



CITY OF MANSFIELD

1200 East. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Minutes

Mansfield Park Facilities Development Corporation

Thursday, December 10, 2015

7:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Harold Bell, President, called the Regular Meeting to order at 7:00 pm.

2. APPROVAL OF MINUTES

[15-1632](#)

Approval of Minutes - Regular Meeting - November 19, 2015

**A motion was made by Lee, seconded by Collini, that this matter be Approved .
The motion carried by the following vote.**

Aye: 6 - Harold Bell; Wendy Collini; Sandra Hightower; Wayne Lee; Dan Sides and
Dee Davey

Nay: 0

Absent: 1 - Bob Kowalski

Abstain: 0

3. CASH FLOW STATEMENT

[15-1633](#)

Cash Flow Statement as of November 30, 2015

*Distributed to Board members in their packets (copy on file in Parks & Community
Services Director's office). No action was taken.*

4. CITIZENS COMMENTS

None.

5. RECESS INTO EXECUTIVE SESSION

*Harold Bell, President, recessed the Regular Meeting into Executive Session at 7:04
pm.*

A. Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071

1. Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14: Savering v. City of Mansfield

2. Seek Advice of City Attorney Regarding Proposed Changes to the Crown Castle/STC Five, LLC Cell Tower Lease at McKnight Park East

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

1. Possible Linear Park Expansion
a. Property #12-15-01

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.

1. Project #14-14

6. ROLL CALL

Bob Kowalski arrived during Executive Session.

Present 7 - Harold Bell;Wendy Collini;Sandra Hightower;Wayne Lee;Dan Sides;Bob Kowalski and Dee Davey

7. RECONVENE INTO REGULAR SESSION

Harold Bell, President, reconvened the Regular Meeting at 8:54 pm.

8. TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

None.

9. DEPARTMENT UPDATES

DIRECTOR'S REPORT ON LISTED ITEMS (SHELLY LANNERS)

[15-1462](#)

Monthly Calendar Updates on City Council Agenda Items, City Meetings & Activities
- Brief History, Accomplishments, and Goals

1) Shelly informed the Board that City Manager Clayton Chandler's mother passed away. Flowers were sent on the Board's behalf.

2) *The City of Mansfield received an upgrade from Standard & Poors rating agency to A+.*

3) *Shelly reminded the Board of the special meeting on Monday, December 14 to approve the sale of bonds. A holiday meal will be furnished that evening.*

PARKS SUPERINTENDENT'S REPORT ON LISTED ITEMS (TOBY FOJTIK)

15-1463

Monthly Update on Daily Maintenance of Current Park Facilities

1) *Sports Complex: Mansfield Youth Baseball Association (MYBA) has concluded their season. Staff will begin off-season repairs and maintenance including laser leveling infield clay, re-cutting base lines, and re-setting homeplates beginning with fields #4 and #5.*

2) *McKnight: The Mansfield Girls Softball Association's (MGSA) season ended with the tournament on December 5th. The tournament went well with approximately 30 teams participating. Off-season maintenance has begun with leveling infields.*

3) *Rose/Town/Allmon: The recent flooding did not cause any major damage. Some decomposed granite was lost along the trail and flood debris and logs were removed from the low water crossing.*

4) *McClendon Park East: Renovations continue although heavy rains have slowed progress down. Staff has ordered infield conditioner. Once leveling is completed, irrigation and new sod will be installed.*

5) *Chandler Park: Football season has ended. Staff has begun to take down the goal posts and will be installing the baseball hardware for the next MYBA season.*

6) *Oliver Nature Park: No major damage from the recent floods. The debris around the pedestrian bridge is scheduled to be removed tomorrow. Staff has begun to install crushed concrete and decomposed granite around the erosion area around the pillars.*

6) *Overall: Hometown Holidays was a success. There was a huge turnout for the parade. All athletic seasons are complete except for tournaments. Staff will continue with off-season maintenance.*

RECREATION SUPERINTENDENT'S REPORT ON LISTED ITEMS (ANDREW BINZ)

15-1464

Monthly Update on Current Programs & Services

- Quarterly Report

1) *The next All Sports Association meeting is scheduled for Wednesday, January 13, 7 pm at the MAC.*

2) *Upcoming Special Events:*

- *Senior Holiday Breakfast, December 15*

- *Winter Walk, January 23*

- *Run with Heart, Methodist Mansfield, January 30*

- *Kids Zone offered during the MISD break*

3) *All the Hometown Holidays events went very well. Parade winners were: 1) Grand*

Marshal Award - Chisom Trail Jeep Club; 2) Most Holiday Spirit - Pickle Queens; and 3) Most Creative - Mansfield Sand and Gravel.

4) Staff is working on the Spring catalog.

10. OLD BUSINESS

[15-1468](#)

Update; Mansfield Fieldhouse

James Fish, Sr. Park Planner, reported construction is under way on the onsite/offsite elements of the project. Mckinght Park East will be impacted with the redesign of the park entry drive off the frontage road and a sanitary and storm sewer crossing the park to reach the creek. The Mansfield Girls Softball Association (MGSA) has been notified and coordinated with in regards to interruptions to the program. No action was taken.

[14-0911](#)

Update; Walnut Creek Linear Park Phase II Design

James Fish, Sr. Park Planner, reported staff has been in contact with the lake operations manager and is opening the lines of communication for trail development through the Corp of Engineers' property and at Joe Pool Lake. Staff has also provided information to the design consultant working for TxDOT for the crossing under SH360. Dunaway and Associates has submitted a proposal for design development and construction document preparation. That item is on the agenda for consideration under New Business.

[15-1636](#)

Update; Existing Park Improvements for FY2015/2016 Previously Approved

No update.

[14-1139](#)

Update; Pond Branch Linear Park

James Fish, Sr. Park Planner, reported a request for additional contract services modification is on the agenda to be considered under New Business. Staff is in receipt of the right-of-way document surveys and conversations have begun with the property owners on the north end for trail right-of-way.

[14-0914](#)

Update; Chandler Park, Phase II Design

James Fish, Sr. Park Planner, reported a design development/construction document proposal is on the agenda for consideration under New Business.

[14-0910](#)

Update; McClendon Park West Improvements

Chris Ray, Park Planner, reported the park re-opened November 26th. Several small new furnishing are being ordered and will be installed by the Parks staff when they are delivered. Staff is anticipating the final paperwork to be processed this month. No action was taken.

[15-1231](#)

Update; Lucretia and Gary Mills Park

Chris Ray, Park Planner, reported construction is at 60% completion. The weather

continues to slow construction, however, we are trying to condense the existing schedule. All retaining walls, most pathways, and all playground equipment should be installed this month. The pavilion, irrigation and playground rubber molding should be installed next month. Completion is anticipated by late January. No action was taken.

[15-1235](#)

Update; On-Street Bicycle Master Plan

No update.

11. **NEW BUSINESS**

[15-1599](#)

Consider Approval of a Contract Modification with Graham and Associates Not to Exceed \$155,750.00 for Additional Design, Engineering and Construction Documents for the Pond Branch Linear Park in Historic Downtown Mansfield

A motion was made by Kowalski, seconded by Davey, that this matter be Approved . The motion carried by the following vote.

Aye: 7 - Harold Bell; Wendy Collini; Sandra Hightower; Wayne Lee; Dan Sides; Bob Kowalski and Dee Davey

Nay: 0

Abstain: 0

[15-1609](#)

Consider Name for New Neighborhood Park Located at 5112 Crestwater Drive

A motion was made by Lee, seconded by Hightower, that this matter be Approved as discussed in Executive Session . The motion carried by the following vote.

Aye: 7 - Harold Bell; Wendy Collini; Sandra Hightower; Wayne Lee; Dan Sides; Bob Kowalski and Dee Davey

Nay: 0

Abstain: 0

[15-1196](#)

Consider Changes to the Existing Agreement with STC Five, LLC for Additional Site and Equipment Expansion to Cell Tower at McKnight Park East.

A motion was made by Hightower, seconded by Kowalski, that this matter be Approved . The motion carried by the following vote.

Aye: 7 - Harold Bell; Wendy Collini; Sandra Hightower; Wayne Lee; Dan Sides; Bob Kowalski and Dee Davey

Nay: 0

Abstain: 0

[15-1601](#)

Consider Approval of a Contract with la terra studio not to Exceed

\$215,000 for Design Development, Engineering and Construction Documents and Bidding Services for Chandler Park, Phase II

A motion was made by Davey, seconded by Collini, that this matter be Approved . The motion carried by the following vote.

Aye: 7 - Harold Bell; Wendy Collini; Sandra Hightower; Wayne Lee; Dan Sides; Bob Kowalski and Dee Davey

Nay: 0

Abstain: 0

[15-1631](#)

Consider Approval of a Professional Services Contract with Dunaway and Associates Not to Exceed \$301,500 for Design, Engineering and Construction Documents for Walnut Creek Linear Park, Phase II Section from Matlock Road at Oliver Nature Park to the Joe Pool Lake Recreation Area

A motion was made by Davey, seconded by Sides, that this matter be Approved . The motion carried by the following vote.

Aye: 7 - Harold Bell; Wendy Collini; Sandra Hightower; Wayne Lee; Dan Sides; Bob Kowalski and Dee Davey

Nay: 0

Abstain: 0

12. BOARD ANNOUNCEMENTS

Dee Davey - She had a meeting with a Park person from the City of Arlington; "they are jealous of our parks."

Bob Kowalski - "Hometown Holidays had great energy; the parade, too. Don't forget the Mayors' Challenge for Salvation Army on Saturday."

Wayne Lee - Enjoyed the parade except the there seems to be a "hex" on the music for the float.

Harold Bell - People watching the parade were shouting "thanks for the great parks." It was a great parade and very nice weather.

13. INFORMATIONAL ITEMS

[14-0917](#)

Mansfield News-Mirror Articles and Photos Regarding Hometown Holidays and the Tour of Homes

14. ADJOURNMENT

With no further business pending, Harold Bell, President, adjourned the Regular Meeting at 9:30 pm.

Harold Bell, President

ATTEST:

Nancy Cardinale, Administrative Assistant
Community Services