



CITY OF MANSFIELD

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

Meeting Minutes

Mansfield Park Facilities Development Corporation

Thursday, June 17, 2021

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Wendy Collini, President, called the Regular Meeting to order at 6:01 p.m.

Absent 2 - Sean Turner and Jordan Adams

Present 6 - Wendy Collini; Bob Kowalski; Neal Shaw; Lindsay Cadenhead; Chris Osburn and Scot Bowman

2. RECESS INTO EXECUTIVE SESSION

Wendy Collini, President, recessed into Executive Session at 6:02 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

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

1. Land Acquisition for Future Development

3. RECONVENE INTO REGULAR SESSION

Wendy Collini, President, reconvened into Regular Session at 7:01 p.m.

4. TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

None.

5. APPROVAL OF MINUTES

[21-4134](#)

Approval of Regular Meeting Minutes - May 19, 2021

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

Aye: 6 - Wendy Collini; Bob Kowalski; Neal Shaw; Lindsay Cadenhead; Chris Osburn and Scot Bowman

Nay: 0

Absent: 2 - Sean Turner and Jordan Adams

Abstain: 0

[21-4135](#)

Approval of Special Meeting Minutes - June 3, 2021

A motion was made by Lindsay Cadenhead, seconded by Chris Osburn, that this matter be Approved. The motion CARRIED by the following vote:

Aye: 6 - Wendy Collini; Bob Kowalski; Neal Shaw; Lindsay Cadenhead; Chris Osburn and Scot Bowman

Nay: 0

Absent: 2 - Sean Turner and Jordan Adams

Abstain: 0

6. CASH FLOW STATEMENT

[21-4136](#)

Cash Flow Statement - May 31, 2021

Cash Flow was distributed to board members at the meeting with revised numbers (copy on file in the Community Services Director's Office). A month-to-month sales tax comparison through June was reviewed.

For the month of June, sales tax is up 39.76% for the month over last year and up 16.49% year over year. Matt informed the board that revenue is up about \$743,000 for the year. MAC programs are continuing to improve and Nature Education programs are also seeing an upward trend. An update on public-private partnerships was also provided to the board with all entities continuing to do well. Operating expenditures continue to be below projections by about \$287,000 due to savings in legal fees, vacancies, and salary and benefit savings. Ending balance is \$5,181,645.

7. DEPARTMENT UPDATES

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

[16-2067](#)

Monthly Update on Daily Maintenance of Current Park Facilities

Sports Complex: Tournaments were hosted at McKnight East and the Skinner Complex last weekend. Another MGSA tournament is scheduled for this weekend. Staff has been working on turf and irrigation improvements at McKnight East. All of the old landscape material has also been removed from the Skinner baseball complex except for two yaupon hollies as we prepare for long-term improvements to those two parks. Field rentals have been increasing as the regular seasons have ended.

Chandler: The splash pad is up and running and has been extremely busy. We had a few technical issues that shut the system down momentarily but staff replaced a chlorine sensor, tubing and an injector and the system is working now. All of the

tennis nets have been replaced. Some of the football field maintenance issues were delayed due to the extended rain and a sprayer that was out of order so we will add those back to the maintenance list.

Rose/Town/Magnolia: Staff spent a considerable amount of time the past month dealing with flooding issues (silt removal, tree damage and broken branches, split rail fence damage etc.). At Rose Park, staff replaced the volleyball court nets and tilled up the sand, staff also had the parking lot bollards repainted and the restrooms are in the process of being repainted. The restrooms will be open Sunday. At Town Park, the restrooms have been repainted and the volleyball courts were also tilled.

McClendon West: The drinking fountain was replaced with a new one that includes a bottle filler. The women's restroom was closed temporarily due to a solenoid replacement. The restrooms and pavilion are scheduled to be repainted next week.

Oliver Nature Park: This park has been extremely busy as the other parks have been since school and the athletic seasons have ended. The main maintenance issue over the past month was adding additional granite and reworking the washed out areas after the extended periods of rain.

Overall: Athletic field, pavilion and facility rentals have been increasing steadily since the rain slowed down and school is out. Likewise, staff has been spending considerably more time cleaning up the parks and handling trash. A small teeter totter playground component was also removed from Killian due to a safety concern and a vendor will be called out to make repairs. In addition to maintenance issues, staff has been working on preparations for the upcoming Juneteenth celebration this weekend and the upcoming Mansfield Rocks event.

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

[16-2068](#)

Monthly Update on Current Programs & Services

1. Athletics:

- All Sports Association.
 - Next All Sports Association is scheduled for July 14th.
 - Athletic Field Use Requests for Spring 2022 were due on June 11th.
We had 3 organizations request fields: MYBA, MSA and MGSA.
 - Requests for Fall 2022 are due on January 1st 2022.

2. Programs and Events:

- MAC
 - Programs
 - 1. Kids Zone
 - 2. MATA Tennis Camps
 - 3. Pickleball Tournaments
 - a. June 30th – July 2nd
 - i. 4th of July Pickleball Classic
 - ii. Andy Miller is the Tournament Director/Dallas PB Assoc.
 - iii. Proceeds go toward Alzheimer's Research
 - iv. Anticipate 75 participants.
 - b. July 30th – August 1st
 - i. Summer Slam at Fieldhouse USA
 - ii. Methodist Mansfield Medical Center – Title Sponsor

- iii. Expect 300 plus participants (280 so far)
- iv. Registration Ends June 30th.
- v. Community Night on Friday July 30th
- Seniors
 - Programs
 1. Craft programs, Bridge, Line Dance programs are going on.
 2. Soft opening for socializing on Tuesdays and Thursdays.
 3. Increase of promotion and participation as we go along.
 4. Hoping to add transportation in late July and eventually re-starting the lunch program in the Fall.
 5. 4th of July
 - a. Patriotic Goodie bag for meal recipients and in person participants.
 - b. Patriotic Basket Raffle for those in attendance on the 24th and 29th of this month.
 - Oliver Nature Park:
 - Programs
 1. Kayaking and Archery continue to be popular.
 2. 4 Summer Camps are full with 10 or more kids.
 3. General:
 - Jaden Rivers Introduction

DIRECTOR'S REPORT ON LISTED ITEMS (MATT YOUNG)

[16-2066](#)

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

Matt Young, Director of Community Services provided an update on the Man House and Information Center construction to the board. Matt also informed the board that staff is assisting with site cleanup and maintenance since the public is accessing the facilities. The restrooms at the center will also be beneficial to Dog Park patrons.

8. CITIZENS COMMENTS

None.

9. OLD BUSINESS

[19-3011](#)

Update; Walnut Creek Linear Park Trail System - 3A/3B

Chris Ray, Park Planner, informed the board that sections of the trail are continuing to be formed up and poured as it moves past the Shops at Broad. More culverts and pipe extensions were installed in the area near Carlin Road. Work as started on the large retaining wall portion of the trail as well and will progress as the ground dries out. A small section of re-alignment has been resubmitted through permitting and final approval is underway. This project is a 120-calendar day contract and is expected to be completed this summer.

[19-3014](#)

Update: Julian Feild Park

James Fish, Sr. Park Planner, informed the board that staff provided an update to the Public Memorials Committee and members of the Veterans Memorial Foundation on May 17th. Following the presentation, the group reviewed the models/concepts that the

graduate students from UT-Arlington created in 2018 and provided feedback to staff. The committee requested that a follow-up committee meeting be scheduled to review the consultant's draft conceptual plans before scheduling a public meeting. This meeting is expected to be held in June. The master plan project is expected to be completed in August 2021.

[21-3933](#)

Update; McClendon Park Improvements

Matt Young, Director of Community Services, informed the board that following City Council's direction at their May 24th meeting, staff is re-evaluating the design opportunities of this project. The major project goal revolves around finding a way to add a splash pad in McClendon Park West while ensuring that the park provides the necessary infrastructure to support this amenity. At City Council's direction, staff will now devise a plan to relocate the proposed amenities with additional parking to the front of the park and shifting existing amenities to the back of the park. Due to the change in scope of this project, the previous timeline for completion will be adjusted accordingly.

[21-4034](#)

Update; Recreation Center and Library Feasibility Study

Matt Young, Director of Community Services, informed the board that the first steering committee workshop and public meeting were held at the Vernon Newsom Community Room on June 8th. The steering committee was provided with a project overview by the consultant team from Barker Rinker Seacat Architecture (BRS). BRS then guided the committee through some exercises to help define the project vision, goals and objectives. The workshop ended with programming exercise to help define the program space needs for the recreation center and library.

The first public meeting followed the committee workshop at 6:30pm. The meeting was well attended with 56 residents present. BRS provided an overview presentation that covered the project background, project process and schedule, and national trends. The attendees ended the meeting by providing input on what kind of amenities and activities that they would like to see provided in the proposed facility. The consultant team and steering committee engaged with the attendees and answered questions for more than an hour after the formal presentation.

A project survey was launched at the conclusion of the public meeting and will be open until July 11th. The second steering committee workshop and public meeting will be held on Wednesday, July 7th at a location to be determined.

[21-4076](#)

Mansfield Park Facilities Development Corporation Proposed
FY2021-2022 Budget Including Purchase of Land, Improvements to
Existing Park Land, Construction of New Parks and Facilities, Paying
Maintenance and Operating Costs of Such Projects, and Associated
Fees

Matt Young, Director of Community Services, provided the board with an update on they FY2021-2022 budget. Matt also provided an updated 10-Year Strategic Plan and informed the board of the proposed allocation changes for FY 2022. Proposed projects for FY 2023 were also discussed with the board along with updated funding sources. Matt also informed the board that staff hopes to have an updated Park Land Dedication Fee Ordinance for their review at the July meeting since it is currently undergoing legal review.

10. **BOARD COMMENTS**

-Chris Osburn is pleased with the progress on the Master Plan and park rehabilitation since the flooding due to heavy rains, especially Oliver Nature Park.

-Neal Shaw is very pleased with the budget process and how well MPFDC is positioned. It is a great accomplishment in the last five years.

11. **INFORMATIONAL ITEMS**

None.

12. **ADJOURNMENT**

Wendy Collini, President, adjourned the Regular Meeting at 7:51 p.m.

Wendy Collini, President

ATTEST:

Lisandra Keller, Administrative Assistant II
Parks and Recreation

