



# 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*  
*Mike Delker*  
*Sandra Hightower*  
*Giovanna Phillips*  
*Dan Sides*

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Thursday, September 17, 2009

7:00 PM

City Hall Council Chambers

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### 1. CALL TO ORDER

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

**Absent** 3 - Mike Delker; Wayne Lee and Giovanna Phillips

**Present** 4 - Harold Bell; Wendy Collini; Sandra Hightower and Dan Sides

### 2. APPROVAL OF MINUTES

[09-1607](#)

Regular Meeting - August 20, 2009

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

**Aye:** 4 - Harold Bell; Wendy Collini; Sandra Hightower and Dan Sides

**Nay:** 0

**Absent:** 3 - Mike Delker; Wayne Lee and Giovanna Phillips

**Abstain:** 0

### ROLL CALL

**Absent** 2 - Mike Delker and Giovanna Phillips

**Present** 5 - Harold Bell; Wendy Collini; Sandra Hightower; Wayne Lee and Dan Sides

### 3. CASH FLOW STATEMENT

[09-1608](#)

Cash Flow Statement (at July 31, 2009)

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

#### **4. CITIZENS COMMENTS**

*Ed Bandy, 1019 Hazelwood, Mansfield, Texas, addressed the Board regarding two items: 1) providing "limosuine" golf carts with drivers to carry people who are not able to walk long distances through the Linear Park so they may enjoy it, and; 2) possibly implementing a Mansfield Tennis Association for people in the community who want to play tennis but don't belong to a formal club.*

#### **5. DEPARTMENT UPDATES**

##### **DIRECTOR'S REPORT ON LISTED ITEMS (SHELLY LANNERS)**

###### **07-0292**

Monthly Calendar Updates on City Council Agenda Items, City Meetings & Activities  
- Out-going Board Member Presentation  
- Quarterly Report

*1) Shelly pointed out to the Board members that their last issue of the National Recreation and Parks Association (NRPA) magazine was at their places and that Nancy will be renewing each of their subscriptions.*

*2) The ribbon cutting scheduled at Rose Park on September 23rd to open the new boundless playground has not officially been cancelled but it is looking very doubtful that the project will be completed by that date. The delay is due to the heavy rain we have had all week. The playground will be secured and closed off for Pecan Festival on September 26th to keep anyone from possibly getting hurt.*

*3) City Council appointed Bob Kowalski to the MPFDC to fill the vacant position that was created by Mike Delker's resignation. Mike Delker is completing his term and Bob Kowalski's term will begin October 1, 2009. The City Council will discuss reappointments at their meeting on September 28th; Wendy Collini, Wayne Lee, and Giovanna Phillips were recommended to the City Council for reappointment to the Board.*

*4) Staff has recently worked with the Police Department, the Legal Department, and the City Manager's Office to make some adjustments to the MAC's rental policies.*

*5) The Amendment to the Memorandum of Understanding between the MPFDC and XTO Energy, Inc. was approved by City Council. Construction and drill-site preparations will take place in the next 14 days.*

*6) Staff offered to take the Board on a tour of the Williams property and the MAC to see the recent improvements before the start of the regular meeting in October. It was the consensus of the Board to schedule the tours for 5:30 on October 15, 2009.*

#### **ROLL CALL**

*Giovanna Phillips arrived during the Director's Report.*

**Absent** 1 - Mike Delker

**Present** 6 - Harold Bell;Wendy Collini;Sandra Hightower;Wayne Lee;Giovanna Phillips and Dan Sides

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

### 07-0297

Monthly Update on Daily Maintenance of Current Park Facilities

1) *Sports Complex: The Mansfield Soccer Association's (MSA) and the Mansfield Youth Baseball Association's (MYBA) seasons have started but practices were quickly halted when it began raining. Staff is mowing in between rain cells and treating fire ants. The new soccer goals have been installed.*

2) *Rose/Town Park/Allmons: Festivals! Pecan Festival, September 26th; Pet Mania, October 10th; and Fall Festival, October 31st.*

3) *Chandler Park: Staff has installed the temporary 4' fence along the sidelines to help the Mansfield Pee Wee Football Association (MPWFA) meet their insurance requirement. Practices and games are in progress. The playground at Asa Low Elementary School is complete so the kids are no longer using Chandler Park for recess activities. The field was treated with Ironite and after the rain is in better condition.*

4) *Serenity Gardens/Julian Feild: The Creekside Clean Up is scheduled for October 3rd. Stormwater Management Staff and volunteers will be installing plants, sowing seeds, picking up trash and tires, and trimming brush.*

5) *Overall: The next week will be very challenging when the sun comes out; Staff will be treating for fire ants and weeds. Winter weeds and Summer weeds are both growing as a result of the recent rain.*

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

### 07-0298

Monthly Update on Current Programs and Services

1) *Upcoming Events -*

*Senior Picnic - September 17*

*Fall Night on the Town begins Friday, September 25th to kick off Pecan Festival*

*Pecan Festival - September 26*

*Pet Mania - October 10*

*Senior Health Fair - October 16*

*Historic Mansfield Music Festival - October 16 & 17*

*Arlington/Mansfield Fit Future - October 23*

*MAC Halloween Party - October 30*

*Fall Festival - October 31*

*Hometown Holidays - December 4 - 6*

2) *Staff is currently working on the Winter MAC catalog which will be out in the early part of November.*

3) *Jill Cannolles, Recreation Coordinator, presented the annual Kids Zone Report.*

## 6. OLD BUSINESS

### 07-0604

Update; Parks Master Plan

Hillary Hodges, Park Planner, reported Staff has received the final draft of the Parks Master Plan. Staff will review and finalize it and then it will go to the Planning & Zoning Commission and finally to the City Council. Staff will present the final draft to the Board at the October 15th meeting. No action was taken.

08-0951

Update; Skate Park

Hillary Hodges, Park Planner, reported the conceptual design for the Skate Park is complete and is going through the review process in all the applicable departments. No action was taken.

09-1340

Update; Existing Park Improvements Previously Approved

Hillary Hodges, Park Planner, reported the new playground equipment has been installed at Rose Park. The new structure looks great. The pour-in-place surface has not been installed yet due to the heavy rain and is delaying the completion of the project. As Shelly Lanners, mentioned earlier, the ribbon cutting is most likely cancelled but will be rescheduled, and the Board will be notified of the new date. Shelly commended Hillary for her determination and management of the project, and she stated the delay is weather related and totally out of Hillary's control. No action was taken.

Toby Fojtik, Parks Superintendent, reported he will be presenting the Board with a list of potential improvements for the new fiscal year at the October meeting. In particular, Toby stated the trail lights in Rose Park must be replaced. A design is being prepared by NEMA 3 Electric.

09-1341

Update; MAC Improvements Previously Approved

Andrew Binz reported the improvements to the MAC are 99% complete; the final piece of wallpaper was hung today. Andrew stated the changes have made a big difference and the MAC now offers a cozier atmosphere. Final invoices for flooring and wallpaper are still outstanding. Shelly Lanners thanked Andrew for overseeing this project in Coco's absence and for doing such a great job. She also thanked Toby Fojtik and Hillary Hodges for their contributions to the project as well. No action was taken.

**7. NEW BUSINESS**

None.

**8. RECESS INTO EXECUTIVE SESSION**

Harold Bell, President, recessed the Regular Meeting into Executive Session at 7:37 pm.

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

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

1. Linear Park Expansion
  - a. 06-09-05
  - b. 06-09-06
  
2. Acquisition of Land for Potential Park Use
  - a. 06-09-04
  - b. 08-09-07
  - c. 08-09-08
  
3. Valuation of Pipeline Revocable License Agreement
  - a. DFW Midstream, Inc.

**C. Personnel Matters Pursuant to Section 551.074**

**D. Deliberation Regarding Negotiations of Industrial Development Corporation to be Used in the City's Economic Development Program Pursuant to Section 551.087**

**9. RECONVENE INTO REGULAR SESSION**

*Harold Bell, President, reconvened the Regular Meeting at 7:50 pm.*

**10. TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

*None.*

**11. BOARD ANNOUNCEMENTS**

*Wayne Lee complimented the Kids Zone program; his daughters attended the summer session.*

**12. INFORMATIONAL ITEMS**

*Mansfield News-Mirror articles & photos*

**13. ADJOURNMENT**

*With no further business, Harold Bell, President, adjourned the Regular Meeting at 7:52 pm.*

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**Harold Bell, President**

**ATTEST:**

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**Nancy Cope, Secretary**  
**Parks & Community Services**