



CITY OF MANSFIELD

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

Meeting Minutes

Mansfield Park Facilities Development Corporation

Thursday, August 18, 2016

7:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Harold Bell, President, called Regular Meeting to order at 7:02 p.m.

Absent 2 - Wayne Lee and Dan Sides

Present 5 - Harold Bell; Wendy Collini; Sandra Hightower; Bob Kowalski and Dee Davey

2. APPROVAL OF MINUTES

[16-1976](#)

Approval of Minutes - Regular Meeting - July 21, 2016

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

Aye: 5 - Harold Bell; Wendy Collini; Sandra Hightower; Bob Kowalski and Dee Davey

Nay: 0

Absent: 2 - Wayne Lee and Dan Sides

Abstain: 0

3. CASH FLOW STATEMENT

[16-1977](#)

Cash Flow Statement as of July 31, 2016

Distributed to Board members during the meeting (copy on file in the Parks & Recreation Director's office). A month to month sales tax comparison through August was also provided. No action was taken.

4. CITIZENS COMMENTS

Tamera J. Bounds, 1009 Meriweather St., Mansfield, Texas, spoke in opposition to the development agreement for Mansfield StarCenter. (Item 16-1688 on the agenda)

5. DEPARTMENT UPDATES

DIRECTOR'S REPORT ON LISTED ITEMS (MATT YOUNG)

[15-1462](#)

Monthly Calendar Updates on City Council Agenda Items, City

Meetings & Activities

- 1) *Matt told the Board that there are several Mansfield Park Facilities Development Corporation (MPFDC) items scheduled for the upcoming City Council Meeting on August 22, 2016.*
 - a) *A Wurstfest update and the special event permit*
 - b) *The purchase of a portion of property located at 216 Sycamore Street if the Board takes action tonight in favor to proceed as well as three other Pond Branch corridor purchases previously approved by the Board*
 - c) *The Chandler Park Phase II construction award if the Board takes action tonight in favor to proceed*
- 2) *Matt also mentioned that the final reading for sale of property located adjacent to R.L. Anderson and the MPFDC Rose/Town operations shop to the Mansfield Independent School District would take place at the August 22, 2016 Council Meeting.*
- 3) *Matt stated that the current Council schedule for the adoption of the FY2017 Budget is to have public hearings on August 22, 2016 and August 29, 2016. Final ordinance readings are scheduled to take place September 6, September 7 and September 8.*

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

[15-1463](#)

Monthly Update on Daily Maintenance of Current Park Facilities

- 1) *Sports Complex: The contractors have completed installation of the hard wired underground electrical lines to the backstops of seven baseball fields. Staff has applied Tribute herbicide to the dallisgrass. Staff is making preparations for the NCAA cross country meet which will take place August 2 and 3.*
- 2) *McKnight East: The new fence and backstop have been installed on field #3.*
- 3) *Rose/Town/Allmon: A new Expressions swing has been installed at Town Park. Staff also added 80 yards of topsoil along the sides of the linear trail and seeded these areas with wildflower and erosion control mix. All pecan trees have recently been limbed up at Rose Park.*
- 4) *Chandler Park: Staff has been working with Mansfield Pee Wee Football Association (MPWFA) to get the facility ready for the start of the season. Staff has had the electrical outlets updated. The flag pole has also had hardware repaired and a new light installed.*
- 5) *Oliver Nature Park: The erosion control armament project is complete and the contractor has applied hydromulch to the disturbed areas. City staff has installed fescue seed and a temporary irrigation system for the disturbed areas and creek slopes.*

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

[15-1464](#)

Monthly Update on Current Programs & Services

- 1) *Athletics:*
 - *Association fall seasons are underway.*

- Kyle Cares Baseball Tournament will take place September 9-11.

2) *MAC Programming Update:*

- Senior Appreciation Day will take place tomorrow, August 19 from 9 a.m. - 1 p.m.

- a) Beach theme
- b) Over 200 seniors signed up
- c) Hula dancers
- d) Hawaiian theme lunch

3) *Oliver Nature Park:*

- Staff and volunteers will be building a butterfly garden, September 12.

4) *Upcoming Special Events:*

- Wursthfest is scheduled for Saturday, September 10.

5) *General:*

- Fall brochure is out and should be hitting mailboxes now.

8. RECESS INTO EXECUTIVE SESSION

Harold Bell, President, recessed the Regular Meeting into Executive Session at 7:16 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. 348-270155-14: Saverio v. City of Mansfield

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. Property #09-13-07
- 2. Possible Land Acquisition for Future Park Use
 - a. Property #08-15-01
- 3. Lease of a Parking Lot to Serve Mansfield's Historic Downtown

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.

7. **RECONVENE INTO REGULAR SESSION**

Harold Bell, President, reconvened the Regular Meeting at 8:24 p.m.

8. **OLD BUSINESS**

[15-1468](#)

Update; Mansfield Fieldhouse

James Fish, Sr. Park Planner, reported the wall panels have been installed and the roof installation is in progress. The site work continues with paving underway for the parking lots and roadways. The revised schedule is showing completion in December of 2016. The construction through McKnight Park East has been delayed due to design issues with the headwall by the consultant. The fences for field 3 are installed. Roadway entrances to the park are pending the construction for the entrances to the Fieldhouse off of Highway 287.

[14-0911](#)

Update; Walnut Creek Linear Park Phase II Design

James Fish, Sr. Park Planner, reported staff met for a work session with the consultants on August 3 and reviewed the preliminary trail corridor design. Staff was briefed on the U.S. Army Corps of Engineers' (USACE) requirements for construction on property classified as low-density recreation areas. The layouts were also revised for better trail corridors through the USACE property. The final closing for property acquisition along the corridor is moving forward. Discussions were held regarding cost and materials for the trails, bridges, and concrete boardwalk areas. The project continues to move forward for a winter 2016 advertisement.

[15-1636](#)

Update; Existing Park Improvements for FY2015/2016 Previously Approved

James Fish, Sr. Park Planner, reported the fabric shade structures have been ordered for Chandler Park. The concrete for the sports complex baseball storage has been contracted. The restroom building for the sports complex is scheduled to bid this month, with a Board update scheduled for next month.

[14-1139](#)

Update; Pond Branch Linear Park

James Fish, Sr. Park Planner, reported the final in-house review of the construction plans is underway. The construction project will be advertised in August, with a bid opening scheduled for September. All rights-of-way acquisition has been negotiated. The closings for the properties will be scheduled following approval from City Council. Construction is anticipated to last nine months and will be complete in the summer of 2017.

[14-0914](#)

Update; Chandler Park, Phase II Design

Chris Ray, Park Planner, reported the bid opening was held on August 9 at 2 p.m. Staff will be making a recommendation of contract award based on the review of bids received as an action item on tonight's agenda. Construction is anticipated to begin in the fall of 2016, with nine months estimated for project completion.

[15-1235](#)

Update; On-Street Bicycle Master Plan

Chris Ray, Park Planner, reported plan implementation has begun. Currently, the new sharrows have been installed on Newt Patterson Road and several signs have been installed around town. Installation of all new signs is anticipated to be complete by late summer/early fall.

16-1688

Consider a Modification to 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.

Shelly Lanners, Deputy City Manager, restated the scope of the original project that had a Development Agreement approved by the Mansfield Park Facilities and Development Corporation Board (MPFDC) in February. That agreement was dependent upon some additional sources for funding. That funding did not happen and so the agreement was not executed. Since that time the City sought out bidders for a possible land exchange to see about an alternate project location nearby to better serve the public. The successful bidder was Geyer Morris who is the developer of Shops at Broad. They offered land exchange plus an additional \$2 million cash consideration. City Council has approved the bid to exchange land. The Delevelopment Agreement would then need to be modified to reflect the changes for the site location, parking and timelines which is the action item before you tonight. Shelly then gave a brief statement about the Lease Agreement that is done at the Council level. The Lease Agreement has had two public hearings with a third scheduled for Monday, August 22.

Shelly addressed some items from Citizen Comments to offer some answers.

- A single feasibility study was conducted that referenced what kind of foot traffic, number of visitors and sales tax to expect to which the results were given to the MPFDC Board.*
- The schedule and free skate time is based on other agreements that the Dallas Stars have in their other facilities. As we continue to implement Public/Private partnerships, it's important for us to listen to the partner as they offer expertise in the specific field. In this instance, the Dallas Stars are more familiar with the right mix of league use and public use times.*
- A number of public meetings have been held regarding this facility.
 - a) An MPFDC meeting was held where Jason Farris from the Stars came to present.*
 - b) Jason Farris made 3 presentations at City Council meetings.*
 - c) The MPFDC held a public hearing when discussing funding for this project.*
 - d) It was on a public agenda last spring when the MPFDC adopted it.*
 - e) Public hearings have been held at the Council agenda to discuss the Lease Agreement and it's on another public agenda again next Monday.**
- This contract was negotiated heavily by both the MPFDC and the Council.*

A motion was made by Kowalski, seconded by Davey, authorizing staff to continue negotiations of the Development Agreement, to authorize the Board president to sign the Development Agreement, and to authorize the expenditure of \$8.5 million be Approved.

Aye: 5 - Harold Bell; Wendy Collini; Sandra Hightower; Bob Kowalski and Dee Davey

Nay: 0

Absent: 2 - Wayne Lee and Dan Sides

Abstain: 0

9. **NEW BUSINESS**

16-1980

Consider Awarding a Construction Contract to Northstar Construction, LLC in the Amount of \$3,396,326.13 for the Construction of Phase II Improvements to Clayton W. Chandler Park

A motion was made by Davey, seconded by Kowalski, that this matter be Approved. This award includes approval of Alternate II. The motion carried by the following vote.

Aye: 5 - Harold Bell; Wendy Collini; Sandra Hightower; Bob Kowalski and Dee Davey

Nay: 0

Absent: 2 - Wayne Lee and Dan Sides

Abstain: 0

16-1981

Consider Awarding an Annual Contract to Earthworks, Inc. in the Amount of \$97,450 for Mowing of Developed and Undeveloped Park Sites

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

Aye: 5 - Harold Bell; Wendy Collini; Sandra Hightower; Bob Kowalski and Dee Davey

Nay: 0

Absent: 2 - Wayne Lee and Dan Sides

Abstain: 0

16-1982

Consider Purchasing a Portion of Property Located at 216 Sycamore Street in the Amount of \$33,000 Plus an Allowance of \$500 to Relocate the On-Site Storage Container

A motion was made by Hightower, seconded by Collini, that a portion of property located at 216 Sycamore Street be purchased in the amount of \$33,000 plus an allowance of \$500 to relocate the on-site storage container off the premises be Approved . The motion carried by the following vote.

Aye: 4 - Harold Bell; Wendy Collini; Sandra Hightower and Dee Davey

Nay: 0

Absent: 2 - Wayne Lee and Dan Sides

Abstain: 1 - Bob Kowalski

16-1986

Resolution Authorizing the Issuance and Sale of Mansfield Park

Facilities Development Corporation Sales Tax Revenue Bonds, Taxable New Series 2016A, in an Aggregate Principal Amount of Not to Exceed \$8,535,000 in Accordance with Specified Parameters; Prescribing the Form of Said Bonds; Providing for the Security for and Payment of Said Bonds; Approving Execution and Delivery of a Bond Purchase Agreement, Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; Approving an Engagement Letter; Approving the Official Statement; and Containing Other Provisions Relating to the Subject

A motion was made by Kowalski, seconded by Hightower, that a Resolution Authorizing the issuance and Sale of Mansfield Park Facilities Development Corporation Sales Tax Revenue Bonds, Taxable New Series 2016A, in an Aggregate Principal Amount of Not to Exceed \$8,500,000 in Accordance with Specified Parameters; Prescribing the Form of Said Bonds; Providing for the Security for and Payment of Said Bonds; Approving Execution and Delivery of a Bond Purchase Agreement, Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; Approving an Engagement Letter; Approving the Official Statement; and Containing Other Provisions Relating to the Subject be Approved. The motion carried by the following vote.

Aye: 5 - Harold Bell; Wendy Collini; Sandra Hightower; Bob Kowalski and Dee Davey

Nay: 0

Absent: 2 - Wayne Lee and Dan Sides

Abstain: 0

10. TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

None.

11. INFORMATIONAL ITEMS

None.

12. BOARD ANNOUNCEMENTS

Dee Davey asked, "How many acres does \$97,000 mow?" Brian Coatney, Contract Administrator, stated that includes 160 acres.

13. ADJOURNMENT

Harold Bell, President, adjourned the Regular Meeting at 8:55 p.m.

Harold Bell, President

ATTEST:

Bernadette McCranie, Administrative Assistant
Parks and Recreation