



CITY OF MANSFIELD

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

Meeting Minutes

Mansfield Park Facilities Development Corporation

Thursday, November 21, 2019

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Harold Bell, President, called the Regular Meeting to order at 6:00 p.m.

Absent 1 - Neal Shaw

Present 7 - Harold Bell; Wendy Collini; Bob Kowalski; Lindsay Cadenhead; Chris Osburn; Scot Bowman and Sean Turner

2. WORK SESSION

A. Branding Exercise

Ann Beck, Marketing and Communications Manager, performed a Branding Exercise with the Board as part of the 2020 Master Plan process.

3. RECESS INTO EXECUTIVE SESSION

Harold Bell, President, recessed into Executive Session at 6:00 p.m.

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. 346-270155-14
2. Seek Advice of City Attorney Regarding Potential Sponsorship with Methodist Mansfield Medical Center
3. Seek Advice of City Attorney Regarding Possible Amendment to the Ground Lease and Operating Agreement with STORE Master Funding VIII, LLC

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

Present 8 - Harold Bell; Wendy Collini; Bob Kowalski; Neal Shaw; Lindsay Cadenhead; Chris Osburn; Scot Bowman and Sean Turner

1. Possible Linear Park Expansion
Property #02-19-01
Property #05-19-01
Property #06-19-01
Property #04-15-01
Property #11-19-01
Property #11-19-02

2. Future Park Use
Property #02-18-01

4. RECONVENE INTO REGULAR SESSION

Harold Bell, President, reconvened into Regular Session at 7:45 p.m.

5. TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Bob Kowalski, seconded by Scot Bowman to accept the 6.21 acre tract of land in the proposed Palladium Mansfield Senior Living development at 901 S. Main Street to meet the requirements of the park land dedication ordinance.

Aye: 7 - Harold Bell; Wendy Collini; Bob Kowalski; Neal Shaw; Lindsay Cadenhead; Chris Osburn and Scot Bowman

Nay: 0

Abstain: 0

Non-Voting: 1 - Sean Turner

6. APPROVAL OF MINUTES

[19-3362](#)

Approval of Meeting Minutes - October 17, 2019

Approval of Special Meeting Minutes - October 30, 2019

A motion was made by Kowalski, seconded by Collini, that this matter be Approved . The motion CARRIED by the following vote:

7. CASH FLOW STATEMENT

[19-3308](#)

Cash Flow Statement-September 30, 2019

Matt Young, Parks and Recreation Director, informed the Board that sales tax is up about 3.8% for the month over last year and up about 3.8% year to year. Matt also informed the Board that an updated Cash Flow Statement will be provided at the next meeting.

8. DEPARTMENT UPDATES

DIRECTOR'S REPORT ON LISTED ITEMS (MATT YOUNG)

[16-2066](#)

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

Matt Young, Parks and Recreation Director, informed the Board that the items covered in Executive Session will be covered during the City Council Meeting scheduled for November 25th.

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

[16-2067](#)

Monthly Update on Daily Maintenance of Current Park Facilities

1. *Skinner Sports Complex: The athletic seasons are winding down for the winter break and the baseball season has concluded. Staff has been performing general maintenance, treating for fire ants, raising irrigation valves, spreading ryegrass seed, and performing minor repairs at Philip Thompson, Chandler football fields, and McClendon East. At McKnight East, staff has been performing fence repairs, trimming trees, irrigation repairs, and assembling and installing new picnic tables and trash receptacles.*

2. *Chandler: The splash pad has been shut down and winterized for the off-season. Staff has also winterized the restroom chases and water fountains after the last hard freeze. Staff has repaired the tennis court windscreens several times due to high winds. Some sections were ripped so staff will need to order new screens. New screens will be installed with metal cable in order to avoid further damage. Staff has also started trimming back freeze damaged plant material.*

3. *Rose/Town Parks: Staff has winterized the restroom chases and fountains at Rose and Town Parks. They are operational now that temperatures have warmed up. Fire ants have become an issue with the cooler temperatures and moisture so staff has been treating those as well. The area behind the amphitheater, along the linear trail, and playground areas have also been seeded with fescue and rye for a second time. In addition, the wildflower area has had bluebonnet seeds scattered on it in hopes of having a better bloom this spring.*

4. *Oliver Nature Park: The aeration pump on the front pond has been replaced. One of the memorial benches has also been repaired and reinstalled with an additional two benches being built in order to replace worn ones. Addition of decomposed granite after rains and Timbersil board replacement on the tree overlook and boardwalk is ongoing.*

5. *Overall: The large Christmas trees inside and outside of City Hall have been installed and decorated. Several crews have begun installing lights and decorating the municipal buildings and downtown. Staff will return after Thanksgiving and continue preparing for Hometown Holidays on December 6th and 7th.*

-Chris Osburn stated that there was a person sleeping in a hammock around 7:30 on Saturday mornings in McKnight Park East. Toby will have Roman patrol the area and check it out.

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

[16-2068](#)

Monthly Update on Current Programs & Services

1. Athletics:

- Associations are finalizing their Fall seasons.
- Athletic fields are open for the public to rent starting December 1st.

2. Programs and Events:

- MAC
 - Teen Pickleball League starting January on Friday nights
 - Nerf Night is on Tuesday, November 26th.
 - After school program starting in January.
- Seniors:
 - Christmas Breakfast is scheduled for December 18th.
- Special Events:
 - Hometown Holidays
 - 1. Tree Lighting at City Hall on Friday, December 6th.
 - 2. Parade in Downtown Mansfield on Saturday, December 7th.
 - Snowman Run is Saturday, January 11th at Rose Park.
 - Run with Heart is Saturday, January 25th at the Methodist Mansfield.

3. General:

- Spring 2020 Brochure is at the printers.

- Ann Beck, Marketing and Communications Manager, provided the Board with an event update on Hometown Holidays. Event flyer was also provided to the Board. Lisandra Keller, Parks and Recreation Administrative Assistant, will send the Board an email with all pertinent parade information.

9. CITIZENS COMMENTS

Ms. Dee Davey stopped by to congratulate staff on the great work they are doing on the Master Plan.

10. OLD BUSINESS

[19-3011](#)

Update: Walnut Creek Linear Park Trail System

James Fish, Sr. Park Planner, informed the Board that all of the new bridges have been set and the installation of the permatrak boardwalks is underway. This installation should take three weeks to complete. Once completed, the contractor will focus on irrigation and finishing the concrete trail work before moving forward with stone work and site amenities. Several areas had additional grading and/or Flexomat added due to reoccurring erosion issues. Plant material and concrete color samples have been submitted and are under review. Bi-weekly meetings are still taking place

and the project is scheduled to be completed in early 2020.

[17-2412](#)

Update: Dog Park

James Fish, Sr. Park Planner, informed the Board that the parking lot, sidewalks, and concrete paddock entrances have been poured. This makes up 90% of the project's concrete hardscape, leaving only the fencing mow-strips and the median turn lane to be completed. Irrigation installment as well as the finalization of the fencing, site amenities, and utilities is underway. With the City Council's approval of "Mans Best Field" as the official park name, staff has begun collecting quotes for the park entry sign. Due to recent weather conditions, the project is currently two weeks behind the original schedule. This project is anticipated to be completed in January 2020.

[18-2924](#)

Update: Parks, Recreation, Open Space and Trails Master Plan

Matt Young, Parks and Recreation Director, informed the Board that the Master Plan Advisory Committee (MPAC) met on November 7th. Agenda items included an update of the October 28th City Council work session and feedback from the focus group meetings and Facebook polls. The second half of the meeting time allowed the two sub-committees to meet separately and continue their discussions on project priorities and strategies. The next MPAC meeting is scheduled for December 5th.

11. NEW BUSINESS

[19-3309](#)

Cancellation of December Regular MPFDC Meeting

A motion was made by Scot Bowman, seconded by Bob Kowalski, that this matter be Approved. The motion CARRIED by the following vote:

Aye: 7 - Harold Bell; Wendy Collini; Bob Kowalski; Neal Shaw; Lindsay Cadenhead; Chris Osburn and Scot Bowman

Nay: 0

Abstain: 0

Non-Voting: 1 - Sean Turner

[17-2537](#)

Consider Sponsorship Agreement with Methodist Mansfield Medical Center for Trails and Parks.

This item was tabled. Staff will meet with Methodist Mansfield to discuss a new agreement with updated terms to take into account the current available options.

[19-3275](#)

Discuss and Consider Approval of Amendment Number Four to the Water Park Ground Lease and Operating Agreement Between STORE Master Funding VIII, LLC, and the City of Mansfield to Allow for Expansion of the Hawaiian Falls Water Park Mansfield

[19-3319](#)

Discuss and Consider Utilizing the Competitive Sealed Proposal Method as Providing the Best Value for Construction of the Hawaiian Falls 2019/2020 Capital Improvements; and Providing an Effective Date

12. **BOARD COMMENTS**

None.

13. **INFORMATIONAL ITEMS**

None.

14. **ADJOURNMENT**

Harold Bell, President, adjourned the Regular Meeting at 9:15 p.m.

Harold Bell, President

ATTEST:

Lisandra Keller, Administrative Assistant II
Parks and Recreation