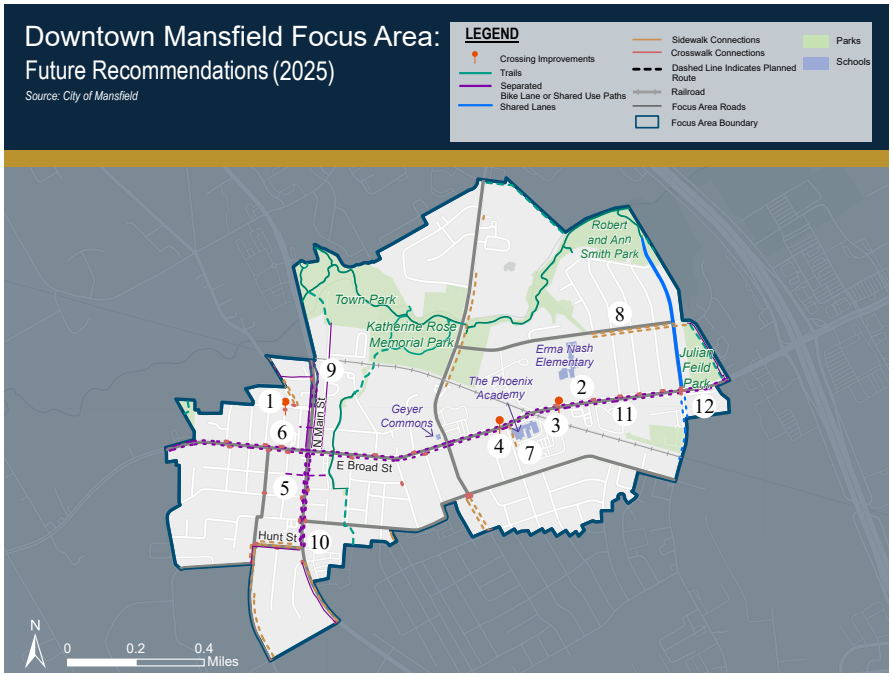
Recommendations

Downtown Mansfield holds many opportunities for bicycle and pedestrian enhancements due to its key destinations and pedestrian activity. The bicycle and pedestrian networks are designed to connect the public to surrounding parks, schools, and other prime locations such as the former City Hall. A few key recommendations for the focus area are seen below:

- **Connections to Parking:** Main St. and Broad St. are two main roadways that comprise high-level activity for pedestrians, bicyclists, and vehicles, due to its proximity to the historical district. Mansfield's Future Land Use Plan envisions connections between public parking and destinations; therefore, it is recommended that two pedestrian crossings be implemented into Downtown Mansfield. This recommendation allows for a direct pathway that avoids intersections and creates a more pedestrian oriented environment.
- **Pedestrian Safety:** The existing geometry of North St. is skewed making connectivity difficult and unsafe for active transportation users. Upgrading crossings for this curved intersection protects pedestrians and enhances visibility for oncoming vehicles. Examples of upgrading pedestrian crossings include curb extensions, pedestrian signage, rectangular rapid flashing beacon (RRFB), or enhanced pavement markings. RRFB is a traffic control device that warns drivers for pedestrians crossing the street.
- **Pedestrian Infrastructure:** It is recommended that existing crossings is upgraded throughout the focus area. By implementing RRFB or other traffic devices, students are less at risk from incidents involving vehicles. Another recommendation for the City to consider is the implementation of a sidewalk along the west side of the Phoenix Academy. This allows students safe connections to and around the school.
- **Connectivity to Parks:** To better enhance connectivity for pedestrians in the area, it is proposed that sidewalks be constructed along Magnolia St. This provides residents with access to both Julian Feild Park, Katherine Rose Memorial Park, and the Walnut Creek Linear Trail.

Each of the recommendations for the Downtown Focus Area prioritizes connectivity, accessibility, and safety for active transportation users. **Exhibit 12** on page 55 provides a visual representation of the locations for recommendations in the Downtown Focus Area.

EXHIBIT 12. DOWNTOWN MANSFIELD FOCUS AREA: FUTURE RECOMMENDATIONS



ID	Location	Recommendations	Length/Qty	Priority
1	W. Oak St/N. St	Upgrade Pedestrian Crossings	1	Short-term
2	Option 1:E.Broad St (S. Erma Nash Elementary)	Upgrade Pedestrian Crossings	1	Short-term
3	Option 2: E. Broad St (East of RL Anderson Stadium)	Relocate Crosswalk	0.02 Miles	Short-term
4	E.Broad St/Hillcrest St	Upgrade Pedestrian Crossings (RRFB)	1	Short-term
5	S. Main Parking/S. 1st Avenue	Pedestrian Crossings (FLUP)	0.12 Miles	Short-term
6	Smith St to Walnut St (N. Main St)	Pedestrian Crossings (FLUP)	0.07 Miles	Short-term
7	North of Hillcrest St/ E. Broad St (East of the Phoenix Academy)	Sidewalk Connection	0.05 Miles	Short-term
8	Magnolia St (Laurel St - Julian Feild Park)	Sidewalk Connection	0.56 Miles	Short-term
9	N. Main St W. Oak St - 300' north of Van Worth St)	Separated Bike Lane/ Shared Use Path	0.20 Miles	Short-term
10	S. Main St (E.Broad St - Hunt St)	Separated Bike Lane/ Shared Use Path	0.53 Miles	Short-term
11	E. Broad St (100' west of Mans Dog Park - E. Magnolia St)	Separated Bike Lane/ Shared Use Path	3.66 Miles	Short-term
12	S. Wisteria St (E. Broad St - 300' north of E. Dallas St)	Shared Lane	0.29 Miles	Short-term
13	N. Main St (E.Broad St - 320' north of Oak St)	Sidepath	0.35 Miles	Long-term
14	Smith St (E.Broad St - Katherine Rose Memorial Park)	Sidepath	0.37 Miles	Long-term
15	Van Worth St (N. Main St- North Street)	Sidepath	0.24 Miles	Long-term
16	Hunt St (Burl Bay St - Hunt St-S. Main St)	Sidepath	0.33 Miles	Long-term
17	S. Main St (Patterson Dr-Industrial Blvd)	Sidepath	0.21 Miles	Long-term
18	Julian Feild Park (140' north of Shady Valley Dr - E. Broad St)	Sidepath	0.18 Miles	Long-term
19	Northwest Katherine Rose Memorial Park	Trail Connection	0.15 Miles	Long-term
20	Sycamore St - Southwest Katherine Rose Memorial Park	Trail Connection	0.22 Miles	Long-term
21	East of Pleasant Ridge Dr - Robert and Ann Smith Park)	Trail Connection	0.23 Miles	Long-term
22	East of Julian Feild Park	Trail Connection	0.20 Miles	Long-term
23	South of Pond Street	Trail Connection	0.20 Miles	Long-term
24	Area-Wide	Sidewalk Gaps	1.98 Miles	Long-term
25	Area-Wide	Crosswalk Gaps	30	Long-term

E. Broad St. Mansfield Focus Area

Focus Area Overview

The E. Broad St. Focus Area (**Figure 24**) encompasses Cannon Dr., E. Broad St., Miller Rd., and Matlock Rd. along with two schools, Mansfield High School and Willie Brown Elementary School. The focus area primarily consists of residential areas; however, there are a few commercial corridors within the study boundary. Additionally, the west portion of the focus area is in construction for townhomes as part of 'The Reserve Mixed-Use District' initiative to diversify housing types in the City.

FIGURE 24. E. BROAD ST. FOCUS AREA (2025)



Existing Conditions and Stakeholder Input

The focus area of E. Broad St. has traffic signals in areas with larger intersections and higher vehicular activity. The speed limit in the area varies from 40 to 45 mph, with a reduced limit of 20 mph in school zones. E. Broad St. has the highest daily traffic volume in the focus area with a peak volume of 21,466 AADT. Cannon Dr., Matlock Rd., and Miller Rd. are the other major thoroughfares in the focus area but have significantly less traffic volume; peak volumes for these roads are 5,137, 5,224, and 2,116 AADT, respectively. The pedestrian network is seen in areas surrounding the school; however, it is vital that existing sidewalk gaps are filled to ensure students have access to nearby neighborhoods.

According to the interactive map on *Social Pinpoint*, the total number of comments received in this area was 31. The majority (29) of respondents' comments were categorized as 'other'; however, two comments were pedestrian safety related. **Table 10** indicates the locations and comments that were expressed by respondents in the focus area. Survey respondents expressed the need for pedestrian safety through signage and construction of sidewalks in areas that are currently lacking.

TABLE 10. E. BROAD ST. INTERACTIVE MAP COMMENTS RELATED TO ACTIVE TRANSPORTATION

LOCATION	COMMENT
Cannon Dr. and Arbors Dr.	"Add pedestrian signals at crosswalks."
Cannon Dr. (Lake Creek Trail to Arbors Dr.)	"Fill in sidewalks along Cannon (one or both sides) from cemetery to the arbors."

Crash History

Most of the roads except Matlock Rd. were categorized on the high-injury network. This demonstrates that each of these roads have experienced a certain category of collisions. Most crashes in this focus area are located along Cannon Dr. and E. Broad St., as shown in **Figure 25**.

Key takeaways for crash trends for both vehicles and active transportation users include:

- A total of 316 crashes, primarily along Cannon Dr. and E. Broad St., and 59 of the total crashes were high injury crashes (ABs).
- There were no fatalities in this focus area; however, 7 crashes were categorized as suspected serious injury crashes, 52 suspected minor injury, and 256 not injured/ possible injury crashes.
- Crashes are dispersed throughout the focus area; however, 310 crashes occurred along the E. Broad St. and Cannon Dr corridor.
- There has been one bicyclist crash in the focus area at the intersection of Cannon Dr. and E. Broad St. The manner of collision was 'One Motor Vehicle – 'Turning Left' and the contributing factor for this collision was 'Disregard Stop Sign or Light'.

FIGURE 25. E. BROAD STREET FOCUS AREA: CRASH HISTORY (2020–2024)



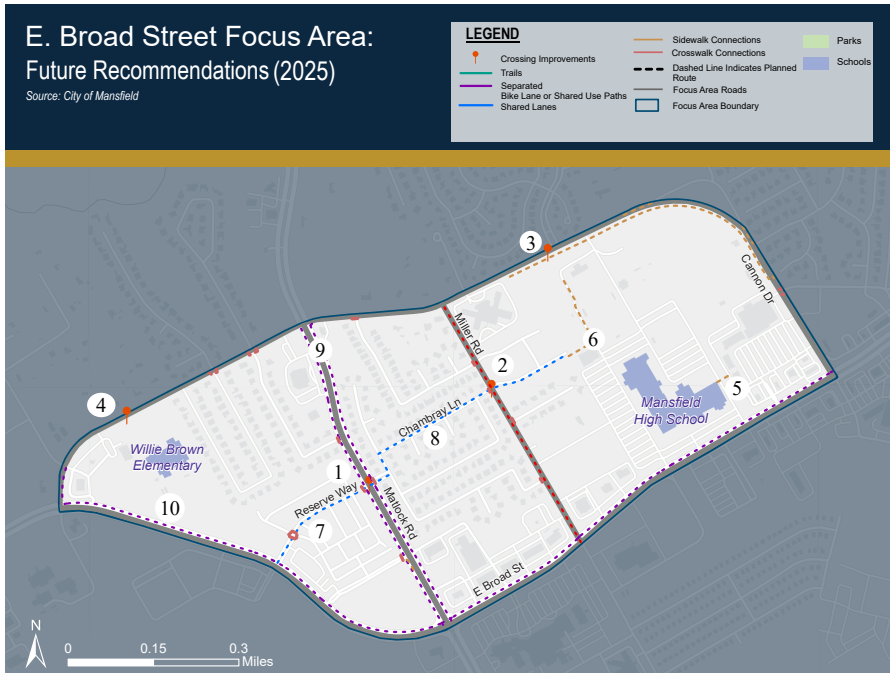
Recommendations

The recommendations for the bicycle and pedestrian network in the E. Broad Focus Area aim to connect residential areas to Willie Brown Elementary and Mansfield High School. The primary recommendations for Cannon Dr. involve filling in sidewalks gaps and enhancing crossings. A few key recommendations for the focus area are seen below:

- **Bicycle Connections:** One of recommendations for this focus area is to connect bicyclists from E. Broad St. to the Mansfield High School campus. Through the addition of a shared lane on a low volume road, bicyclists can safely share the street with vehicles. Another recommendation is the implementation of a shared lane along Miller Rd. This connection allows bicycle users access from Cannon St.
- **Protected Pedestrian Crossings:** As most of this focus area consists of residential parcels, roads such as Matlock and Miller should upgrade pedestrian crossings. This ensures that safety measures are in place for vulnerable road users by reducing risk and increasing security. Additionally, Cannon Rd. for instance, has higher volumes of traffic and should integrate more protected crossing devices such as flashing pedestrian signs or high visibility crosswalks. This provides a high level of protection for both oncoming vehicles and active transportation users.
- **Enhancing Connectivity around Schools:** Lastly, Mansfield High School is located near Market St. However, students must walk along the busy E. Broad St. to access the commercial corridor. Before and after school is the period with the most pedestrian activity, as many students walk to local businesses for a meal or place to study. To avoid the E. Broad corridor, it is recommended that a sidewalk be constructed in between to provide a safer and more efficient route for students.

With these recommendations, residents can have access to prime locations while having safe active transportation facilities. **Exhibit 13** on page 60 provides a visual representation of the locations for recommendations in the E. Broad St. Focus Area.

EXHIBIT 13. E. BROAD ST. FOCUS AREA: FUTURE RECOMMENDATIONS



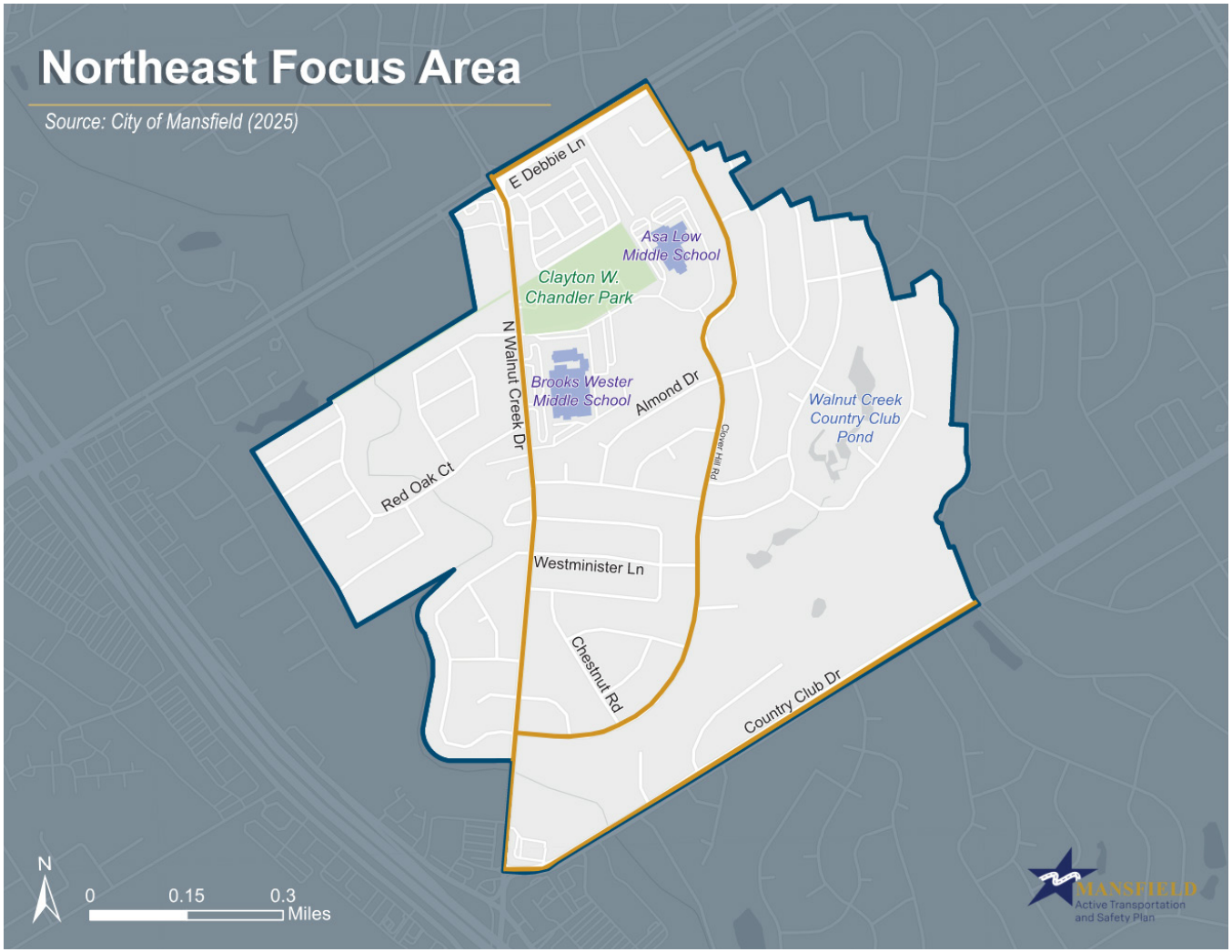
ID	Location	Recommendations	Length/Qty	Priority
1	Matlock Rd/Polo Dr	Upgrade Pedestrian Crossings	1	Short-term
2	Miller Rd/ Chambray Ln	Upgrade Pedestrian Crossings	1	Short-term
3	Cannon Dr/ 60ft W of Arbors Dr	RRFB	1	Short-term
4	Cannon Dr/ 1067' E of Carlin Rd	RRFB	1	Short-term
5	Mansfield HS/Market Street	Sidewalk/ Sidepath	0.03 Miles	Short-term
6	West of Mansfield HS Field	Sidewalk/ Sidepath	0.19 Miles	Short-term
7	Reserve Way (E. Broad - Matlock Rd)	Shared Lane	0.14 Miles	Short-term
8	Chambray Ln (Matlock - 280ft E of Whaley Dr)	Shared Lane	0.42 Miles	Short-term
9	Matlock Rd (Cannon Dr - E Broad St)	Separated Bike Lane/ Shared Path	1.13 Miles	Long-term
10	E. Broad St (Cannon Dr - S. Cannon Dr)	Separated Bike Lane/ Shared Path	3.83 Miles	Long-term
11	Miller Rd (Cannon Dr - E. Broad St)	Shared Use Path	1.09 Miles	Long-term
12	Miller Rd (Cannon Dr - E. Broad St)	Roadway Reconfiguration	1.09 Miles	Long-term
13	Area-Wide	Sidewalk Gaps	0.78 Miles	Long-term
14	Area-Wide	Crosswalk Gaps	13	Long-term

Northeast Mansfield Focus Area

Focus Area Overview

The Northeast Mansfield Focus Area is located to the north of Mansfield and is east of Highway 287 (**Figure 26**). The focus area consists of the Walnut Creek Country Club and two schools Asa E. Low, Jr. Intermediate School and Brooks Wester Middle School. Clayton W. Chandler Park is the primary park located within the boundary that features a playground, tennis courts, skate ramps, basketball and volleyball courts, along with playing fields. The focus area's adjacent land uses are primarily residential with a few pockets of commercial uses.

FIGURE 26. NORTHEAST FOCUS AREA (2025)



Existing Conditions and Stakeholder Input

Within the study boundary there are two traffic signals located at intersections. E. Debbie Ln. and N. Walnut Creek Dr. are prone to heavier pedestrian activity during the year due to its proximity to Clayton W. Chandler Park and Brooks Wester Middle School. In school zones, the speed limit is 15 mph, and other roadways are 40 mph. In this focus area, E. Debbie Ln. has the highest traffic volume with a peak volume of 31,326 AADT. Additionally, N. Walnut Creek Dr. and Country Club Dr. each have a peak volume of 11,059 and 14,448 AADT, respectively. Although Clover Hill Rd. is along the intermediate school, traffic volumes are significantly less, with a peak volume reported as 1,389 AADT. N Walnut Creek Dr. is missing pedestrian facilities along one side of the road and has many crosswalk gaps.

Public comments from the community were primarily seen along N. Walnut Creek Dr. and Clover Hill Rd. Two of the comments pertained to pedestrian safety and the remaining eleven addressed 'other' categories of safety within the focus area. A common theme seen among the 'other' comments was unsafe speeds in areas with high volumes of pedestrian activity. **Table 11** indicates the top comments involving active transportation users. Both comments refer to the dangers for students near schools due to the absence of infrastructure.

TABLE 11. NORTHEAST INTERACTIVE MAP COMMENTS RELATED TO ACTIVE TRANSPORTATION

LOCATION	COMMENT
Clover Hill Rd.	"During the school year, vehicles park along the road for student pick-up; therefore, visibility is narrow for oncoming vehicles and is dangerous to students leaving campus."
N. Walnut Creek Dr.	"Need a sidewalk on the southbound side. If the kids walking from Wester or Asa Low only walk on the sidewalk they would have to run across the street."

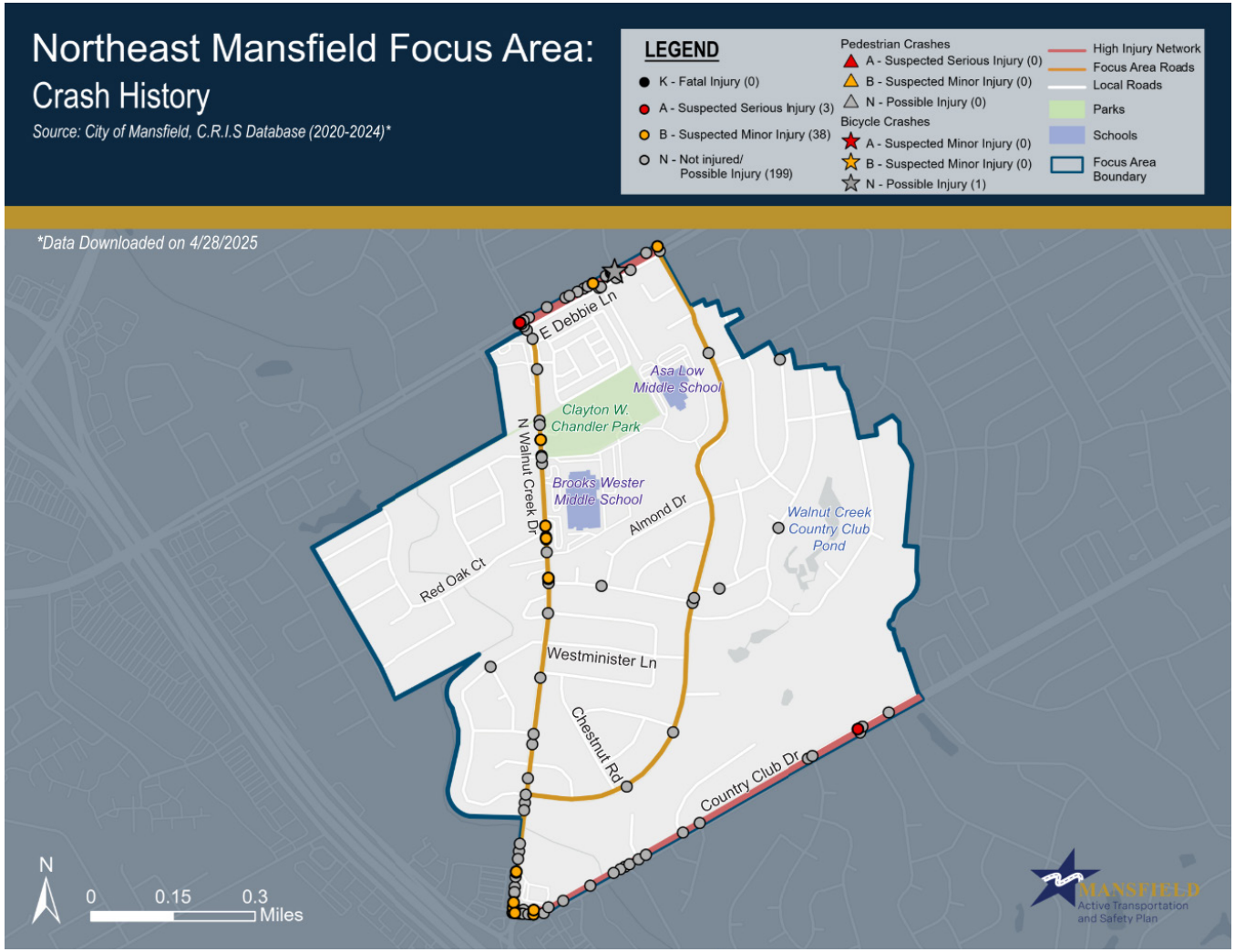
Crash History

Many of crashes seen are concentrated on E. Debbie Ln., and along the intersection of N. Walnut Creek Dr. and Country Club Dr. **Figure 27** identifies the location and count of collisions in the map.

Key takeaways for these crash trends are seen below:

- There have been 241 total crashes in the focus area on N. Walnut Creek Dr., Country Club Dr, E. Debbie Ln., and Clover Hill Rd.
- Out of the total number of crashes, 3 crashes were categorized as suspected serious injury (A), 38 suspected minor injury (B), and 200 not injured/possible injury (N) crashes.
- One collision involved a bicyclist along E. Debbie Ln. The contributing factor for the crash was 'Failed to Yield Right of Way' and the manner of collision was "One Motor Vehicle – Going Straight'.

FIGURE 27. NORTHEAST MANSFIELD FOCUS AREA: CRASH HISTORY (2020–2024)



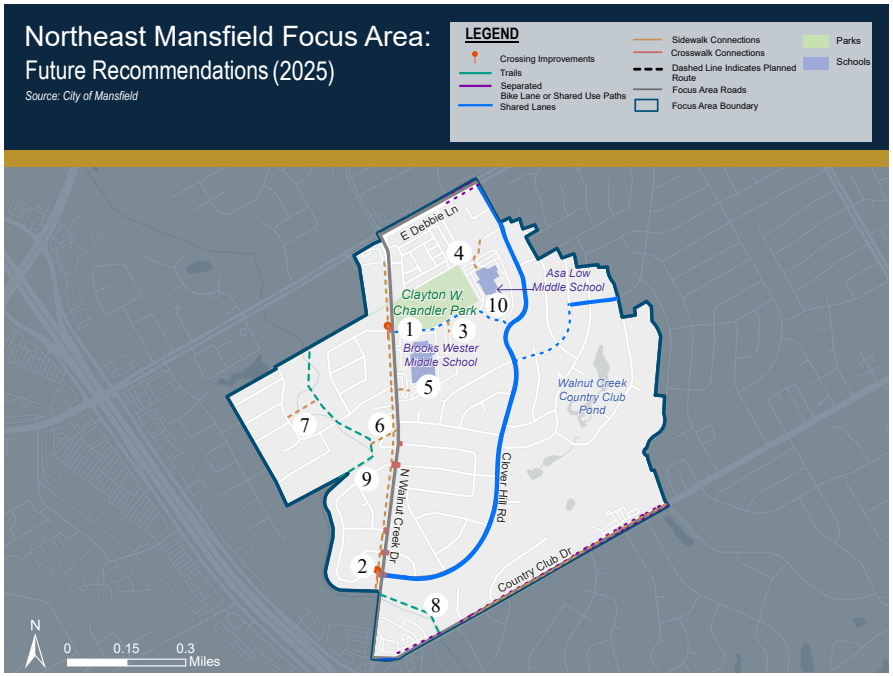
Recommendations

The recommendations for the bike and pedestrian network in the Northeast Focus Area aim to provide a connective and safe network between Asa Low Middle School, Clayton W. Chandler Park, Brooks Wester Middle School, and residential neighborhoods.

- **Pedestrian Infrastructure:** One of the primary recommendations for this focus area is the construction of sidewalks along the west side of N. Walnut Creek Dr. During the school year, it is unsafe for students to cross the road due to its higher traffic volumes, lack of sidewalks and designated pedestrian crossings. The implementation of sidewalks would benefit the safety of students that are commuting to and from school because of this pedestrian facility.
- **Bicycle Connections:** Another proposal for the bike and pedestrian future network is the implementation of a shared lane. The road south of Clayton W. Chandler Park has much potential as it is a low volume local road and the park is a common destination for bicyclists.
- **Community Trails:** The northwest portion of the focus area is designed to connect to the future trail network from Walnut Creek Dr. It allows residents in surrounding neighborhoods to walk to prime locations within the area.

These recommendations build on the existing network by connecting facilities and promoting accessibility, and safety. Additionally, the recommendations aim to accommodate future developments in the City of Mansfield. **Exhibit 14** on page 65 provides a holistic approach to the recommendations for the Northeast Focus Area.

EXHIBIT 14. NORTHEAST MANSFIELD FOCUS AREA: FUTURE RECOMMENDATIONS



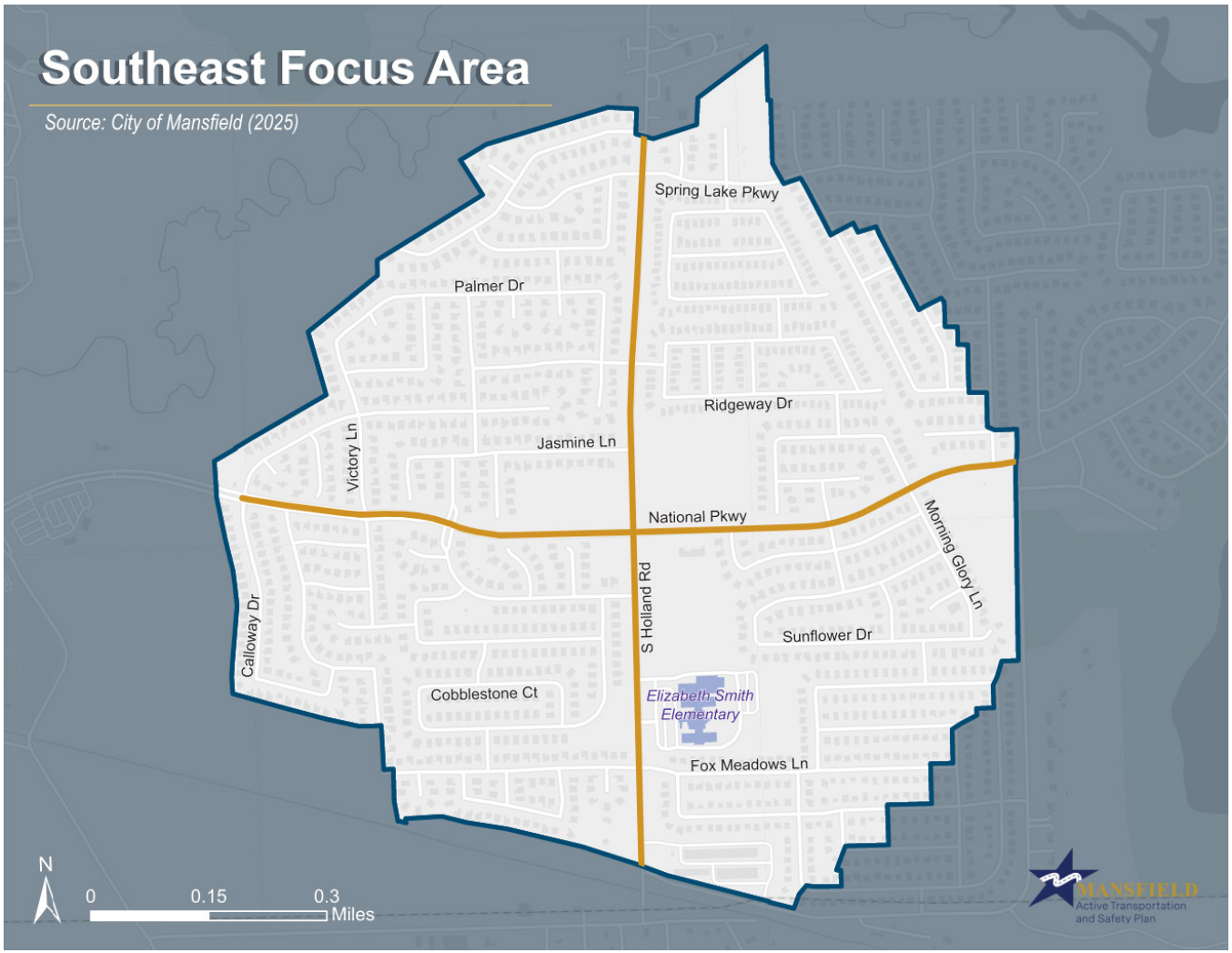
ID	Location	Recommendations	Length/Qty	Priority
1	N. Walnut Creek Dr/ Shannon Creek Dr	Upgrade Pedestrian Crossings	1	Short-term
2	N. Walnut Creek Dr/ Clover Hill Rd	Upgrade Pedestrian Crossings	1	Short-term
3	Jerry Knight STEM Road/ South Clayton W. Chandler Park	Sidewalk Connection	0.03 Miles	Short-term
4	Asa Low Intermediate School/ Cortina Ct	Sidewalk Connection	0.04 Miles	Short-term
5	Brook Wester Middle School Parking Lot	Sidewalk/ Crosswalk	0.06 Miles	Short-term
6	N. Walnut Creek Dr (Northwest of Spring Field Street)	Sidewalk to Future Trail	0.08 Miles	Long-term
7	Holley Creek Ln to 330' west of Bridge Water Ln	Sidewalk to Future Trail	0.08 Miles	Long-term
8	N. Walnut Creek Dr - Country Club Dr	Trail Connection	0.19 Miles	Long-term
9	Shannon Creek Rd - Brookfield Ln	Trail Connection	0.44 Miles	Long-term
10	Southern Rd of Clayton W. Chandler Park	Shared Lane	0.33 Miles	Long-term
11	Almond Drive (Clover Hill Dr - Faifax Dr)	Shared Lane	0.23 Miles	Long-term
12	Debbie Ln (South of Rocky Creek Dr - Clover Hill Rd)	Separated Bike Lane/ Shared Path	0.34 Miles	Long-term
13	Country Club Dr (CVS-Walnut Creek CC)	Separated Bike Lane/ Shared Path	1.64 Miles	Long-term
14	Area-Wide	Sidewalk Gaps	1.44 Miles	Long-term
15	Area-Wide	Crosswalk Gaps	11	Long-term

Southeast Mansfield Focus Area

Focus Area Overview

The land use of the Southeast Focus Area primarily consists of single-family residential with occasional locations of commercial land uses. The primary education facility in the area is the Elizabeth Smith Innovative Learning Academy located in the southeast of the focus area. **Figure 28** visualizes the boundary of the focus area, to better understand what it encompasses.

FIGURE 28. SOUTHEAST FOCUS AREA (2025)



Existing Conditions and Stakeholder Input

The two focus roads, National Pkwy. and S. Holland Rd., are four-lane principal arterials with a traffic signal in the center. The speed limit of the focus area is 40 mph with a reduction to 20 mph in school zones. The area has an extensive sidewalk network due to it being a newer neighborhood development; however, S. Holland Rd. has sidewalk gaps directly along and across the school. Majority of local roads in the focus area lack crosswalks and it is vital that in a community with much pedestrian movement, safe systems for active transportation are implemented wherever these sidewalks intersect with major roads.

The Southeast Focus Area had two comments from the community. The comments expressed concerns regarding visibility for both vehicles and micromobility users. Visibility is a vital component to ensure that vehicles yield to pedestrians and can be seen along a roadway. **Table 12** indicates the top comments involving active transportation users.

TABLE 12. SOUTHEAST INTERACTIVE MAP COMMENTS RELATED TO ACTIVE TRANSPORTATION

LOCATION	COMMENT
Titleist Dr.	"Hard to see with all the cars parked along the street."
National Pkwy. and Victory Ln.	"Obscured view of westbound traffic due to slight curve. When vehicles are speeding hard to judge speed making pulling out of the neighborhood difficult."

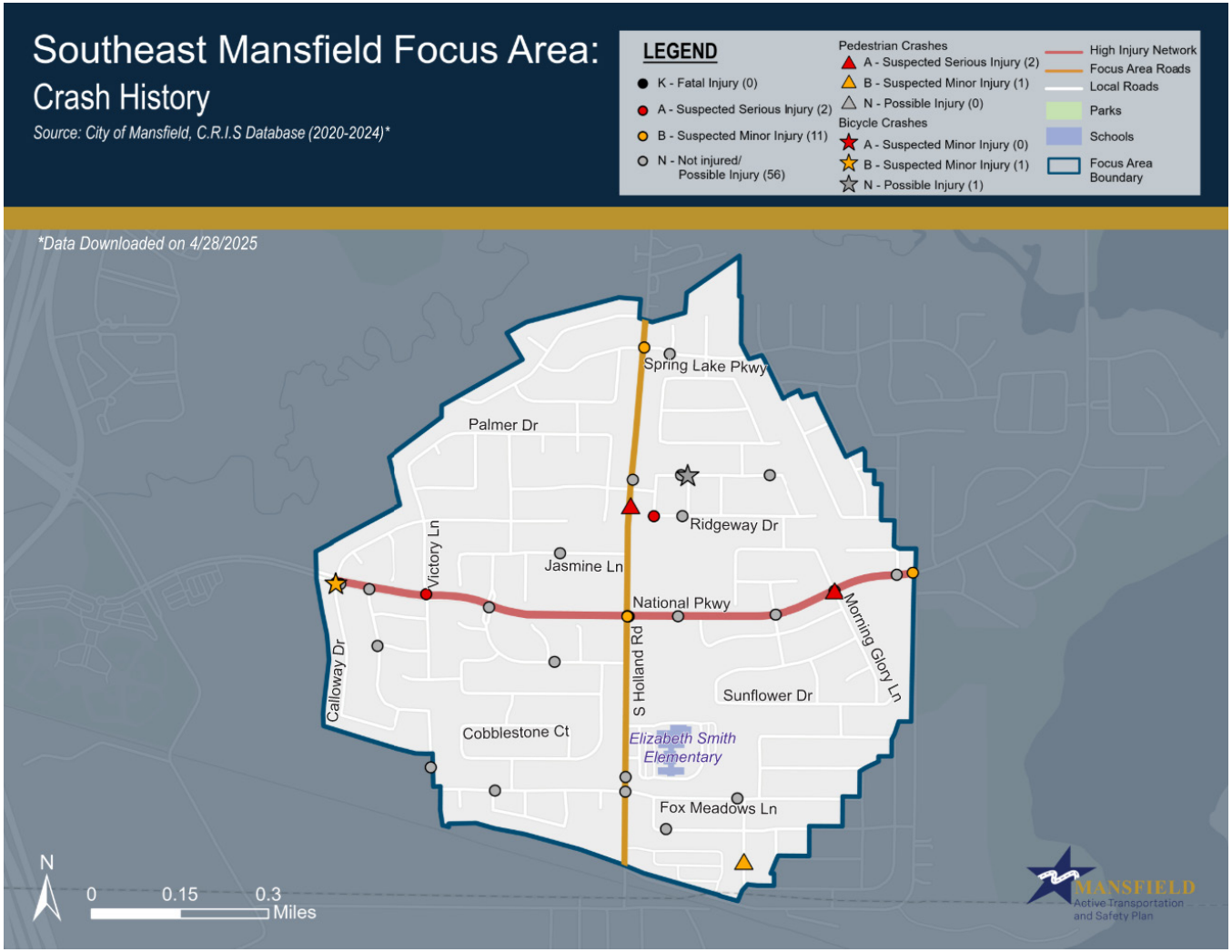
Crash History

Figure 29 visualizes the location of crashes within the study area according to its severity and type. The crashes are sporadically seen throughout the focus area; however, a common theme seen among the active transportation collisions was its proximity to intersections.

Key takeaways for these crash trends are seen below:

- There has been a total of 74 crashes that occurred in the focus area
- Out of the 74 crashes, 13 were categorized as high injury crashes (ABs)
- 4 crashes categorized as suspected serious injury, 13 with suspected minor injury, and 57 were considered not injured/possible injury
- Of the 74 total crashes, 5 crashes involved bicyclists or pedestrians

FIGURE 29. SOUTHEAST MANSFIELD FOCUS AREA: CRASH HISTORY (2020–2024)



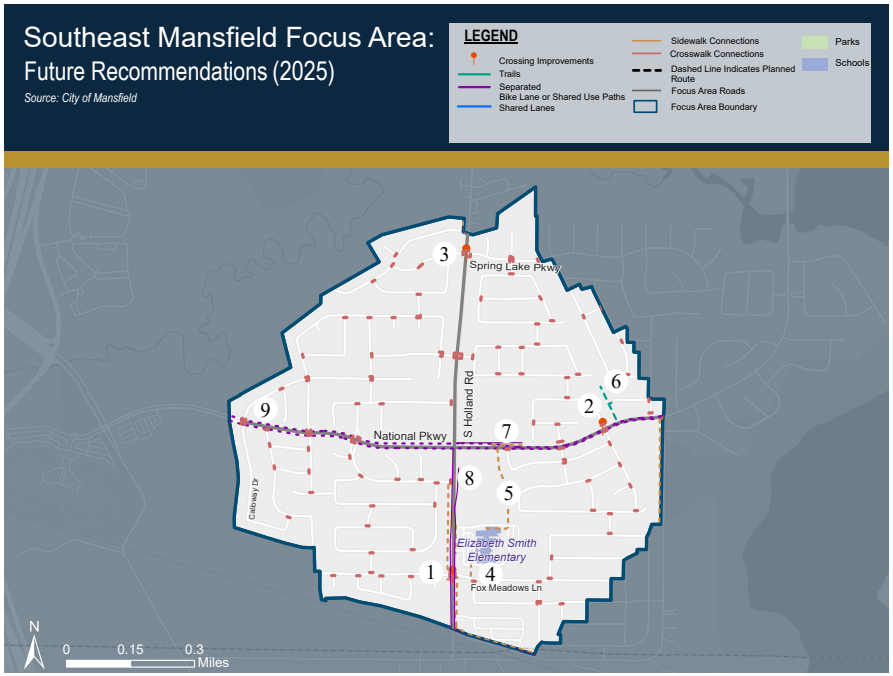
Recommendations

The Southeast Focus Area consists of an extensive sidewalk network due to it being recently developed; however, there are opportunities for further enhancements.

- **Sidewalk Connections:** Located along the Elizabeth Smith Elementary School, S. Holland Rd. has multiple sidewalk gaps. Considering the focus area is primarily a residential development, it is vital that it be filled to ensure children that walk as their mode of transportation are safe.
- **Pedestrian Infrastructure:** Another recommendation for this focus area is the construction of future sidewalks and crosswalks along the vacant lot of S. Holland Rd. This would benefit active transportation users as it would be a dedicated facility that provides a protective barrier for students from vehicular activity.
- **Trail Connections:** The next recommendation is the construction of new trail connections to National Pkwy from the residential neighborhood. This connection would allow users an alternative route to walk behind residential parcel instead of along the roadway.
- **Bicycle Connections:** Lastly, it is proposed that a bicycle lane or shared use path be implemented into National Pkwy. This bicycle facility would further benefit active transportation and connectivity in the southeast community, as National Pkwy. is the primary road of the focus area.

These recommendations aid in enhancing the overall quality of life for active transportation users. **Exhibit 15** on page 70 demonstrates the locations of recommendations relative to the focus area.

EXHIBIT 15. SOUTHEAST MANSFIELD FOCUS AREA: FUTURE RECOMMENDATIONS



ID	Location	Recommendations	Length/Qty	Priority
1	S. Holland Rd/ Fox Meadows Ln	Upgrade Pedestrian Crossings	1	Short-term
2	National Pkwy/ Morning Glory Ln	Upgrade Pedestrian Crossings	1	Short-term
3	S. Holland Rd/ Spring Lake Pkwy	Upgrade Pedestrian Crossings	1	Short-term
4	Fox Meadows/ Elizabeth Elementary	Sidewalk/ Crosswalk	0.3 Miles	Short-term
5	Elizabeth Elementary/ National Pkwy	Sidewalk/ Crosswalk	0.24 Miles	Short-term
6	National Pkwy to 200' north of Belladonna Ct	Trail Connection	0.09 Miles	Long-term
7	National Pkwy (S. Holland- 170' east of Plumeria Dr)	Sidepaths	0.15 Miles	Long-term
8	S. Holland Rd (E. Seeton Rd - National Pkwy)	Sidepaths	1.35 Miles	Long-term
9	National Pkwy (Calloway Dr - Seeton Rd)	Separated Bike Lane/Shared Path	2.31 Miles	Long-term
10	Area-Wide	Sidewalk Gaps	1.28 Miles	Long-term
11	Area-Wide	Crosswalk Gaps	99	Long-term

The Safe System Approach provides the foundation and framework by which the Mansfield Active Transportation and Safety Plan can be implemented.

CHAPTER 5: SAFETY ACTION PLAN

This chapter provides insight into the purpose of the Safe System and Vision Zero Approach along with highlighting the overarching framework for increasing safety and reducing fatalities. A key component of this plan is the development of the High Injury Network (HIN), which identifies areas within Mansfield that have experienced high rates of fatalities and injuries from crashes. This section details the HIN, including its significance, methodology, and results. Based on the final results of the HIN and stakeholder input, priority corridor segments and intersections were selected to receive targeted recommendations.

Safe System Approach

The Safe System Approach was pioneered by Claes Tingvall, a Swedish road safety expert in the 1990's. The Safe System Approach provides the foundation and framework by which the Mansfield Active Transportation and Safety Plan can be implemented. This approach not only addresses human mistakes but aims to accommodate them through strategic roadway design. The six principles that can be used to implement the Safe System Approach are as follows:

DEATH OR SERIOUS INJURY IS UNACCEPTABLE: *Prioritizing the elimination of severe crashes and preventing fatal and major injuries from occurring, in effort to protect all users on Mansfield's roads.*

HUMANS MAKE MISTAKES: *Human error is inevitable and can lead to collisions; however, well-planned roadways that accommodate human mistakes can reduce the severity of those crashes.*

HUMANS ARE VULNERABLE: *Human ability has a limit for crash tolerance before it results in injury or fatality. This limit is measurable (kinetic energy transfer) and should be taken into consideration when designing transportation systems that accommodate human vulnerabilities.*

RESPONSIBILITY IS SHARED: *Crash prevention and road safety require the collaboration of all people. This includes road users, designers, law enforcement, policymakers, and more. No single party is responsible.*

SAFETY IS PROACTIVE: *To reduce crashes, prevention is necessary. It is vital that proactive countermeasures are in place before crashes occur to mitigate potential risks in a transportation network.*

REDUNDANCY IS CRUCIAL: *Effective change requires strengthening all elements of the transportation network. Protection of people is a priority, and redundancy increases the resilience of the transportation system and prevents systemwide failure.*

The Safe System Approach provides a broad approach to various initiatives that are intended to eliminate serious and fatal injuries. This approach to safety integrates the reality of human error and aims to minimize consequences through the emphasis of multi-layer countermeasures. Crash impacts can be mitigated, and safety overall can be enhanced through strategic roadway design such as reducing speeds, protected lanes, and technological advancements. **Figure 30** visualizes five complementary strategies outlined by U.S. Department of Transportation (USDOT) that support the Safe System Approach.

1. **Safe Road Users** are responsible for safe driving and behavior while on the road to ensure they are abiding by federal roadway and state regulations.
2. **Safe Vehicles** mitigate the harmful effects of a crash or can prevent a crash from occurring. With advanced safety technology, vehicles can assist drivers and improve driver attention. Features include collision warning, lane departure technology, and emergency breaking.
3. **Safe Speeds** tremendously influence the roadway environment. Reducing speeds on transportation networks reduces crash impacts, protects everyone, and allows more time for driver response.
4. **Safe Roads** involve tactical planning to ensure the road design, structure, operation, and countermeasures work collaboratively to provide a secure environment and improve safety.
5. **Post-Crash Care**, such as first responders and emergency services, account for those that respond to a crash.

FIGURE 30. SAFE SYSTEM APPROACH



Source: U.S Department of Transportation

Six E's of Safety

Similar to the Safe Systems Approach, the Six E's of safety are components of an integrated and comprehensive framework. These six components provide diverse perspectives that enhance user experience and improve safety.

Engineering

Engineering projects and interventions can be designed to reduce the frequency and severity of crashes through the built environment. It can be implemented through physical improvements that enhance traffic safety for all users. Examples of engineering enhancements include safety barriers and traffic calming measures that reduce speeds and provide separation among various forms of mobility.

Education

Education can improve safety by raising awareness on transportation choices and provide insight on multi-modal transportation and safety countermeasures. Education can positively benefit road users by demonstrating the proper way of utilizing the system.

Evaluation

Evaluation can support both proactive and responsive measures. Thorough analysis provides a better understanding of the effectiveness of safety measures. By evaluating crash data trends and common points of interest, potential challenges can be addressed for the future safety of the community.

Engagement

Engagement efforts must be made to ensure that underserved, disadvantaged, and diverse populations receive access to roadway infrastructure and safety improvements. Historically, vulnerable and disadvantaged populations lack access to transportation resources and deserve the same opportunities as other areas in the City.

Enforcement

Enforcement can ensure that traffic regulations are in place and being followed by road users. In addition, visibility enforcement can deter behaviors like speeding and other dangerous behaviors.

Encouraging

Encouraging the community to further their knowledge and understanding of safety principles is beneficial in promoting defensive driving and increasing road safety.

Vision Zero

According to the National Highway Traffic Safety Administration, 40,901 people lost their lives in a motor vehicle on U.S roadways in 2023 due to human error. As seen in **Figure 31**, Vision Zero is a road safety initiative that aims to eliminate all fatalities and severe injuries by prioritizing a network that protects road users, serves the community, and adheres to the principles of safe road design. In the 1990s, Sweden was the first country to implement this concept of safety. This multidisciplinary approach emphasizes the importance of addressing human errors in design by implementing crash prevention measures to minimize its impact.

FIGURE 31. VISION ZERO APPROACH

Traditional Approach	Vision Zero
Prevent crashes →	Prevent deaths and serious injuries
Improve human behavior →	Design for human mistakes/limitation
Control speeding →	Reduce system kinetic energy
Individuals are responsible →	Share responsibility
React based on crash history →	Proactively identify and address risks

Whereas traditional road safety strives to modify human behaviors and prevent all crashes, ***the Safe System Approach*** *also focuses transportation system design and operation on anticipating human mistakes and lessening impact forces to* ***reduce crash severity and save lives.***

Source: Vision Zero Network

Mansfield's State of Safety

This section examines the crash history and societal cost of crashes for the City of Mansfield from 2020–2024. Understanding the state of safety serves as a foundation by building an understanding of crash trends to guide the plan's recommendations and create actions to reduce future crashes. Assessing Mansfield's unique safety needs is a crucial part of developing a plan that addresses the City's specific roadway safety challenges.

Citywide Crash Trends

Crash data from 2020–2024 was collected from the TxDOT Crash Records Information System (CRIS) and analyzed to determine which roadways have experienced the most crashes in Mansfield. Over the five-year period, there were a total of 5,023 crashes in Mansfield with 970 (19.3%) resulting in a fatality (K), serious injury (A), or minor injury (B). In 2024, the highest number of crashes occurred with 1,090 reported, and in 2021, the highest number of fatal crashes occurred with six reported (**Table 13**). Although the total fatalities have decreased since 2021, there are still fatalities occurring and the total crashes have steadily increased according to the data.

Exhibit 16 on page 77 displays a heat map showing density of where these crashes occurred within the City of Mansfield from 2020–2024. Furthermore, **Exhibit 17** on page 78 shows the locations where fatal, serious injury, and minor injury crashes in the City occurred during the study period.

TABLE 13. MANSFIELD CRASHES PER YEAR BY SEVERITY (2020–2024)

YEAR	TOTAL CRASHES	FATALITIES (% OF TOTAL)	SERIOUS INJURY (% OF TOTAL)	MINOR INJURY (% OF TOTAL)	NON-INJURY CRASHES (% OF TOTAL)
2020	819	2 (0.2%)	22 (2.7%)	123 (15.0%)	672 (82.1%)
2021	982	6 (0.6%)	28 (2.9%)	159 (16.2%)	789 (80.3%)
2022	1,048	3 (0.3%)	34 (3.2%)	157 (15.0%)	854 (81.5%)
2023	1,084	2 (0.2%)	37 (3.4%)	166 (15.3%)	879 (81.1%)
2024	1,090	1 (0.1%)	24 (2.2%)	206 (18.9%)	859 (78.8%)
TOTAL	**5,023**	**14 (0.28%)**	**145 (2.9%)**	**811 (16.1 %)**	**4,053 (80.7%)**

Top Contributing Factors

Crashes may occur due to several different factors such as distracted driving, speeding, or being impaired. Understanding the factors that contributed to a crash is pivotal to safety planning as they show the specific issues that led to a crash occurring. For example, if an area has many severe crashes attributed to 'Disregard Stop Sign or Light', this means safety efforts should prioritize ending red light and stop sign running. Contributing factors in crash analysis refers to the behaviors or actions that end up resulting in an incident. Police officers reporting crashes may identify multiple contributing factors for a single crash.

The most common contributing factors of crashes in City of Mansfield are shown in **Table 14**. 'Speeding' was the highest contributing factor in the City, with 1,144 total crashes (22.8%) and 224 fatal and injury-related crashes (19.6% of KABs). The other most prevalent contributing factors are: 'Driver Inattention' (861), 'Failed to Yield Right of Way – Turning Left' (657), 'Followed Too Close' (320), and 'Changed Lane When Unsafe' (313).

TABLE 14. TOP CONTRIBUTING FACTORS (2020–2024)

CONTRIBUTING FACTORS	CRASH COUNT	PERCENT OF CRASHES
Speeding	1,144	22.8%
Driver Inattention	861	17.1%
Failed to Yield Right of Way – Turning Left	657	13.1%
Followed Too Closely	320	6.4%
Changed Lane When Unsafe	313	6.2%

Top Manners of Collision

While contributing factors give an insight into why a crash may have occurred, manners of collision describe how the crash occurred. The top manner of collision in Mansfield was 'One Motor Vehicle – Going Straight' crashes with 896 crashes. Additionally, 'Same Direction – One Straight-One Stopped' crashes (826 total crashes) were prevalent during this time. **Table 15** shows the top manners of collision for Mansfield crashes from 2020–2024.

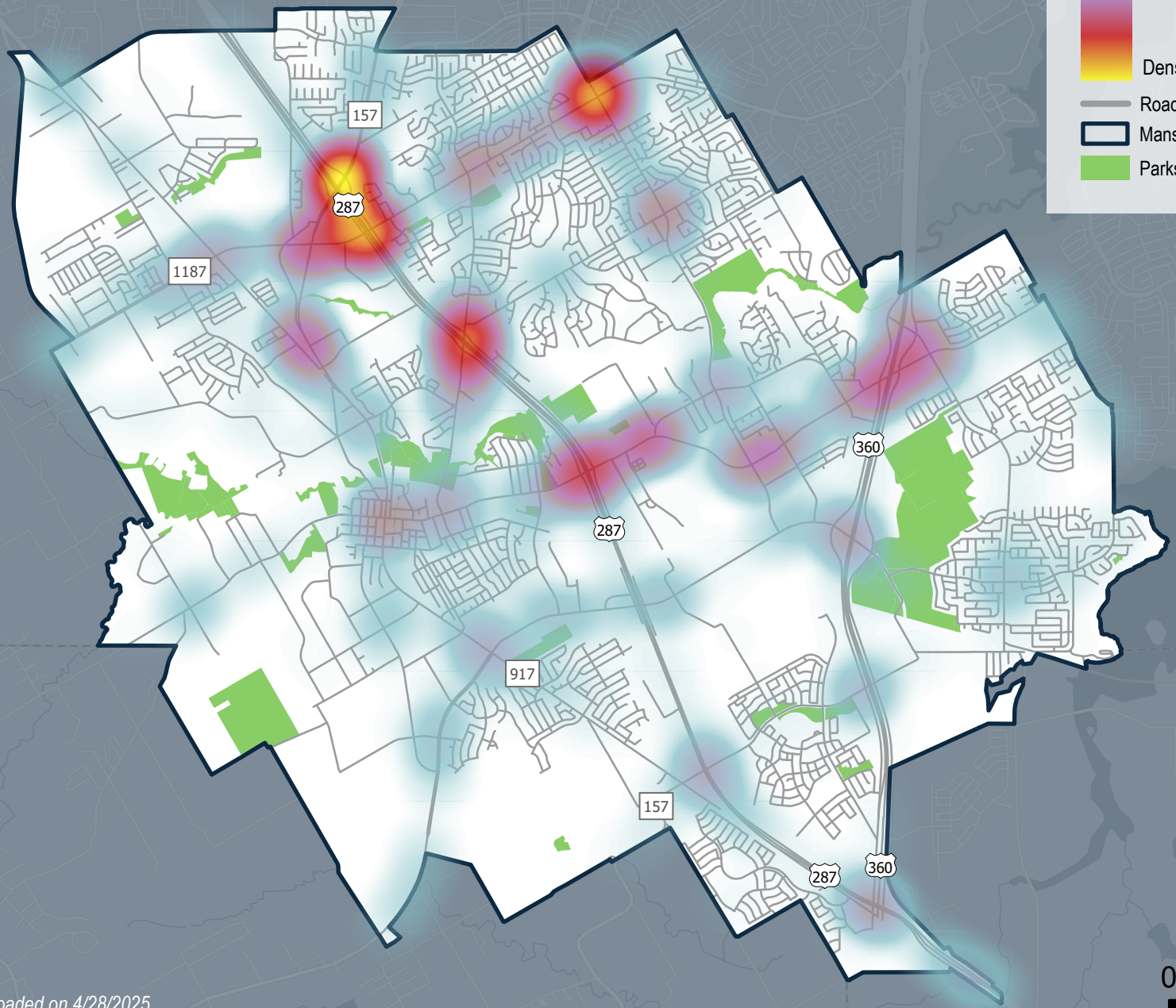
TABLE 15. TOP MANNERS OF COLLISION (2020–2024)

MANNERS OF COLLISION	CRASH COUNT	PERCENT OF CRASHES
One Motor Vehicle – Going Straight	896	17.8%
Same Direction – One Straight-One Stopped	826	16.4%
Angle – Both Going Straight	734	14.6%
Opposite Direction – One Straight-One Left Turn	655	13.0%
Same Direction – Both Going Straight-Rear End	408	8.1%

Crash Heat Map

*Sources: City of Mansfield, TxDOT CRIS Database (2020-2024)**

EXHIBIT 16. CRASH HEAT MAP



LEGEND

Crash Density

Sparse

Dense

Roadways

Mansfield Limits

Parks

0 0.5 1 Miles

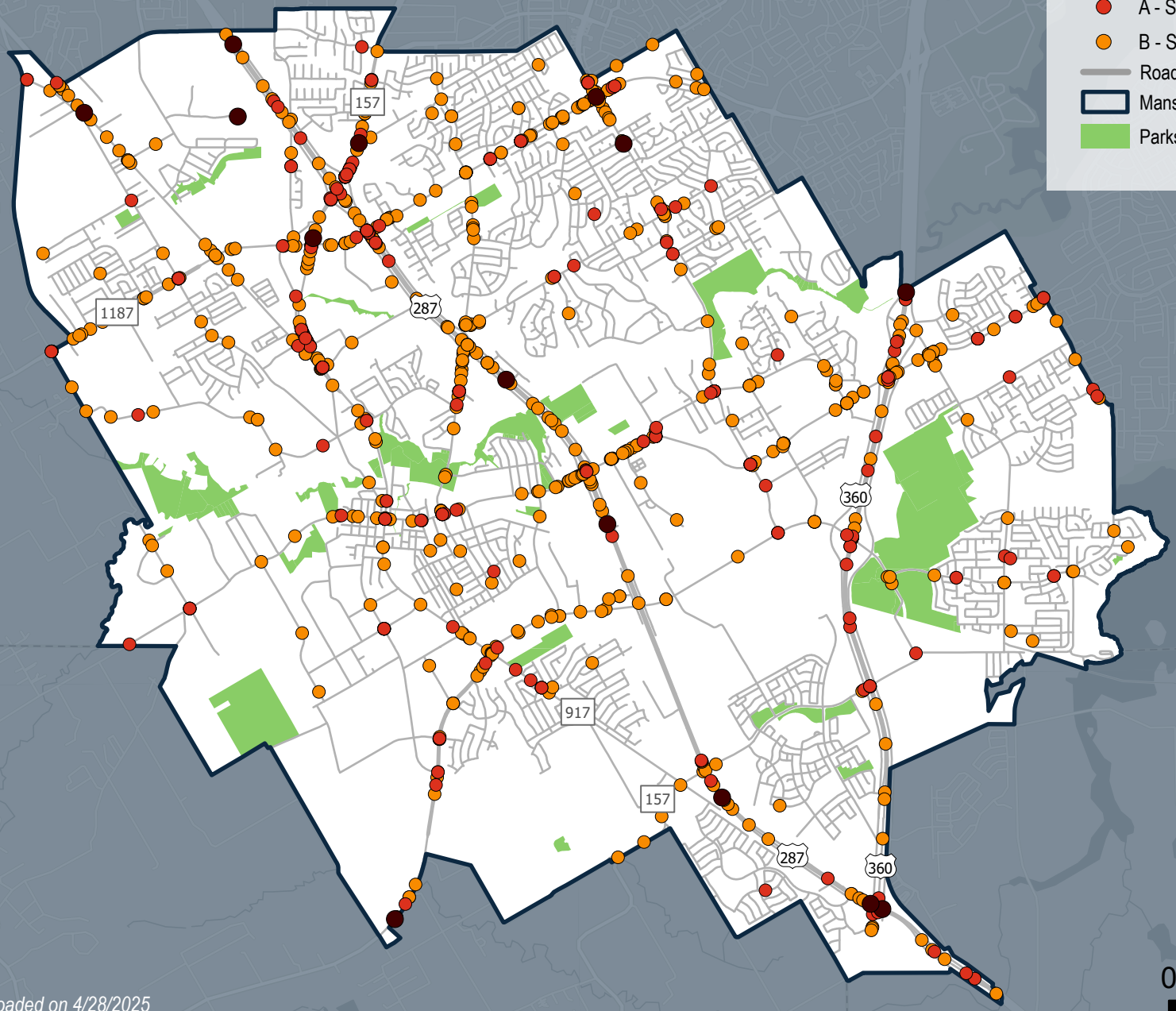
N

*Data downloaded on 4/28/2025

Fatal & Severe Crashes

*Sources: City of Mansfield, TxDOT CRIS Database (2020-2024)**

EXHIBIT 17. FATAL & SEVERE CRASHES (2020–2024)



LEGEND

Crash Severity

- K - Fatal Injury (14) [0.3%]
- A - Suspected Serious Injury (145) [3%]
- B - Suspected Minor Injury (811) [16%]
- Roadways
- Mansfield Limits
- Parks

0 0.5 1 Miles

N

*Data downloaded on 4/28/2025

Texas Strategic Highway Safety Plan Emphasis Areas

In 2022, the Traffic Safety Division of TxDOT and Department of Public Safety (DPS) updated the Texas Strategic Highway Safety Plan (SHSP) to coordinate the statewide efforts in reducing fatalities and injuries on state and local roadways. This update introduced a Safe System that attributes severe crashes to system flaws instead of just human error. The SHSP analyzed Texas crash data to identify the plan's emphasis areas, which address the crash types, user behaviors, and vehicle types that produce the most frequent and severe crashes. The data gathered in this section of the plan regarding these emphasis areas comes from TxDOT SHSP (2022). Crash data for Mansfield has allowed for crashes concerning the following emphasis areas to be mapped:



ROADWAY AND LANE DEPARTURE: crashes occurring when a vehicle departs from the dedicated lane for its direction of travel



INTERSECTION SAFETY: occurs within an intersection or is related to the movement through an intersection



UNRESTRAINED PERSON: an occupant of a vehicle was not using a restraint



SPEED-RELATED: a vehicle was above the speed limit, under the speed limit but faster than safe conditions, or speed was not properly controlled



IMPAIRED DRIVING: a driver involved in the crash was under the influence of drugs or alcohol, had been drinking, or had been taking medicine



DISTRACTED DRIVING: the driver was distracted from their primary tasks of navigating the vehicle



VULNERABLE ROAD USERS: crashes involve pedestrians or bicyclists



POST-CRASH CARE: services after a crash to reduce the potential severity of the crash and other crashes in the future. There are no crashes to be mapped for the Post-Crash Care emphasis area as it is concerned with what occurs following a crash event.

Roadway and Lane Departures

A roadway or lane departure crash occurs when a vehicle moves outside its designated right of way, entering the median, shoulder, off-road areas, or traveling into oncoming lanes (**Figure 32**). Lane departure crashes also often involve vehicles and stationary objects. Collisions with stationary structures result in a rapid transfer of force to the vehicle, which can lead to serious injury or fatality. Such crashes are more prevalent during low-light conditions due to reduced visibility.

Roadway and lane departure contributed greatly to the presence of crashes in the City. These crashes most occurred on US-287, 360 Tollway, Broad St, and Debbie Ln. From 2020–2024, Mansfield experienced 893 roadway departures, 197 of which resulted in injuries or fatalities (**Table 16**). **Exhibit 18** on page 82 shows the location of roadway and lane departure crashes in Mansfield.

FIGURE 32. ROADWAY & LANE DEPARTURES



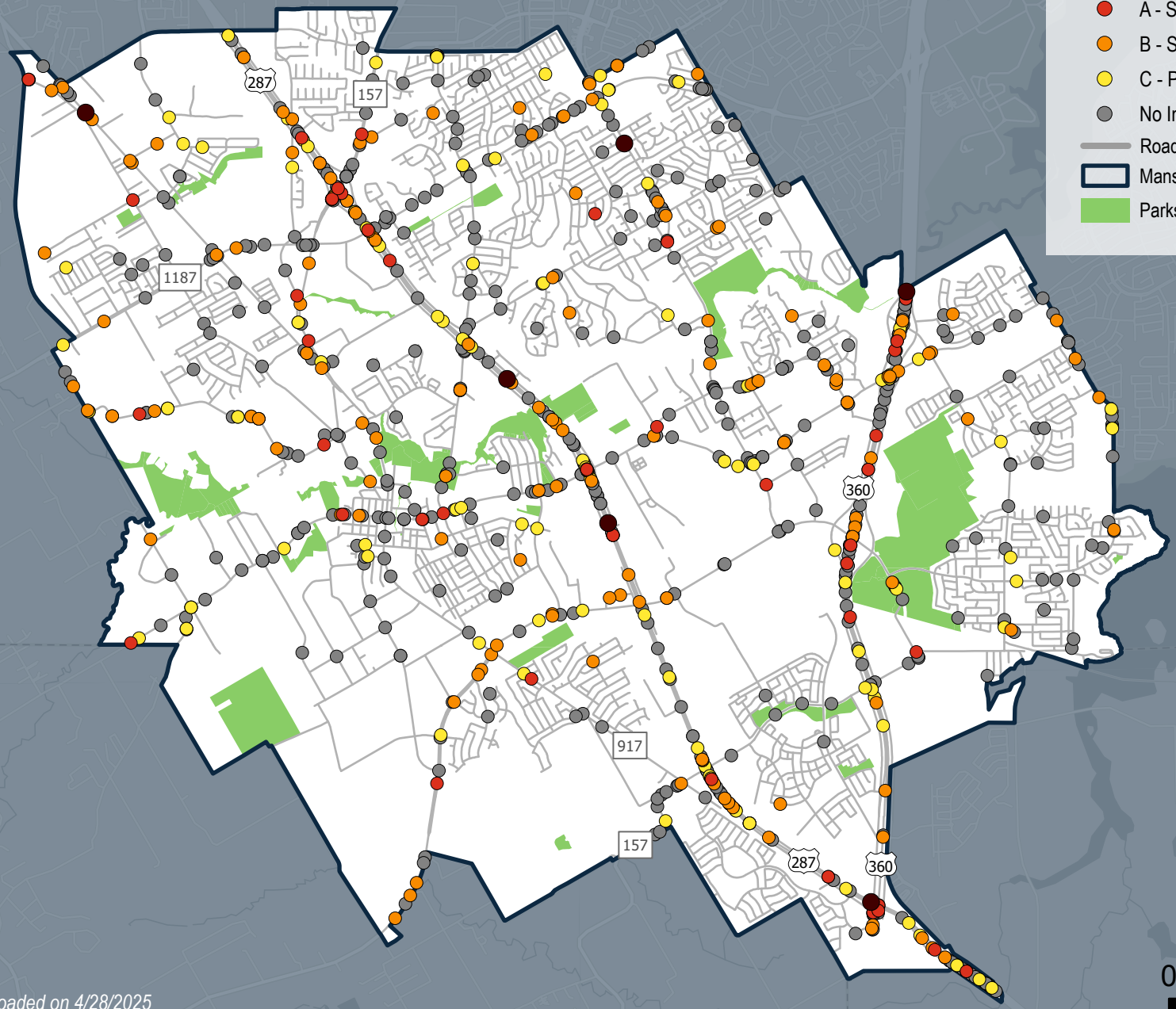
TABLE 16. ROADWAY & LANE DEPARTURE CRASHES (2020–2024)

CRASH TYPE	ALL CRASHES	ROADWAY AND LANE DEPARTURE CRASHES
Total Crashes	5,023	893
% Total	100%	17.8%
High Injury Crashes (KABs)	970	197
% KABs	19.0%	22.1%

Roadway & Lane Departure Crashes

*Sources: City of Mansfield, TxDOT CRIS Database (2020-2024)**

EXHIBIT 18. ROADWAY & LANE DEPARTURE CRASHES



LEGEND

Crash Severity

- K - Fatal Injury (6) [0.7%]
- A - Suspected Serious Injury (42) [5%]
- B - Suspected Minor Injury (149) [17%]
- C - Possible Injury (114) [13%]
- No Injury & Unknown Severity (582) [65%]
- Roadways
- Mansfield Limits
- Parks

0 0.5 1 Miles

N

*Data downloaded on 4/28/2025

Intersection Safety

Intersection-related crashes happen within or near intersections (**Figure 33**), where vehicles travel in multiple directions and collisions are more likely. According to the SHSP, 35% of these crashes in Texas involve angles and 28% involve left turns. Common causes include failure to yield, speeding, and ignoring signals.

From 2020 to 2024, intersections accounted for just over half of all crashes in Mansfield, making them the city's highest crash emphasis area. There were 2,565 intersection-related crash events with 522 resulting in injury or fatality (**Table 17**). **Exhibit 19** on page 84 shows all the location of all intersection-related crashes that occurred in Mansfield.

FIGURE 33. INTERSECTION SAFETY



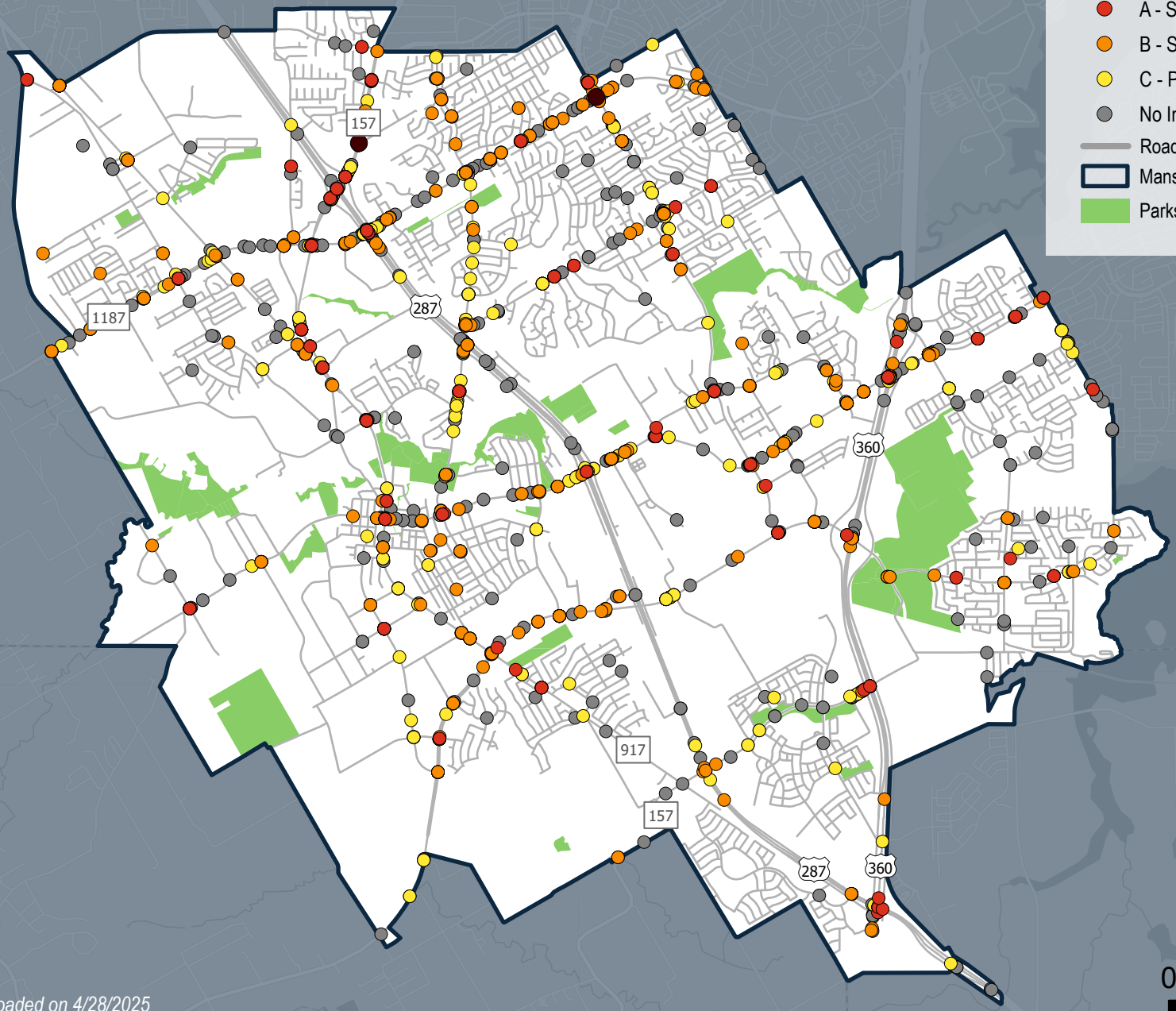
TABLE 17. INTERSECTION CRASHES (2020–2024)

CRASH TYPE	ALL CRASHES	INTERSECTION-RELATED CRASHES
Total Crashes	5,023	2,565
% Total	100%	51.1%
High Injury Crashes (KABs)	970	522
% KABs	19.0%	20.4%

Intersection Related Crashes

*Sources: City of Mansfield, TxDOT CRIS Database (2020-2024)**

EXHIBIT 19. INTERSECTION RELATED CRASHES



LEGEND

Crash Severity

- K - Fatal Injury (2) [0.1%]
- A - Suspected Serious Injury (67) [3%]
- B - Suspected Minor Injury (453) [18%]
- C - Possible Injury (549) [21%]
- No Injury & Unknown Severity (1,494) [58%]
- Roadways
- Mansfield Limits
- Parks

0 0.5 1 Miles

N

*Data downloaded on 4/28/2025

Unrestrained Person

Collisions involving unrestrained persons occur when there is a person who is not wearing a seatbelt or child restraint. Without wearing restraints, people involved in crashes have nothing to stop or limit the extent to which the force of the crash is transferred to their body, greatly increasing their chance of injury or fatality. In 2021, 27% of the fatalities in Texas crashes involved people who were not wearing seat belts. Wearing a restraint in a vehicle is the most effective way to save a person's life or reduce their chance of injury (**Figure 34**).

In Mansfield, unrestrained persons were involved in only 2.6% of total crashes. Despite this low number, over a third of these crashes resulted in injury or fatality, highlighting the severity of this emphasis area. Crashes involving unrestrained persons were dispersed throughout the City with a slight concentration along FM1187 and US-287. In total, 129 crashes involving unrestrained persons occurred from 2020-2024 in Mansfield, 51 of which resulted in KABs (**Table 18**). **Exhibit 20** on page 86 shows where unrestrained person crashes occurred during the study period.

FIGURE 34. UNRESTRAINED PERSON



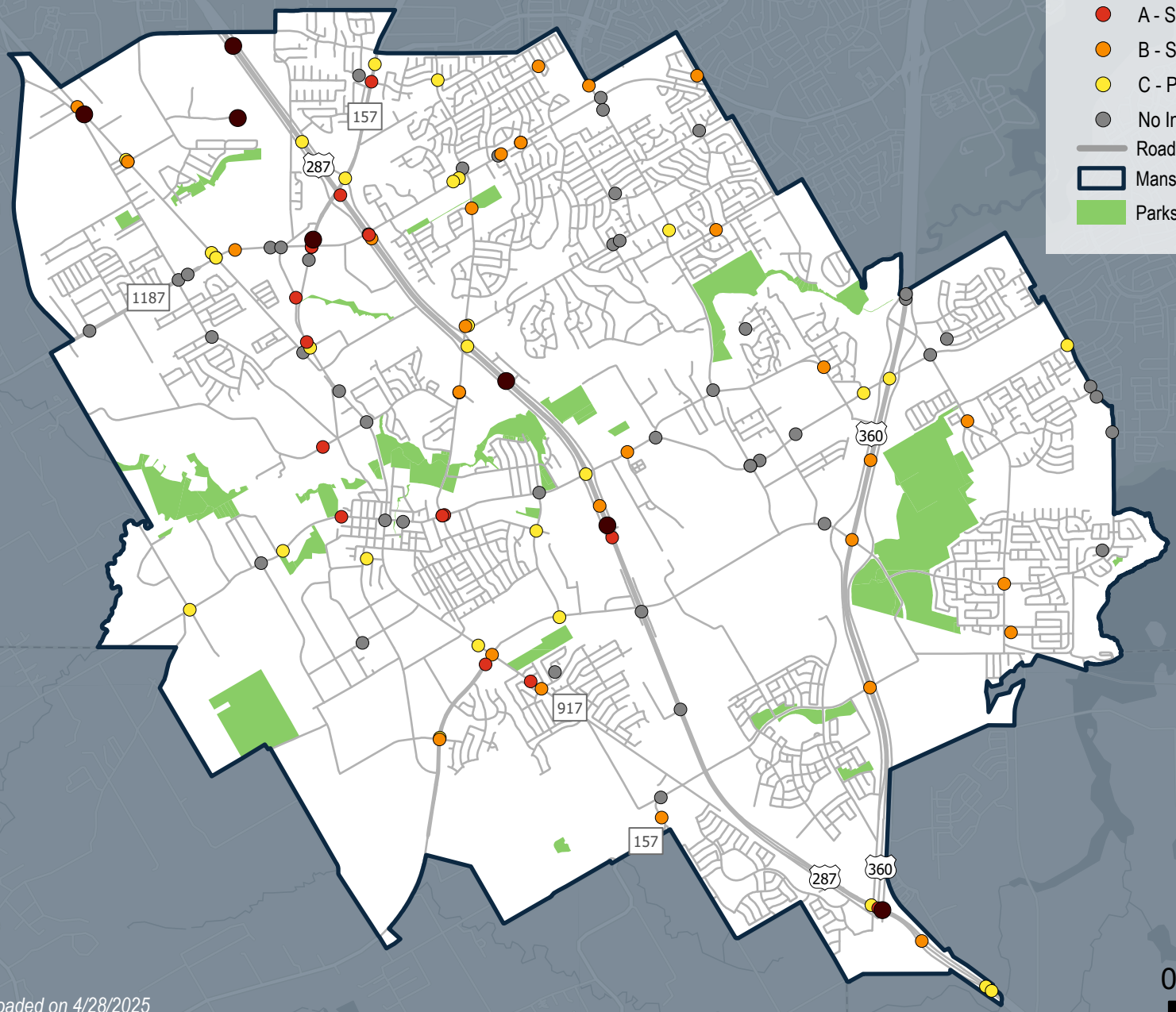
TABLE 18. UNRESTRAINED PERSON CRASHES (2020–2024)

CRASH TYPE	ALL CRASHES	UNRESTRAINED PERSON CRASHES
Total Crashes	5,023	129
% Total	100%	2.6%
High Injury Crashes (KABs)	970	51
% KABs	19.0%	39.5%

Unrestrained Person Crashes

*Sources: City of Mansfield, TxDOT CRIS Database (2020-2024)**

EXHIBIT 20. UNRESTRAINED PERSON CRASHES



LEGEND

Crash Severity

- K - Fatal Injury (7) [5%]
- A - Suspected Serious Injury (14) [11%]
- B - Suspected Minor Injury (30) [23%]
- C - Possible Injury (28) [22%]
- No Injury & Unknown Severity (50) [39%]
- Roadways
- Mansfield Limits
- Parks

0 0.5 1 Miles

N

*Data downloaded on 4/28/2025

Impaired Driving

Driving while impaired refers to operating a vehicle after consuming alcohol, drugs, or certain medications (**Figure 35**). Impairment can affect a driver's ability to make safe decisions and manage the vehicle effectively. Crashes involving impaired drivers are often severe due to decreased control, which increases risk for all road users. Statewide, serious or fatal crashes involving impaired drivers most frequently occur between 10 PM and 2 AM.

Impaired driving crashes make up 4.8% of the City's total crashes. A total of 240 impaired driver crashes took place in Mansfield from 2020–2024. Of these crashes, 58 resulted in fatality or injury (**Table 19**). **Exhibit 21** on page 88 shows the location of all impaired crashes in the City.

FIGURE 35. IMPAIRED DRIVING



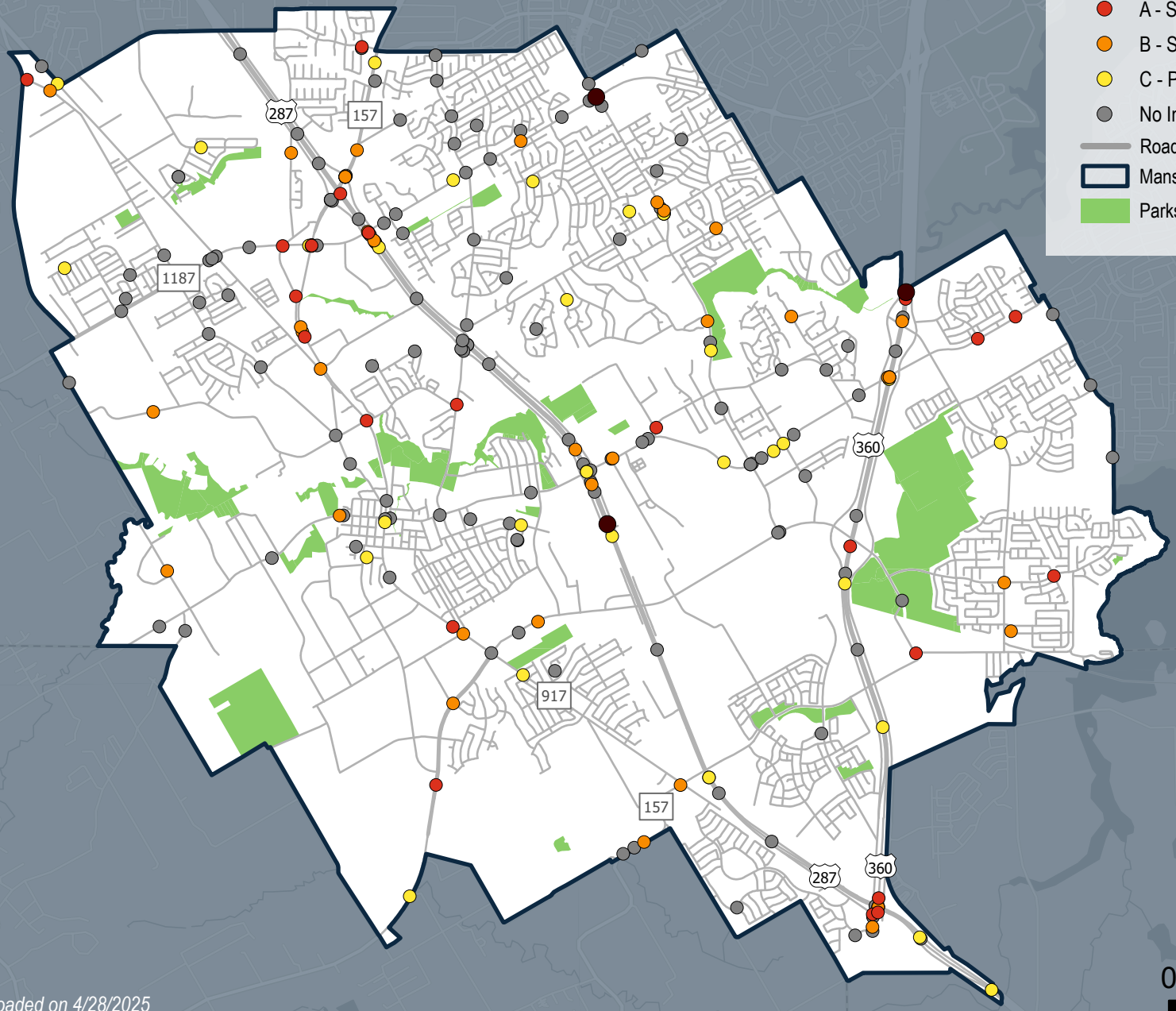
TABLE 19. IMPAIRED DRIVING CRASHES (2020–2024)

CRASH TYPE	ALL CRASHES	IMPAIRED DRIVING CRASHES
Total Crashes	5,023	240
% Total	100%	4.8%
High Injury Crashes (KABs)	970	58
% KABs	19.0%	24.2%

Impaired Driving Crashes

*Sources: City of Mansfield, TxDOT CRIS Database (2020-2024)**

EXHIBIT 21. IMPAIRED DRIVING CRASHES



LEGEND

Crash Severity

- K - Fatal Injury (3) [1.3%]
- A - Suspected Serious Injury (22) [9%]
- B - Suspected Minor Injury (33) [14%]
- C - Possible Injury (34) [14%]
- No Injury & Unknown Severity (148) [62%]
- Roadways
- Mansfield Limits
- Parks

0 0.5 1 Miles

N

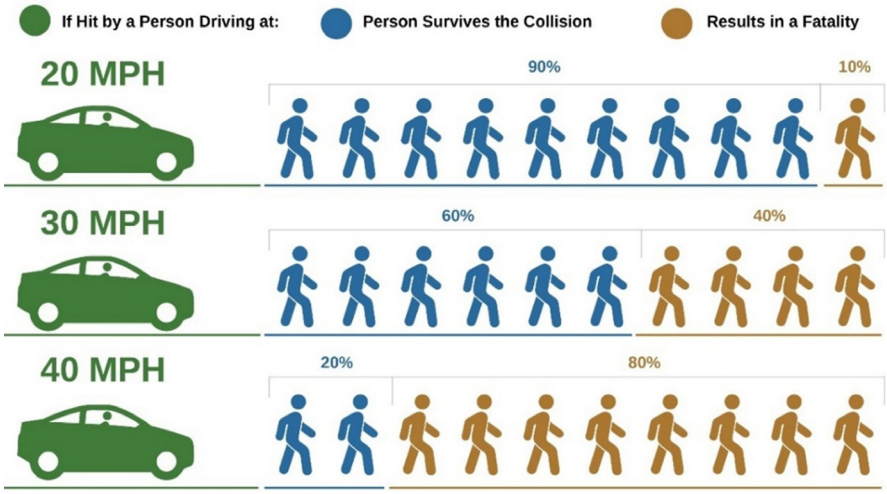
*Data downloaded on 4/28/2025

Speed-Related

Speed-related crashes happen when drivers exceed the posted speed limit, drive too fast for current road conditions even if they are below the legal limit, or fail to properly control their vehicle's speed. High-speed collisions have a significantly higher chance of causing serious injuries or fatalities compared to lower-speed incidents. According to the Strategic Highway Safety Plan (SHSP), most speed-related crashes tend to occur on highways and most frequently during daylight hours. The Texas Department of Transportation (TxDOT) emphasizes the importance of identifying specific road segments that would benefit from designated speed zones as a proactive measure to help prevent speed-related crashes and reduce their severity.

Just under a quarter of all crashes in Mansfield have been attributed to being speed-related during the study period. From 2020–2024, 1,144 speed-related crashes occurred in the City; 224 of these (19.6%) resulted in a fatality or injury (**Table 20**). It's important to note that higher vehicle speeds significantly increase the likelihood of a pedestrian fatality in a crash (**Figure 36**). **Exhibit 22** on page 90 shows the locations of all speed-related crashes occurred in Mansfield.

FIGURE 36. VEHICLE SPEED COMPARISON TO CHANCE OF PEDESTRIAN FATALITY



Source: USDOT

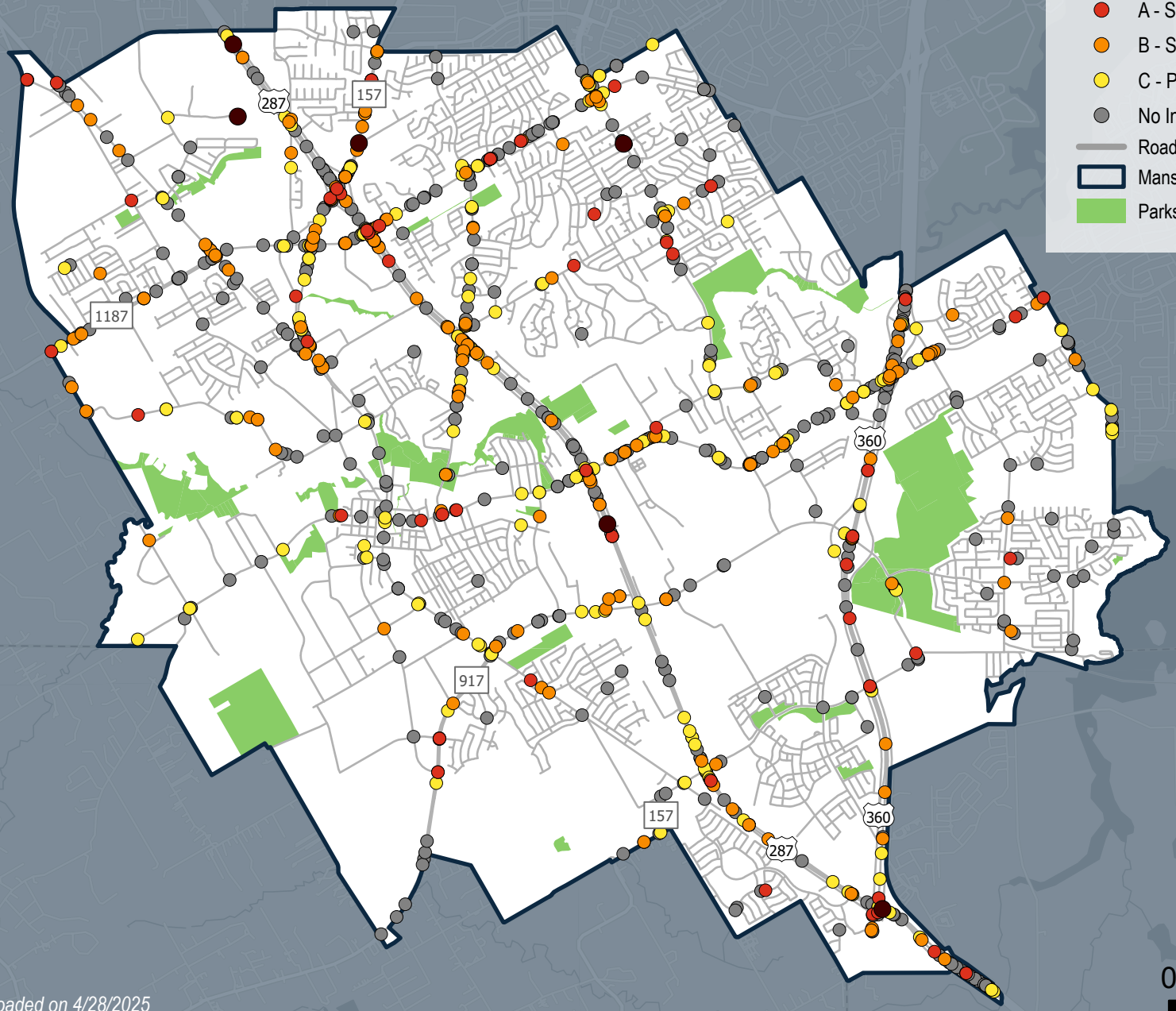
TABLE 20. SPEED-RELATED CRASHES (2020–2024)

CRASH TYPE	ALL CRASHES	SPEED-RELATED CRASHES
Total Crashes	5,023	1,144
% Total	100%	22.8%
High Injury Crashes (KABs)	970	224
% KABs	19.0%	19.6%

Speed-Related Crashes

*Sources: City of Mansfield, TxDOT CRIS Database (2020-2024)**

EXHIBIT 22. SPEED-RELATED CRASHES



LEGEND

Crash Severity

- K - Fatal Injury (6) [0.5%]
- A - Suspected Serious Injury (54) [5%]
- B - Suspected Minor Injury (164) [14%]
- C - Possible Injury (227) [20%]
- No Injury & Unknown Severity (693) [61%]
- Roadways
- Mansfield Limits
- Parks

0 0.5 1 Miles

N

*Data downloaded on 4/28/2025

Distracted Driving

Distracted driving occurs when there is anything that gets the attention of the driver from the primary task of navigating the vehicle (**Figure 37**). Distracted driving reduces the ability for the driver to respond to other vehicles or changing road conditions, creating a dangerous environment for themselves and others. Although research suggests distracted driving is common, it is difficult for it to be noticed and measured. When reporting distracted driving in crashes, any details about the nature of the distraction must be included in the narrative section of the report, which makes it difficult to analyze the trends of distracted driving.

Distracted driving crashes made up 20.4% of crashes in Mansfield during this time frame. Crashes of this type have a great concentration around US-287 and other major arterials throughout the City. There were 1,024 crashes involving distracted drivers; 167 caused a fatality or serious injury (**Table 21**). **Exhibit 23** on page 92 shows where distracted driving crashes occurred in Mansfield during the study period.

FIGURE 37. DISTRACTED DRIVING



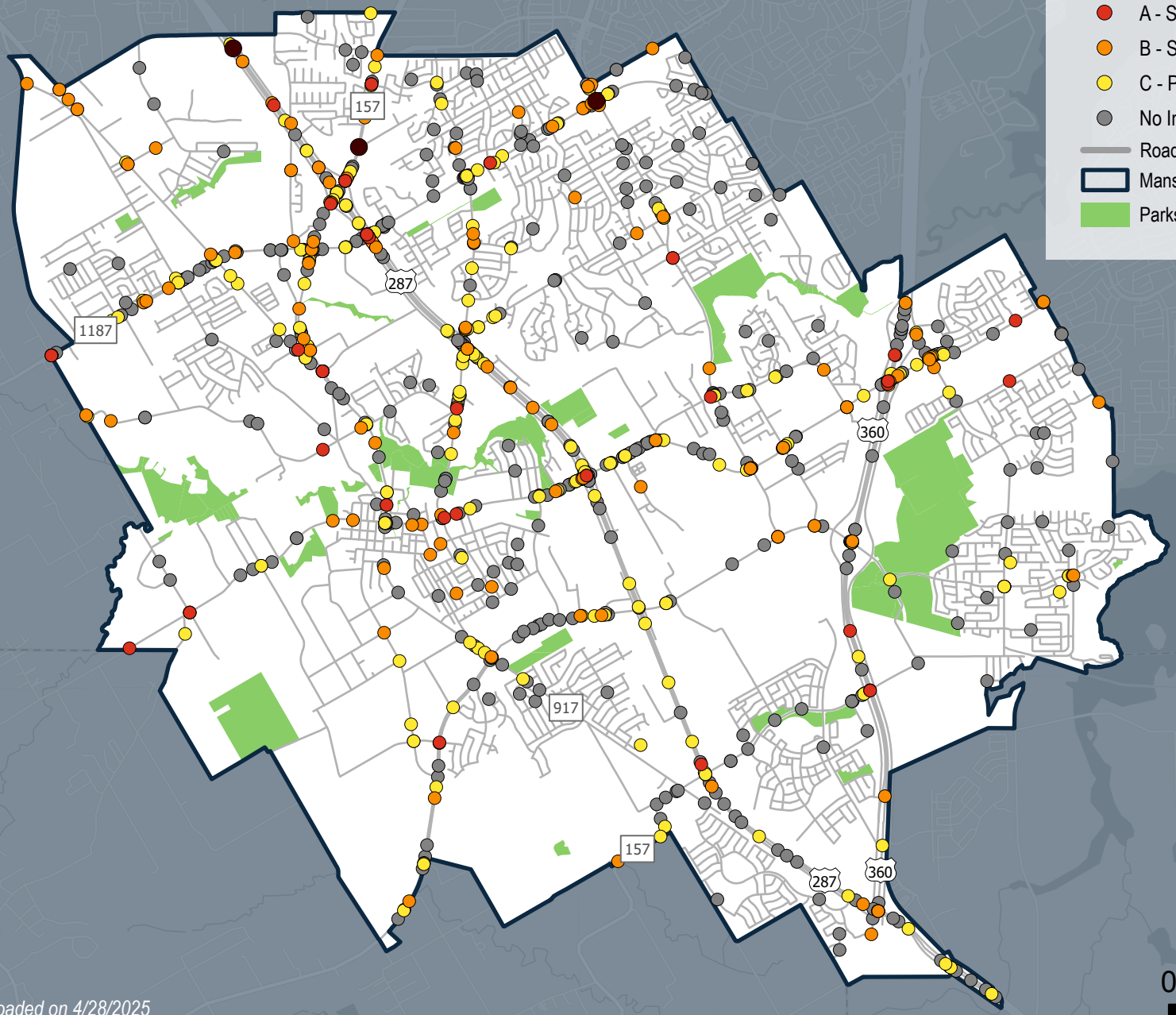
TABLE 21. DISTRACTED DRIVING CRASHES (2020–2024)

CRASH TYPE	ALL CRASHES	DISTRACTED DRIVING CRASHES
Total Crashes	5,023	1,024
% Total	100%	20.4%
High Injury Crashes (KABs)	970	167
% KABs	19.0%	16.3%

Distracted Driving Crashes

*Sources: City of Mansfield, TxDOT CRIS Database (2020-2024)**

EXHIBIT 23. DISTRACTED DRIVING CRASHES



LEGEND

Crash Severity

- K - Fatal Injury (3) [0.3%]
- A - Suspected Serious Injury (31) [3%]
- B - Suspected Minor Injury (133) [13%]
- C - Possible Injury (212) [21%]
- No Injury & Unknown Severity (645) [63%]
- Roadways
- Mansfield Limits
- Parks

N

0 0.5 1 Miles

*Data downloaded on 4/28/2025

Vulnerable Road Users (Bicycle & Pedestrian)

Vulnerable Road Users (VRUs) are defined as pedestrians and bicyclists (**Figure 38**). In the State of Texas, crashes involving VRUS are more likely to end in serious injury or fatality when they occur in dark conditions. These crashes are important to assess for the ATSP as they encompass both the safety and active transportation components. Due to their lack of protection, pedestrians and bicyclists have the highest risk of suffering from fatality or injury from a crash.

Although VRUs accounted for the fewest total crashes, they had the highest proportion of high injury crashes with 76.5% of pedestrian crashes and 76.9% of bicycle crashes resulting in a fatality or injury. Collisions with vulnerable road users were moderately clustered around Debbie Ln, Broad St, and Downtown Mansfield. There were 60 bicycle and pedestrian crashes in 2020–2024 in Mansfield, and 46 were KAB crashes (**Table 22**). **Exhibit 24** on page 94 shows the location of all crashes involving a vulnerable road user in the City.

FIGURE 38. VULNERABLE ROAD USERS



TABLE 22. VULNERABLE ROAD USER CRASHES (2020–2024)

CRASH TYPE	ALL CRASHES	PEDESTRIAN CRASHES	BICYCLE CRASHES
Total Crashes	5,023	34	26
% Total	100%	0.7%	0.5%
High Injury Crashes (KABs)	970	26	20
% KABs	19.0%	76.5%	76.9%

Bicycle Facilities and Crashes

Sources: City of Mansfield, TxDOT

EXHIBIT 24. BICYCLE FACILITIES AND CRASHES



Post-Crash Care

Post-crash care focuses on decreasing fatalities and injuries following a crash. The SHSP notes that although they are undesirable, crashes are inevitable. Thus, it is necessary to understand what resources would be needed to mitigate the occurrence of harm to people involved in the crash. Post-crash care covers first responders, trauma and emergency medical services, crash investigation, traffic incident management, and justice (**Figure 39**). The concept encompasses not only immediate medical assistance but also adjustments to road systems aimed at minimizing the severity of future crashes.

FIGURE 39. POST-CRASH CARE



Societal Cost of Crashes

A trend that highlights the impact crashes have on communities is the societal cost of crashes. Every crash, regardless of its severity, ultimately costs money. The costs span across a wide range of areas including medical costs, property damage, decrease in economic productivity, and quality of life. Societal costs are calculated by assigning a monetary value to the impact of crashes by their severity. These costs are a blend of economic costs and the monetized value of impacts. The values used in this analysis are from the Highway Safety Benefit-Cost Analysis Guide from the Federal Highway Administration (FHWA) Safety Program.

The total costs of the crashes that occurred in Mansfield between 2020–2024 are over $588 million with just 14 fatal crashes making up approximately 27.7% of the total cost. The cost breakdown by severity is shown in **Table 23**.

TABLE 23. SOCIETAL COST OF CRASHES (2020–2024)

CRASH SEVERITY	SOCIETAL CRASH PER CRASH	MANSFIELD CRASHES	SOCIETAL COST OF CRASHES
K – Fatal Injury	$11,637,947	14	$162,931,258
A – Suspected Serious Injury	$674,353	145	$97,781,185
B – Suspected Minor Injury	$204,143	811	$165,559,973
C – Possible Injury	$129,001	971	$125,259,971
Non-injury and Unknown	$12,108	3,082	$37,316,856
TOTAL SOCIETAL COST OF CRASHES IN MANSFIELD FROM 2020–2024:			**$588,849,243**

High Injury Network

The High Injury Network (HIN) is a data-driven analysis conducted in the City of Mansfield to identify corridors and intersections requiring enhanced safety measures based on road segments and intersections that have experienced a higher-than-average rate of crashes resulting in fatal, severe, and minor injuries. The HIN employs the High Safety Manual Critical Crash Rate Method, considering crashes, road classifications, and traffic volumes.

Critical Crash Rate Method

Calculating critical crash rates involves comparing roadway segments with similar functional classes and contexts, normalized by vehicle miles traveled (VMT). If the observed crash rate on a segment exceed the expected crash rate, it is flagged to potentially be added to the HIN. Since the critical crash rate method requires several intermediate calculations to arrive at a final crash rate, an ARCGIS Pro model was created to complete these calculations for each segment on the City's network. The creation of the HIN follows the three critical steps outlined below:

1 Assigning Data to Road Segments

Calculating the critical crash requires four data inputs: roadway functional classification, context, daily traffic volumes, and weighted crash counts. Crashes were assigned weights of 12 for fatal crashes, 3 for severe injury crashes, and 1 for minor injury crashes. This assignment ensured that areas with high injury crashes were prioritized in the development of the HIN. Similarly, traffic volume and functional classifications were also assigned to the roadways during this step.

2 Calculate Variables or Critical Crash Rate

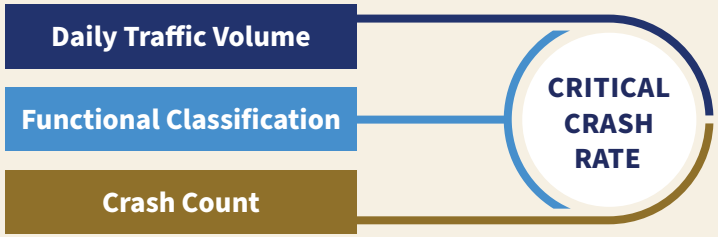
The critical crash rate variables were calculated using equations from the Highway Safety Manual. This rate is determined by comparing the observed crash rate with the expected crash rate. The observed crash rate is based on the actual crashes at each segment per 100 million VMT. The expected average crash rate, also expressed per 100 million VMT, accounts for normalized daily traffic volumes for each functional class. After calculating both values for a segment, the equation identifies segments with a higher crash rate than expected for their classification, traffic volume, and weighted crash counts.

3 Calculate Critical Crash Rate Ratio

After inputting all variables, a ratio is calculated to identify segments with higher-than-average rates of fatal, serious, and minor injury crashes. If this ratio is greater than 1.0, or if the observed crash rate exceeds the critical crash rate, it indicates that the segment's crash history is higher than other road segments of similar functional classification and context.

Segments and intersections with a ratio of 1.0 or higher were considered for inclusion in the High Injury Network (HIN). The critical crash rate is essential for differentiating whether a street should be included in the HIN. By incorporating this rate into our analysis, we can more accurately identify streets with a high frequency of severe crashes, thus prioritizing corridors effectively and maximizing the impact on reducing injuries and fatalities. **Exhibit 25** on page 97 displays the Critical Crash Rate results from the GIS model.

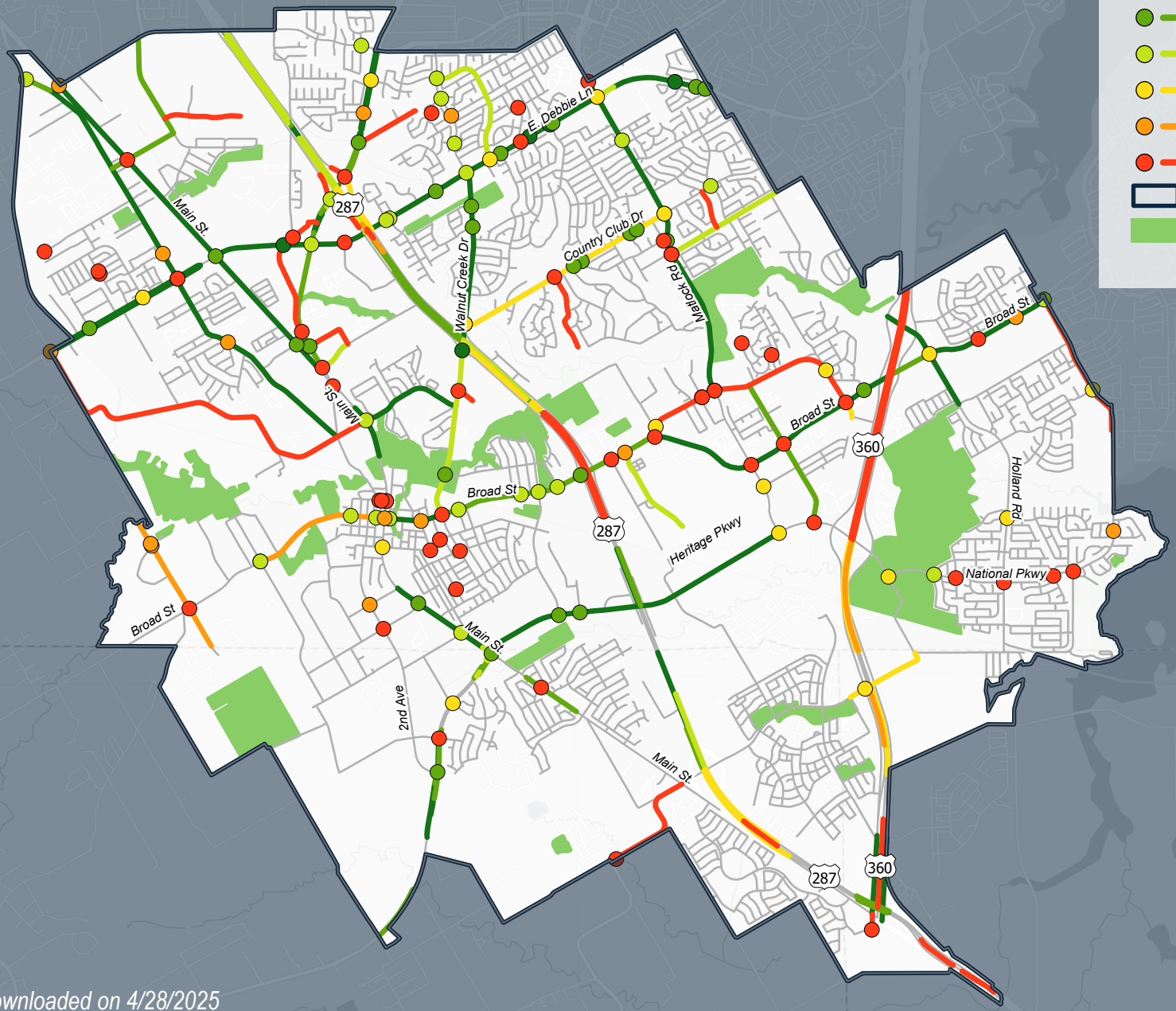
FIGURE 40. HIN DATA INPUTS



Crash Rate Ratios

*Sources: City of Mansfield, Replica, TXDOT CRIS Database (2020-2024)**

EXHIBIT 25. CRASH RATE RATIOS



LEGEND

Crash Rate Ratios

- Less than 0.20
- 0.21 - 0.40
- 0.41 - 0.60
- 0.61 - 0.80
- 0.81 - 0.99
- Greater than 1
- Mansfield Limits
- Parks

N

0 0.5 1 Miles

*Data Downloaded on 4/28/2025

High Injury Network Results

Creating the High Injury Network (HIN) requires both a qualitative and quantitative approach. While the critical crash rate method identifies locations with higher-than-average crash rates, finalizing the network necessitates further post-processing. This involves a qualitative approach by asking the following questions:

- What segments and intersections can be identified from the results?
- What gaps between segments can be closed?
- How can the amount of road network mileage be minimized?
- How can the number of fatal, severe injuries, and minor injury crashes be maximized?

This post processing provides a qualitative analysis beyond the data because it is important to look at these corridors from a human perspective that is validated by the data input. Ultimately, the goal of the HIN selection process is to maximize the total fatal, severe, and minor injury crashes on the least mileage of roads on the network. The final HIN for the City of Mansfield comprises 7.4% of the total road network while capturing 85.7% of all fatal crashes, 64.7% of KABs, and 61.5% of bicycle and pedestrian KAB crashes. The map for the Mansfield HIN is displayed in **Exhibit 26** on page 100. **Table 24** below lists each intersection and **Table 25** on page 99 lists each segment and that was included on the HIN.

TABLE 24. HIGH INJURY NETWORK INTERSECTIONS (2020–2024)

HIN INTERSECTIONS	TOTAL CRASH COUNT	CRASH SEVERITY			DAILY VOLUME (AADT)
		K	A	B	
W. Oak St. & N. Main St. (BUS 287)	6	0	1	1	8,900
Vinewood Dr. & S. Main St.	5	0	1	2	2,500
W. Broad St. & Retta Rd.	17	0	1	3	5,600
Hadley Ln. & Barrington Way	3	0	0	2	1,200
Saving Place Dr. & N. Walnut Creek Dr.	21	0	1	6	3,600
Airport Dr. & S. 2nd Ave.	17	0	1	7	1,100
Saint Matthew Dr. & St. Charles Dr.	2	0	0	2	1,100

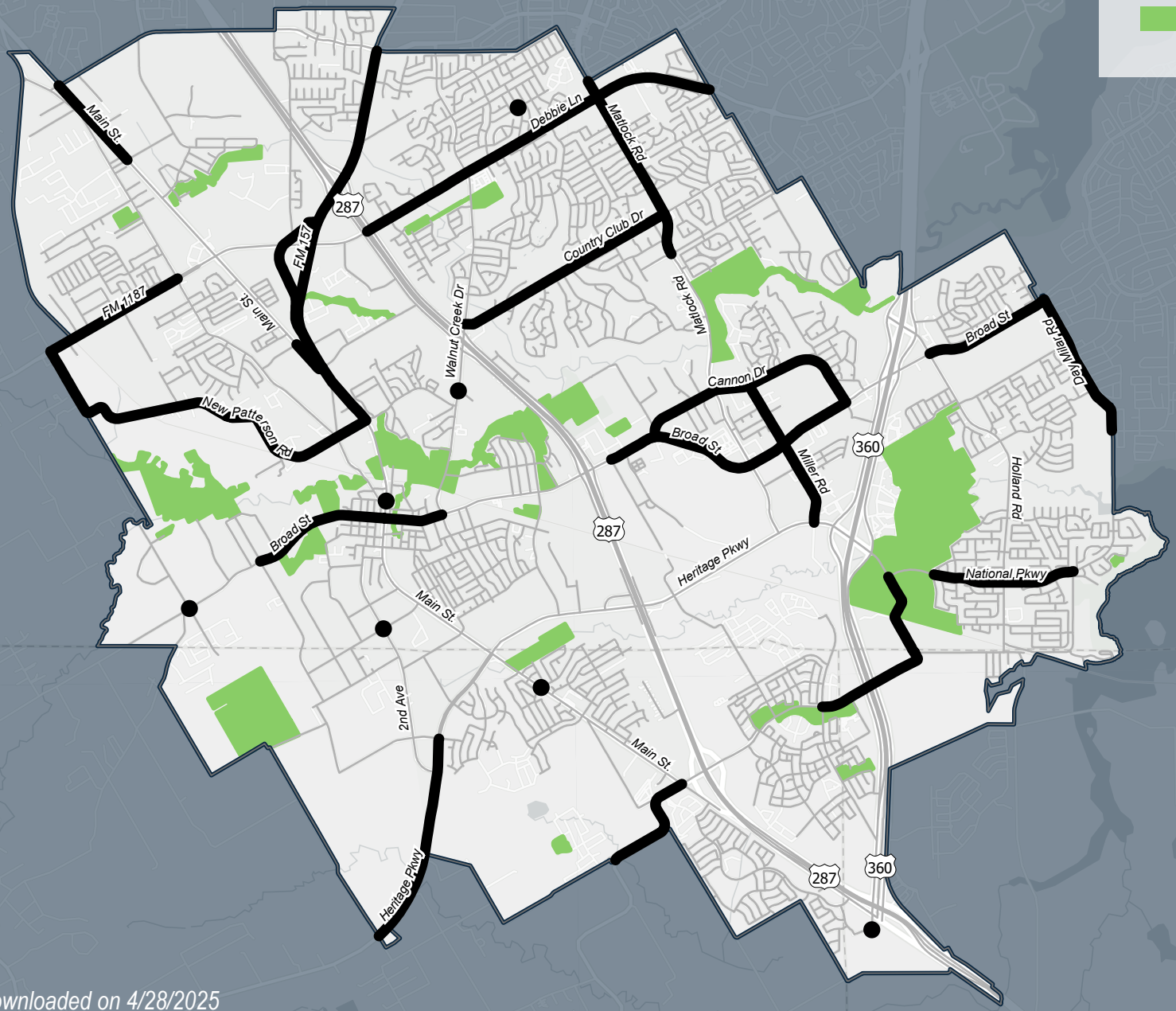
TABLE 25. HIGH INJURY NETWORK SEGMENTS (2020–2024)

ROAD NAME	FROM	TO	TOTAL CRASH COUNT	CRASH SEVERITY			DAILY VOLUME (AADT)
				K	A	B	
Matlock Rd.	Mansfield Webb Rd.	Ragland Rd.	281	2	4	41	26,800
Cannon Dr.	E. Broad St.	E. Broad St.	174	0	5	37	5,200
E. Broad St.	N. Mitchell Rd.	Cannon Dr.	345	0	4	62	21,400
FM 157	Newt Patterson Rd.	Turner Warnell Rd. (Northeast)	588	2	22	102	33,400
Debbie Ln.	US HWY 287	City Boundary (North East)	547	1	9	84	31,400
Lone Star Rd.	S. Matlock Rd.	Britton Rd.	43	0	3	8	5,400
N. Miller Rd.	Cannon Dr.	Heritage Pkwy.	64	0	0	15	2,200
Newt Patterson Rd.	FM 1187	N. Main St.	63	0	4	15	800
Russell Ln.	FM 157	FM 157	52	0	3	9	100
W. Broad St.	Billingslea Dr.	N. Walnut Creek Dr.	107	0	6	25	10,100
Country Club Dr.	N. Walnut Creek Dr.	Matlock Rd.	146	0	2	25	14,500
E. Broad St.	N. Holland Rd.	N. Day Miar Rd.	88	0	2	20	13,800
FM 1187	Newt Patterson Rd.	Cardinal Rd.	80	0	2	19	19,200
N. Day Miar Rd.	E. Broad St.	E. Seeton Rd.	43	0	2	3	15,700
N. Main St.	Legacy Wy.	FM 157/ BUS 287	64	0	3	19	8,200
National Pkwy.	Calloway Dr.	Seeton Rd.	43	0	2	12	4,900
BUS 287/ N. Main St.	Nelson Wyatt Rd.	Turner Warnell Rd. (Northwest)	40	1	0	16	8,200
Heritage Pkwy.	National Pkwy.	Britton Rd.	14	0	1	3	1,200
Lone Star Rd.	City Boundary (South West)	S. Main St.	23	0	0	4	4,300
S. 2nd Ave.	City Boundary (South West)	Klein Tools Blvd.	71	1	4	14	22,200

High Injury Network

*Sources: City of Mansfield, Replica, TXDOT CRIS Database (2020-2024)**

EXHIBIT 26. HIGH INJURY NETWORK



LEGEND

- High Injury Network
- Mansfield Limits
- Parks

N

0 0.5 1 Miles

*Data Downloaded on 4/28/2025

Safety Toolbox

This section of the ATSP details specific countermeasures and infrastructure that can be implemented in Mansfield that can improve roadway safety. The toolbox (**Table 26**) is comprised of physical interventions that the City can implement to make roads safer. Accompanied with each countermeasure is a Crash Modification Factor (CMF), which estimate the expected change in the number of crashes after a change has been made to the roadway. To interpret a CMF, if the CMF is lower than 1, we can expect a reduction in crashes. If the CMF is higher than 1, we can expect an increase in crashes. If the CMF is 1, we expect no change in crashes. Countermeasures in the toolbox can be applied to any roadway in the City, but roads that are within the priority focus areas and on the high injury network should be prioritized. The full list of toolbox items can be found in **Appendix A**. The full list includes additional information for each item such as description of the countermeasures and benefits.

TABLE 26. SAFETY TOOLBOX

COUNTERMEASURE	CMF	LANE DEPARTURES	INTERSECTION-RELATED	UNRESTRAINED PERSONS	IMPAIRED DRIVING	SPEED-RELATED	DISTRACTED DRIVING	BICYCLE & PEDESTRIAN
Appropriate Speed Limits	0.95 (ID: 6885)			●		●		●
Bike Lanes	0.468 (ID: 11296)	●		●	●	●	●	●
Crosswalk Visibility Enhancements	0.732 (ID: 8967)		●				●	●
Leading Pedestrian Interval	0.87 (ID: 9918)		●					●
Medians and Pedestrian Refuge Islands	0.58 (ID: 10985)	●		●	●	●	●	●
Pedestrian Hybrid Beacons	0.453 (ID: 9020)					●	●	●
Rectangular Rapid Flashing Beacons (RRFB)	0.31 (ID: 11158)		●					●
Roadway Reconfiguration	0.812 (ID: 5554)	●	●	●		●	●	●
Sidewalks	0.598 (ID: 11246)	●						●
Enhanced Delineation for Horizontal Curves	0.750 – 0.820 (ID: 2439, 2431, 2432)	●		●	●	●		

TABLE 25. SAFETY TOOLBOX (CONTINUED)

COUNTERMEASURE	CMF	LANE DEPARTURES	INTERSECTION-RELATED	UNRESTRAINED PERSONS	IMPAIRED DRIVING	SPEED-RELATED	DISTRACTED DRIVING	BICYCLE & PEDESTRIAN
Longitudinal Rumble Strips and Stripes on Two-Lane Roads	0.66 (ID: 138)	●		●	●	●	●	
Median Barriers	0.29 (ID: 2219)	●		●	●	●	●	●
Wider Edge Lines	0.635 (ID: 4737)	●			●			
Retroreflective Backplates	0.85 (ID: 1410)		●		●		●	
Corridor Access Management	0.93 (ID: 442)		●					
Dedicated Left- and Right-Turn Lanes at Intersections	0.520 – 0.880 (ID: 260, 289, 285)		●					
Reduced Left-Turn Conflict Intersections	0.7029 (ID: 10867)		●					
Roundabouts	0.22 (ID: 226)		●			●		
Systemic Application of Multiple Low-Cost Countermeasures at Stop-Controlled Intersections	0.853 (ID: 8870)		●	●	●	●	●	
Yellow Change Intervals	0.92 (ID: 380)		●			●		
Lighting	0.68 (ID: 7776)	●	●					●

Study Locations and Targeted Recommendations

As a part of the ATSP, 10 total miles of the City's roadways network were chosen to conduct Roadway Safety Audits (RSA) to identify targeted recommendations for the City to implement. This section summarizes the existing conditions, crash history, corridor recommendations, and intersection recommendations for each of the study locations. The study locations were selected based on the following criteria in **Table 27**.

TABLE 27. STUDY LOCATION SELECTION CRITERIA (2025)

DEMOGRAPHICS	ENGAGEMENT	FEASIBILITY	PRIORITY CORRIDOR
» Disadvantaged Areas (USDOT ETC Explorer)	» *Social Pinpoint* Map Survey Comments » Advisory Committee Comments (from Meeting 2) » Advisory Committee Priority Corridor Selection (from Meeting 4)	» Current Roadway Projects » TxDOT On/Off System	» Located on the HIN* » Presence of Fatal Crashes*

**Data for these criteria was for the 2020–2024 study period*

RSA Corridors

Six roadway segments within Mansfield were selected from the HIN to be priority corridors (**Exhibit 27** on page 104). The chosen corridors received targeted recommendations that will improve safety on some of the most unsafe roads in the City. Based on the Study Location Selection Criteria found in the table above, the following corridors were selected, as seen in **Table 28**.

TABLE 28. MANSFIELD RSA CORRIDORS (2025)

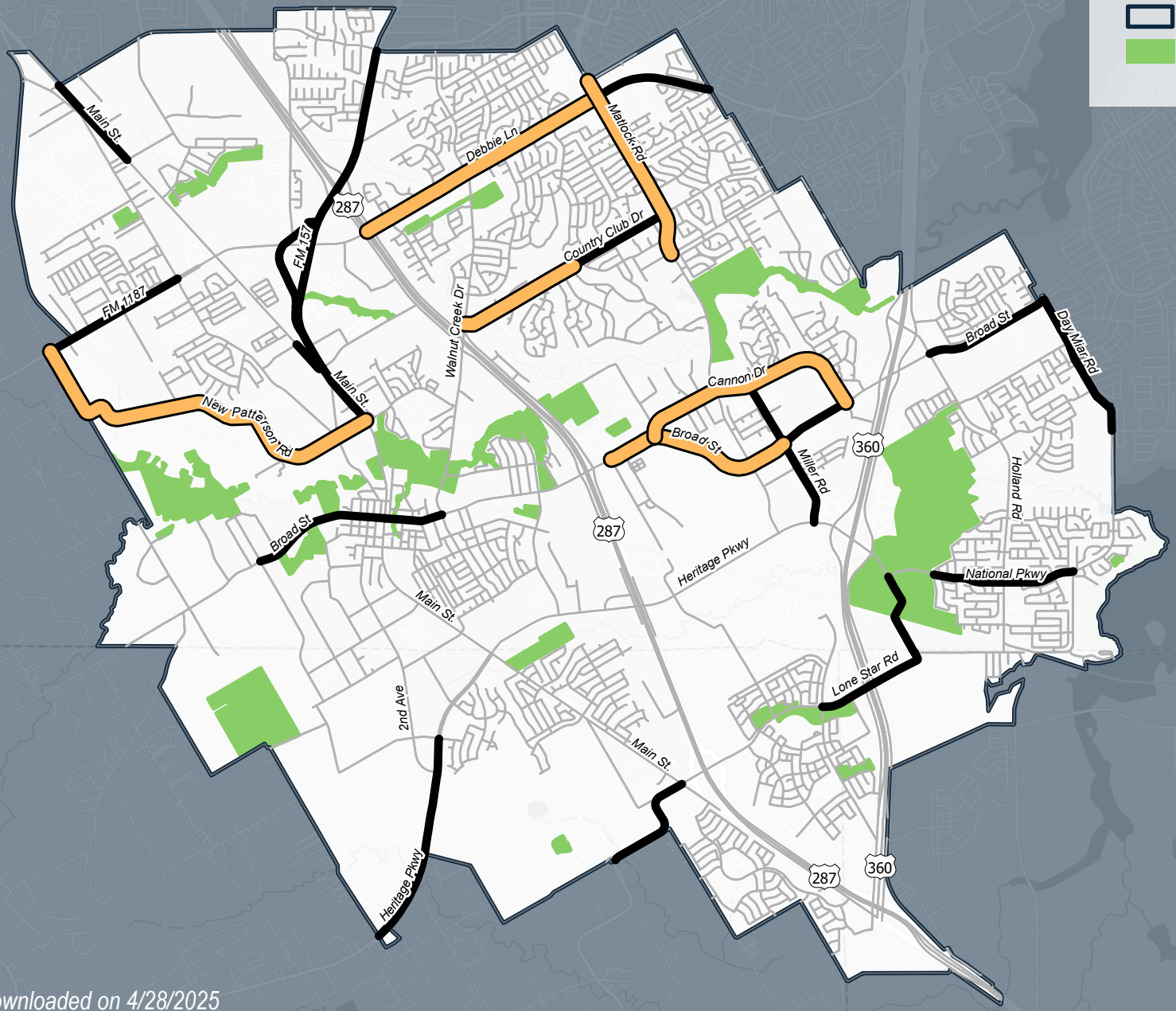
CORRIDOR NAME	FROM	TO	LENGTH (MILES)	VOLUME (ADT)	FUNCTIONAL CLASSIFICATION	TOTAL CRASHES	CRASH SEVERITY		
							K	A	B
Newt Patterson Rd.	FM 1187	N. Main St.	2.77	800	Collector	63	1	4	15
Debbie Ln.	US HWY 287	City Boundary (North East)	2.73	31,400	Arterial	547	1	9	84
Matlock Rd.	Mansfield Webb Rd.	Ragland Rd.	1.38	26,800	Arterial	281	2	4	41
Country Club Dr.	N. Walnut Creek Dr.	Matlock Rd.	1.63	14,500	Collector	146	0	2	25
E. Broad St.	N. Mitchell Rd.	Cannon Dr.	1.89	21,400	Arterial	345	0	4	62
Cannon Dr.	E. Broad St.	E. Broad St.	1.70	5,200	Collector	174	0	5	37

**Crash data was for the 2020–2024 study period*

RSA Corridors

*Sources: City of Mansfield, Replica, TXDOT CRIS Database (2020-2024)**

EXHIBIT 27. RSA CORRIDORS



LEGEND

- RSA Corridor
- High Injury Network
- Mansfield Limits
- Parks

N

0 0.5 1 Miles

*Data Downloaded on 4/28/2025



Corridor 1: Newt Patterson Rd. from FM 1187 to N. Main St.

Context

The section of Newt Patterson Rd. between FM 1187 and North Main St. spans 2.77 miles. Newt Patterson Rd. is a winding, two-lane collector road with posted speed limits ranging from 20–30 mph, which may present sight-distance concerns along its curves. Both sides of the Newt Patterson corridor are primarily rural roads, but are lined with some residential and are met with retail at the intersection of Newt Patterson Rd. and North Main St.

Crash History

During the study period, there were 63 crashes along the Newt Patterson Rd. corridor, including 0 fatalities (K), 4 serious injuries (A), and 15 minor injuries (B). Additionally, 30 of these crashes were intersection-related, and none involved bicyclists or pedestrians.

30
CRASHES (47.62%)
were 'Intersection-Related'

9
CRASHES (14.29%)
were 'Failure to Control Speed'

27
CRASHES (42.86%)
were 'One Motor Vehicle – Going Straight'

Corridor Recommendations

» Corridor-wide recommendations include installing lighting and removing overgrown vegetation, both in effort to improve sight distance. Additionally, it is recommended along the multiple 90-degree curves to enhance delineation on horizontal curves and install flashing chevron arrows. Between New Haven Dr. and Turnstone Dr., it is recommended to enhance the delineation of horizontal curves. Between Royal Ct. and Turnstone Dr, it is recommended to realign the curve to lessen the existing angle of the curve.

Intersection Recommendations

Cardinal Rd.– North St. – Newt Patterson Rd.

» Install roundabout

Newt Patterson Rd. & N. Main St.

» Install new signal heads and retroreflective backplates
» Upgrade crosswalks to continental style
» Install directional curb ramps
» Install additional lighting

A summary of existing conditions and crash statistics for the Newt Patterson Rd. are in **Exhibit 28** on page 107. All corridor and intersection-specific recommendations are shown in **Exhibit 29** on page 108.

NEWT PATTERSON ROAD

FM 1187 to North Main Street

EXISTING CONDITIONS

- Collector
- 2 Lane Undivided
- Total Volume: 800
- Speed Limit: 20–30 mph

CRASH SUMMARY

63 Total Crashes

0 Fatal Crashes

4 Suspected Serious Injury Crashes

15 Suspected Minor Injury Crashes

0 Pedestrian & Bicyclist Crashes

30 Intersection Related Crashes

CONTRIBUTING FACTORS

Failed to Control Speed
14.29%

Driver Inattention
11.11%

Failed to Yield ROW – Turning Left
7.94%

Failed to Yield ROW – Stop Sign
7.94%

MANNERS OF COLLISION

Angle – One Straight – One Left Turn
42.86%

Angle – Both Going Straight
17.46%

Opposite Direction – One Straight – One Left Turn
12.70%

SAFETY EMPHASIS AREAS

Roadway & Lane Departure
46.03% of crashes

Impaired Driving
4.76% of crashes

Speed-Related
33.33% of crashes

Vulnerable Road Users
0% of crashes

Intersection Safety
47.62% of crashes

Distracted Driving
3.17% of crashes

Unrestrained Person
3.17% of crashes

EXHIBIT 28. NEWT PATTERSON ROAD SUMMARY SHEET

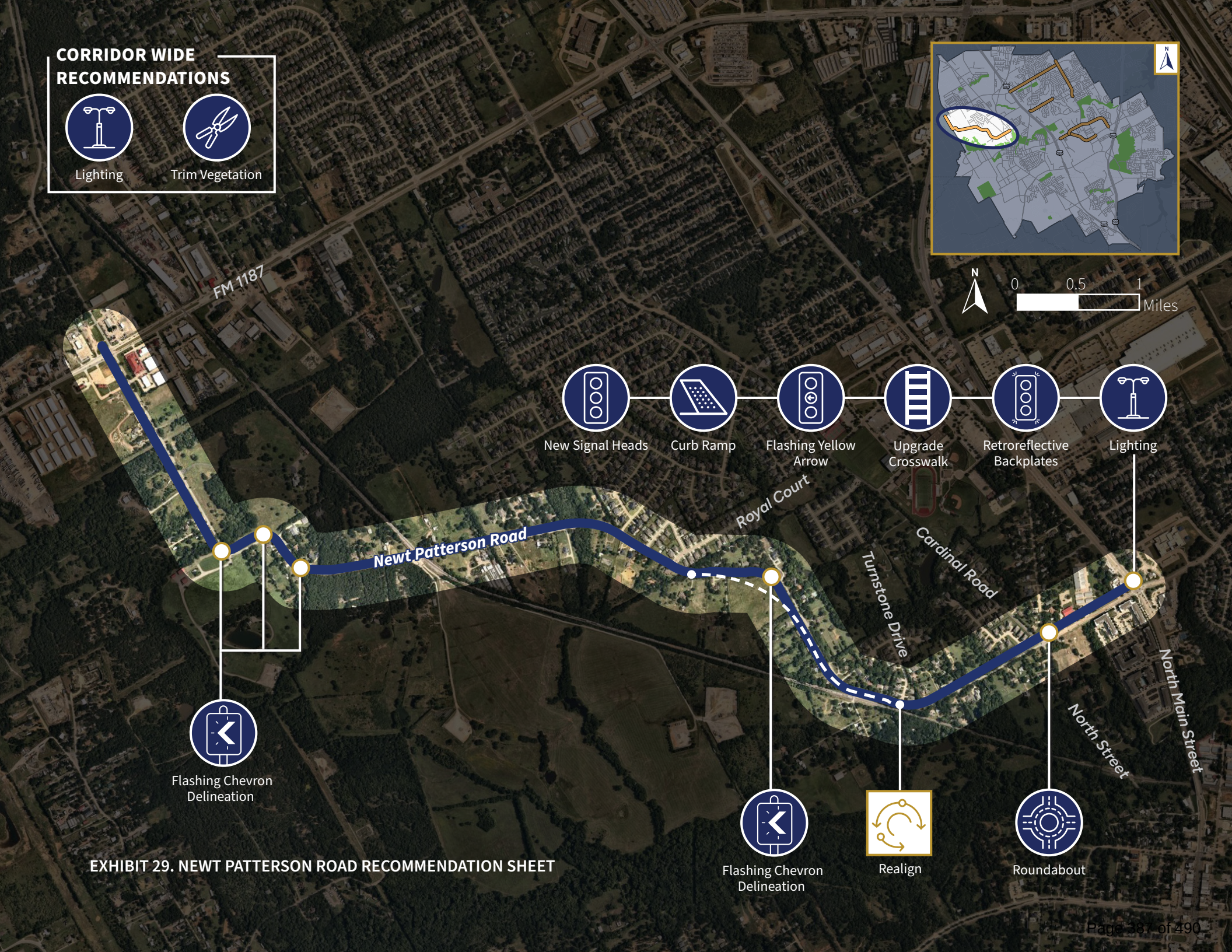


EXHIBIT 29. NEWT PATTERSON ROAD RECOMMENDATION SHEET



Corridor 2: Debbie Ln. from Us Highway 287 to Matlock Rd.

Context

The section of Debbie Ln. from US Highway 287 to Matlock Rd. spans 2.73 miles. This segment is a four-lane divided roadway with a posted speed limit of 45 mph. It is an arterial roadway primarily backing residential properties with commercial uses at both intersections of the corridor's entrance/exit. The Debbie Ln. corridor is connected to two major throughfares – Walnut Creek Dr. and Matlock Rd. An average of 31,400 vehicles travel daily on this section of Debbie Ln.

Crash History

During the 2020–2024 study period, there were 348 crashes along the Debbie Ln. corridor, including 1 fatality (K), 3 serious injuries (A), and 58 minor injuries (B). Additionally, 5 crashes involved pedestrians or bicyclists. Along the corridor, there were:

64
CRASHES (18.39%)
were 'Speed-Related'

37
CRASHES (10.63%)
were 'Failure to Yield Right of Way – Left Turn'

86
CRASHES (24.71%)
were 'Angle – Both Going Straight'

Intersection Recommendations

Debbie Ln. & US Highway 287

- Trim vegetation

Driveway (Between US Highway 287 & Breckenridge Rd.)

- Install hooded west- and eastbound left turn

Debbie Ln. & Breckenridge Rd.

- Conduct a traffic signal warrant study

Debbie Ln. & Walnut Creek Dr.

- Positive offset left-turn lanes
- Add retroreflective backplates
- Add “Yield to Pedestrians” signage
- Add detectable surfacing to ramps

Debbie Ln. & St. Charles Dr.

- Update signage and pavement markings
- Conduct traffic signal warrant study

Debbie Ln. & Fairfax Dr.

- Clear trees
- Replace street name sign
- Add eastbound left turn storage lane
- Add lighting
- Install westbound hooded left turn

Jersey Mike’s/Walmart Neighborhood Market Exit

- Install east- and westbound dual hooded left turn lanes

A summary of existing conditions and crash statistics for Debbie Ln. are in **Exhibit 30** on page 111. All corridor and intersection-specific recommendations are shown **Exhibit 31** in on page 112.

DEBBIE LANE

US Highway 287 to Matlock Road

EXISTING CONDITIONS

- Arterial
- 4 Lane Divided
- Total Volume: 31,400
- Speed Limit: 45 mph

CRASH SUMMARY

348 Total Crashes

1 Fatal Crashes

3 Suspected Serious Injury Crashes

58 Suspected Minor Injury Crashes

6 Pedestrian & Bicyclist Crashes

200 Intersection Related Crashes

CONTRIBUTING FACTORS

Failed to Yield ROW – Turning Left
10.63%

Failed to Yield ROW – Stop Sign
10.06%

Failed to Control Speed
9.48%

Failed to Yield ROW – Open Intersection
8.05%

MANNERS OF COLLISION

Angle – Both Going Straight
24.71%

Same Direction – One Going Straight – One Stopped
17.24%

Opposite Direction – One Straight – One Left Turn
14.08%

Angle – One Straight – One Left Turn
9.48%

Same Direction – Both Going Straight – Rear Ended
8.91%

SAFETY EMPHASIS AREAS



Roadway & Lane Departure
6.32% of crashes



Impaired Driving
2.30% of crashes



Speed-Related
18.39% of crashes



Vulnerable Road Users
1.72% of crashes



Intersection Safety
1.72% of crashes



Distracted Driving
17.82% of crashes



Unrestrained Person
1.72% of crashes

EXHIBIT 30. DEBBIE LANE SUMMARY SHEET

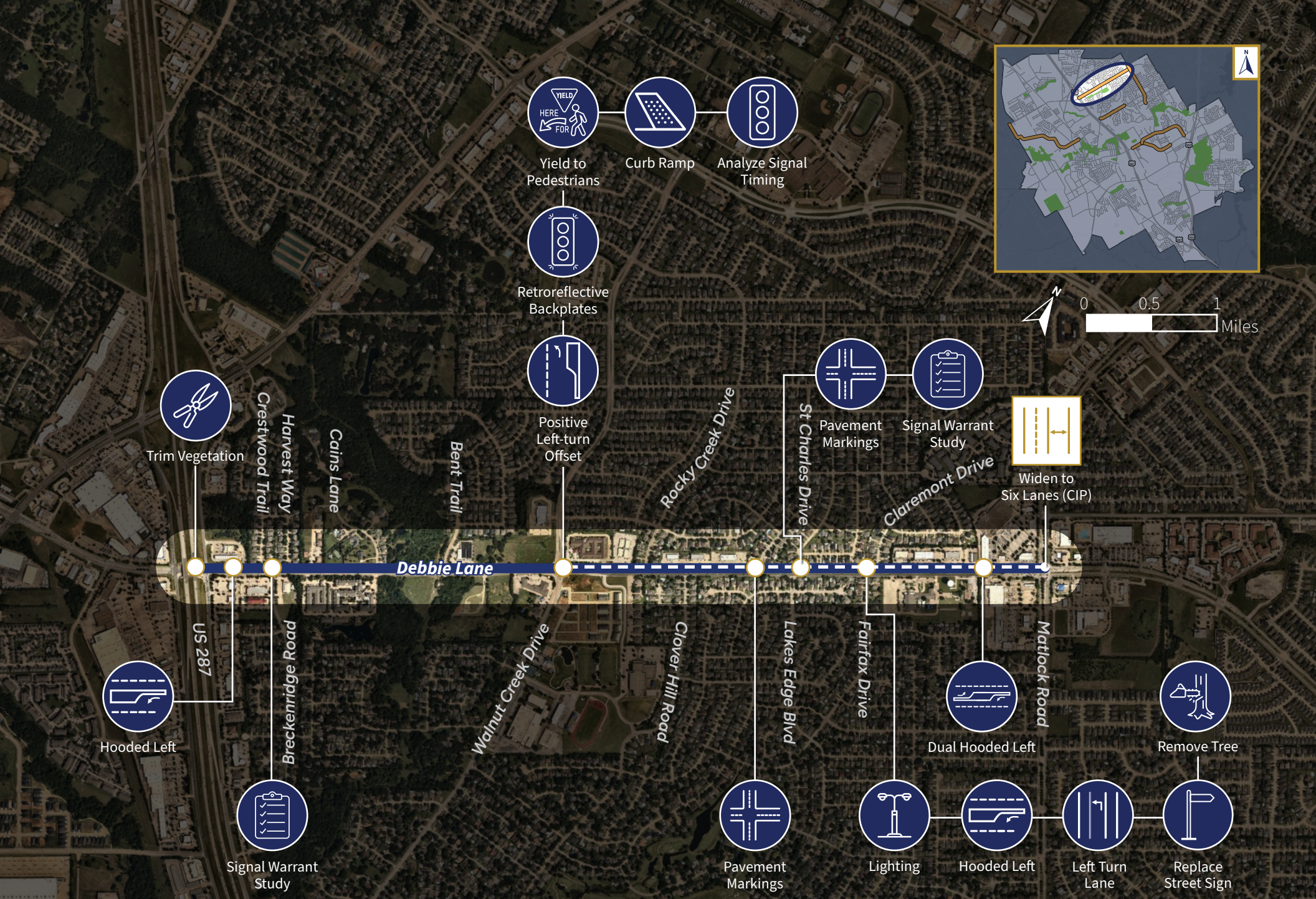
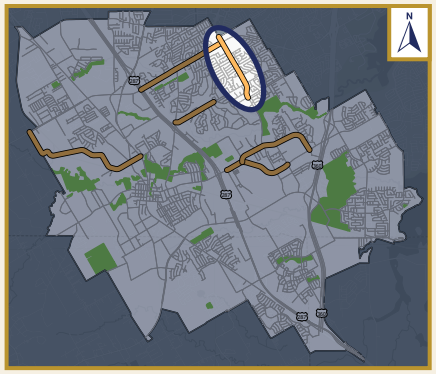


EXHIBIT 31. DEBBIE LANE RECOMMENDATION SHEET



Corridor 3: Matlock Rd. from Mansfield Webb Rd.to Ragland Rd.

Context

The study section of Matlock Rd. from Mansfield Webb Rd.to Ragland Rd. spans 1.38 miles. This segment is a four-lane divided arterial is located on the east side of the city. There is a posted speed limit sign of 45 mph. This segment of Matlock Rd. is classified as an arterial roadway connected to two major thoroughfares – Debbie Ln. and Country Club Dr. It carries a daily volume of 26,800 vehicles.

Crash History

During the study period, there was a total of 268 crashes. Of these crashes, 2 were fatal (K), 3 resulted in serious injuries (A), and 40 in minor injuries (B). Additionally, 2 crashes involved a bicyclist or pedestrian. Along the study corridor of Matlock Rd. there were:

186
CRASHES (69.40%)
were 'Intersection-Related'

56
CRASHES (20.90%)
were due to 'Failure to Yield Right-Of-Way – Turning Left'

74
CRASHES (27.61%)
were 'Opposite Direction – One Straight – One Left Turn'

Corridor Recommendations

» Add landscaping to the parkway to deter speeding

Intersection Recommendations

Matlock Rd. & Mansfield Webb Rd.

» Add retroreflective backplates
» Refresh crosswalks
» Update pedestrian push buttons
» Upgrade to directional ramps
» Relocate crosswalk to north leg
» Close access point near gas station

Matlock Rd. & Debbie Ln.

» Add tattletale lights/ enforcement
» Add retroreflective backplates
» Add yield markings for pedestrians in all slip lanes

Intersection Near Bank of America and Wingstop Entrance

» Clear tree and utility pole
» Clear sidewalk

Matlock Rd. & Brittany Ln.

» Install north- and southbound hooded left turn lane

Matlock Rd. & Country Club Dr.

» Add retroreflective backplates
» Add detectable surfacing to ramps

Matlock Rd. & Fairhaven Dr.

» Install north- and southbound dual hooded left-turn lane

Matlock Rd. & Ragland Rd.

» Add flashing yellow arrow
» Add retroreflective backplates
» Upgrade to directional ramps

A summary of existing conditions and crash statistics for Matlock Rd. are in **Exhibit 32** on page 115. All corridor and intersection-specific recommendations are shown in **Exhibit 33** on page 116.

MATLOCK ROAD

Mansfield Webb Road to Ragland Road

EXISTING CONDITIONS

- Arterial
- 4 Lane Divided
- Total Volume: 26,800
- Speed Limit: 45 mph

CRASH SUMMARY

268 Total Crashes

2 Fatal Crashes

3 Suspected Serious Injury Crashes

40 Suspected Minor Injury Crashes

3 Pedestrian & Bicyclist Crashes

186 Intersection Related Crashes

CONTRIBUTING FACTORS

Failed to Yield ROW – Turning Left
20.90%

Failed to Control Speed
9.70%

Driver Inattention
6.34%

MANNERS OF COLLISION

Opposite Direction – One Straight – One Left Turn
27.61%

Angle – Both Going Straight
18.66%

Same Direction – One Going Straight – One Stopped
17.53%

SAFETY EMPHASIS AREAS

Roadway & Lane Departure
8.21% of crashes

Impaired Driving
5.22% of crashes

Speed-Related
75.0% of crashes

Vulnerable Road Users
1.12% of crashes

Intersection Safety
69.4% of crashes

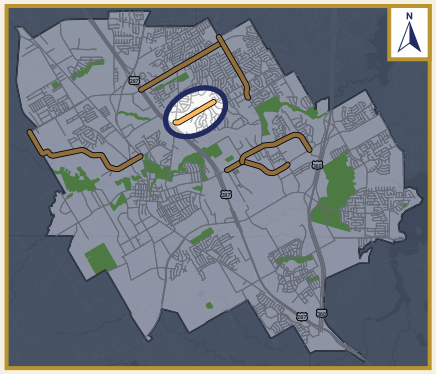
Distracted Driving
16.42% of crashes

Unrestrained Person
1.12% of crashes

EXHIBIT 32. MATLOCK ROAD SUMMARY SHEET



EXHIBIT 33. MATLOCK ROAD RECOMMENDATION SHEET



Corridor 4: Country Club Dr. from Walnut Creek Dr. to Fairview Dr.

Context

This section of Country Club Dr. from Walnut Creek Dr. to Fairview Dr. spans 1.63 miles. This is a four-lane divided collector roadway connected to one major thoroughfare. Country Club Dr. is primarily lined with residential properties with a school and golf course along the corridor. Country Club Dr. has a posted speed limit of 40 mph. There is an average daily volume of 14,500 vehicles that travel on this segment.

Crash History

There were 417 crashes that occurred during the study period, 2020–2024, along the South Main St. corridor. Of these crashes, there were 0 fatalities (K), 6 resulted in serious injuries (A), and 65 in minor injuries (B). Additionally, 8 crashes involved a pedestrian or bicyclist. Additional crash statistics include:

59
CRASHES (61.45%)
were 'Intersection-Related'

25
CRASHES (26.04%)
were due to 'Failure to Yield Right of Way – Turning Left'

22
CRASHES (22.92%)
were 'Opposite Direction – One Straight – One Left Turn'

Intersection Recommendations

Country Club Dr. & Walnut Creek Dr.

- Increase westbound left turn storage lane

Country Club Dr. & Kingston Dr.

- Clear trees to improve sight distance
- Dual hooded left-turn lane

Country Club Dr. & Fairhaven Dr.

- Remove front panel of wall to improve sight distance

A summary of existing conditions and crash statistics for Country Club Dr. are in **Exhibit 34** on page 119. All corridor and intersection-specific recommendations are shown in **Exhibit 35** on page 120.

COUNTRY CLUB DRIVE

North Walnut Creek Drive to Fairhaven Drive

EXISTING CONDITIONS

- Collector
- 4 Lane Divided
- Total Volume: 14,500
- Speed Limit: 40 mph

CRASH SUMMARY

96 Total Crashes

0 Fatal Crashes

2 Suspected Serious Injury Crashes

18 Suspected Minor Injury Crashes

0 Pedestrian & Bicyclist Crashes

59 Intersection Related Crashes

CONTRIBUTING FACTORS

Failed to Yield ROW – Turning Left
26.04%

Failed to Yield ROW – Private Drive
16.67%

Driver Inattention
13.54%

Failed to Control Speed
11.46%

MANNERS OF COLLISION

Opposite Direction – One Straight – One Left Turn
22.92%

Angle – Both Going Straight
19.79%

Angle – One Straight – One Left Turn
17.71%

Same Direction – One Going Straight – One Stopped
15.62%

SAFETY EMPHASIS AREAS

Roadway & Lane Departure
6.25% of crashes

Impaired Driving
1.04% of crashes

Speed-Related
13.54% of crashes

Vulnerable Road Users
0.0% of crashes

Intersection Safety
61.46% of crashes

Distracted Driving
15.63% of crashes

Unrestrained Person
2.08% of crashes

EXHIBIT 34. COUNTRY CLUB DRIVE SUMMARY SHEET

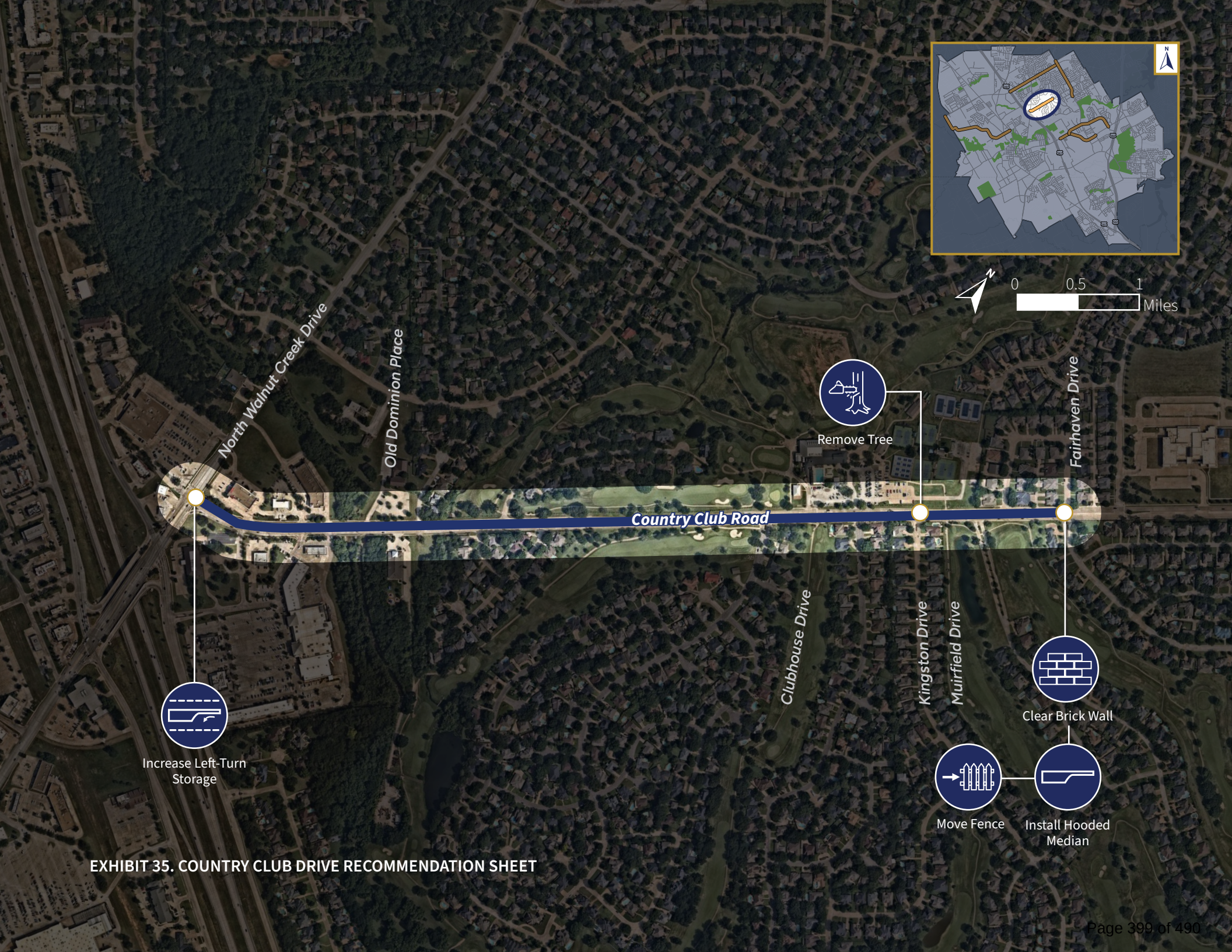


EXHIBIT 35. COUNTRY CLUB DRIVE RECOMMENDATION SHEET



Corridor 5: E. Broad St. from North Mitchell Rd. to North Miller Rd.

Context

The section of E. Broad St. from North Mitchell Rd.to North Miller Rd. spans 1.89 miles. This arterial segment carries an average 21,400 cars daily. In this segment of E. Broad St., it is a six-lane divided roadway that transitions to a four-lane divided roadway. There are posted speed limit signs of 45 mph.

Crash History

There were 290 crashes during the study period of 2020–2024. Of these crashes, there were no fatalities, and 4 resulted in serious injuries (A), 52 in minor injuries (B). Pedestrians or bicyclists were involved in 3 crashes. Additional statistics include:

186
CRASHES (64.14%)
'Intersection-Related'

62
CRASHES (21.38%)
were 'Failure to Control Speed'

71
CRASHES (24.98%)
were 'Opposite Direction – One Straight – One Left Turn'

Intersection Recommendations

Broad St. & N. Mitchell Rd.

- Make a thru-cut intersection to restrict through movement on N. Mitchell Rd.
- Add “Yield to Pedestrian” signage

Broad St. & Regency Pkwy.

- Make protected westbound right with flexi-posts
- Add lighting on the south leg

McAlister’s Driveway (Between Regency Pkwy. & Cannon Dr.)

- Install dual-hooded left turn lanes
- Make driveways right-in-right-out

Broad St. & Cannon Dr.

- Add flashing yellow arrow on Cannon Dr, currently left-turn yield on green

Broad St. & Matlock Rd.

- Add retroreflective backplates
- Add tattletale lights

Broad St. & N. Miller Rd.

- Update signal to protected left on Broad St.
- Add retroreflective backplates
- Upgrade to directional ramps

A summary of existing conditions and crash statistics for E. Broad St. are in **Exhibit 36** on page 123. All corridor and intersection-specific recommendations are shown in **Exhibit 37** on page 124.

E. BROAD STREET

North Mitchell Road to North Miller Road

EXISTING CONDITIONS

- Arterial
- 6 Lane Divided to 4 Lane Divided
- Total Volume: 21,400
- Speed Limit: 45 mph

CRASH SUMMARY

290 Total Crashes

0 Fatal Crashes

4 Suspected Serious Injury Crashes

52 Suspected Minor Injury Crashes

3 Pedestrian & Bicyclist Crashes

186 Intersection Related Crashes

CONTRIBUTING FACTORS

Failed to Control Speed
21.38%

Failed to Yield ROW – Turning Left
20.69%

Driver Inattention
15.86%

Disregard Stop and Go Signal
15.86%

Changed Lane When Unsafe
6.90%

MANNERS OF COLLISION

Opposite Direction – One Straight – One Left Turn
24.48%

Same Direction – One Going Straight – One Stopped
22.41%

Angle – Both Going Straight
16.89%

Same Direction – Both Going Straight – Rear End
9.66%

Same Direction – Both Going Straight – Sideswipe
7.24%

SAFETY EMPHASIS AREAS



Roadway & Lane Departure
7.24% of crashes



Impaired Driving
3.79% of crashes



Speed-Related
22.07% of crashes



Vulnerable Road Users
0.69% of crashes



Intersection Safety
64.14% of crashes



Distracted Driving
16.90% of crashes



Unrestrained Person
1.72% of crashes

EXHIBIT 36. E. BROAD STREET SUMMARY SHEET

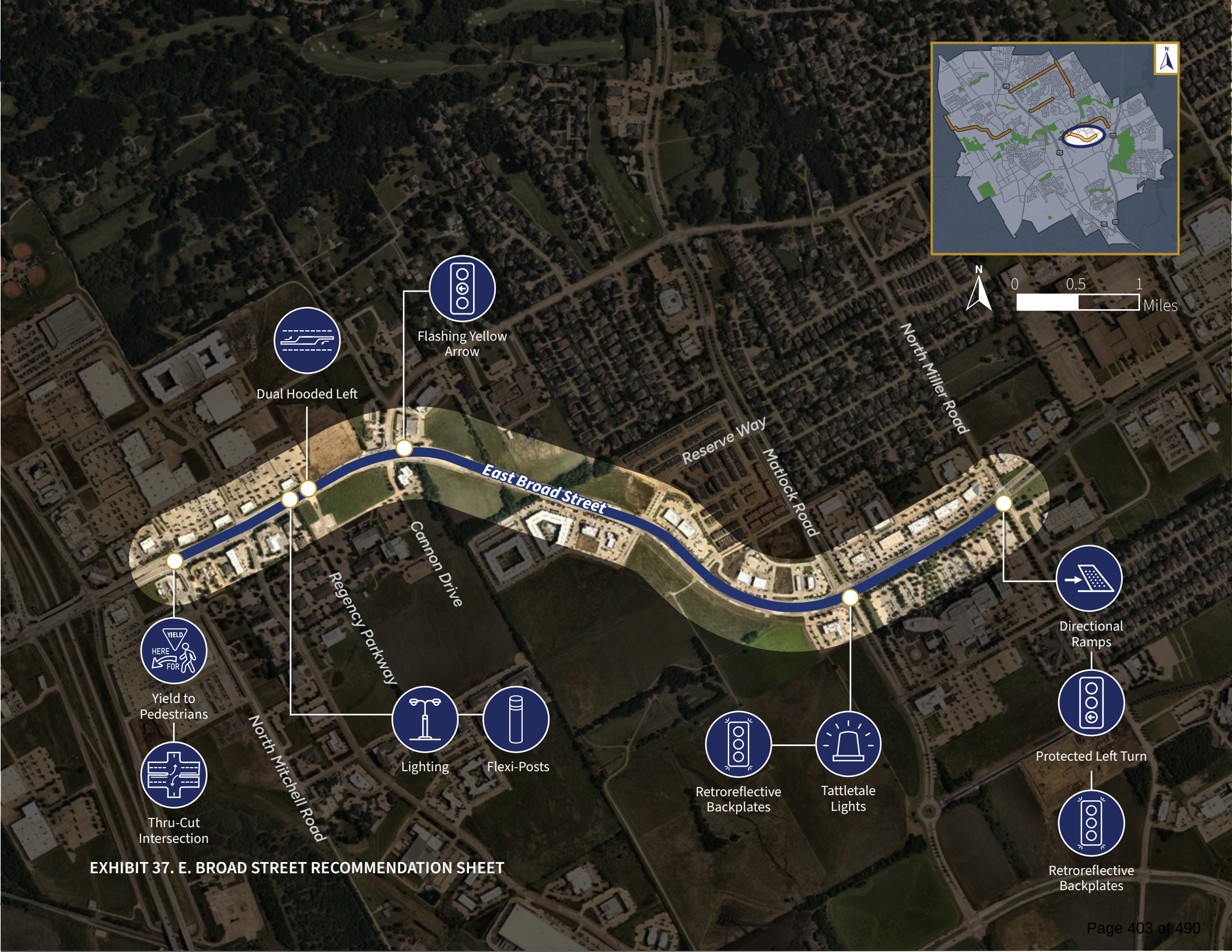


EXHIBIT 37. E. BROAD STREET RECOMMENDATION SHEET



Corridor 6: Cannon Dr. from E. Broad St. to E. Broad St.

Context

The Cannon Dr. section from E. Broad St. to E. Broad St. spans 1.70 miles. This corridor is a four-lane divided roadway that transitions to a two-lane undivided. This segment is connected to one major throughfare—Cannon Dr. is primarily residential. Mansfield High School, Willie E. Brown Academy of Young Scholars, Cook Children's Urgent Care, and some neighborhood retailers also along the corridor. There is a posted speed limit of 40 mph. This is a collector roadway that carries an average volume of 5,200 vehicles daily.

Crash History

There were 170 crashes that occurred during the study period, 2020–2024, along the E. Broad St. corridor. Of these crashes, 0 fatalities (K) occurred, 5 resulted in serious injuries (A), and 36 resulted in minor injuries (B). A pedestrian or bicyclist was involved in 1 crash. Additional statistics include:

140
CRASHES (82.35%)
were 'Intersection-Related'

49
CRASHES (28.82%)
were 'Failure to Yield Right of Way – Turning Left'

56
CRASHES (32.94%)
were 'Opposite Direction – One Straight – One Left Turn'

Corridor Recommendations

» Corridor-wide recommendations include adding dynamic speed feedback signs to reduce speeding. To make pavement markings more visible, it is recommended to refresh striping along the corridor. This also includes stripping crosswalks on named roadways.

Segment Recommendations

Matlock Rd. to Creekwood Rd.

» Update to 3-lane undivided

Pavilion at Creekwood to Cannon Dr. Extension

» Install sidewalks

» Intersection Recommendations

Cannon Dr. & Carlin Rd.

» Add lighting

Cannon Dr. & Montclaire Rd.

» Upgrade ramps to be directional and have detectable surfacing

» Stripe crosswalks and stop bars

» Update lane assignment pavement markings to be left turn/ straight and right turn on north and south approaches

Cannon Dr. & Matlock Rd.

» Upgrade left-turn signal to flashing yellow arrow for Cannon Dr.

» Consider protected left turn

» Add retroreflective backplates

» Upgrade ramps to be directional and have detectable surfacing

Cannon Dr. & N. Miller Rd.

» Install mini-roundabout

Crosswalk by Mansfield High School at Arbors Dr.

» Upgrade crossing signal to a rectangular rapid flashing beacon

» Relocate fence

Cannon Dr. & Creekwood Dr.

» Install a roundabout

Cannon Dr. & Cannon Dr.

» Install dual-hooded left turn lane with flexi-posts

A summary of existing conditions and crash statistics for Cannon Dr. are in **Exhibit 38** on page 127. All corridor and intersection-specific recommendations are shown in **Exhibit 39** on page 128.

CANNON DRIVE

East Broad Street to East Broad Street

EXISTING CONDITIONS

- Collector
- 4 Lane Undivided to 2 Lane Undivided
- Total Volume: 5,200
- Speed Limit: 40 mph

CRASH SUMMARY

170 Total Crashes

0 Fatal Crashes

5 Suspected Serious Injury Crashes

36 Suspected Minor Injury Crashes

1 Pedestrian & Bicyclist Crashes

140 Intersection Related Crashes

CONTRIBUTING FACTORS

Failed to Yield ROW – Turning Left
28.82%

Failed to Control Speed
12.94%

Driver Inattention
10.59%

Failed to Yield ROW – Stop Sign
10.59%

Disregard Stop and Go Signal
9.41%

MANNERS OF COLLISION

Opposite Direction – One Straight – One Left Turn
32.94%

Angle – Both Going Straight
20.59%

Same Direction – One Going Straight – One Stopped
12.35%

One Motor Vehicle – Going Straight
9.41%

Angle – One Straight – One Left Turn
7.06%

SAFETY EMPHASIS AREAS



Roadway & Lane Departure
12.94% of crashes



Impaired Driving
1.76% of crashes



Speed-Related
14.12% of crashes



Vulnerable Road Users
0.59% of crashes



Intersection Safety
82.35% of crashes



Distracted Driving
14.12% of crashes



Unrestrained Person
0.59% of crashes

EXHIBIT 38. CANNON DRIVE SUMMARY SHEET



EXHIBIT 39. CANNON DRIVE RECOMMENDATION SHEET

CHAPTER 6: ADA TRANSITION PLAN

The plan aims to ensure equal access to the City's facilities, in compliance with ADA standards and the latest Public Rights-of-Way Accessibility Guidelines (PROWAG).

As a part of the ATSP, an Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan has been developed to enhance the accessibility of public rights-of-way facilities within the City for individuals with disabilities. The plan aims to ensure equal access to the City's facilities, in compliance with ADA standards and the latest Public Rights-of-Way Accessibility Guidelines (PROWAG).

As required as part of the development of an ADA Transition Plan, the City has appointed the City's Building Official, Chris Valtierra, as ADA/504 Coordinator for Title II. The Self-Evaluation and Transition Plan involved a thorough assessment of the City's pedestrian facilities in the public rights-of-way, as well as a review of select City programs, services, and activities.

The Transition Plan establishes a multi-year implementation strategy for prioritizing and addressing identified barriers. Factors considered in the prioritization include severity of non-compliance, proximity to pedestrian attractors, public input, demographic data, and overall cost effectiveness. A project prioritization tool was developed to incorporate all factors listed previously to identify locations that the City can consider prioritizing for remediation first.

Legislative Mandate

The ADA is a civil rights law that mandates equal opportunity for individuals with disabilities and prohibits discrimination in access to jobs, public accommodations, government services, public transportation, and telecommunications. The ADA is divided into five titles:

TITLE I:	TITLE II:	TITLE III:	TITLE IV:	TITLE V:
Employment	Public Services	Public Accommodations	Telecommunications	Miscellaneous Provisions

Title II of the ADA also requires that all programs, services, and activities (PSAs) of public entities provide equal access for individuals with disabilities.

The City of Mansfield has undertaken a comprehensive evaluation of its PSAs to determine the extent that individuals with disabilities may be restricted in their access.

ADA Self-Evaluation and Transition Plan Requirements

The City of Mansfield is obligated to observe all requirements of Title I in its employment practices; Title II in its policies, programs, and services; any parts of Titles IV and V that apply to the City and its programs, services, or facilities; and all requirements specified in the applicable ADA Standards and PROWAG that apply to facilities and other physical holdings.

Title II has the broadest impact on the City. Included in Title II are administrative requirements for all government entities employing more than 50 people. These administrative requirements are:

1. **Completion** of a Self-Evaluation.
2. **Providing notice** to the public about the ADA.
3. **Adoption and publishing** of a Title II grievance procedure.
4. **Designation of an employee** who is responsible for overseeing Title II compliance; and
5. **Development of a Transition Plan** to schedule the removal of the barriers uncovered by the Self-Evaluation process. The Transition Plan will become a working document until all barriers have been addressed.

ADA/504 Coordinator

Under the ADA Title II, when a public entity has 50 or more employees based on an entity-wide employee total count, the entity is required to designate at least one (1) qualified responsible employee to coordinate compliance with ADA requirements. The name, office address, and telephone number of this individual must be available and advertised to employees and the public. This allows for clear identification of the person at the City able to assist with questions and concerns regarding disability discrimination.

The City of Mansfield has appointed Chris Valtierra as ADA/504 Coordinator for Title II. To the right is the ADA/504 Coordinator's contact information.

Chris A Valtierra, ADA/504 Coordinator

Chief Building Official | Building Inspectors

1200 Broad Street
Mansfield, TX 76063

Office: 817-276-4220
Relay: 7-1-1

chris.valtierra@mansfieldtexas.gov

The ADA/504 Coordinator contact information must be provided to interested parties. The following distribution methods are recommended:

- Post on the City website.
- Prominently display in common areas that are accessible to all employees and areas open to the public.
- Provide in materials that are distributed by the City for meetings and events where requests for auxiliary aids or services for effective communication might be needed; and
- Provide in materials that are distributed by the City where ADA questions or concerns may arise.

The responsibilities of the ADA/504 Coordinator include coordinating the City's efforts to comply with Title II and investigating any complaints related to potential violations of Title II. The role of the ADA Coordinator typically includes being the primary contact when members of the public request an auxiliary aid or service for effective communication, such as a sign language interpreter or documents in Braille. An effective ADA Coordinator will be able to efficiently assist people with disabilities with their questions. These roles and responsibilities are consistent with the guidance in the DOJ's Title II Toolkit. Click here for the DOJ Title II Toolkit.

ADA Grievance Policy and Form

Local governments with 50 or more employees are required to adopt and publish procedures for resolving grievances in a prompt and fair manner that may arise under Title II of the ADA. The DOJ's Title II Toolkit suggests the grievance procedure include:

- A description of how and where a complaint under Title II may be filed.
- If a written complaint is required, a statement notifying potential complainants that alternative means of filing will be available to people with disabilities who require such an alternative.
- A description of the time frames and processes to be followed by the complainant and the government entity.
- Information on how to appeal an adverse decision; and
- A statement of how long complaint files will be retained.

The City's Title II ADA Grievance Policy, Procedure, and Form is posted on the City website: Click here for the City of Mansfield ADA Grievance Procedure and Form.

ADA Public Notice

An ADA Public Notice was also developed during the development of the ADA Transition Plan. The ADA public notice requirement applies to all state and local governments covered by Title II, including entities with fewer than 50 employees. The target audience for the public notice includes applicants, beneficiaries, and other people interested in the entity's programs, services, and activities. This notice is required to include information regarding Title II of the ADA and how it applies to the programs, services, and activities of the public entity. The DOJ Title II Toolkit suggests the ADA notice includes brief statements about:



Employment

Effective communication

Making reasonable modifications to policies and programs

Not placing surcharges on modifications or auxiliary aids and services

Filing complaints

The City's Public Notice Under the ADA is posted on the City website: Click here for the City of Mansfield Public Notice Under the ADA.

City Owned Facility Review

A Self-Evaluation was conducted on the following facilities:

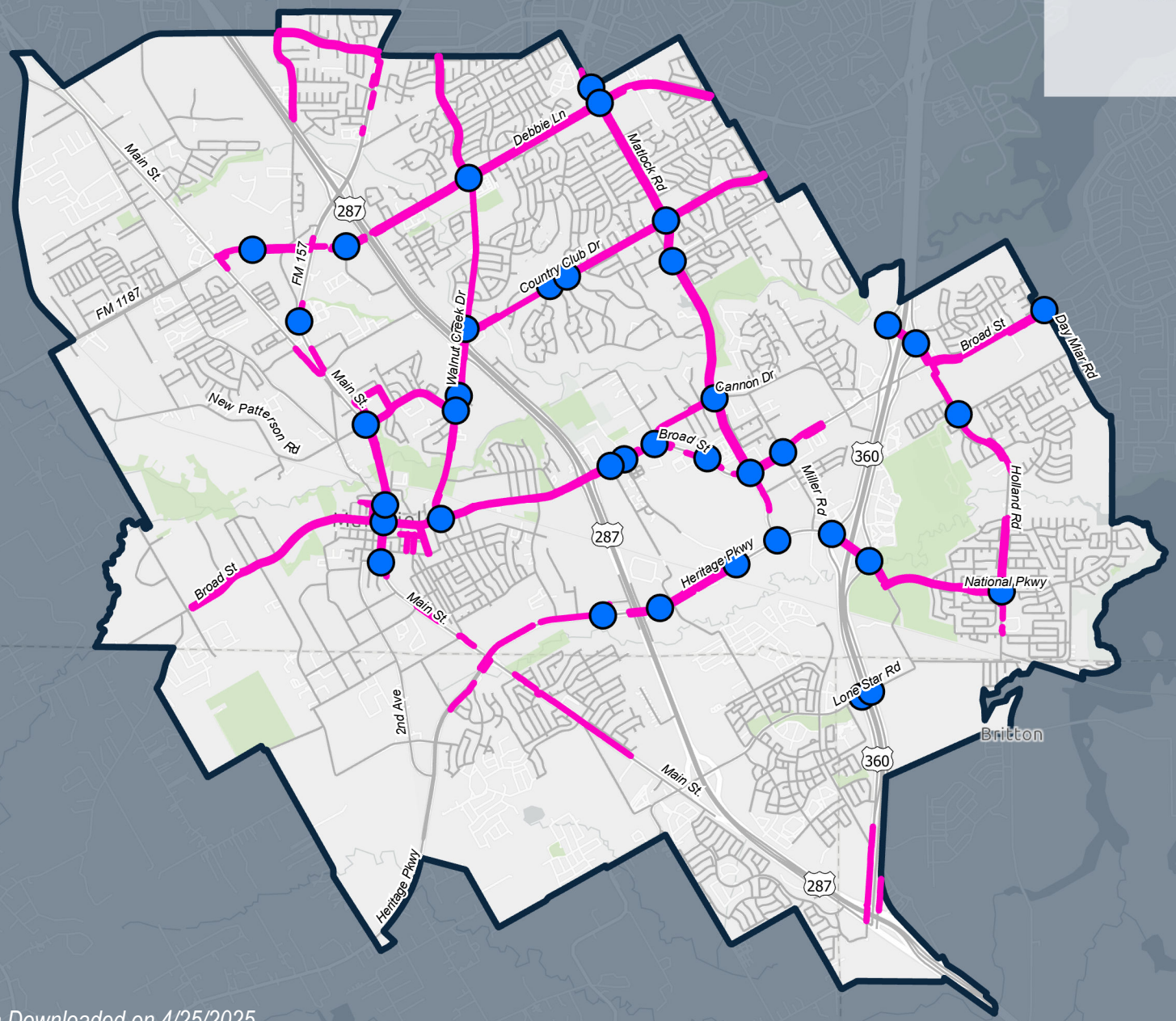
- 38 signalized intersections.
- 56 miles of sidewalk corridors and all unsignalized intersections, driveways, and pedestrian at-grade railroad crossings along the sidewalk corridors.

A map showing the evaluated facilities is shown below in **Exhibit 40** on page 132.

Evaluated PROW Facilities

*Sources: City of Mansfield, TxDOT (2025)**

EXHIBIT 40. EVALUATED PROW FACILITIES



*Data Downloaded on 4/25/2025

Signalized Intersections

Thirty-eight (38) signalized intersections within the City of Mansfield were evaluated for compliance with PROWAG. Signalized intersection evaluations cataloged the conditions and measurements along the pedestrian circulation path, which includes street crossings, curb ramps, sidewalk adjacent to the curb ramps, and pedestrian signal equipment and adjacent clear spaces.

Common curb ramp observations included excessive slopes on the median or pedestrian refuge island, excessive flare cross slopes, and no presence of color contrast or texture contrast (detectable warning surfaces). **Table 29** provides a summary of the curb ramp observations at signalized intersections, and **Table 30** on page 134 provides a summary of the pedestrian signal equipment.

TABLE 29. SUMMARY OF CURB RAMP OBSERVATIONS AT SIGNALIZED INTERSECTIONS (2025)

CURB RAMP ELEMENT	NUMBER EVALUATED	NUMBER COMPLIANT	PERCENT COMPLIANT
Curb ramp contained wholly within the width of crosswalk served	265	264	99.6%
Curb ramp sides with returned curbs are constructed at 90°	174	172	98.9%
Curb ramp sides are flared or non-traversable where pedestrian circulation path crosses side of curb ramp	174	167	96.0%
Curb ramp width ≥ 48”	232	222	95.7%
Curb ramp present where curb ramp is required	279	265	95.0%
Perpendicular curb ramp 48” x 48” clear area exists	45	42	93.3%
Detectable warning surface is compliant	164	153	93.3%
Change of grade between curb ramp and gutter/street ≤ 13.3%	232	212	91.4%
Curb ramp cross slope ≤ 2.1%	232	200	86.2%
Curb ramp landing cross slope ≤ 2.1%	123	104	84.6%
Curb ramp running slope ≤ 8.3%	232	192	82.8%
Curb ramp landing exists	158	125	79.1%
Curb ramp landing running slope ≤ 2.1%	123	97	78.9%
No obstruction in curb ramp, landing, or flares	265	204	77.0%
Flush transition to roadway exists	265	203	76.6%

TABLE 29. SUMMARY OF CURB RAMP OBSERVATIONS AT SIGNALIZED INTERSECTIONS (2025) (CONTINUED)

CURB RAMP ELEMENT	NUMBER EVALUATED	NUMBER COMPLIANT	PERCENT COMPLIANT
Surfaces: No ponding in curb ramp, landing, or flares	265	199	75.1%
Detectable warning surface exists	265	164	61.9%
Flare slope parallel to curb line ≤ 10.0%	89	49	55.1%
Cross slope of pedestrian access route crossing median/pedestrian refuge island ≤ 2.1%	31	6	19.4%
Width of pedestrian access route crossing median/ pedestrian refuge island ≥ 60”	31	5	16.1%
Running slope of pedestrian access route crossing median/pedestrian refuge island ≤ 5.0%	31	4	12.9%

TABLE 30. SUMMARY OF PEDESTRIAN EQUIPMENT OBSERVATIONS (2025)

PUSH BUTTON ELEMENT	NUMBER EVALUATED	NUMBER COMPLIANT	PERCENT COMPLIANT
Pedestrian head present where needed	259	256	98.8%
Push button present where needed	256	253	98.8%
Pedestrian push button sign exists	256	253	98.8%
Push button diameter 2”	251	248	98.8%
Push button height ≤ 48”	251	246	98.0%
Push button orientation parallel to crossing	251	243	96.8%
Clear space is ≥ 30" x 48"	139	117	84.2%
Cross slope of the clear space ≤ 2.1%	139	107	77.0%
Pedestrian push button sign is MUTCD approved	253	183	72.3%
Push button offset from crosswalk ≤ 5’	251	178	70.9%
Push button offset from curb ≤ 10’	251	162	64.5%
Push button reach range > 10"	251	139	55.4%

Sidewalk Corridors

All sidewalks along the City's arterial network were included in the evaluations. These roadways tend to have the highest concentration of pedestrian activity and are locations of major pedestrian attractors such as parks, city facilities and schools.

The sidewalk corridor evaluations documented conditions and measurements along the pedestrian path of travel with the City right-of-way, which includes the sidewalk, pedestrian street and driveway crossings, curb ramps, and at-grade pedestrian railroad crossings. Approximately 56 miles of sidewalk corridors were evaluated for compliance with PROWAG.

Common observations along the sidewalk corridors were vertical surface discontinuities that caused excessive level changes, excessive driveway and crosswalk slopes, and temporary obstructions in the pedestrian circulation path such as weeds and low hanging branches.

Barrier priorities were assigned to sidewalk segments and are based on severity of non-compliance. The prioritization system considered several factors including:

- Levels of deterioration (heaving, sinking or cracking)
- Cross slope of the sidewalk
- Presence of obstructions and tripping hazards
- Ponding or evidence of standing water
- Presence of any overgrown vegetation, such as tree limbs overhanging the sidewalk

A summary of the priority of the evaluated sidewalk corridors is shown to the right in **Table 31**.

A map of the City's evaluated sidewalk, symbolized by priority is shown in **Exhibit 41** on page 136.

While a large majority of the evaluated sidewalk was found to be compliant, a few notable hot spots of high and medium priority barriers were found along National Pkwy., Debbie Ln., and Country Club Dr.

TABLE 31. SIDEWALK PRIORITY SUMMARY (2025)

PRIORITY	MILES
Compliant	32
High	11
Medium	11
Low	2

Conceptual Budget Estimates and Next Steps

Following the evaluations, conceptual budget estimates were created to provide the City with a foundation for planning improvements effectively. These conceptual budget estimates were developed based on recent bid tabulations from the Texas Department of Transportation (TxDOT) construction projects.

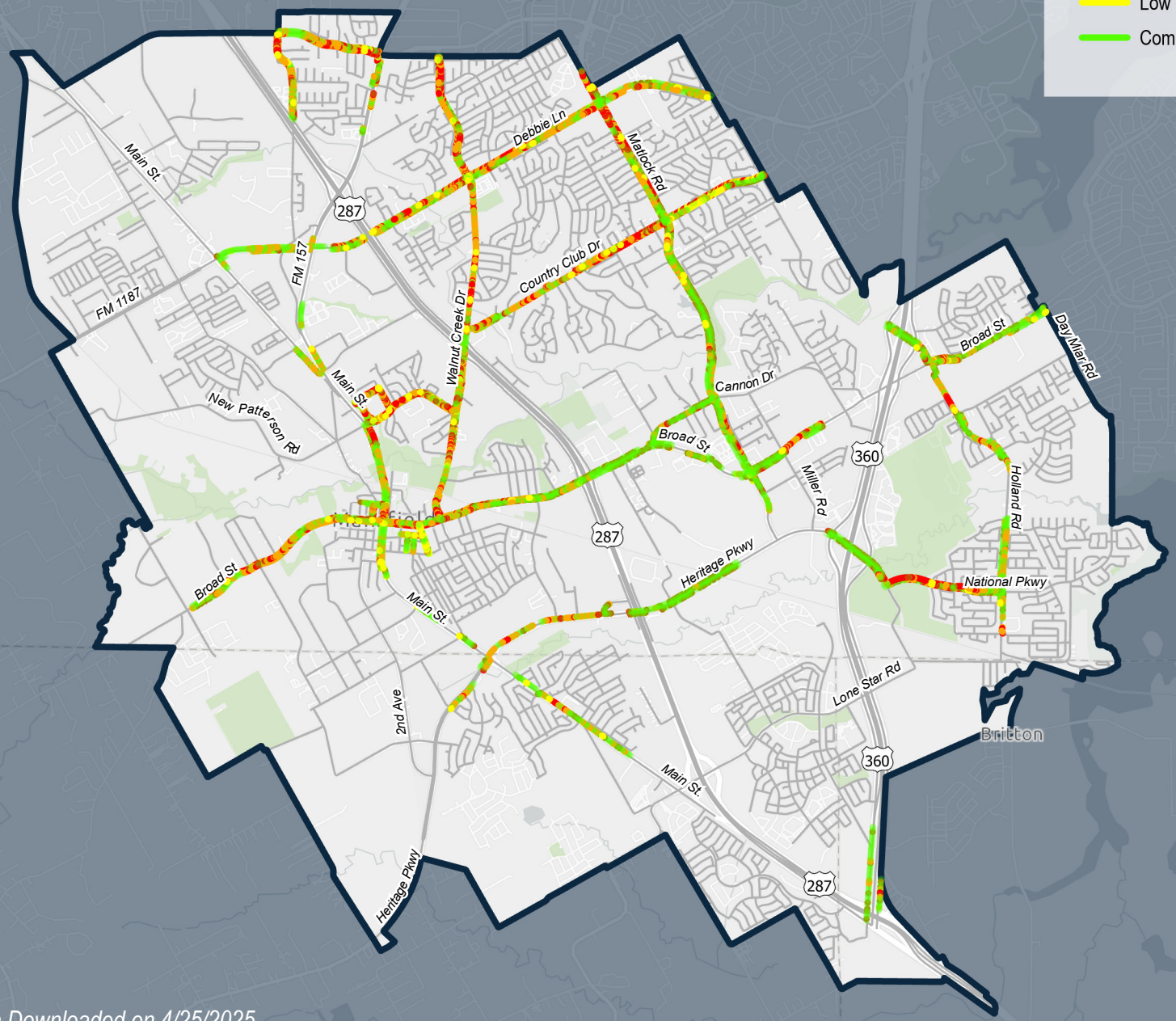
The conceptual budget estimates and barrier priorities enable the City to make informed decisions on which locations should be considered for barrier removal.

The Transition Plan lays the groundwork for the City to continually make improvements, ensuring that it fosters an inclusive and accessible environment for all individuals.

Evaluated Sidewalk Corridors

*Sources: City of Mansfield, TxDOT (2025)**

EXHIBIT 41. EVALUATED SIDEWALK PRIORITY MAP



*Data Downloaded on 4/25/2025


STOP





PART III
IMPLEMENTATION

This chapter reviews the full project list, the methodology used to prioritize projects, and results of top priority projects for the City to implement.

PART III: IMPLEMENTATION

The goal of enhancing Mansfield's active transportation environment and roadway safety will require varying degrees of investment across each mode of travel.

Part III of the Mansfield ATSP focuses on implementation and prioritization of projects and policy identified in **Part II** of the plan. Prioritization means recognizing that resources are limited and some investments are more important than others. This part creates a framework for future decision-making that prioritizes projects, and policy-based actions for the City to implement.

Chapter 7: Project Prioritization

Chapter 8: Action Matrix

CHAPTER 7: PROJECT PRIORITIZATION

Many active transportation and safety projects were identified during the planning process for the ATSP. This chapter reviews the full project list, the methodology used to prioritize projects, and results of top priority projects for the City to implement. This is intended to assist Mansfield in choosing projects to implement based on a set of selected criteria.

Universe of Projects

The construction of the recommended enhancements outlined in **Part II** of the ATSP represents a significant advancement toward achieving the mission and goals of the plan.

During the analysis and project identification process, active transportation networks and safety recommendations were identified as possible projects for the City to prioritize. These individual project lists were then combined into a full "Universe of Projects" list for scoring (**Exhibit 42**). To simplify the scoring process, projects were mapped either as lines or points. The projects identified in the "Universe of Projects" are sourced from the chapters in **Part II**, shown in **Table 32**:

TABLE 32. UNIVERSE OF PROJECTS INPUTS

CHAPTER 4: ACTIVE TRANSPORTATION PLAN	CHAPTER 5: SAFETY ACTION PLAN	CHAPTER 6: ADA TRANSITION PLAN
» Pedestrian System Master Plan » Bicycle System Master Plan » Bicycle & Pedestrian Priority Focus Areas	» High Injury Network Roadways and Intersections » RSA Study Corridors	» Sidewalk and Accessibility Enhancements

Universe of Projects

Sources: City of Mansfield

EXHIBIT 42. UNIVERSE OF PROJECTS



Project Scoring Criteria

The development of the scoring criteria for the ATSP project prioritization began with the five goals established in **Chapter 1**. Each of the project goals serve as the foundation or theme for the criteria with 2–3 measures formulated around the goals. For example, for the "Clear Policy & Direction" goal, the two criteria are: Relationship to Current Plans and ADA Accessibility.

Once the categories and criteria were established, a data-driven methodology was developed to score projects relationship to the goals. For example, to connect a project (giving it points) to the "Safer Community" goal, projects would be compared to the HIN, and would receive points if located on or intersecting the HIN.

In total, 11 criteria were determined to prioritize the projects found in **Part II** of the ATSP. The weights for each criterion were established by the ATSP Advisory committee during AC Meeting 5. **Table 33** below displays the full list of scoring criteria and weights.

TABLE 33. PROJECT PRIORITIZATION CRITERIA

GOAL/CATEGORY	CRITERIA	POINTS
Clear Policy & Direction: Maintain a clear policy direction by continuing the momentum established by current planning efforts in Mansfield.		**15**
Relationship to Current Plans	In alignment with one of these documents: » 2025 Trails Master Plan » 2024 Future Land Use Plan » 2022 Master Thoroughfare Plan	7.5
ADA Accessibility	Addressing an existing deficiency identified in the ADATP	7.5
Supported Solutions: Align with the community's needs through listening to and documenting residents' concerns and implementing solutions that foster inclusivity.		**10**
Social Pinpoint Interactive Map Survey	*Social Pinpoint* interactive map comment	5
Advisory Committee Future Network Activity	Located in area highly ranked in future network activity from AC Meeting 3	5
Innovative Solutions: Prioritize projects that bring innovation and impact to residents.		**20**
Technology Improvements (10%)	Project involves signal upgrades or new traffic signal/RAB	10
High Impact Solutions (10%)	Project includes a countermeasure with a CMF greater than 0.65	10

TABLE 33. PROJECT PRIORITIZATION CRITERIA (CONTINUED)

GOAL/CATEGORY	CRITERIA	POINTS
Safer Community: Create a safer community for driving, walking, and biking by implementing infrastructure improvements that enhance safety for all road users.		**30**
High Injury Network	Project falls along the HIN or intersects with it	10
Crash Fatalities	Fatality occurred recently, between 2022–2024 Fatality occurred between 2020–2021	10 5
Vulnerable Road User Crashes	VRU crash that was a fatal or serious injury (KA) VRU crash that was minor injury (B) or less severe	10 5
Connected Community: Establish a more connected community through developing pedestrian pathways, enhancing access to destinations, and promoting active transportation options.		**25**
Neighborhood Connections	Project connects residential to institutional, commercial, industrial, or destinations that are in development	12.5
Active Transportation Network Gaps	Project fills gaps in the bicycle and pedestrian system master plan	12.5

Final ATSP Priority Projects

Projects from the Universe of Projects that had a score of 50 or greater were designated as Priority Projects for the City of Mansfield to implement. **Table 40** below displays the list of projects with information on the recommended project in accordance with the locations shown in **Exhibit 43** on page 144.

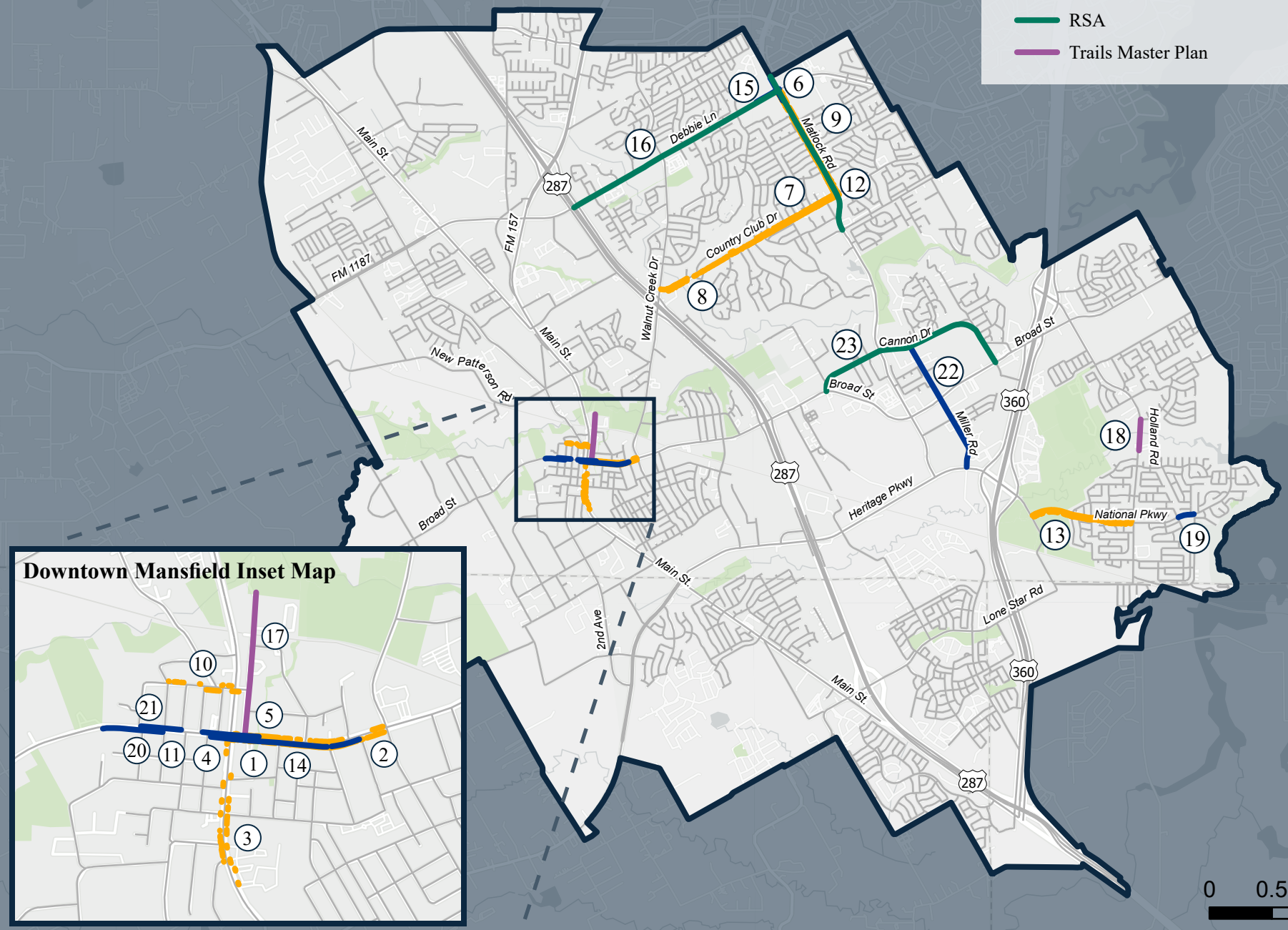
TABLE 34. ATSP PRIORITY PROJECTS

RANK	SOURCE	STREET NAME	PROJECT RECOMMENDATION	LENGTH (MILES)	SCORE
1	Bicycle Master Plan	E. Broad St.	Upgrade to Separated Bike Lane or Shared Use Path	0.29	67.5
2	ADA Transition Plan	E. Broad St.	Repair or Replace Existing Infrastructure	0.59	65.0
3	ADA Transition Plan	S. Main St.	Repair or Replace Existing Infrastructure	0.20	57.5
4	Bicycle Master Plan	E. Broad St.	Upgrade to Separated Bike Lane or Shared Use Path	0.08	57.5
5	Bicycle Master Plan	E. Broad St.	Upgrade to Separated Bike Lane or Shared Use Path	0.09	57.5
6	Bicycle Master Plan	Debbie Ln.	Upgrade to Separated Bike Lane or Shared Use Path	0.25	57.5
7	ADA Transition Plan	Country Club Dr.	Repair or Replace Existing Infrastructure	1.30	55.0
8	ADA Transition Plan	Country Club Dr.	Repair or Replace Existing Infrastructure	0.67	55.0
9	ADA Transition Plan	Matlock Rd.	Repair or Replace Existing Infrastructure	1.27	55.0
10	ADA Transition Plan	W. Oak St.	Repair or Replace Existing Infrastructure	0.08	55.0
11	Bicycle Master Plan	E. Broad St.	Upgrade to Separated Bike Lane or Shared Use Path	0.07	55.0
12	Safety Action Plan	Matlock Rd.	Construct Countermeasures in RSA	1.65	55.0
13	ADA Transition Plan	National Pkwy.	Repair or Replace Existing Infrastructure	1.31	52.5
14	Bicycle Master Plan	E. Broad St.	Upgrade to Separated Bike Lane or Shared Use Path	0.09	52.5
15	Bicycle Master Plan	Debbie Ln.	Upgrade to Separated Bike Lane or Shared Use Path	0.25	52.5
16	Safety Action Plan	Debbie Ln.	Construct Countermeasures in RSA	2.25	52.5
17	Bicycle Master Plan	Smith St.	Construct Sidepath	0.44	50.0.
18	Bicycle Master Plan	S. Holland Rd.	Construct Sidepath	0.30	50.0
19	Bicycle Master Plan	National Pkwy.	Upgrade to Separated Bike Lane or Shared Use Path	0.15	50.0
20	Bicycle Master Plan	W. Broad St.	Upgrade to Separated Bike Lane or Shared Use Path	0.19	50.0
21	Bicycle Master Plan	W. Broad St.	Upgrade to Separated Bike Lane or Shared Use Path	0.12	50.0
22	Bicycle Master Plan	N. Miller Rd.	Upgrade to Bike Lane	1.30	50.0
23	Safety Action Plan	Cannon Dr.	Construct Countermeasures in RSA	2.02	50.0

Top Priority Projects

Sources: City of Mansfield

EXHIBIT 43. TOP PRIORITY PROJECTS



In addition to these efforts, an action plan is needed to identify and recommend policies that, when implemented, can lead to further reduction in crashes, fatalities, and injuries, and a multimodal transportation network.

CHAPTER 8: ACTION MATRIX

The improvement of active transportation and safety in Mansfield requires a multi-pronged approach. The previous chapters highlight the City's active transportation network plan as well as targeted safety recommendations can be implemented to enhance the walking and biking experience and reduce crashes. In addition to these efforts, an action plan is needed to identify and recommend policies that, when implemented, can lead to further reduction in crashes, fatalities, and injuries, and a multimodal transportation network. The Action Matrix provides policy recommendations which offer clear guidance for prioritizing and executing the initiatives discussed in this plan. Additionally, this chapter addresses plan administration, ensuring that there is a reliable framework for overseeing the implementation of this plan.

ATSP Action Matrix Structure

The actions included within this section aim to enhance safety and active transportation opportunities in the City. Policies and programs are organized by the five goals listed below in **Figure 41** with each one having an associated goal statement. The guiding principles and goal statements were derived and meant to reflect the ideas and desires outlined in the plan's mission statement. To create a clear path towards achieving the goals of the Mansfield ATSP, each goal has a set of actions that should be implemented.

FIGURE 41. GOALS AND SIX E'S OF SAFETY

Goals	Six E's of Safety
Safer Community	Education
Connected Community	Encouragement
Supported Solutions	Enforcement
Innovative Solutions	Engineering
Clear Policy & Direction	Engagement
	Evaluation

The Action Matrices are organized using three main components: Goals, Goal Statements, and Actions. The process taken to identify the goals, goal statements, and actions is shown in **Figure 42** on page 146 with an example. In total, there were 22 total actions, which fell within one of the five goals of the Mansfield ATSP.

FIGURE 42. ACTION MATRIX DEVELOPMENT EXAMPLE

MISSION STATEMENT	GUIDING PRINCIPLE	GOAL STATEMENT	ACTION
"The City of Mansfield is committed to enhancing traffic safety and active transportation for all users through clear policy direction, community support, and innovative solutions, ensuring a safer and more connected community."	Safer Community	Create a safer community for driving, walking, and biking by implementing infrastructure improvements that protect all road users.	Conduct a citywide access management study to identify potential locations to deploy improvements such as medians, barriers, or enhanced pavement markings.

How to Read the Action Matrix

Funding Sources

Identifying funding sources is a crucial part of implementing the actions and recommendations in Mansfield's ATSP. Every action listed in the tables below has had a type of funding source assigned to it. Funding sources have been categorized into one of the following three categories:

- **Existing Funds (Existing):** The City has existing funds to use towards funding an action.
- **Reallocate of Funds (Reallocate):** The City has funds that are not necessarily assigned to be used towards an existing action but that could be reallocated to provide funding for it.
- **Grant Acquisition (Grants):** The City does not have existing funds to fund an action but could acquire a grant to aid with funding.

Implementation Partners

The following departments and committees have been identified as key partners needed to implement the actions in the ATSP. Collaboration between partners is crucial for successful implementation. Within each action matrices, the column labeled "Partners" includes the list of departments or committees that should be included in the implementation process. Listed below are the departments and committees identified as potential partners:

- Community Engagement (CED)
- Downtown Mansfield Inc. (DMI)
- Engineering Services (ESD)
- Fire Department (MFD)
- Mansfield Independent School District (MISD)
- North Central Texas Council of Governments (NCTCOG)
- Neighborhood Services (NSD)
- Parks and Recreation Department (PRD)
- Planning (PD)
- Police Department (MPD)
- Public Works (PW)
- Texas Department of Transportation (TxDOT)

Timeframes

For each action, an estimated timeframe for implementation is provided. Assigning an estimated timeframe will aid with prioritization and completing actions in a timely manner. Timeframes assigned in the action matrices are listed below:

- **Short (< 2 yrs.):** This action is a top priority and can be accomplished quickly.
- **Medium (2–5 yrs.):** This action may take a longer time but can be accomplished before the next plan update.
- **Long (> 5 yrs.):** This action will have a significant impact when complete but will require many years to complete.

ATSP Recommended Actions

Safer Community


Source: Adobe Stock

GOAL STATEMENT

Create a safer community for driving, walking, and biking by implementing infrastructure improvements that protect all users.

The main goal for Safer Community is for all users, no matter if they drive, walk, bike, or roll to be comfortable and protected in the transportation system. The actions in **Table 35** aim to enhance safety through educational programming, targeted enforcement efforts, engineering solutions, and continuous evaluation efforts.

TABLE 35. ACTIONS FOR A SAFER COMMUNITY

ID	ACTION	SIX E'S OF SAFETY	PARTNERS	TIMEFRAME	FUNDING
1	Establish a partnership between Public Works and Mansfield Police Department to enhance bike police patrols around locations of bicycle and pedestrian crashes.	Enforcement	MPD, PW	Short (< 2 years)	Existing
2	Continue targeted speed enforcement along the HIN by increasing visibility of law enforcement.	Enforcement	MPD	Short (< 2 years)	Existing; Reallocate
3	Utilize the pedestrian signal inventory from the ADATP to implement a maintenance and replacement program.	Engineering; Evaluation	ESD, PW, TxDOT	Medium (2–5 years)	Reallocate; Grants
4	Conduct a citywide access management study to identify potential locations to deploy improvements such as medians, barriers, or enhanced pavement markings.	Engineering	ESD, PW, PD, TxDOT, PRD	Medium (2–5 years)	Existing; Reallocate
5	Pursue HSIP funding for HIN projects identified in the road safety audits process in **Chapter 5**.	Evaluation; Engineering	ESD, PD, PW	Medium (2–5 years)	Grants
6	Continue to evaluate the remaining HIN segments using the road safety audit process.	Evaluation; Engineering	ESD, PD, PW	Long (> 5 years)	Reallocate; Grants

Connected Community



GOAL STATEMENT

Establish a more connected community through enhancing neighborhood access to destinations and promoting active transportation options.

A large part of the ATSP is to ensure that a connected transportation network is created, specifically in regard to the active transportation network. Simply having a network exist is not enough especially if residents cannot travel to key destinations nearby. Fostering connected networks is a key theme in all of Mansfield's planning efforts. **Table 36** lists actions aimed at connecting the existing network (either to itself or key destinations) and encouraging the use of current facilities.

TABLE 36. ACTIONS FOR A CONNECTED COMMUNITY

ID	ACTION	SIX E'S OF SAFETY	PARTNERS	TIMEFRAME	FUNDING
1	Upon the next roadway impact fee study update, evaluate the need for intersection capacity improvement projects to add to the roadway impact fee CIP to construct needed pedestrian infrastructure.	Engineering	ESD, PW, PD	Medium (2–5 years)	Existing
2	Ensure more developers construct infrastructure needs in result of their impact instead of only paying fees.	Engineering	ESD, PW, PD, TxDOT, PRD	Short (< 2 years)	Existing
3	Pursue Transportation Alternatives (TA) Set Aside Program funding for the top priority active transportation projects identified in **Chapter 7**.	Evaluation; Engineering	ESD, PD, PW, PRD	Medium (2–5 years)	Grants

Supported Solutions



GOAL STATEMENT

Align with the community's needs through listening to and documenting residents' concerns and implementing solutions that foster inclusivity

To ensure that future projects reflect the needs of the community, it is important to listen and document residents' concerns. This is especially important when utilizing public resources. The action in **Table 37** outlines the development of a new request system that would allow residents to submit safety and maintenance related comments.

TABLE 37. ACTION FOR SUPPORTED SOLUTIONS

ID	ACTION	SIX E'S OF SAFETY	PARTNERS	TIMEFRAME	FUNDING
1	Create a bike safety equipment program to distribute at various community events.	Education; Encouragement	NS, MPD, MFD, CED, PRD	Short (< 2 years)	Reallocate
2	Create an annual program to celebrate "National Bike to School Day" at all school campuses.	Education; Encouragement	MISD, CED, MPD, MFD	Short (< 2 years)	Existing
3	Implement existing educational programs from Road Scholar to educate City residents on roadway safety.	Education	ESD, PD, PW, CED	Short (< 2 years)	Existing
4	Research the need for a public request system for safety and maintenance related requests (such as a Dallas 311 system).	Engagement	NS, PD, PW, CED	Short (< 2 years)	Existing; Reallocate
5	Develop a more public friendly summarized version of the ATSP to more concisely communicate its recommendations.	Education	NS, PD, ESD	Medium (2–5 years)	Existing; Reallocate

Innovative Solutions



GOAL STATEMENT

Prioritize projects that bring innovation and impact to residents.

Resolving some of Mansfield's most complex issues may require innovative solutions. While innovation may feel daunting, innovative solutions should be considered when they can cause a large, positive impact in the community. **Table 38** lists a number of actions aiming to solve both behavioral and engineering issues with innovative solutions.

TABLE 38. ACTIONS FOR INNOVATIVE SOLUTIONS

ID	ACTION	SIX E'S OF SAFETY	PARTNERS	TIMEFRAME	FUNDING
1	Research the implementation of the Travel Safely app for city first responders to optimize emergency response times.	Education; Encouragement	MPD, MFD	Short (< 2 years)	Existing
2	Explore an incentive program with business owners that advertise or promote rideshare services as an alternative to drinking and driving.	Encouragement; Enforcement	MPD, NS, CED, DMI	Medium (2–5 years)	Reallocate; Grants
3	Establish an official pilot program within the City for deploying ITS or other innovative solutions before implementing Citywide.	Engineering; Engagement	ESD, PW, PD, TxDOT, DMI	Medium (2–5 years)	Reallocate; Grants
4	Research the implementation of drones as a mechanism for construction inspection/management to ensure quality and safety.	Evaluation	PW, ESD, NSD	Short (< 2 years)	Existing
5	Evaluate the feasibility of peak hour directional lanes within the city.	Engineering	ESD, PW, TxDOT, MPD	Long (> 5 years)	Reallocate; Grants

Clear Policy & Direction



Source: Adobe Stock

GOAL STATEMENT

Maintain a clear policy direction by continuing the momentum established by current planning efforts in Mansfield.

Due to the number of plans created for Mansfield, it is imperative that current and future planning efforts have clear goals and themes. Plans and policies should build upon and support one another to ensure the goals of the overall City are being met. Additionally, all plans should be accessible and easily understandable for residents. The actions listed below in **Table 39** aim to achieve this goal.

TABLE 39. ACTIONS FOR CLEAR POLICY & DIRECTION

ID	ACTION	SIX E'S OF SAFETY	PARTNERS	TIMEFRAME	FUNDING
1	Add bicycle and pedestrian projects to the City's capital improvements plan.	Engineering	ESD, PW, PD, PRD	Medium (2–5 years)	Existing
2	Update the Future Land Use Plan, On-Street Bicycle Plan, and Parks Master Plan documents as described in the Policy Review memo.	Engineering	ESD, PW, PD, PRD	Short (< 2 years)	Existing
3	Create a public online plan progress tracking tool for implementation of the ATSP (such as Envisio).	Evaluation	ESD, PW, PD, CED	Short (< 2 years)	Existing

Annual Reporting & Transparency

The Advisory Committee is responsible for implementing the actions recommended in the ATSP while maintaining progress transparency. Progress transparency should be in the form of Annual Progress Reports. The Committee should follow the procedures outlined in the Vision Zero Resolution passed by the City Council on #### to complete annual progress reports. **Table 40** below details the procedures by how often each task is expected to be completed by the Advisory Committee.

TABLE 40. PLAN UPDATES AND TIMEFRAME

PLAN UPDATE LEVEL	RECOMMENDED FREQUENCY	APPROVAL BY
Minor Revision Text or wording changes, not affecting the recommendations	As needed	Advisory Committee
Major Revision Any change that substantively changes a recommendation	As needed	Advisory Committee
Implementation Progress Report	Annual	City Council
Full Plan Update	Every 5 years	City Council

Overall, the annual reporting of implementation progress for the ATSP is a crucial part of ensuring transparency, accountability, and effectiveness when using public resources allocated for community safety and improvement initiatives. Alongside the publications of the Mansfield ATSP online, a dashboard is being developed that will be hosted on the City of Mansfield's website. The dashboard will show Mansfield's crash data as well as project progress.

MANSFIELD

Active Transportation and Safety Plan

City of Mansfield
Staff Report

Item ID: 25-1685

Agenda Date: February 9, 2026

Title
25-1685: Board Appointments: Mansfield Library Advisory Board

Description/History
A vacancy was created on the Library Advisory Board upon the resignation of a board member due to relocation in November 2025.

Staff recommends the following appointment:

- Appoint Tyler Peschka to a two-year unexpired term ending September 30, 2027.

Strategic Initiative
N/A

Recommendation
Defer to Council.

Funding Source
N/A

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

City of Mansfield
Staff Report

Item ID: 26-1808

Agenda Date: February 9, 2026

Title
26-1808: Request for Special Event Permit: 2026 Mansfield Pickle Parade and Palooza

Description/History
This is an annual event hosted by the Pickled Mansfield Society, and it is proposed to occur on March 21, 2026. The event will include a Pickle Parade; 5k; 10k; live music; vendor and food markets; children's area; parking; and shuttles.

Strategic Initiative
N/A

Recommendation
Staff recommends approval with any conditions that may be provided in the future by various departments, while authorizing the City Manager or their designee to make modifications to the special event permit application as seen fit.

Funding Source
Downtown Activation Grant

Prepared By
Angela Henley, Special Events Supervisor - (817) 728-3386

CITY OF **MANSFIELD** | Event Questionnaire

Please submit this and all other required forms at least 60 Days before your event date.

Event: Pickle Parade
Date(s): March 21, 2026

Public or Private Event	YES	If yes, the following is required:
Will your event be open to the public?	☑	General Liability Insurance Certificate

Parade, Block Party, City Streets, Parking Lots	YES	If yes, the following is required:
Do you plan to close, block, or use a City street, trail, or sidewalk?	☑	Street Closure & Notification Form
Do you plan to close a street that will impact residents & businesses?	☑	Street Closure & Notification Form
Do you plan to use a private parking lot or other private property?	☑	Letter with Written Permission

Attendance, Tents, and Stage	YES	If yes, the following is required:
Do you anticipate 1,000+ event attendees or street/sidewalk spectators?	☑	Fire Operational Permit
Do you plan to use a tent larger than 400 sq. ft. or a canopy in excess of 700 sq. ft.?	☐	Fire Operational Permit

Food, Drinks, or Merchandise Vendor Booths	YES	If yes, the following is required:
Will your vendor(s) serve or sell food, drinks, and/or merchandise?	☑	Vendor List
Will you serve or sell food, drinks, and/or merchandise?	☑	Park Vendor and Temp. Food Permit
Will you have food truck(s) that will serve or sell food or drinks?	☑	Vendor List

Sanitation, Water, Waste Water, and Recycling	YES	If yes, the following is required:
Will you need a dumpster and/or ClearStream® container for your event?	☑	Solid Waste Service Request
Will you or vendors need to dispose of water per Regulatory Compliance?	☑	Temporary Food Permit
Will you need assistance developing a Trash and Recycling Plan for your event?	☑	Solid Waste Service Request

Amplified Sound at Outdoor Festivals and/or Event	YES	If yes, the following is required:
Will you have amplified sound over 70 dba	☑	A Letter of Request for an exception to the noise ordinance is required and must be submitted 90 days in advance of the event for City Council's consideration.
Will you have amplified sound Monday-Saturday, after 10 p.m.	☐	
Will you have amplified sound anytime on a Sunday	☐	
Will you have amplified sound over 65 dba on a Sunday	☐	

Alcohol on City-Owned Property	YES	If yes, the following is required:
Do you or a vendor plan to serve or sell alcohol in a parking lot or in the street?	☑	TABC License and Health Permit
Do you or a vendor plan to serve or sell alcohol on City-owned property?	☑	City Council's Approval, TABC Permit, Public Safety Request
Do you or a vendor plan to serve or sell alcohol in a park?	☐	Park Board and City Council's Approval, TABC Permit, Police, Lease
Do you plan to apply for a temporary TABC permit for your event?	☑	Liquor Liability Insurance is required by the TABC permit holder that is serving or selling the alcohol.
Do you plan to partner with a vendor who is licensed/permitted by TABC?	☐	

Requests for Services by City Departments	YES	If yes, the following is required:
Will you be placing portable restrooms on City property?	☑	Parks Service Request and Approval
Will you need to request an in-kind City service in the form of co-sponsorship?	☑	City Council Letter of Request

None of the above apply to my request for a Special Event Permit

◯ None of the above apply

CITY OF MANSFIELD | Special Event Permit Application

Applicant Information:

Applicant Name: John Pressley
Mobile Number: 817-366-8286
Street Address: 1306 Brittany Lane
City, State, Zip: Mansfield, TX 76063
Email Address: tan1000@aol.com
HOT Funds or Cash Sponsor Recipient? ☑ Yes ☐ No

Applicant is, check all that apply: ☑ Event Organizer ☑ On-site Emergency Contact ☑ Organization Representative

Organization Information: ☐ Same as Applicant

Organization: Pickled Mansfield Society
Mobile Number: 817-366-8286
Street Address: 1301 E Debbie Lane, Suite 102 PMB 770
City, State, Zip: Mansfield, TX 76063
Email Address: pickledmansfieldsociety@gmail.com
Current HOT Funds Recipient? ☐ Yes ☑ No

Type of Organization, check all that apply: ☑ Nonprofit ☐ City Board/ Committee ☐ School ☐ Business ☑ Volunteer ☐ Individual ☐ Other

Event Information:

Event Name: World's Only St Paddy's Pickle Parade & Palooza
Event Date(s): March 21, 2026
Event Location: Historic Downtown Mansfield
Total Event Attendance: 40,000
On Site Contact: John Pressley
Mobile Number: 817-366-8286

Select all that apply:

Applicant Booth:	☐ Food/Drink (distribute or sell)	☑ Alcohol (distribute or sell)	☑ Merchandise (distribute or sell)	
Vendor Booths:	☑ Food/Drink (distribute or sell)	☐ Alcohol (distribute or sell)	☑ Merchandise (distribute or sell)	
Amplified Sound	☑ Live Music	☑ DJ Music	☑ Stage	☑ Speech and/or Announcements
Activities:	☑ Run/Bike Race ☑ Parade	☑ Games/Crafts/Arts	☑ Inflatable(s)	☐ Carnival/Fair
Service Needs:	☑ Police Security ☑ Fire/EMS	☑ Street Closure(s)	☑ Parks	☑ Solid Waste
Admission:	☑ Free Open to the Public Event	☐ Fundraising Event	☐ Ticketed	☐ Private Event

Please provide a brief description of your event: the event includes parade, 5k and fun run, main stage with live music, community stage, baby parade, children's playground, contests vendors, shuttles

	Day of the Week	Date and Year	Set-up Time	Start Time	End Time	Take-Down Time Frame	Daily Attendance
DAY 1	Friday	March 20, 2026	9 am	n/a		Saturday March 21, 2026 8pm - 11pm	limted to vendors in city parking lots
DAY 2	Saturday Saturday	March 21, 2026 March 21, 2026	4 am 5 am	9 am 7 am	8 pm 10am (approximate)	Saturday March 21, 2026 8pm-11pm Saturday March 21, 2026 10am-11am	40,000 estimated 1,000 estimated (Pickle Run)
DAY 3							
DAY 4							

DAY 5

Additional Details, as Needed:	Walnut Street & Smith Street parking lots to be closed by midnight on Friday morning for vendor set up only

CITY OF MANSFIELD | Public Safety Plan

Event: Pickle Parade

Date(s): March 21, 2026

Communications and Crowd Management

Event Coordinator: Name: John Pressley Phone: 817-366-8286 Mobile Number: 817-366-8286

Backup Event Coordinator: Name: Chris Hall Phone: 817-706-9054

Safety Officer: Name: John Pressley Phone: 817-366-8286

Vendor Liaison: Name: Melissa Zimmer Phone: 817-269-7493

Weather Monitor: Name: Tony Zimmer Phone: 817-308-9946

Number of Event Staff: 15

Number of Volunteers: 175

Number of Vendors: 80

Total Guest Attendance: 40,000 estimated

Method of Crowd Communication:
i.e. PA system, megaphone, etc. PA system

Method of Event Staff Communication:
i.e. hand-held radios, mobile phone, etc. ham radio, mobile phones

Method of Event Staff Identification:
i.e. uniforms, event shirts, badges, etc. event shirts, badges

Attendance to Event Staff Ratio:
i.e. one staff for every 250 attendees

Crowd Control Measures to be Used: barricades

Booth and Mobile Truck Vendors: A list of ALL vendors and their location on the Site Map is required and due at the time of the permit application. Vendors on the list, must match the Site Map and the receipts of Park Vendor Permits obtained prior to the event or thereafter. If changes to the site plan are made, it must be approved by the City of Mansfield staff laiason.

Event Security Management

Event Coordinator and/or Volunteer: John Pressley Mobile Number: 817-366-8286

Public Security Service Provider:
i.e. City of Mansfield PD, Tarrant County, etc. City of Mansfield Police Department Mobile Number:

Private Security Service Provider:
i.e. if you plan to use security guards Mobile Number:

Fire Prevention & Emergency Medical Management

Event Coordinator and/or Volunteer: John Pressley Mobile Number: 817-366-8286

Confirm the following are identified on the Site Map or Public Safety Map for larger events over 500 people.

(●) First-aid station(s) (●) Fire Lanes (●) Fire Extinguishers (●) Fire/EMS entry-exit access points

☑ Public entry-exit access points & parking ☐ AED Station

Emergency Vehicle Access

1. Access points for emergency vehicles must be maintained at all times.
   a. Have access points clearly marked on your map.
2. Fire lanes and fire hydrants must not be obstructed.
3. Participants and spectators will be directed to park in approved areas and not obstruct protective features, fire lanes, sidewalks, or public throughways.

Information/Lost Person Tent - For larger events over 500 people

Location of the Information/Lost Person Tent: Children's playground on Smith Street

(Tent should be clearly identified at event site)

Names of people staffing tent: minimum of 2

What Services will be provided: map of event area, access to communication with Police services, log for lost items

Do you have a form to document lost children or items: ☑ Yes ☐ No

How will you search for a lost child or person: notify police department & event organizers

Weather

The on-site primary event coordinator or their weather monitor designee will be responsible for monitoring the weather conditions before and during the event and will determine if weather conditions are a hazard to staff/patrons at the activity. Choose the safest alternative.

If severe weather is predicted prior to the event, the event coordinator should evaluate the conditions and determine if the event will continue as scheduled. The event coordinator is responsible for the safety of those attending the event. If severe weather occurs during the event, the event coordinator or his/her designee will notify those attending the event that a hazardous weather condition exists and direct them to shelter.

Evacuation Plan - For larger events over 500 people

Identify areas people can seek shelter should bad weather approach:

Identify escape routes for emergencies:

Include a map or plan showing these routes.

Health and Welfare Provisions

Where are the nearest toilets/restrooms porta-potties & hand washing locations will be on Main Street by main stage, Children's playground, Knapp Storage

How do you plan to manage trash: dumpsters and trash cans

Trash receptacle locations: dumpsters will be located in Smith parking lot, trash cans will be in food/vendor areas, playground, beer booth

Cancellation| Missing Person, Weather Emergency, etc.

In the event of extreme weather or other emergencies, the City of Mansfield has the authority to cancel or stop an event, before or during the event, if the conditions required for approval of the event are not being met. In addition, the The City Manager or their designee, or public safety have the authority to cancel or stop an event, or place additional restrictions on the event, if it is deemed that the public health, safety, or welfare is being jeopardized and/or would be better served with additional restrictions or requirements.

City of Mansfield Police and Fire Department will have final approval of your public safety plan. Based on the size of your event, a mandatory training will be hosted by Emergency Management to equip volunteers with information.

CITY OF MANSFIELD | Street Closure Request

Applicant Name: Pickled Mansfield Society

Event Name: World's Only St Paddy's Pickle Parade & Palooza

Date of Street Closure Request: Saturday 3/21/2026

Purpose of Request: to secure area for event

Type of Request: ☑ Parade ☐ Block Party ☐ March ☐ Run/Walk ☐ Bike ☑ Street Festival ☐ Parking Lot Party ☐ Other

Rolling Street Closure Request | Parade, March, Fun Run or Similar; complete all that apply

Assemble Time: 6am (run)
7am (parade)

Start Time: 7am (run packet pickup - 8:15 run starts)
9am parade entries arrive

End Time: 10am (run)
3pm (approximate for parade)

Assemble Location: McKnight park (run)
north Main Street (parade)

Disassemble Location: McKnight park (run)
South Main Street (parade)

Length or Distance of Parade, Fun Run, or Other:
run distance is 5K, length of parade - approx 1 mile

Estimated Number of Entries: 75 Participants ____ Vehicles ____ Bikes ____ Spectators ____ Animals

Full Street or Parking Lot Closure Request | Complete all that apply

Start Closure Time: 4am Saturday, March 21, 2026

End Closure Time: 11pm or sooner when vendors are cleared

Street(s) Closure Location: downtown Mansfield and surrounding streets

Parking Lot Location: Smith, Walnut, Heritage Baptist

Street Closure and Notification Form is required

ACKNOWLEDGMENT | Check that you have read and understand each requirement:

- ☑ I ACKNOWLEDGE that a map of the route is required; hand drawn maps are not accepted.
- ☑ I ACKNOWLEDGE that a Traffic Control Plan is required for street closure requests, unless told otherwise.
- ☑ I ACKNOWLEDGE that use of a private parking lot will require Written Right of Possession from the property owner.
- ☑ I ACKNOWLEDGE that the Street Closure Form and Street Closure Notification Form may be required
- ☑ I ACKNOWLEDGE that if the closure requires a detour plan, then the TCP must show the detour route and all traffic control devices
- ☑ I ACKNOWLEDGE that all traffic control will be designed and maintained by a professional barricade company
- ☑ I ACKNOWLEDGE that all streets closure requests and approvals will need to be approved by David Boski prior to the approval of the Special Event permit.

Applicant Signature John T Pressley, Jr Date 12/19/2025

CITY OF MANSFIELD | Street Closure Form

Applicant Name: Pickled Mansfield Society

Event Name: Pickle Parade

Date of Street Closure Request: March 21, 2026

Purpose of Request: to secure area for event

Type of Closure: ◯ Lane Closure ☑ Street Closure ◯ Sidewalk Closure ◯ Street Crossing (intersection) ◯ Block/Cul-de-Sac

Type text here

Street/Intersection: Broad/Main

Cross Street | From: Broad

Start Time: 4am

Cross Street | To: Main

End Time: 11pm or sooner when vendors are cleared

Type of Closure: ◯ Lane Closure ☑ Street Closure ◯ Sidewalk Closure ◯ Street Crossing (intersection) ◯ Block/Cul-de-Sac

Street/Intersection: Smith St

Cross Street | From: Smith

Start Time: 4am

Cross Street | To: Broad, Depot, Elm

End Time: 11pm or sooner when vendors are cleared

Type of Closure: ◯ Lane Closure ☑ Street Closure ◯ Sidewalk Closure ◯ Street Crossing (intersection) ◯ Block/Cul-de-Sac

Street/Intersection: Walnut St

Cross Street | From: Walnut

Start Time: 4am

Cross Street | To: Broad/Oak/North St

End Time: 11pm or sooner when vendors are cleared

Type of Closure: ☑ Lane Closure ◯ Street Closure ◯ Sidewalk Closure ◯ Street Crossing (intersection) ◯ Block/Cul-de-Sac

Street/Intersection: Mouser Way

Cross Street | From: 287 service road

Start Time: 7am

Cross Street | To: Main St

End Time: 2pm

Type of Closure: ◯ Lane Closure ☑ Street Closure ◯ Sidewalk Closure ◯ Street Crossing (intersection) ◯ Block/Cul-de-Sac

Street/Intersection: Main Street

Cross Street | From: Pleasant Ridge

Start Time: 7am

Cross Street | To: Town Park

End Time: 9pm

CITY OF MANSFIELD | Additional Street Closure Form

Applicant Name: Pickled Mansfield Society

Event Name: Pickle Parade

Date of Street Closure Request: March 21, 2026

Purpose of Request: to secure area for event

Type of Closure: ◯ Lane Closure ◯ Street Closure ◯ Sidewalk Closure ☑ Street Crossing (intersection) ◯ Block/Cul-de-Sac

Street/Intersection: East & West Kimball

Cross Street | From: Kimball

Start Time: 11am

Cross Street | To: Main

End Time: 3pm (approximate for parade)

Type of Closure: ◯ Lane Closure ◯ Street Closure ◯ Sidewalk Closure ☑ Street Crossing (intersection) ◯ Block/Cul-de-Sac

Street/Intersection: Hunt

Cross Street | From: Hunt

Start Time: 11am

Cross Street | To: Main

End Time: 3pm (approximate for parade)

Type of Closure: ◯ Lane Closure ◯ Street Closure ◯ Sidewalk Closure ☑ Street Crossing (intersection) ◯ Block/Cul-de-Sac

Street/Intersection: East & West Dallas

Cross Street | From: Dallas

Start Time: 11am

Cross Street | To: Main

End Time: 3pm (approximate for parade)

Type of Closure: ◯ Lane Closure ◯ Street Closure ◯ Sidewalk Closure ◯ Street Crossing (intersection) ◯ Block/Cul-de-Sac

Street/Intersection:

Cross Street | From:

Start Time:

Cross Street | To:

End Time:

Type of Closure: ◯ Lane Closure ◯ Street Closure ◯ Sidewalk Closure ◯ Street Crossing (intersection) ◯ Block/Cul-de-Sac

Street/Intersection:			
Cross Street | From:		Start Time:	
Cross Street | To:		End Time:	

CITY OF MANSFIELD | Street Closure Notification Form

Applicant Name: Event Name:

Date of Street Closure Request: Purpose of Request:

First and Last Name	Street Address	Signature	Circle One	Absent
			Favor Oppose	
			Favor Oppose	
			Favor Oppose	
			Favor Oppose	
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			Favor Oppose	

All property owners, business owners, and /or tenants impacted by the Street Closure Request MUST be contacted and informed of the proposed closure and indicate their favor or opposition. If additional sheets are needed, please photocopy this form.

A Traffic Control Plan must also be presented at the time of notification. The event organize business card, flier, or other notification of visit must be provided and left if the resident business owners or tenant is absent.

CITY OF MANSFIELD | Fire Operational Permit Application

Applicant Name:	John Pressley	Mobile Number:	817-366-8286
Street Address:	1306 Brittany Lane	City, State, Zip:	Mansfield, Texas 76063
Email Address:	tan1000@aol.com	Event Date:	March 21, 2026
Event Name:	World's Only St Paddy's Pickle Parade & Palooza	Estimated Daily Attendance:	40,000
Event Location:	Historic Downtown Mansfield		

Select the Permit(s) Required for this Event:

☐ Carnival, Fair, and Festival Permit

Submittal Requirements, check to confirm acknowledgment:

- ☑ Public Safety Plan and Site Plan
- ☑ Insurance Certificates for Rides

☐ Tents of Temporary Membrane Structure

Submittal Requirements, check to confirm acknowledgment:

- ☑ Copy of the flame spread and fire-proofing certificate
- ☑ Site Plan showing the location of the tent in relation to lot lines, parked vehicles, and structures.
- ☑ Floor plan of the tent showing locations of fire extinguishers, exit signs, and "no smoking" sign

☐ Outdoor Assembly Event

Submittal Requirements, check to confirm acknowledgment

- ☑ Submit a public safety plan, and a site plan showing locations of booths, stages, and structures, first aid stations, information and ticket booths, boundaries of event, fire extinguishers, weather shelters, fire/EMS access roads, assembly areas, approximate occupant amounts, and parking

☐ Exhibits and Trade Shows

Submittal Requirements, check to confirm acknowledgment

- ☑ Submit a Public Safety Plan and Site Map that shows location of booths, stages, and structures; first aid stations, information and ticket booths, fire extinguishers, marked exits, and parkin

Permit Inspection Request (date & time):

Permit Inspection Location Request:

An operational permit shall remain in effect until reissued, renewed, or revoked, or for such a period of time as specified in the permit. Permits are not transferable and any change in occupancy, operation, tenancy, or ownership shall require that a new permit be issued. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection. Once approved a permit cannot be altered or it will be revoked.

Fireworks and/or pyrotechnics are not allowed at any event (2018 IFC, 5601.1.3 The possession, manufacture, storage, sale, handling, and use of fireworks are prohibited.

By signing, I acknowledge and understand the requirements listed above.

Applicant Signature: John T Pressley, Jr Date: 12/19/2025

CITY OF MANSFIELD | Public Safety Service Request

Applicant Name:	John Pressley	Mobile Number:	817-366-8286
Street Address:	1306 Brittany Lane	City, State, Zip:	Mansfield, Texas 76063
Email Address:	tan1000@aol.com	Event Date:	March 21, 2026
Event Name:	World's Only St Paddy's Pickle Parade & Palooza	Estimated Daily Attendance:	40,000
Event Location:	Historic Downtown Mansfield		

Select the Service Request(s) for this Event:

☐ **Police Officer Event Security**
The rate of pay for officers during this type of event will be the current City of Mansfield budgeted regular and/or overtime rates for those officers assigned to work the event.

☐ **Emergency Medical Services (EMS) | 2-hour Minimum per EMS Personnel**
The rate of pay for Emergency Ambulance Standby, paramedics, patient transport, and other applicable fees are set forth in Ordinance 2254-22.

Examples of objective standards used to determine the number personnel:

- ➔ Event alcohol consumption
- ➔ Time, date, and length of event
- ➔ Traffic Control Plan requirement
- ➔ Estimated number of attendees
- ➔ Impact of adj. residential/commercial areas
- ➔ Vehicular/pedestrian traffic condition

THIS SECTION WILL BE COMPLETED BY CITY STAFF BASED ON THE SELECTION ABOVE AND EVENT LOGISTICS.

Fire and Rescue	**# of Personnel**	**Total** Hours		**Total** Cost	**Staff Initial**
Total Ambulance Standby @ $125 per hour		Length of Request and/or Event	=		
Total Paramedics on Standby @ $50 per hour		Length of Request and/or Event	=		
Total Incident Command Officer @ $75 per hour		Length of Request and/or Event	=		
Total Due to the Fire Department:					

CITY OF MANSFIELD | Temporary Food Permit Application

A Temporary Food Permit Application is required to be completed by **each** food vendor for your event. You can provide a copy of this application to your vendors, or direct them to www.mansfieldtexas.gov/healthapps to complete the online application and remit their application fee.

PERMIT #_____

Applicant Name:

Permit Type: ☐ Tent / Booth ☐ Mobile Unit

Vendor Name:

Sales Tax ID#:

Event Name:

Fire Inspection Certificate: ☐ Attached ☐ N/A

Event Location:

Event Date(s):

Phone Number:

Email Address

Street Address:

City, State, Zip:

Sales Tax ID#

Are You Non-Profit? ☐ Yes ☐ No

Owner Name

If Yes, Provide Tax Exempt #

Owner Phone

Emergency Name

Owner Email

Emergency Phone

List pre-prepared foods to be Served On-site:

List foods that will be prepared on-site and the equipment to be used to maintain proper temperature control (Fish / Seafood require pre-approval):

Cooking Equipment: ○ Electrical ○ Charcoal ○ Propane ☐ Gas Grill
Hot or Cold Holding Equipment: ○ Electrical ○ Mechanical
Type of Equip. Using:

Cooking Equipment: ○ Electrical ☐ Charcoal ○ Propane ○ Gas Grill
Hot or Cold Holding Equipment: ○ Electrical ○ Mechanical
Type of Equip. Using:

Cooking Equipment: ○ Electrical ○ Charcoal ○ Propane ○ Gas Grill
Hot or Cold Holding Equipment: ○ Electrical ○ Mechanical
Type of Equip. Using:

ACKNOWLEDGMENT | Check that you have read and understand each requirement:

- ☐ I ACKNOWLEDGE that health permits are approved and issued prior to the event
- ○ I ACKNOWLEDGE that preparation or storage of food in the home is not permitted unless you are a cottage manufacturer.
- ○ I ACKNOWLEDGE that food items served without Regulatory Compliance approval may result in permit suspension.
- ○ I ACKNOWLEDGE that Temporary Food Service Booth Requirements must be in place prior to selling or preparing food. i.e. overhead protection, hand sink and warewashing set up.
- ○ I ACKNOWLEDGE that the $60 nonrefundable, Temporary Food Permit Application Fee is due with this application.
- ☐ I ACKNOWLEDGE that the food booth requirements and understand that failure to comply with City of Mansfield ordinances may result in citations for violations and/or closure of the booth until violations are corrected.
- ☐ I ACKNOWLEDGE that the department of Regulatory Compliance may inspect my food establishment during this event for compliance with food safety regulations
- ☐ I ACKNOWLEDGE that I have read and understood the Temporary Food Establishment Requirements
- ☐ I ACKNOWLEDGE that as a Mobile Food Vendor I must provide a copy of my Fire Inspection Certificate

By signing, I acknowledge that I understand the Temporary Food Service Requirements.

Applicant Signature: John T Pressley, Jr **Date:** 12/19/2025

TEMPORARY FOOD ESTABLISHMENTS - Temporary food establishments are booth/stands that operate from the same location for no more than fourteen (14) consecutive days in conjunction with a single event or celebration. Distribution of opened beverages or any potentially hazardous food requires a permit from the City of Mansfield Regulatory Compliance Department, which will be posted at the serving booth/stand. Open foods include product sampling.

FOOD AND ICE - Food and ice must be in sound condition, clean, safe and from an approved source. Ice will be dispensed by automatic dispenser or by a food handler using a clean, approved ice scoop. All food and utensils will be properly stored at least six (6) inches off the floor.

FOOD PROTECTION - Storage: All potentially hazardous foods will be held at 41ºF or less or at 135ºF or above. Reheat foods to 165ºF or more. If approved to serve fish/seafood, it shall be kept at 34ºF. Wrapped sandwiches stored on ice will be kept dry. All stored foods will be covered and kept at least six (6) inches off the floor. Ice used to cool food/beverages will be continuously drained. Ice for consumption will also be continuously drained or stored in a freezer. Styrofoam ice containers are prohibited. **Display:** Unprotected food and beverages are not permitted. Lids and sneezeguards are required along with insect protection. **Preparation:** Thaw all foods under refrigeration, cold running water or as part of a continuous cooking process. If refrigerated, hot foods will be cooled less than 41ºF in less than four (4) hours. Manual handling will be minimized. Food handlers must wash hands and sanitize utensils between handling several types of food, i.e., chicken, beef, salads, etc. Food temperatures will be measured frequently using a food thermometer that reads from 0ºF - 220ºF. **Service:** Cream, half & half and non-dairy creamers will be chilled and provided in individual containers or protected pour-type pitchers. Condiments must be provided in single serving packets or from automatic dispensers. All other foods shall be provided using disposable single serving articles including samples. **Transportation:** All food transport vehicles will be covered, protected, and refrigerated, if appropriate, to protect food products.

PERSONNEL - All food handlers will wear clean clothes. Hair restraints will be worn, when applicable. Disposable paper towels must be available for hand drying. Eating, drinking, or smoking will be confined to designated areas away from the food preparation and service areas. Hand jewelry, if worn, must be easily sanitized. Insecure jewelry is not permitted. Sick employees are prohibited. Disposable gloves are not a substitute for proper, frequent hand washing. Hand washing requires running water, soap, and individual paper towels. Hand washing is required prior to handling Ready-to-Eat foods. No animals are permitted inside the booth or stand.

FOOD HANDLER CERTIFICATION - All temporary event workers should obtain a food handler's certificate before working at a temporary event. Food handler cards will be available for inspection at the booth/stand where the food handler is working.

CLEANING AND SANITIZING - A soapy water wash, clear water rinse and chemical sanitization is required for all food preparation and handling operations. Three (3) separate plastic or stainless-steel containers of sufficient size to completely immerse all utensils are required for the wash > rinse > sanitize operation. Paper test strips to measure sanitizer levels are required.

PROPER SET UP - Floor-concrete, asphalt, tight-fitting plywood, or another smooth constructed surface is required. Overhead-Waterproof ceiling is required, or roof is required. Screening-Screening is required when food preparation involves extensive handling of raw meat, poultry i.e., cutting, forming hamburger patties, etc.

2026 World's Only St Paddy's Pickle Parade - Parade Staging



portalets

Google Maps

Legacy High School 1263 N Main, Mansfield TX



Do not park on street-there will be public traffic entering the Legacy area for the shuttles
Access to parade line up is at 157/Mouser Way


Hoggen Branch
Walnut Creek
James McKnight
Park East
B
US Highway 287 North
US 287
FM 157
plotaroute.com
Map © OpenStreetMap contributors



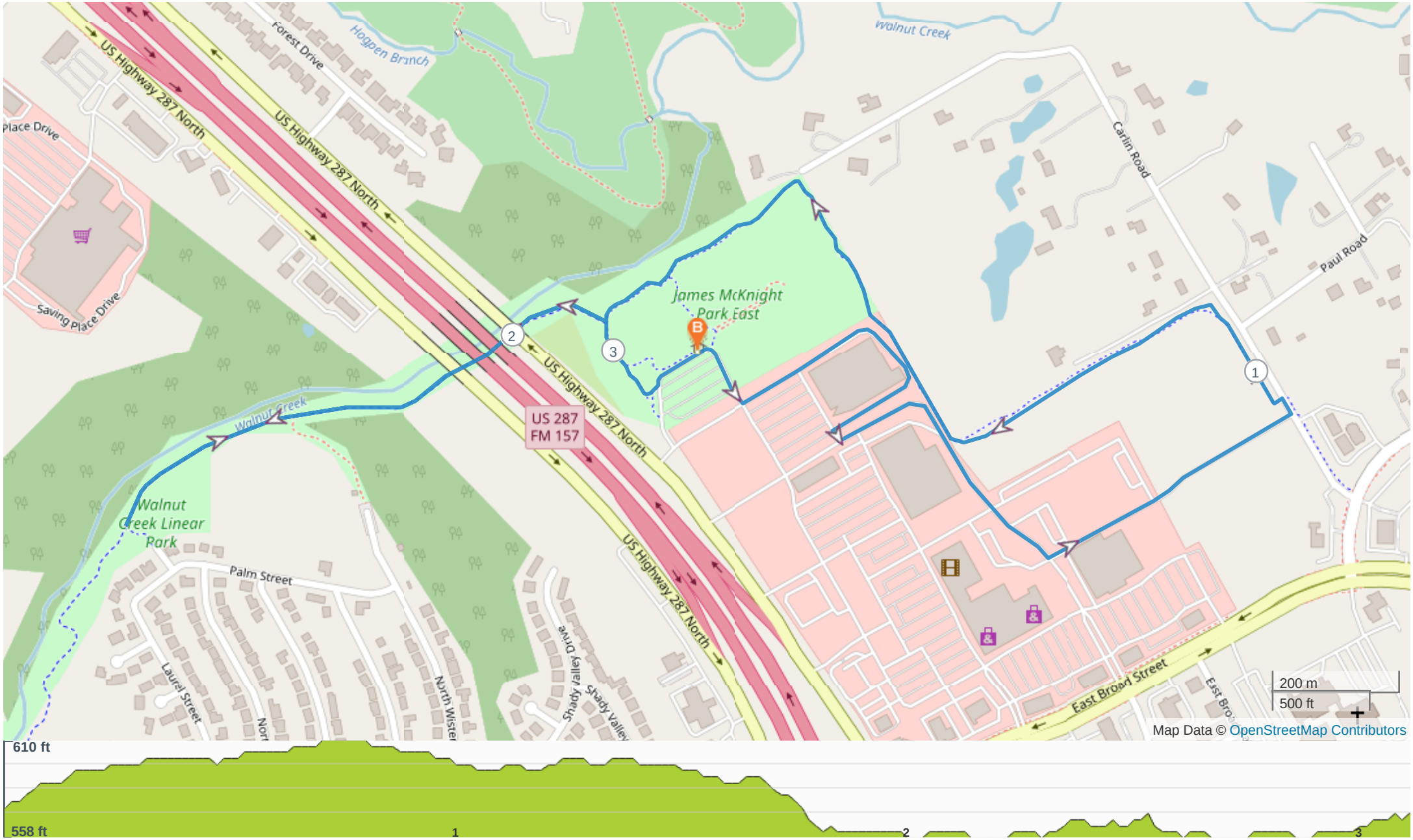
World's Only St. Paddy's Pickle Parade & Palooza Schedule

March 21, 2026

7:00 am - Run Packet Pick-up at James McKnight Part East
7:00 am - Late Registration 5K and Fun Run at James McKnight Part East
8:00 am - First 5k Run at James McKnight Park East
8:45 am - Fun Run at James McKnight Park East
9:00 am - First Opening Band
9:00 am - Beer Booth opens
9:30 am - Free Shuttles begin running at Legacy High School
9:30 am - Baby Parade Line Up
10:00 am - World's Only St. Paddy's Pickle Parade & Palooza event starts
10:00 am - Baby Parade starts
10:00 am - Pickle Playground opens
10:00 am - Community Stage opens
10:00 am - Market and Food Vendors open
10:00 am - ShenaniGuns Comedy Show
11:00 am - Run for Cover Band
11:00 am - ShenaniGuns Comedy Show
1:00 pm - World's Only St. Paddy's Pickle Parade starts
1:00 pm - Shuttles, Pickle Playground, Merch Booth, and Community Stage closed for parade
2:30 pm - Headliner Band plays on the Main Stage
2:30 pm - Shuttles, Pickle Playground, Merch Booth, and Community Stage re-open
4:00 pm - Parade Awards and Announcements
4:00 pm - Signup for Contest at Main Stage
4:00 pm - ShenaniGuns Comedy Show
4:30 pm - Pickle Eating Contest, Pickle Juice Drinking Contest and Pie Eating Contest
5:00 pm - Pickle Playground and Community Stage shut down
5:30 pm - Closing Band plays on the Main Stage
6:30 pm - Last call at the Beer Tent
7:00 pm - Beer Tent will close
7:30 pm - Shuttles will stop running


Satellite
W Oak St
E Oak St
Circle S Cleaners
Main St Tacos
Tacos
AC Global Fleet
GPS Tracking & Al...
Yoga Shack
Roy's
Hilltop Bicycle Center
Bicycle store
Dirty Job Brewing
The Rustic
Hair Collective
Perks Auto
DayDream Photography
063 Studios
N Main St
Smith St
Flying Squirrel
Coffee Company
Flowers, Etc
Florist
Dazzarkle
Historic Downtown
Mansfield, Texas
Broad

2026 PickleRun 5k-MckNightEast2



ROUTE DIRECTIONS

No	Miles	Turn	Directions
1	0.000		Start on
2	0.075	←	Turn left
3	0.367	←	Turn left
4	0.379	←	Turn left
5	0.662	←	Turn left
6	0.935	←	Turn left onto Carlin Road
7	0.952	←	Turn left
8	1.896	↘	Turn sharp right
9	2.974	→	Turn right
10	3.021		Keep right
11	3.056	←	Turn left
12	3.061	←	Turn left
13	3.071	↖	Turn slight left
14	3.122		FINISH

Area of Responsibility	Contact Name	Contact Number
Downtown/bands/logistics	John Pressley	817-366-8286
Downtown/beer/parade	Sheri Curb	817-266-3351
Downtown/vendors	Melissa Zimmer	817-269-7493
Playground/Community Stage/Pickle Queens	RT Hall	817-368-1377
Baby Parade	Cindy Pressley	817-897-1100
Merch Booth/Queen's Float	Lorie Tomlin	817-915-0495
Pickle Princes and Princesses*	Jan Cox	817-899-0373
Pickle Run*	Carmen Cox	817-903-0048
Shuttles*	Keith Boettger	817-690-2332
Parade Staging*	Kevin Donovan	817-299-8059
Parade Check In*	Barbara Boettger	817-456-7226

***Designated volunteers for these areas**

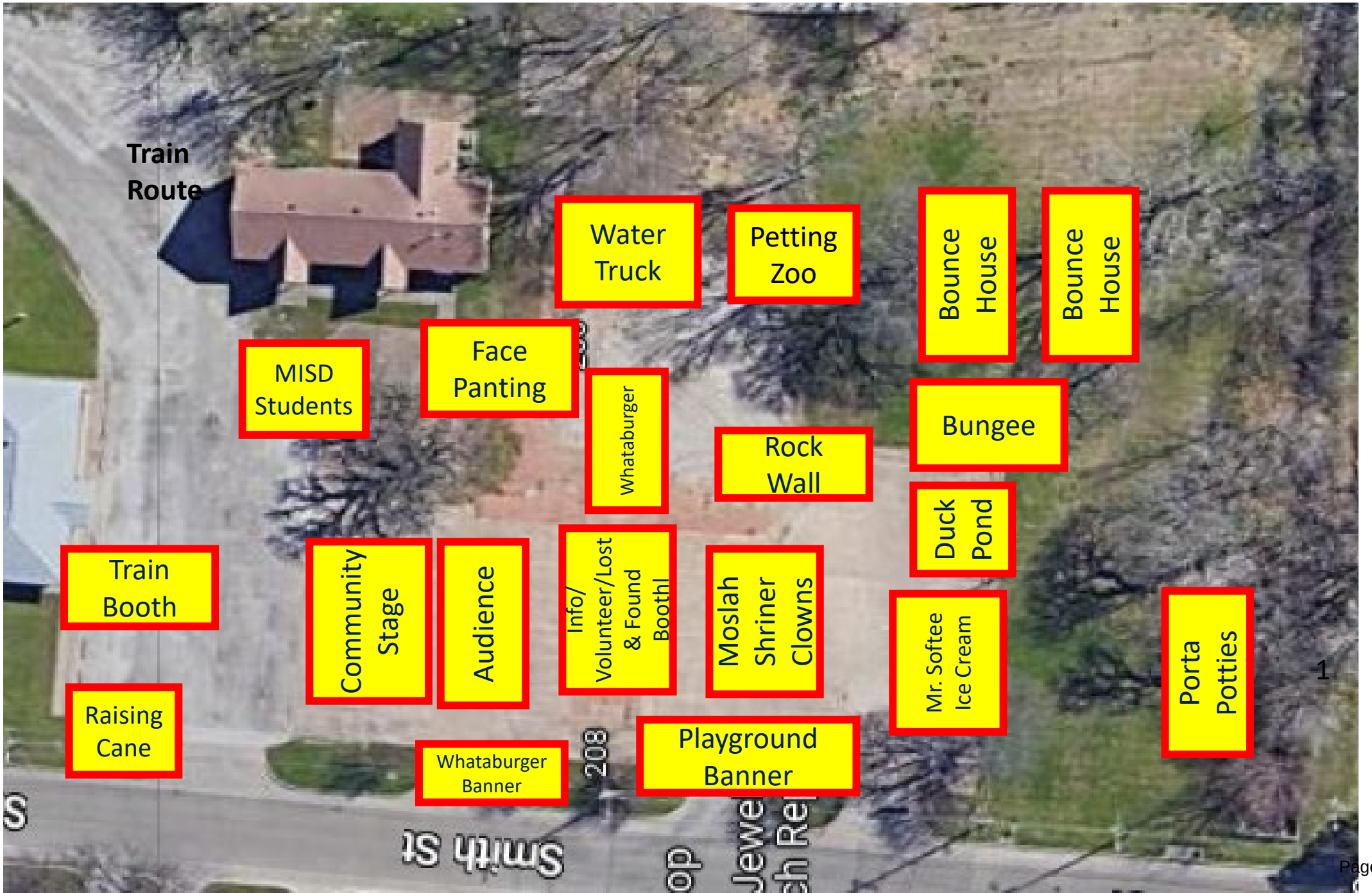
Event Activities	Time	Location
Pickle Run	6: 00 am	McKnight Park
Pickle Run	7:00 am - 8:00 am	McKnight Park
Pickle Run	8:00 am	McKnight Park
Pickle Run	8:45 am	McKnight Park
Pickle Run	10:00 am	McKnight Park
Pickle Parade	7:00 am	Steven's
Pickle Parade	8:00 am	Staging Area
Pickle Parade	9:00 am	Staging Area
Pickle Parade	10:00 am	Staging Area
Pickle Parade	11:30 am	Staging Area
Pickle Parade	12:00 pm	Staging Area
Pickle Parade	12:30 pm	Staging Area
Pickle Parade	1:00 pm	Staging Area
Queens	12:00 pm	Downtown
Father George	12:00 pm	FireStation/Main
Princess	12:00 pm	Main Stage
Protectors	12:00 pm	Main Stage
Shuttles	8:00 am	Legacy
Shuttles	9:30 am	Legacy
Shuttles	1:00 pm -2:30 pm	Legacy
Shuttles	7:30 pm	Downtown
Playground	7:30 am	Playground
Playground	10:00 am - 1:00 pm	Playground
Playground	1:00 pm - 2:30 pm	Playground
Playground	2:30 pm - 5:00 pm	Playground
Playground	5:00 pm	Playground
Beer Tent	5:00 am	Downtown
Beer Tent	8:00 am	Downtown
Beer Tent	9:00 am	Downtown
Beer Tent	6:30 pm	Downtown
Beer Tent	7:00 pm	Downtown
Community Stage	9:00 am	Playground
Community Stage	10:00 am	Playground
Community Stage	1:00 pm - 2:30 pm	Playground
Community Stage	2:30 pm	Playground
Community Stage	5:00 pm	Playground

Baby Parade	9:30 am	Downtown
Baby Parade	10:00 am	Downtown
Baby Parade	11:00 am	Downtown
Merch Booth	9:00 am	Downtown
Merch Booth	10:00 am - 1:00 pm	Downtown
Merch Booth	1:00 pm - 2:30 pm	Downtown
Merch Booth	2:30 pm - 6:30 pm	Downtown
Merch Booth	6:30 pm	Downtown
Vendors	4:00 am	Downtown
Vendors	10:00 am	Downtown
Vendors	7:00 pm	Downtown
Shenaniguns Comedy Show	7:00 am	Bridge
Shenaniguns Comedy Show	10:00 am	Bridge
Shenaniguns Comedy Show	11:00 am	Bridge
Shenaniguns Comedy Show	4:00 pm	Bridge
Shenaniguns Comedy Show	5:00 pm	Bridge
Main Stage	9:00 am - 10:30 am	Downtown
Main Stage	11:00 am - 1:00 pm	Downtown
Main Stage	2:30 pm - 4:00 pm	Downtown
Main Stage	4:00 pm	Downtown
Main Stage	4:00 pm	Downtown
Main Stage	4:30 pm	Downtown
Main Stage	5:30 pm - 7:00 pm	Downtown

Tasks	Comments/Notes/Questions
Volunteers set up	
Late packet pickup	
5k starts	
Kid run	
Clean up	
Shuttle golf carts to staging	
Volunteers arrive	
Set up assembly area	
Entries arrive	
Entries arrival closes	
High School band arrives	
Pickle Dude & Shriners perform on Main St.	
Parade Starts	
Depart to lineup	
Knights will transport to lineup	
Handicap shuttle to lineup	
Handicap shuttle to lineup	
Volunteers arrive	
Shuttles depart to downtown	
Closed for Pickle Parade	
Last shuttles depart downtown	
Setup	
Open	
Closed for Pickle Parade	
Open	
Clean up	
Beer Vendor arrives with mdse *locked trailer	
Volunteers/setup	
Soft open	
Last call	
Close	
Volunteers/setup	
Open	
Closed for Pickle Parade	
Open	
Close	

Set up/Parade Line Up	
Starts	
Ends	
Volunteers/Set-up	
Open	
Closed for the Pickle Parade	
Open	
Close/Clean up	
Setup	
Open	
Close/Clean up	
Setup	
Comedy Show	
Comedy Show	
Comedy Show	
Close/Clean up	
Opening Band	
Run For Cover Band	
Headliner Band	
Awards/Announcements	
Contests Sign Up	
Pickle Contests	
Closing Band	

Pickle Playground



Google Maps

SHUTTLE at Legacy High School 1263 N Main, Mansfield TX



Shuttles will depart from Legacy High School, travel to barricade at Main Street across from Town Park Handicap route will depart from Legacy High School, travel to Cardinal to south on North Street and unload behind main stage on Oak - return to Legacy High School via Van Worth to North to Cardinal

City of Mansfield
Staff Report

Item ID: 26-1809

Agenda Date: February 9, 2026

Title
26-1809: Request for Downtown Activation Grant Funding: World's Only St Paddy's Pickle Parade & Palooza up to the Amount of $17,472 in Actual Reimbursements and up to $35,917 in In-Kind Staff Overtime

Description/History
This is an annual event hosted in Historic Downtown Mansfield by the Pickled Mansfield Society. The event is scheduled for March 21, 2026 and will include a parade, baby parade, pickle run, live music, vendor and food markets, and a kids play zone.

Strategic Initiative
Develop Strong Economy

Recommendation
Staff recommends approval.

Funding Source
Downtown Activation Grant

Prepared By
Rachel Bagley, Assistant Director of Economic Development - (817) 728-3652

HISTORIC DOWNTOWN MANSFIELD COMMUNITY ACTIVATION GRANT

Approved September 13, 2021

Program Purpose

To subsidize the fees associated with producing special events, live entertainment production through AV/sound equipment upgrades, programs that promote local artists, and other community activation efforts within the Historic Downtown Mansfield area.

Assistance from the City of Mansfield on any event, fundraiser, or community function is intended and expected to help create more walkability and to encourage unique visitors to the downtown area. Funded events are expected to provide unique opportunities for business promotion and experiences for visitors and residents to support the community as a whole.

This program provides grant assistance for organizations, individuals, and/or businesses to incentivize successful events within the Historic Downtown Mansfield area by (1) establishing mutually beneficial partnerships between the City and the community; (2) equitably controlling how the City provides event contributions to eligible organizations; (3) creating visibility for downtown through event publicity and promotion during event activities; and (4) supporting the Downtown Development Strategies adopted by the Mansfield City Council on July 27, 2020.

Grant awards are available to a wide variety of community activation events including sporting, tourism, arts and cultural, general, health and human services, and major community events. Only events/activities hosted within the Historic Downtown Mansfield area may participate in this program.

How will projects be chosen?

Applications can also be accepted on a rolling basis throughout the year within the identified timeframe that is appropriate to the date of the event.

City Staff will determine eligibility based on information provided in the application package, comments from other City departments, and in accordance with the Community Activation Grant Program expectations.

Each applicant may apply for grant funding for the same project no more than three (3) years total. A project is 1) a single event, performance, and/or activity; or 2) a series of events, performances, or activities that are related. All grant monies must go directly to the activities associated with the project. An applicant's event is not eligible for reimbursement if the applicant is receiving funding from the Hotel Occupancy Tax Fund.

Community Activation Grant Requirements

In the case of the Community Activation Grant, recipients must meet the following requirements:

- ❑ Agree to create visibility for the Historic Downtown Mansfield area through prominent acknowledgement of its support and assistance, using event publicity at the event itself (will utilize City-provided logos in all marketing materials). Promotional opportunities will be provided as detailed in the application and require approval from City Staff.
- ❑ Applications must be submitted at least **thirty (30) days prior** to the event, but **no more than one hundred and eighty (180) days prior**.
- ❑ Applicants are required to submit an event summary (proposed event activities, needs, and expected outcomes such as financial goals and estimated attendance), a budget from the prior year's event (if applicable), and a proposed event budget for the current event.
- ❑ Applicants are required to submit a sponsorship plan for review (proposed sponsorship packages and strategic fundraising strategy meant to offset costs associated with event production).
- ❑ Applicants are required to review their event application with City of Mansfield staff prior to the application being considered complete and ready for review and consideration by the City Council for approval. Staff from the Community Engagement Division will provide feedback regarding the event logistics (sponsorship packages, marketing plan, estimated expenditures and revenues, day-of logistics, security plan, etc) and applicants are expected to incorporate suggestions for improved efficiency and production.
- ❑ All recipients receiving grant awards are required to complete an Event Recap Report within 30 days of the event's end. Any organization which does not comply with this will be ineligible for future requests.
    - ❑ The Event Recap Report is a full written Financial Accounting and Evaluation Report. The Report will describe the project and will include copies of programs, brochures, flyers, original press releases, news clippings, photos of events, and related documents. The report will also include a final itemized budget of costs incurred and description of foot traffic/customers served. If after 30 days recipients fail to submit the Event Recap Report, any remaining funds will be automatically forfeited.
    - ❑ If extenuating circumstances occur, it is the responsibility of the organization to contact the City of Mansfield to request a 30-day grace extension.
- ❑ Recipients for community events/activities are required to offer in-kind event participation and other contributions of goods, services, or programs that will benefit Historic Downtown Mansfield and support its mission to provide for unique opportunities for businesses and experiences for visitors and residents.
    - ❑ Examples of such contributions may include: vendor booth/table space at the event, VIP seating, event tickets, etc.
- ❑ Must be open to the public.
- ❑ Provide an economic benefit to the Historic Downtown Mansfield area.
- ❑ May recur annually.
- ❑ For businesses/property owners in the Historic Downtown area, recipients are eligible to use grant funding to reimburse the purchase of site-specific, installed equipment which provides them the opportunity to provide live entertainment (ex: professional quality audio-entertainment systems).

- ❑ For art grants, artists may apply to receive project-based funding, and will be required to include City-provided logos on their website sponsor page, onsite (sponsor signage), and any collateral associated with the grant award.

Eligible Community Activation Grant Projects List

The following is a list of eligible expenditures for reimbursement, including but not limited to:

- Equipment rental (AV, stage, traffic control, etc)
- Expendable supplies/materials required for the production of the event (for example: paint supplies for an art exhibition)
- Marketing, Printing, Publications (which promote the event to the City and surrounding areas)
- Entertainment expenses (e.g. costs for performers, singers, bands, etc.) up to seventy-five (75%) percent of the total cost, with a reimbursement cap of up to twenty-five thousand ($25,000) dollars
- Public Safety/Policing

The Community Activation Grant program supports community events, such as, *but not limited to:

• Music festivals • Concerts • Parades • Expos • Art shows or events	• Food festivals and events • Holiday events • Community education events • Rodeos • Car Shows

*An applicant may apply for grant funding for an event other than those listed above. The eligibility of the event for program funds will be determined administratively and/or by City Council.

Ineligible Community Activation Projects

- ❑ Private functions that are not open to the public
- ❑ Lobbying, legislative efforts, political action committees, causes, campaigns or candidates or projects/programs promoting a political agenda
- ❑ Programs, projects, or events promoting a religious doctrine
- ❑ Organizations that discriminate based on race, ethnicity, color, sex, religion, age, national origin, ancestry, citizenship, sexual orientation, gender identity and/or expression, disability, marital status, genetic information, veteran status, or other legally protected factors
- ❑ Multi-year commitments
- ❑ Events that are completed or conducted before the date of the application
- ❑ Projects or organizations that have not satisfactorily fulfilled their obligations to the City
- ❑ Permit fees, media services (for private purposes), and liquor license fees do not qualify for grant reimbursement

Ineligible Community Activation Reimbursement Expenses

- Costs associated with labor and/or staffing
- Costs related to insurance (exception: event liability insurance is eligible)
- Costs to provide ATM (Automated Teller Machines) for event attendees
- Costs associated with providing food/drink to event participants/staff (ex: lunch for volunteers)
- Costs associated with hosting a VIP (private) component or activity of the event
- Costs to purchase prizes, trophies, and similar items
- Costs to design/purchase t-shirts for staff or sale
- Any costs associated with purchasing merchandise for sale at the event
- Costs to provide drinking water at the event, unless the City of Mansfield Water Truck is not available to support consumption and availability of drinking water to event attendees
- Costs to purchase expendable supplies that are required for the production of the event
- Costs to rent a stage *only* in the event that: a) the LOT Downtown stage (located at 110 S. Main St.) is available for first priority use, and/or b) the City of Mansfield portable twenty by twenty-four (20' x 24') foot stage is available for second priority use. If these stages are unavailable or not suitable for the event, a grant recipient may be reimbursed for some or all of stage rental costs, to be determined upon application review

Helpful questions to consider when applying for the Community Activation Grant:

1. Is the event located in Historic Downtown Mansfield?
2. Does the event meet or support the Downtown Development Strategies?
3. Will the event provide a unique experience and be a benefit to the visitors and residents of the City?
4. Is the event open to the public?
5. Will the event proceeds, if any, benefit the community as a whole?
6. If successful, will the event have a meaningful economic impact?
7. Is this the best possible use of the program's limited resources?
8. Has the applicant been awarded an incentive payment in the previous twelve (12) months?

GRANT FUNDS

The funding amount and matching requirement (if any) will be determined upon approval of the application by the Mansfield City Council if the grant request is over five-thousand ($5,000) dollars. If the grant request is less than five-thousand ($5,000) dollars, City staff will have the opportunity to approve or deny the grant application and determine award amount if the application is found to be aligned with the goals and priorities of the grant program. Awards will be reimbursed upon receipt of proof of expenditures. Awards are intended for the eligible costs/activities outlined in the Eligible Community Activation Grant Projects list.

Organizations are allowed to request the award in advance of the event when funds are to be used for marketing and promotional purposes. In this instance, an invoice, signed contract, and proof of payment

must be submitted to the City of Mansfield, who may process some or all of the reimbursement request for the grant recipient. In the event that circumstances arise which provide the grant recipient with reimbursement from other funding sources (such as additional grant awards, insurance reimbursement, etc.) the City of Mansfield will not provide reimbursement for a covered expense (i.e. a grant recipient will not be reimbursed for the same cost twice).

Financial updates related to this and other Historic Downtown Mansfield grant programs will be made available in the monthly and quarterly reports provided to City Council by City of Mansfield staff.

HISTORIC DOWNTOWN MANSFIELD COMMUNITY ACTIVATION GRANT APPLICATION

The Historic Downtown Mansfield Community Activation Grant Program is designed to help subsidize the fees associated with producing special events, live entertainment production through AV/sound equipment upgrades, programs that promote local artists, and other community activation efforts within the Historic Downtown Mansfield area. The applications are submitted to the Historic Downtown Coordinator, and upon qualification of eligibility requirements applications will go to City Council for approval. Please contact staff if you have any questions about eligibility or documentation.

Submit Applications to:
Mansfield Economic Development Corporation
Attn: Rachel Bagley
301 S. Main St.
Mansfield, Texas 76063

Office: 817-728-3652
Email: historicdowntown@mansfieldtexas.gov

Date of Application	1/20/26
Business/Organization Name	Pickled Mansfield Society
Applicant's Name	RT Hall
Address	1301 E Debbie Ln Ste 102 PMB 770 Mansfield, Texas 76063
Phone Number	817-368-1377
Email	picklequeenrt@gmail.com
Website	Mansfieldpickleparade.org
Tell us about your event (use a separate page if additional space is needed.)	
What specific event or activity is being promoted or marketed?	World's Only St. Paddy's Pickle Parade & Palooza Pickle Run Baby Parade Pickle Playgound 3 Bands Beer Booth Merchandise Booth Food and Market Vendors

How will your event help promote community activation in Historic Downtown Mansfield?	Social Media Billboards Podcast Local Posters Website
Total amount of funds requested to promote this event or activity	$75,000
Date(s), Time, Location of Event	March 21, 2026 HIstoric Downtown Mansfield 9:00am - 8:00pm
Total Number of Days of the Event	1 day(s) Consecutive? ❑ Yes ❑ No
Has the Organization/Applicant applied for funding for this event before?	■ Yes ❑ No
Is this a one time only event or a recurring event?	❑ Singular ■ Recurring
Is one of the goals of this event to raise funds for charity/scholarship?	■ Yes ❑ No If so, what percentage of funds raised will be donated or given away? 10%
Choose the category(ies) that applies to your event or activity:	■ Music festivals ■ Concerts ■ Parades ■ Expos ■ Art shows or events ■ Food festivals and events

	■ Holiday events ❑ Community education events ❑ Rodeos ❑ Car Shows ■ Other: Baby Parade/Playground/Community Stage
Projected Attendance	50,000
Previous Year's Attendance *(put N/A if not applicable)*	50,000
Describe your attendance goals for this event and identify steps used to achieve these goals.	*(use a separate page if additional space is needed)* Create a free, fun, family event. Advertising om social media platforms, billboards, and local posters
Registration/Entrance fee per visitor (if any)	Free event
Describe the security needs for the event (if any) and identify the plan to provide the necessary security.	*(use a separate page if additional space is needed)* Mangaged by Mansfield PD, Danny Sherwin

FUNDING AND MARKETING

The organization applying for the grant is expected to make every effort to develop a viable budget and an effective marketing plan that is designed to promote your event to residents and visitors.

Describe your **budget**. Please provide a budget list that includes any current expenditures as well as all projected event costs (rentals, entertainment, traffic control, safety, marketing, etc.). The budget should also include projected revenues.

Item/Description	**$ Amount**
I.e. Promotions (brochures, social media ad boosting, posters)	*$3,000*
See attached budget	

(use a separate page if additional space is needed)

Do you have the prior year's event budget attached to the application?

☐ Yes ☐ No ☐ Not Applicable

Do you have a sponsorship plan attached to the application?

◉ Yes ○ No ☐ Not Applicable

Applicants may be expected to match a certain percentage of the event budget. In regards to **entertainment expenses** (e.g. costs for performers, singers, bands, etc.), an applicant may receive funding that equates to up to 75% of the total cost, with a reimbursement cap of up to $25,000.

Total costs for event production	$see budget
Funding requested from Council	$
Confirmed funds from other sources	$

Describe your **marketing plan.** Please provide a detailed list of the media used, amount spent, type of product used (brochure, website, print ads, etc). Be prepared to identify the promotional opportunities which will create publicity for the Historic Downtown Mansfield area.

Media/Product Type	**Site/Location**	**Target Audience**	**$ Amount**	**Will the Downtown Program be included in this promo?**
I.e. 3,000 brochures	*Bicycle shops in DFW*	*Cycling pros*	*$2,000*	☐
see budget				☐
				☐
				☐
				☐

(use a separate page if additional space is needed)

Total advertising/promotion budget for the specific activity/event for which you are applying:

What is your organization's direct contribution to the activity/event budget?

See budget

What other sources of funding are being used for this activity/event?

Sponsorships

Describe your **financial goals** for this event and identify steps used to achieve these goals:

To raise enough money to be able to put deposit on next yea's evet.

Working with businees leaders for sponsorship opportunitties.

What impact will funds from the Community Activation Grant Program have on the viability of this event:

The funds will assist in providing security, transportation, and event restrooms for the attendees

Recipients for community events/activities are required to offer in-kind event participation and other contributions of goods, services, or programs that will benefit the Historic Downtown Program and support its mission to provide for unique opportunities for business promotion and experiences for visitors and residents to support the community as a whole. Examples of such contributions may include: free vendor booth/table space at the event, VIP seating, event tickets, etc.

Describe the **in-kind event participation opportunity** you will provide.

Item	**Quantity**	**Cost Equivalent**
I.e. 10x10 booth space at event	*1*	*$50*
10x10 retail booth	1	$200
Stage Banner	1	$3500
List on Website/Billboards	1	$500

SPECIAL NOTE: Grants from the Historic Downtown Mansfield Community Activation Grant Program must be used only for applicable reimbursements related to community activities. Expenditure of funds for unauthorized reimbursements will impact funding decisions and an applicant's future funding eligibility.

Applicants agree that they are responsible for ensuring that they comply with all licenses, health and safety considerations, planning regulations, insurance, rents, rates, and other operational requirements. If the applicant will be hosting vendors or selling merchandise on-site, they agree to utilize a Sales Tax I.D. Certificate within the City of Mansfield Zip Code 76063 sales boundary.
Applicants agree to indemnify and hold harmless the City of Mansfield/Historic Downtown Mansfield staff, volunteers, its employees and its agents, and City Council, in connection with any action, claim, lawsuit, charge, or proceeding, including but not limited to any civil action, based upon and/or arising out of the recipient's use of the funds provided by the City of Mansfield pursuant to this contract.
If approved, an offer will be made to the applicant in writing. Funding will be subject to a formal agreement to be signed by both parties. This will include the requirement for robust account-keeping and monitoring of the impact on the business. Applicants should retain evidence of costs/expenses incurred in the form of receipts and other proof of payment instruments.
Failure to comply with these requirements may result in forfeiture of final payments, required reimbursements and/or disqualification from consideration of future applications. If you have any questions regarding any aspect of the Historic Downtown Mansfield Community Activation Grant Program, call 817-276-4264.

APPLICANT

Pickle Masnsfield Society	1/20/26
Organization Name	Date
R. T. Hall	RT Hall
Signature of Authorized Representative	Printed Name of Authorized Representative

FOR STAFF USE ONLY

Has the grant application been reviewed by the Community Engagement Division?	☐ Yes ☐ No
Have supplemental and amended application materials been attached to the completed application?	☐ Yes ☐ No

Signature of Downtown Coordinator or their Designee	Printed Name

Application Attachments

In addition to this completed and signed application, include the following attachments when you submit your grant request:

- ❑ Itemized budget for proposed project (including estimated expenditures, revenues, and sponsorship strategy)
- ❑ Letter from the property owner providing approval for the proposed project
- ❑ Any other information deemed necessary by City of Mansfield staff in order to fully understand the project

Please note, any modifications or alterations to the proposed project(s) must be submitted in writing to the City of Mansfield, and is subject to approval by the Mansfield City Council.

Helpful Guidance

Regarding the **marketing plan**, if your project is selected, Historic Downtown Mansfield may require to be listed as an EVENT SPONSOR of your event or activity. Organizations shall comply with the following request for acknowledgement of sponsorship:

1. Include the line "This project was made possible, in part, by a grant from Historic Downtown Mansfield" in press releases and other literature.
2. All use of official logos shall be submitted in writing to Historic Downtown Mansfield.
3. Promotional pieces submitted to media outlets should be submitted simultaneously to Historic Downtown Mansfield. Historic Downtown Mansfield may be reached at 817-276-4264.
4. Each promotional piece must have a telephone number that can be called for more information.
5. Provide a website address for those seeking information.
6. Follow other/additional requirements as put forth in the award notification letter.

World's Only St. Paddy's Pickle Parade and Palooza	2025 Budget	2025 Actual	variance
Ordinary Income/Expense			
Income			
City Contribution			-
City Contribution - other	21,840.00	21,840.00	-
City Contribution - in kind		44,896.00	44,896.00
Total City Contribution	21,840.00	66,736.00	44,896.00
Donation Received	-	37.00	37.00
Event Income			-
Baby Parade	375.00	220.00	(155.00)
Beer	20,000.00	23,694.00	3,694.00
Food Booths	15,000.00	18,750.00	3,750.00
Ice		1,220.00	1,220.00
Parade Entries	2,100.00	2,066.50	(33.50)
Promotional Items	20,000.00	13,778.50	(6,221.50)
Run	25,000.00	27,531.19	2,531.19
Vendor Booths	7,000.00	8,575.00	1,575.00
Misc Income		272.62	272.62
Event Income - Other (CD)	1,300.00	2,267.31	967.31
Total Event Income	112,615.00	165,148.12	52,533.12
Refund			-
Sponsorships			-
Individ, Business Contributions	140,000.00	44,100.00	(95,900.00)
Total Sponsorships	140,000.00	44,100.00	(95,900.00)
Total Income	252,615.00	209,248.12	(43,366.88)
Gross Profit	252,615.00	209,248.12	(43,366.88)
Expense			-
Administration	-		-
Accounting Fees	2,000.00		(2,000.00)
Banking	1,000.00	1,185.22	185.22
HMBA/Chamber of Commerce	350.00	250.00	(100.00)
Legal Fees	2,500.00	3,235.14	735.14
Postage, Mail Service	100.00		(100.00)
Printing and Copying	100.00		(100.00)
Supplies	200.00	53.04	(146.96)
Administration - Other	2,000.00		(2,000.00)
Total Administration	8,250.00	4,723.40	(3,526.60)
Advertising			-
Billboards	7,000.00	4,734.00	**(2,266.00)**
FB Ads	1,000.00	404.22	**(595.78)**
Graphic Work	100.00		(100.00)
Magazine			
Map/Schedule/Posters	550.00	585.30	35.30
Pickle Queen posters	200.00	45.00	(155.00)
Photographer	800.00	800.00	-
Radio	550.00		(550.00)
Thank You Notes	200.00	72.00	(128.00)
Advertising - Other	-		-
Total Advertising	10,400.00	6,640.52	(3,759.48)

			Awards							-
				Sponsor Plaques		1,000.00		-		(1,000.00)
				Awards - Other		-				-
			Total Awards			1,000.00		-		(1,000.00)
			Baby Parade							-
				Awards		350.00		299.02		(50.98)
				Signage		-				-
				Supplies		50.00				(50.00)
				Baby Parade - Other						-
			Total Baby Parade			400.00		299.02		(100.98)
			Bathrooms							-
				Port O Lets		7,000.00		9,425.00		2,425.00
				Signage						-
				Bathrooms - Other		-				-
			Total Bathrooms			7,000.00		9,425.00		2,425.00
			Beer							-
				Beer		5,000.00		5,357.24		357.24
				Ice		1,500.00		1,468.17		(31.83)
				Donation - volunteer staff		2,000.00		1,424.58		(575.42)
				License		500.00		102.51		(397.49)
				Signage		250.00				(250.00)
				Supplies						-
				Beer - Other		-				-
			Total Beer			9,250.00		8,352.50		(897.50)
			Children's Area							-
				Crafts		400.00		467.25		67.25
				Rides		4,000.00		3,875.00		(125.00)
				Signage		250.00		127.54		(122.46)
				Children's Area - Other		500.00		60.89		(439.11)
			Total Children's Area			5,150.00		4,530.68		(619.32)
			Community Stage							-
				Wandering Entertainment		-		-		
				Community Stage - Other		-		49.95		49.95
			Total Community Stage			-		49.95		49.95
			Contests							-
				Prizes		-		287.77		287.77
				Supplies		20.00				(20.00)
				Contests - Other		-				-
			Total Contests			20.00		287.77		267.77
			Donations							-
				Feed the Kids for Summer		2,000.00		2,000.00		-
				MJARS		500.00		500.00		-
				Salvation Army Mayor Challenge		500.00		500.00		-
				Scholarship Fund		2,000.00		2,000.00		-
				Donations - Other				103.30		103.30
			Total Donations			5,000.00		5,103.30		103.30

			Entertainment							-
				Celebrity						-
				DJ						-
				Saturday Band 1(Run4Cover)		1,500.00		1,500.00		-
				Additional Expenses		-				-
				Total Saturday Band 1		1,500.00		1,500.00		-
				Saturday Band 2		10,000.00		4,000.00		(6,000.00)
				Additional Expenses						-
				Total Saturday Band 2		10,000.00		4,000.00		(6,000.00)
				Saturday Band 3		4,000.00		2,000.00		(2,000.00)
				Additional Expenses		400.00		-		(400.00)
				Total Saturday Band 3		4,400.00		2,000.00		(2,400.00)
				Green Room		500.00		154.29		(345.71)
				Hotel Expenses		400.00		-		(400.00)
				Comedy Troupe						-
				Entertainment - Other		5,000.00		-		(5,000.00)
				Total Entertainment - Other		5,400.00		-		(5,400.00)
				Sound/Stage						-
				Stage Banner		500.00		451.12		(48.88)
				Main Stage/Audio		11,000.00		8,714.00		(2,286.00)
				Total Sound/Stage		11,500.00		9,165.12		(2,334.88)
			Total Entertainment			33,300.00		16,819.41		(16,480.59)
			Food Vendors							-
				Supplies		-				-
				Food Contest awards		50.00				(50.00)
			Total Food Vendors			50.00		-		(50.00)
			Insurance							-
				Board		1,000.00		885.00		(115.00)
				General Liability		11,000.00		11,351.41		351.41
				Participants and Spectators		1,000.00				(1,000.00)
				Insurance - Other		750.00				(750.00)
			Total Insurance			13,750.00		12,236.41		(1,513.59)
			Parade							-
				Awards		200.00		37.75		(162.25)
				Beads		1,500.00		1,667.84		167.84
				Signage		100.00		32.36		(67.64)
				Supplies		25.00		168.02		143.02
				Golf Carts		4,000.00		3,095.00		(905.00)
				Parade - Other		2,100.00				(2,100.00)
			Total Parade			7,925.00		5,000.97		(2,924.03)
			Parking							-
				Company - Shuttles		20,000.00		16,008.00		(3,992.00)
				Organization Donations		800.00		500.00		(300.00)
				Signage		100.00				(100.00)
				Parking - Other		-				-
			Total Parking			20,900.00		16,508.00		(4,392.00)
			Pickle Princesses							-
				Decorations for Float		200.00		65.90		(134.10)
				Pickle Princesses - Other		-				-
			Total Pickle Princesses			200.00		65.90		(134.10)

			Promotion Booth					-
				Signage	200.00		28.00	(172.00)
				Supplies	-		43.10	43.10
				Donation - volunteer staff	500.00		1,187.15	687.15
				Promotion Booth items	13,500.00		15,923.60	2,423.60
			Total Promotion Booth		14,200.00		17,181.85	2,981.85
			Publicity					-
				Business Cards	200.00		36.79	(163.21)
				Event Signage/Banners	500.00		-	(500.00)
				Media Kits	-		-	-
				Sponsor Brochure	150.00			(150.00)
				Web Maintenance	3,000.00		2,750.00	(250.00)
				Website Domain	500.00		546.61	46.61
				Publicity - TAFE/TFEA membership			605.00	605.00
			Total Publicity		4,350.00		3,938.40	(411.60)
			Queens					-
				Floats	4,950.00		4,950.00	-
				Photos	250.00		200.00	(50.00)
				Queen's Lair	200.00			(200.00)
				Signage	-			-
				Queens - Other	-			-
			Total Queens		5,400.00		5,150.00	(250.00)
			Rental Charges -Event		36,000.00		33,542.10	(2,457.90)
				DUMPSTER RENTAL	2,000.00			(2,000.00)
			Total Rental Charges-Misc.		38,000.00		33,542.10	(4,457.90)
			Run					-
				Awards	3,500.00		2,603.80	(896.20)
				Company	4,000.00		4,647.00	647.00
				Giveaways	500.00		504.94	4.94
				Runner Nourishment	200.00		72.53	(127.47)
				Signage	-			-
				Supplies/Storage	700.00		121.90	(578.10)
				T-Shirts	8,500.00		8,020.95	(479.05)
				Run - Other	1,500.00		-	(1,500.00)
			Total Run		18,900.00		15,971.12	(2,928.88)
			Safety					-
				Barricades	30,000.00		26,805.50	(3,194.50)
				Police ($44,896.00 in kind)	11,500.00		8,263.05	(3,236.95)
			Total Safety		41,500.00		35,068.55	(6,431.45)
			State Sales Tax					-
				Alcohol	2,400.00		3,272.26	872.26
				T Shirt Sales/Promo Items Sold	100.00		59.60	(40.40)
				State Sales Tax - Other	-			-
			Total State Sales Tax		2,500.00		3,331.86	831.86
			T Shirts		-			-
				Volunteer T Shirts	800.00		872.95	72.95
				T Shirts - Other	-			-
			Total T Shirts		800.00		872.95	72.95

			Travel/Meetings/Research					-
				Conference, Convention, Meeting		-		
				Float/Decorations	100.00	-		(100.00)
				Parade Registration Fees	100.00	25.00		(75.00)
				Supplies	100.00	352.45		252.45
				Travel/Meetings/Research - Other	-			-
			Total Travel/Meetings/Research		300.00	377.45		77.45
		Total Expense			248,545.00	205,477.11		(43,067.89)
		Total Income			252,615.00	209,248.12		(43,366.88)
								-
Net Ordinary Income					4,070.00	3,771.01		(298.99)

nope	World's Only St. Paddy's Pickle Parade and Palooza	2026 Budget
Ordinary Income/Expense		
Income		
City Contribution		
City Contribution - other		17,472.00
City Contribution - in kind		35,917.00
Total City Contribution		53,389.00
Donation Received		-
Event Income		
Baby Parade		300.00
Beer		25,000.00
Food Booths		**24,100.00**
Ice		1,500.00
Parade Entries		2,100.00
Promotional Items		10,000.00
Run		25,000.00
Vendor Booths		**5,200.00**
Misc Income		
Event Income - Other (CD)		
Total Event Income		146,589.00
Refund		
Sponsorships		
Individ, Business Contributions		100,000.00
Total Sponsorships		100,000.00
Total Income		246,589.00
Gross Profit		246,589.00
Expense		
Administration		-
Accounting Fees		2,000.00
Banking		1,000.00
HMBA/Chamber of Commerce		350.00
Legal Fees		2,500.00
Postage, Mail Service		100.00
Printing and Copying		100.00
Supplies		200.00
Administration - Other		2,000.00
Total Administration		8,250.00
Advertising		
Billboards		**5,000.00**
FB Ads		500.00
Graphic Work		100.00
Magazine		
Map/Schedule/Posters		550.00
Pickle Queen posters		200.00
Photographer		800.00
Radio		
Thank You Notes		200.00
Advertising - Other		-
Total Advertising		7,350.00

Awards	
Sponsor Plaques	500.00
Awards - Other	-
Total Awards	500.00
Baby Parade	
Awards	500.00
Signage	-
Supplies	50.00
Baby Parade - Other	
Total Baby Parade	550.00
Bathrooms	
Port O Lets	10,000.00
Signage	
Bathrooms - Other	-
Total Bathrooms	10,000.00
Beer	
Beer	5,000.00
Ice	1,500.00
Donation - volunteer staff	2,000.00
License	500.00
Signage	250.00
Supplies	
Beer - Other	-
Total Beer	9,250.00
Children's Area	
Crafts	**400.00**
Rides	4,200.00
Signage	250.00
Children's Area - Other	200.00
Total Children's Area	5,050.00
Community Stage	
Wandering Entertainment	-
Community Stage - Other	-
Total Community Stage	-
Contests	
Prizes	**50.00**
Supplies	**25.00**
Contests - Other	-
Total Contests	75.00
Donations	
Feed the Kids for Summer	**2,000.00**
MJARS	**500.00**
Salvation Army Mayor Challenge	**500.00**
Scholarship Fund	**2,000.00**
Donations - Other	
Total Donations	5,000.00

Entertainment					
	Celebrity				
	DJ				
	Saturday Band 1st am				600.00
	Saturday Band 1(Run4Cover)				1,500.00
		Additional Expenses			-
	Total Saturday Band 1				2,100.00
	Saturday Band 2				7,500.00
		Additional Expenses			
	Total Saturday Band 2				7,500.00
	Saturday Band 3				4,000.00
		Additional Expenses			400.00
	Total Saturday Band 3				4,400.00
	Green Room				500.00
	Hotel Expenses				400.00
	Comedy Troupe (Shenaniguns)				2,500.00
	Total Entertainment - Other				2,900.00
	Sound/Stage				
		Stage Banner			500.00
		Main Stage/Audio			10,000.00
	Total Sound/Stage				10,500.00
Total Entertainment					27,900.00
Food Vendors					
	Supplies				-
	Food Contest awards				
Total Food Vendors					-
Insurance					
	Board				1,000.00
	General Liability				11,000.00
	Participants and Spectators				1,000.00
	Insurance - Other				750.00
Total Insurance					13,750.00
Parade					
	Awards				50.00
	Beads				
	Signage				100.00
	Supplies				25.00
	Golf Carts				4,500.00
	Parade - Other				2,100.00
Total Parade					6,775.00
Parking					
	Company - Shuttles				20,000.00
	Organization Donations				800.00
	Signage				100.00
	Parking - Other				-
Total Parking					20,900.00
Pickle Princesses					
	Decorations for Float				200.00
	Pickle Princesses - Other				-
Total Pickle Princesses					200.00

			Promotion Booth		
			Signage	50.00	
			Supplies (fuel)	50.00	
			Donation - volunteer staff	**1,200.00**	
			Promotion Booth items	**3,000.00**	
			Total Promotion Booth	4,300.00	
			Publicity		
			Business Cards	100.00	
			Event Signage/Banners	500.00	
			Media Kits	-	
			Sponsor Brochure	150.00	
			Web Maintenance	1,500.00	
			Website Domain	600.00	
			Publicity - TAFE/TFEA membership	400.00	
			Total Publicity	3,250.00	
			Queens		
			Floats	4,950.00	
			Photos	250.00	
			Queen's Lair	200.00	
			Signage	-	
			Queens - Other	-	
			Total Queens	5,400.00	
			Rental Charges -Event	36,000.00	
			DUMPSTER RENTAL	2,000.00	
			Total Rental Charges-Misc.	38,000.00	
			Run		
			Awards	3,000.00	
			Company	5,000.00	
			Giveaways	500.00	
			Runner Nourishment	200.00	
			Signage	-	
			Supplies/Storage	700.00	
			T-Shirts	8,500.00	
			Run - Other	1,500.00	
			Total Run	19,400.00	
			Safety		
			Barricades	30,000.00	
			Police ($35,917 in kind)	11,500.00	
			Total Safety	41,500.00	
			State Sales Tax		
			Alcohol	3,400.00	
			T Shirt Sales/Promo Items Sold	100.00	
			State Sales Tax - Other	-	
			Total State Sales Tax	3,500.00	
			T Shirts	-	
			Volunteer T Shirts	900.00	
			T Shirts - Other	-	
			Total T Shirts	900.00	

			Travel/Meetings/Research		
				Conference, Convention, Meeting	
				Float/Decorations	100.00
				Parade Registration Fees	100.00
				Supplies (Easter/Halloween)	400.00
				Travel/Meetings/Research - Other	-
			Total Travel/Meetings/Research		600.00
		Total Expense			232,400.00
		Total Income			246,589.00
Net Ordinary Income					14,189.00

Gmail

RT Hall <picklequeenrt@gmail.com>

2026 Billboard advertising

1 message

Queen Sheri <picklequeensheri@gmail.com>
To: RT Hall <Picklequeenrt@gmail.com>

Tue, Jan 20, 2026 at 11:51 AM

Panel	Package Rate	Campaign Dates	Number of Periods	#Weeks	Space Total	Campaign Total	Wkly Impressions	Total Impressions
114	$2,064	3/9/26 - 3/29/26	1	3	$2,064	$2,064	137,437	412,311
102	$1,649	3/9/26 - 3/22/26	1	2	$1,649	$1,649	149,432	298,864
129	$868	3/9/26 - 3/22/26	1	2	$868	$868	930,507	1,861,014
	$4,581				Total	$4,581	1,217,376	2,572,189



1 102 392299

Location: HWY 287 E/S 1.2 MI N/O FM 157, S/F
Current Advertiser: OVERCOMING FAITH CHRISTIAN CENTER
Availability: 2/16/2026 - 3/15/2026



2 114 14922909 F

Location: HWY 287 E/S 1.2 MI N/O FM 157,
Current Advertiser: BAKER BROTHERS PLUMBING, AIR & ELECTRICAL
Availability: 2/16/2026 - 3/15/2026

Map Icon	Label	Panel #	Geopath Id
	5	129	30830083

Location: SH 360 W/S S/O PARK ROW
Current Advertiser: STVT ARLINGTON
Availability: 2/16/2026 - 3/15/2026, 2/23/2026 - 3/1/2026

Queen Sheri

817-266-3351

www.mansfieldpickleparade.org
Any questions, please just email or text, as I am working full time, and cannot answer the phone.

Our mission is to produce and celebrate The World's Only St. Paddy's Pickle Parade and Palooza and support the community of Mansfield, Texas with a joyful and giving spirit.