



**Mansfield Park Facilities Development Corporation - Regular Meeting Minutes
August 21, 2025 - 6:00 PM
Final**

Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Scot Bowman, President, called the meeting to order at 6:03 PM.

Present: Scot Bowman, Lindsay Cadenhead, Lance Hood, Shelley Isbell, Malinda Knappenberger, Jessica Ng-Hinojosa

Absent: Raul Najera, Bob Kowalski

2. CITIZEN COMMENTS

Citizens wishing to address the Board on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Board as they are not able to do so. In order to be recognized during the citizens comments or during a public hearing (applicants included), please complete a comment card located at the entry to the city council chambers and present it to the Parks & Recreation Administrative Assistant prior to the start of the meeting.

None

3. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

Scot Bowman, President, recessed into Executive Session at 6:04 PM.

Board Member Kowalski arrived during Executive Session.

- A.** Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071
- B.** Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072
 - i. Park Project #08-22-01
 - ii. Park Project #04-23-01

4. 6:00 P.M. OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

Scot Bowman, President, reconvened the Regular Meeting at 7:20 PM.

5. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

None

6. APPROVAL OF MINUTES

25-1162 Approval of Regular Meeting Minutes - July 8, 2025

Attachments:

1. 07-08-2025

A motion was made by MPFDC Vice President Cadenhead to approve the item. Seconded by Board Member Ng-Hinojosa. The motion PASSED by the following vote:

Aye: 7 Scot Bowman, Lindsay Cadenhead, Lance Hood, Shelley Isbell, Malinda Knappenberger, Bob Kowalski, Jessica Ng-Hinojosa

Nay: 0 None

Abstain: 0 None

7. CASH FLOW STATEMENT

25-1163 Cash Flow Statement July 31, 2025

Attachments:

1. Cash Flow Report - August 2025
2. MPFDC Sales Tax - August 2025

A Cash Flow report was reviewed during the meeting with revised numbers (copy on file in the Community Services Executive Director's Office). A month-to-month sales tax comparison through July was reviewed. For the month of August, sales tax is up .93% over last year and up 8.60% for the year.

8. STAFF COMMENTS

A. A. Executive Director or Authorized Representative

- i. Current/Future Agenda Items
- ii. Executive Director Updates
- iii. Departmental Updates

25-1180 Monthly Report - August 2025

Attachments:

1. MPFDC Monthly Report - August 2025

Matt Young, Executive Director of Community Services, reviewed the status of current projects with the board.

9. PUBLIC HEARING

Mansfield Park Facilities Development Corporation Proposed FY2025-2026 Budget Including Purchase of Land, Improvements to Existing Park Land, Construction of New Parks and Facilities, Paying Maintenance and Operating Costs of Such Projects

Attachments:

1. MPFDC Proposed FY26 Budget - Public Hearing

Scot Bowman, President, opened the Public Hearing at 7:41 p.m. and read the proposed FY2025-2026 budget into the record. With no one wishing to speak, Scot Bowman closed the Public Hearing at 7:42 p.m.

10. NEW BUSINESS

- 25-1135 Mansfield Park Facilities Development Corporation Proposed FY2025-2026 Budget Including Purchase of Land, Improvements to Existing Park Land, Construction of New Parks and Facilities, Paying Maintenance and Operating Costs of Such Projects

A motion was made by MPFDC Vice President Cadenhead to approve the item. Seconded by Board Member Kowalski. The motion PASSED by the following vote:

Aye: 7 Scot Bowman, Lindsay Cadenhead, Lance Hood, Shelley Isbell, Malinda Knappenberger, Bob Kowalski, Jessica Ng-Hinojosa
Nay: 0 None
Abstain: 0 None

- 25-1136 Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Approving Changes to the Athletic Field Use and Allocation Policy; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date.
Presenters: Brian Coatney, Assistant Director of Parks and Recreation
Attachments:
 1. Resolution
 2. Exhibit A

A motion was made by Board Member Ng-Hinojosa to approve the resolution. Seconded by Board Member Knappenberger. The motion PASSED by the following vote:

Aye: 7 Scot Bowman, Lindsay Cadenhead, Lance Hood, Shelley Isbell, Malinda Knappenberger, Bob Kowalski, Jessica Ng-Hinojosa
Nay: 0 None
Abstain: 0 None

Resolution Number:

11. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

Lance Hood complimented staff on appearing on the About Mansfield podcast and thanked staff for fixing the electrical pole issue along the trail on Matlock Road.

Malinda Knappenberger thanked staff for doing a great job.

Lindsay Cadenhead commented on the success of the 100 Hours of Play program and thanked staff for their efforts with the leagues and associations.

Bob Kowalski congratulated and thanked staff for all they do.

Jessica Hinojosa said she appreciated the progress seen around town.

Shelly Isbell said thank you to staff for their hard work.

Scot Bowman commented on the Geyer Commons website and said it was well done.

12. INFORMATIONAL ITEMS

Matt Young informed the board on the following upcoming events for the department:

- Fields at Station 63 ribbon cutting on September 6 at 9:00 a.m.
- Muniversity for the department is on September 10
- Staff will attend the NRPA conference September 15-18
- The Southpointe neighborhood has their Night Out event on September 19, staff will be there with a Parks and Recreation booth

13. ADJOURN

A motion was made by Board Member Kowalski to adjourn the meeting at 7:58 p.m. Seconded by MPFDC Vice President Cadenhead. The motion PASSED by the following vote:

Aye: 7	Scot Bowman, Lindsay Cadenhead, Lance Hood, Shelley Isbell, Malinda Knappenberger, Bob Kowalski, Jessica Ng-Hinojosa
Nay: 0	None
Abstain: 0	None

Scot Bowman, President

ATTEST:

Sarah Speer, Administrative Assistant II