



CITY OF MANSFIELD

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

Meeting Minutes

Mansfield Park Facilities Development Corporation

Thursday, January 21, 2016

7:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Harold Bell, President called the Regular Meeting to order at 7:01 p.m.

Absent 2 - Wendy Collini and Dee Davey

Present 5 - Harold Bell; Sandra Hightower; Wayne Lee; Dan Sides and Bob Kowalski

2. APPROVAL OF MINUTES

[16-1691](#)

Approval of Minutes - Regular Meeting - December 10, 2015

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

Aye: 5 - Harold Bell; Sandra Hightower; Wayne Lee; Dan Sides and Bob Kowalski

Nay: 0

Absent: 2 - Wendy Collini and Dee Davey

Abstain: 0

ROLL CALL

Absent 1 - Dee Davey

Present 6 - Harold Bell; Wendy Collini; Sandra Hightower; Wayne Lee; Dan Sides and Bob Kowalski

[16-1698](#)

Approval of Minutes - Special Meeting - December 14, 2015

A motion was made by Sides, seconded by Hightower, 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 Bob Kowalski

Nay: 0

Absent: 1 - Dee Davey

Abstain: 0

3. CASH FLOW STATEMENT

[16-1692](#)

Cash Flow Statement as of December 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

Jennifer Conrad, 1401 Norwegian Wood Ct., Mansfield, Texas, spoke in favor of construction of a Dr Pepper StarCenter in Mansfield.

5. RECESS INTO EXECUTIVE SESSION

Harold Bell, President, recessed the Regular Meeting into Executive Session at 7:07 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: Saverio v. City of Mansfield
2. Seek Advice of City Attorney Regarding the Development Agreement for Mansfield StarCenter Sports Facility
3. Seek Advice of City Attorney Regarding Joint Use Agreement for Mansfield ISD Tennis Center

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
 - b. Property #03-14-05

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. RECONVENE INTO REGULAR SESSION

Harold Bell, President, reconvened the Regular Meeting at 8:32 pm.

ROLL CALL

Dee Davey arrived during Executive Session.

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

7. TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

8. NEW BUSINESS

[16-1688](#)

Consider the Development Agreement for Mansfield StarCenter Sports Facility Between the City of Mansfield, the Mansfield Park Facilities Development Corporation, and DSE Hockey Centers, L.P.

Jason Farris made a presentation regarding the Dallas Stars and Dr Pepper StarCenters and answered questions from the Board.

A motion was made by Lee to table the item until a final draft of the agreement has been received, 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

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 stated a ground breaking ceremony for the Fieldhouse is tentatively scheduled for Monday, February 8th at 4 pm.*

2) *Shelly distributed the Quarterly Report that was presented to the City Council on January 11th.*

3) *Shelly will distribute the 2015 Brief History and Accomplishments and 2016 Goals at the February meeting.*

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

[15-1463](#)

Monthly Update on Daily Maintenance of Current Park Facilities

1) *Sports Complex: Staff received several requests from the associations at the last All Sports Association meeting. Quotes are being gathered to re-finish the restroom*

floors at the baseball concession buildings. Renovations continue on baseball fields #4, #5, and #7. Infield clay has been delivered but recent rains have caused delays in spreading it. Staff is in the process of rebuilding the pitcher's mounds using infield clay bricks.

2) McKnight: Staff is currently obtaining quotes to have some softball field fencing and a scoreboard moved due to ongoing construction of the Fieldhouse. Also, fields #2 and #3 are being leveled.

3) Rose/Town/Allmon: Staff continues to work on repairs from the last flood event. Some areas still have flood debris and trash to be removed. Also, staff is still replacing some eroded, decomposed granite areas along the trails. The trails should be in good shape for the upcoming Winter Walk this weekend.

4) McClendon Park East: New irrigation has been installed and the field has been leveled. As soon as conditions allow, new sod will be installed to have this field ready for the Mansfield Youth Baseball Association (MYBA).

5) McClendon Park West: Staff will be meeting with representatives from the Mansfield Girls Softball Association (MGSA) to mark areas for the new skinned infield.

6) Chandler Park: Goals posts have been taken down and baseball hardware has been installed for the upcoming MYBA season.

7) Oliver Nature Park: Crushed concrete and granite have been installed around the pedestrian bridge. Some bare areas will be over seeded at the front of the park for erosion control.

8) Overall: Winter Walk is this Saturday morning. The weekends are booked with 5K races for the next several months and staff is preparing for the upcoming spring season.

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

[15-1464](#)

Monthly Update on Current Programs & Services

- 1) The All Sports Association met on Wednesday, January 13 at 7 pm at the MAC.*
- 2) Sam Kieschnick has left the City of Mansfield to accept a position with the Texas Parks and Wildlife Department.*
- 3) Upcoming Special Events:*
 - Winter Walk, January 23*
 - Run with Heart, Methodist Mansfield, January 30*
 - Owl Prowl & Star Gazing, January 30*
- 4) The spring brochure is at the printer and will include the Kayaking, Spring Break activities, Pickleball, Tennis, and several new programs for the spring.*
- 5) Andrew presented the First Quarter Report.*

10. OLD BUSINESS

[15-1468](#)

Update; Mansfield Fieldhouse

James Fish, Sr. Park Planner, reported construction is continuing with major impacts to McKnight Park. Sanitary sewer has been installed through the park. Storm section installation will begin in February. Entrance impacts continue and electrical switchover is scheduled for the end of the month. MGSA is being kept up to date with regard to impacts to their program. No action was taken.

[14-0911](#)

Update; Walnut Creek Linear Park Phase II Design

James Fish, Sr. Park Planner, reported a design development meeting was conducted and included Engineer, Survey and Parks staff. The project is moving forward with construction scheduled to begin in the fall 2016 pending approvals by outside agencies. No action was taken.

[15-1636](#)

Update; Existing Park Improvements for FY2015/2016 Previously Approved

James Fish, Sr. Park Planner, reported the Julian Field Park improvements have been designed, advertised, and will open for bid on January 28th. The list of improvements includes construction of a new ADA walkway from the parking lot to the playground, a small ADA picnic area, new outdoor furnishings, and new playground equipment and surfacing. The Magnolia shop has been painted and updated inside, with exterior items being quoted now. Shade quotes have been received for Chandler Park and the Sports Complex. Staff is reviewing the needs of each facility. The McKnight batting cage concrete will be scheduled in late February or early March. Signage replacement at McKnight will be installed upon completion of the entry drive realignment with the Fieldhouse construction. No action was taken.

[14-1139](#)

Update; Pond Branch Linear Park

James Fish, Sr. Park Planner, reported a design review meeting was held to discuss the construction documents and modifications required with the Engineering, Transportation, and Parks departments and the consultant. Construction documents are approximately 60% complete. Reviews and approvals with outside agencies are proving challenging. Construction is scheduled to begin the summer/ fall 2016. No action was taken.

[14-0914](#)

Update; Chandler Park, Phase II Design

James Fish, Sr. Park Planner, reported the la terra proposal was approved in December and a purchase order was issued for design document/construction document prep. A kickoff meeting is being scheduled for the week of January 19th with la terra to further review the schedule and needs. Anticipated construction is to begin in the fall of 2016. No action was taken.

[14-0910](#)

Update; McClendon Park West Improvements

Chris Ray, Park Planner, reported the furniture is being procured (benches, ADA table and bleacher). Field discussions are underway with internal and external stakeholders for spring preparation. The project is 100% complete with the contractor and closed out. No action was taken.

[15-1231](#)

Update; Lucretia and Gary Mills Park

Chris Ray, Park Planner, reported construction is at 80% completion. Construction has been continuously slowed down. All retaining walls, walking pathways, irrigation, and playground equipment have been installed. The pavilion, sign installation, and landscaping will be installed next month. Completion is anticipated by late February/early March. No action was taken.

[15-1235](#)

Update; On-Street Bicycle Master Plan

No update was given on this item.

11. BOARD ANNOUNCEMENTS

Dee Davey - "Build it and they will come." The new parking lot at the Library is getting a lot of use.

12. INFORMATIONAL ITEMS

None.

13. ADJOURNMENT

With no further business, Harold Bell, President, adjourned the Regular Meeting at 9:49 pm.

Harold Bell, President

ATTEST:

Nancy Cardinale, Administrative Assistant
Community Services