



CITY OF MANSFIELD

1200 East. Broad St.
Mansfield, TX 76063
www.mansfield-tx.gov

Meeting Minutes Mansfield Park Facilities Development Corporation

Harold Bell, President
Wendy Collini, Vice President
Wayne Lee, Treasurer
Dee Davey
Sandra Hightower
Bob Kowalski
Dan Sides

Thursday, April 19, 2012

7:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Harold Bell, President, called the Regular Meeting to order at 7:02 pm.

Absent 1 - Dan Sides

Present 6 - Harold Bell; Wendy Collini; Sandra Hightower; Wayne Lee; Bob Kowalski and Dee Davey

2. APPROVAL OF MINUTES

12-0118 Approval of Minutes - Regular Meeting - March 22, 2012

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

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

Nay: 0

Absent: 1 - Dan Sides

Abstain: 0

3. CASH FLOW STATEMENT

12-0119 Cash Flow Statement at March 30, 2012

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

4. CITIZENS COMMENTS

Tom Cochran, who resides at 1017 Chasemore Drive, Mansfield, Texas, stated he wanted to express his thanks to Toby Fojtik, Parks Superintendent, and his staff for their undaunting task of taking care of the needs of all the sports associations while

maintaining all the park facilities and grounds. Tom is a member of the Mansfield Soccer Association and has been involved with that association in one capacity or another for over 20 years.

5. DEPARTMENT UPDATES

DIRECTOR'S REPORT ON LISTED ITEMS (SHELLY LANNERS)

07-0292 Monthly Calendar Updates on City Council Agenda Items, City Meetings & Activities

- Quarterly Report

1) Shelly distributed the Quarterly Report that was given to the City Council at their April 9th meeting.

2) A work session to discuss the FY2012/2013 budget is scheduled for the Board on June 7th.

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

07-0297 Monthly Update on Daily Maintenance of Current Park Facilities

1) Sports Complex: Baseball and soccer seasons are underway. The Kyle Lewis Memorial Baseball Tournament was a huge success and included news coverage and some Texas Rangers players were present.

2) McKnight East: Staff has consulted Sports Field Solutions for recommendations to improve the quality of the infield conditions.

3) Chandler Park: Staff has recently received quotes to install permanent fencing to the sidelines of the football field.

4) Rose/Town Park/Hardy Allmon: Tilapia fish were recently added to the pond in Rose Park to help eliminate the weeds and algae. Tilapia are also a forage fish for bass living in the pond. Pavilion rentals continue to be steady.

5) McClendon West: Staff recently added shredded wood surface material to the existing playground. Staff will be installing a new water fountain with a pet waterer soon. The pavilion was repainted this week.

6) Overall: Staff assisted with Beautification Day last weekend and will help with the Trash Off this weekend at Town Park.

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

07-0298 Monthly Update on Current Programs and Services
- Quarterly Report (2nd Quarter)

1) The All Sports Association meeting was held on April 11th.

2) *Upcoming Events:*

- *Movie Night at Town Park, May 19th (with Methodist Mansfield Medical Center)*
- *Mansfield Memorial 5K Run/Walk, Rose Park, May 26th*
- *Triathlon, Sports Complex, June 3rd*
- *Rockin' 4th of July, Big League Dreams, July 3rd*

3) *The Summer MAC catalog is due out in early May.*

4) *Andrew Binz presented the Quarterly Report to the Board.*

6. OLD BUSINESS

12-0015 Update; Additional Parking for Hawaiian Falls 2012 Expansion Project

Hillary Bueker, Park Planner, stated the Consultant delivered final construction plans to the City on March 27th. The project was advertised in the Star-Telegram on March 28th and April 4th, and bids were opened on April 12th. The bid selected was determined to be the best value for the City. Hillary explained the construction contract is on tonight's agenda for the Board's consideration. With estimated savings from this project, staff is working with Tarrant County to improve the area used for overflow parking located at 450 Heritage Parkway South.

12-0022 Update; Phase I Design of Community Park on Matlock Road

Hillary Bueker, Park Planner, stated the preliminary design was presented to the City Council at a joint work session with the MPFDC on April 9th. Staff and the consultant are compiling notes and comments from the work session in order to facilitate transitioning into the design development stage. During this stage each element of the plans will begin to have more detail. No action was taken.

12-0056 Update; Existing Park Improvements for FY 2011-2012 Previously Approved

Hillary Bueker, Park Planner, reported Staff is gathering quotes for installing fencing replacements at Chandler Park. No action was taken.

7. NEW BUSINESS

12-0115 Consider Request by Carrizo Oil & Gas, Inc. to Assign that Certain Gas Lease by and Between Carrizo Oil & Gas, Inc. and the Mansfield Park Facilities Development Corporation (MPFDC) to ARP Barnett, LLC and Atlas Resource Partners, L.P. for MPFDC-owned property described as 1524 Moody Lane, 204 Alvarado Street, and 665 W. Broad Street.

Shelly Lanners, Director, stated the MPFDC and the City Council approved a resolution in March 2007 to lease minerals to Carrizo Oil & Gas, Inc. on MPFDC-owned properties located at 1524 Moody Lane, 204 Alvarado Street, and 665 W. Broad Street. The lease required the drilling operator (Carrizo) to receive consent from the mineral owner if the operator assigns any of the operator's mineral interests. Shelly reported Carrizo has notified the MPFDC by letter that Carrizo will assign their mineral interest in the properties referenced above to Atlas Resource Partners, L.P.

A motion was made by Davey, 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; Bob Kowalski and Dee Davey

Nay: 0

Absent: 1 - Dan Sides

Abstain: 0

12-0117

Consider Awarding a Bid to CLLA Group LLC for the Construction of the Parking Lot at Heritage Parkway and National Parkway in the Amount of \$232,232.00.

Hillary Bueker, Park Planner, stated staff is asking the Board to consider awarding the bid for the parking lot project to CLLA Group, LLC in the amount of \$232,232. The parking lot will provide an additional 135 parking spaces and will be utilized by Mansfield National Golf Club, Big League Dreams and Hawaiian Falls.

A motion was made by Kowalski, 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; Bob Kowalski and Dee Davey

Nay: 0

Absent: 1 - Dan Sides

Abstain: 0

12-0124

Consider Approving an Inter-local Agreement Between the MPFDC and Tarrant County for Construction of Parking Lot Improvements at Philip Thompson Soccer Complex in the Amount of \$15,000 and Approving the Purchase of Materials Through a Cooperative Purchasing Agreement with Tarrant County in the Amount of \$159,145 and Allocating Total Project Funds in the Amount of \$202,000.

Hillary Bueker, Park Planner, reported that Tarrant County has presented a final cost estimate of \$174,145 for their portion of the parking lot improvements at Philip Thompson Soccer Complex including grading, sub-grade preparation, asphalt base coat, two different asphalt top coats, labor and equipment. The Inter-local agreement between the MPFDC and Tarrant County for \$15,000 will set the scope of services for the project and contain the cost associated with labor and equipment. The remaining \$159,145 will be for the purchase of materials through a Cooperative Purchasing Agreement with Tarrant County. Along with the repaving project staff would like to consider allocating approximately \$26,500 for the completion of the bollard system boarding the parking lot and drive lane. Adding the bollards will bring the project total to \$200,645. Staff recommends reallocating the funds that were set aside for the Colt Field relocation in the amount of \$152,000 to this project as well as \$50,000 from Land Acquisition to create a total budget for the parking lot improvement of \$202,000.

A motion was made by Hightower, 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; Bob Kowalski and Dee Davey

Nay: 0

Absent: 1 - Dan Sides

Abstain: 0

8. RECESS INTO EXECUTIVE SESSION

Harold Bell, President, recessed the Regular Meeting to go into Executive Session at 7:43 pm.

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

1. Legal considerations of accepting donation for netting at Mansfield National Golf Club

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

1. 01-12-01

C. Personnel Matters Pursuant to Section 551.074

9. RECONVENE INTO REGULAR SESSION

Harold Bell, President, reconvened the Regular Meeting at 8:04 pm.

10. TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

12-0116

Consideration and Possible Action Regarding a Land Donation from Arcadia Land Partners 28, Ltd. of Approximately 12 Acres in the W.H. Harrell Survey, A-724, Tract 1F and A-659, Tracts 7C1, 1A3

Shelly Lanners, Director, stated that in 2005, the MPFDC accepted a land donation from Arcadia, Inc. through the requirements of the Park Land Dedication Ordinance for property along the North side of the pond area in the Woodland Estates development to create two neighborhood parks and a future trail connection along Hog Pen Branch. Recently, staff discussed with Arcadia's Developer, Bill Gietama the possibility of MPFDC accepting a land donation of the property on the South side of the ponds in the Woodland Estates development. Arcadia has requested a "Park Land Dedication Credit" for any future residential development built by Arcadia in the next five years. This will be administered through a Developer's Agreement between Arcadia and the City Council. If Arcadia has a residential development occur after five years, the credit will not apply for the 18-acre donation on the South side of the ponds in the Woodland Estates area and the new development will have to meet all Park Land Dedication Ordinance requirements.

A motion was made by Lee to accept a land donation from Arcadia through a parkland dedication agreement contingent upon receiving a title policy and warranty deed. Seconded by Kowalski, the matter was Approved . The motion carried by the following vote.

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

Nay: 0

Absent: 1 - Dan Sides

Abstain: 0

11. BOARD ANNOUNCEMENTS

Bob Kowalski stated he visited Watercrest the weekend of St. Patrick's Day and he observed many individuals and families utilizing Donald R. Barg Park.

Harold Bell stated he wants the Board to keep in mind future plans to construct a skate park, the relocation of the Colt baseball field, and also future development of the Wentzel property.

12. ADJOURNMENT

With no further business, Harold Bell, President, adjourned the Regular Meeting at 8:21 pm.

Harold Bell, President

ATTEST:

Nancy Cardinale, Secretary
Community Services