**Mansfield Park Facilities Development Corporation - Regular Meeting**
**October 16, 2025 - 6:30 PM**
Multipurpose Room
1200 E. Broad St., Mansfield, TX 76063

**1. CALL MEETING TO ORDER**

**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.

**3. RECESS INTO EXECUTIVE SESSION**

Pursuant to Section 551.071, Texas Government Code, the Board 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.

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

Land Acquisition for Future Development
i. Park Project #08-22-01
ii. Park Project #10-25-01

**4. RECONVENE INTO REGULAR BUSINESS SESSION**

**5. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

**6. APPROVAL OF MINUTES**

25-1444 Approval of Regular Meeting Minutes - September 18, 2025
**Attachments**:
1. 9-18-2025

**7. CASH FLOW STATEMENT**

25-1443 Cash Flow Statement September 30, 2025
**Attachments**:
1. MPFDC Sales Tax - October 2025

**8. STAFF COMMENTS**

A. Executive Director or Authorized Representative
i. Current/Future Agenda Items
ii. Executive Director Updates
iii. Departmental Updates

25-1445 MPFDC Monthly Report - October 2025
**Attachments**:
1. MPFDC Monthly Report - October 2025

## 9. NEW BUSINESS

25-1440 Discuss and Consider Nominations for Mansfield Park Facilities Development Corporation Election of Officers for FY2025-2026
**Presenters**: Matt Young, Executive Director of Community Services

25-1441 Resolution - A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas Amending the Corporation's Bylaws to Establish an Attendance Policy and Clarifying Notification Procedures
**Presenters**: Matt Young, Executive Director of Community Services
**Attachments**:
1. Resolution

## 10. DISCUSSION ITEMS

Master Plan Update
Parks Chapter Ordinance Changes
MPFDC Regular Meeting Day Change
Park System Tour

## 11. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

## 12. INFORMATIONAL ITEMS

## 13. ADJOURN

## CERTIFICATION

I, the undersigned authority do hereby certify that the above agenda was posted on the bulletin board next to the main entrance of the City Hall, 1200 East Broad Street, of the City of Mansfield, Texas, in a place convenient and readily accessible to the general public at all times and said Agenda was posted on the following date and time: Friday, October 10, 2025, by 5:00 p.m., and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

________________________________________
Sarah Speer, Business Services Manager
Parks and Recreation

This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX, 1-800-735-2989.

**Mansfield Park Facilities Development Corporation - Regular Meeting Minutes**
**September 18, 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 6:00 PM.

**Present**: Scot Bowman, Lance Hood, Bob Kowalski, Jessica Ng-Hinojosa
**Absent**: Malinda Knappenberger, Lindsay Cadenhead, Shelley Isbell, Raul Najera

## 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. APPROVAL OF MINUTES

25-1316 Approval of Regular Meeting Minutes - August 21, 2025
**Attachments**:
1. 8-21-2025

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

| | |
|---|---|
| **Aye: 4** | Scot Bowman, Lance Hood, Bob Kowalski, Jessica Ng-Hinojosa |
| **Nay: 0** | None |
| **Abstain: 0** | None |

## 4. CASH FLOW STATEMENT

25-1317 Cash Flow Statement August 31, 2025
**Attachments**:
1. MPFDC Sales Tax - September 2025

A Cash Flow report was reviewed during the meeting with revised numbers. A month-to-month sales tax comparison through August was reviewed. For the month of September, sales tax was up 4.57% over last year and up 8.25% for the year.

## 5. STAFF COMMENTS

Malinda Knappenberger arrived at 6:07 p.m.

**A**. Executive Director or Authorized Representative
- i. Current/Future Agenda Items
- ii. Executive Director Updates
- iii. Departmental Updates

25-1318 Monthly Report - September 2025
**Attachments**:
1. Monthly Report - September 2025

James Fish, Parks Planning Manager, reviewed the current projects with the board and provided updates.

## 6. NEW BUSINESS

25-1319 Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Approving a Professional Services Contract With Dunaway Associates, LLC in an Amount Not to Exceed $530,310 for Landscape Architectural, Environmental and Engineering Design Services for Phase 4 of the Walnut Creek Linear Trail System; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date. (GO Bonds)
**Presenters**: Mitali Mandlekar, Park Project Manager II
**Attachments**:
1. Resolution
2. Proposal

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

| | |
|---|---|
| **Aye: 5** | Scot Bowman, Lance Hood, Bob Kowalski, Jessica Ng-Hinojosa, Malinda Knappenberger |
| **Nay: 0** | None |
| **Abstain: 0** | None |

## 7. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

Lance Hood is looking forward to his favorite running trail opening up again and that the progress he can see on phase 4B looks great.
Malinda Knappenberger said Rose Park looks amazing and is looking forward to its completion.
Bob Kowalski is amazed by the number of projects and amount of recognition the department is receiving.
Jessica Hinojosa congratulated the department on being a Gold Medal finalist.
Scot Bowman recognized and thanked Bob Kowalsi for his time and service on the MPFDC board.

## 8. INFORMATIONAL ITEMS

None

## 9. ADJOURN

**A motion was made by Board Member Kowalski to adjourn the meeting at 6:25p.m. Seconded by Board Member Knappenberger. The motion PASSED by the following vote:**

| | |
|---|---|
| **Aye: 4** | Scot Bowman, Lance Hood, Bob Kowalski, Jessica Ng-Hinojosa, Malinda Knappenberger |
| **Nay: 0** | None |
| **Abstain: 0** | None |

_________________________________ Scot Bowman, President

ATTEST:

_________________________________ Sarah Speer, Administrative Assistant II

MANSFIELD PARKS FACILITIES DEVELOPMENT CORP.
YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2025
TO SEPTEMBER 2026

| MONTH | FY25 | FY26 | DOLLAR VALUE INCREASE (DECREASE) FY 2025/2026 | PERCENTAGE INCREASE (DECREASE) FY 2025/2026 |
|---|---|---|---|---|
| OCTOBER | 833,159.34 | 843,356.68 | 10,197.34 | 1.22% |
| NOVEMBER | | | | |
| DECEMBER | | | | |
| JANUARY | | | | |
| FEBRUARY | | | | |
| MARCH | | | | |
| APRIL | | | | |
| MAY | | | | |
| JUNE | | | | |
| JULY | | | | |
| AUGUST | | | | |
| SEPTEMBER | | | | |
| YTD TOTAL | 833,159.34 | 843,356.68 | 10,197.34 | 1.22% |

# MANSFIELD PARKS & RECREATION

OCTOBER 2025

## OUR VISION

to inspire Mansfield to **gather, grow, preserve & play** through welcoming spaces & remarkable experiences

## OUR MISSION

to create community by **exceeding expectations** in design, maintenance, operations and programming with a commitment to lead as a team with uncompromising integrity

## OUR GOALS

- Increase Access to Parks and Programs
- Develop, Maintain and Innovate
- Improve Health and Wellness
- Preserve Natural Spaces
- Cultivate Community Pride

MANSFIELD PARKS & RECREATION

mansfieldparks.com

@mansfieldtxparks

## THIS MONTH IN MANSFIELD


Mansfield Parks and Recreation was proud to be honored at the National Recreation and Park Association conference in September as one of the top four finalists in the country for a National Gold Medal. Founded in 1965, the Gold Medal Awards program honors communities in the United States that demonstrate excellence in parks and recreation through long-range planning, resource management, volunteerism, environmental stewardship, program development, professional development and community engagement,  and is the highest honor given to parks and recreation organizations in the world.

Assistant City Manager Vanessa Ramirez, MPFDC President Scot Bowman, Executive Director of Community Services Matt Young, Assistant Director of Parks and Recreation Brian Coatney, and Marketing and Communications Manager Ann Beck traveled to Orlando for the conference and awards gala. The following week, Mansfield City Council recognized the department for the accomplishment.

While we already knew our dedicated team was among the best of the best, we're so thankful to have their work noticed and given this hard-earned recognition, and for our residents to have one more reason to be proud to live and PLAY in Mansfield!

## UPCOMING EVENTS

- Super Kids Boo Bash: Thursday, Oct. 24 at 6 p.m.
- Boo Bash: Friday, Oct. 25 at 6 p.m.
- Peek-a-Boo Trick or Treat: Tuesday, Oct. 28 at 10 a.m.

# **DIVISION** UPDATES

## RECREATION

| | |
|---|---|
| MAC VISITORS | 12,514 |
| RECREATION PARTICIPANTS | 1,028 |
| SENIOR MEALS SERVED | 756 |
| SENIOR DAILY VISITS | 1,062 |
| MAC MEMBERSHIPS SOLD | 137 |
| NATURE EDUCATION PARTICIPANTS | 59 |
| FIELD TRIP PARTICIPANTS | 11 |

## OPERATIONS

| | |
|---|---|
| PLAYGROUND INSPECTIONS | 16 |
| PAVILION RENTALS | 47 |
| FIELD AND COURT RENTALS | 59 |
| SPLASH PAD WATER TESTS | 254 |

## MARKETING

| | |
|---|---|
| FACEBOOK FOLLOWERS | 18,612 |
| FACEBOOK VIEWS | 864,835 |
| INSTAGRAM FOLLOWERS | 5,062 |
| INSTAGRAM VIEWS | 59,919 |
| EMAIL SUBSCRIBERS | 7,389 |
| EMAIL OPEN RATE | 32% |
| WEBSITE VISITORS | 6,884 |

# PARK PROJECT UPDATES


| | PROJECT | ADDRESS | DETAILS | STATUS |
|---|---|---|---|---|
| 1 | Geyer Commons | 599 E. Broad St. | Historic plaza with retail and park amenities | Construction |
| 2 | Mans Best Field Dog Park | 610 W. Broad St. | Water feature, pavilion, lighting, trail connection | Construction |
| 3 | Katherine Rose Memorial Park | 303 N. Walnut Creek Dr. | Parking expansion, new playground & restroom | Construction |
| 4 | Julian Feild Park | 1531 E. Broad St. | Veterans memorial, restrooms and pond | Construction |
| 5 | Walnut Creek Linear Trail | Cannon/Carlin to ONP | Phase 3B on-street side path trail | Construction |
| 6 | McClendon Park East | 740 W. Kimball St. | New playground and nature trail | Construction |

*Mansfield Parks and Recreation uses department goals and City Council priorities to develop both long and short-term projects and plans. All projects include icons indicating which of the priorities are being addressed.*

# 1 GEYER COMMONS

| | |
|---|---|
| **SUMMARY** | The Geyer Commons project will redevelop the City's first ballfield into a mixed-use public space. Phase I includes design and construction of an urban plaza with a vendor market, splash pad, restrooms with an incorporated pump room, architectural gateway feature, seating areas, open space improvements, streetscape improvements, trees, landscaping, infrastructure and lighting. Future phases will include construction of the civic lawn, architectural fountain, wiffle ball field, historic home relocation, parking areas, and additional landscaping and infrastructure. |
| **CURRENT UPDATE** | The decorative trusses for the entry portals have been installed. Wifi communications infrastructure installation has been installed. Underground drainage and sub base work for the synthetic turf area is complete. The electrical work and interior tile finish out is underway for the restroom building. The drainage, plumbing installation and underground vault installation for the splash pad is underway. Pavilion installation has begun and is anticipated to be complete in mid-October. The interior finish out for the cottages is underway. Substantial completion is currently anticipated at the end of November. |

| | | | | | |
|---|---|---|---|---|---|
| **PROJECT MANAGER** | Mitali Mandlekar | **TARGET COMPLETION** | Fall 2025 | **BUDGET** | $5.8 million |
| **DESIGN FIRM** | Dunaway Associates | **CONTRACTOR** | Millis Development & Construction | **SOURCE** | GF CO's |




# 2 **MANS BEST FIELD** DOG PARK

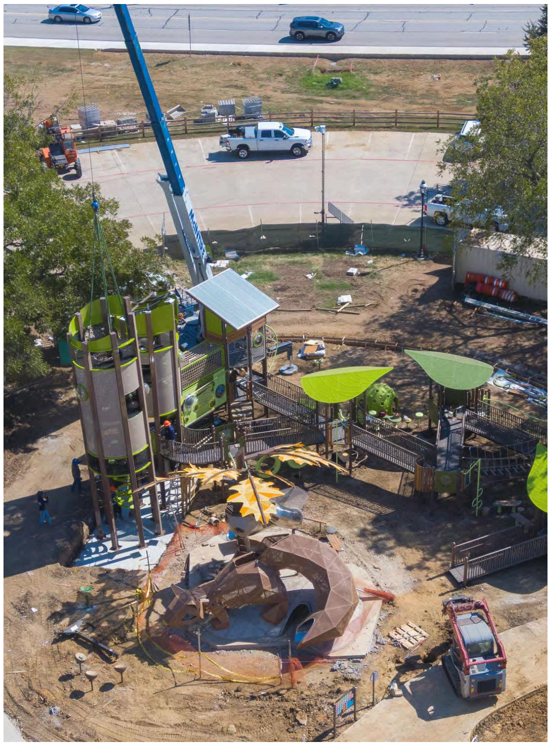
| | |
|---|---|
| **SUMMARY** | This project covers the development of phase II for the dog park, which entails installing a swimming pond/water feature for dog use, a dog wash station/area, a central pavilion, agility equipment, and extending irrigation and lighting further into the paddocks. A paved trail is also being added to provide access to the pond and provide future access to the WCLT 4A/4B expansion. |
| **CURRENT UPDATE** | The contractor has finished pouring concrete for the new trail connection and the pond area, and will move to the pavilion base next for the final pours. The electrical work is nearing completion for all underground work, and will just need to finish the string light installation and pavilion work. The fencing work is nearing completion as well, with one section of mow curb to finish and then they will begin stretching out the chain link and making any final tie-ins, as well as setting the gates. The retaining walls along the new trail section will begin construction now and will be completed by the end of October. There will be a lot of activity at this site for the remainder of the month as many of the subcontractors will be on-site to complete all of their work and tie everything together. |

| | | | | | |
|---|---|---|---|---|---|
| **PROJECT MANAGER** | Garett Smith | **TARGET COMPLETION** | Fall 2025 | **BUDGET** | $900,000 |
| **DESIGN FIRM** | Westwood | **CONTRACTOR** | The Fain Group | **SOURCE** | MPFDC, Park Fees |

# 3 KATHERINE ROSE MEMORIAL PARK

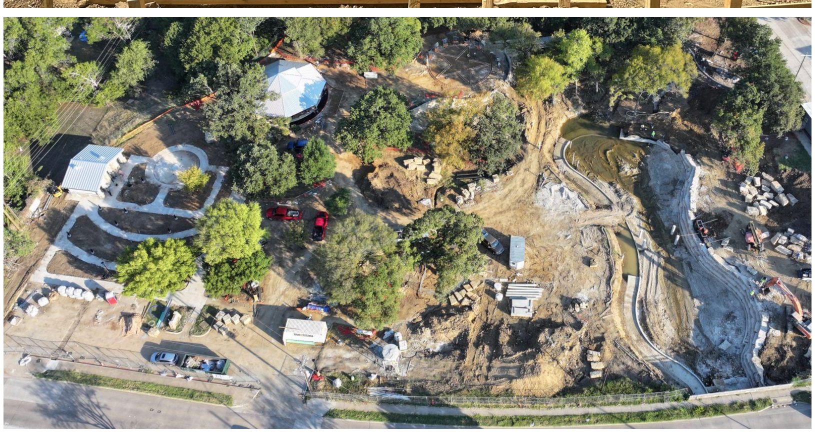
| | |
|---|---|
| **SUMMARY** | Katherine Rose Park and Hardy Allmon Soccer Complex are being reimagined to better fit the needs of a growing community. The project includes a master redevelopment plan of the space, including available nearby properties and parks. |
| **CURRENT UPDATE** | The contractor continues to work on the roofing , electrical, ceilings and masonry for the restroom building The walls have been painted and weatherproofed, which will allow for the interiors to be finished once the roofing is completed. The playground equipment installation has been moving very quickly, with all LSI equipment being installed over the past few weeks with the new shade over the Quantis climber. The safety surface base material has been placed under the Quantis, 2-5 year old play area, and the independent play features. Both pavilions have been installed. Installation of the irrigation and landscaping is underway along with the new front entry gate and entry signage. Irrigation has been completed on the Smith Street soccer fields, with installation of sod underway. We are looking for a late November completion barring unforeseen issues. |

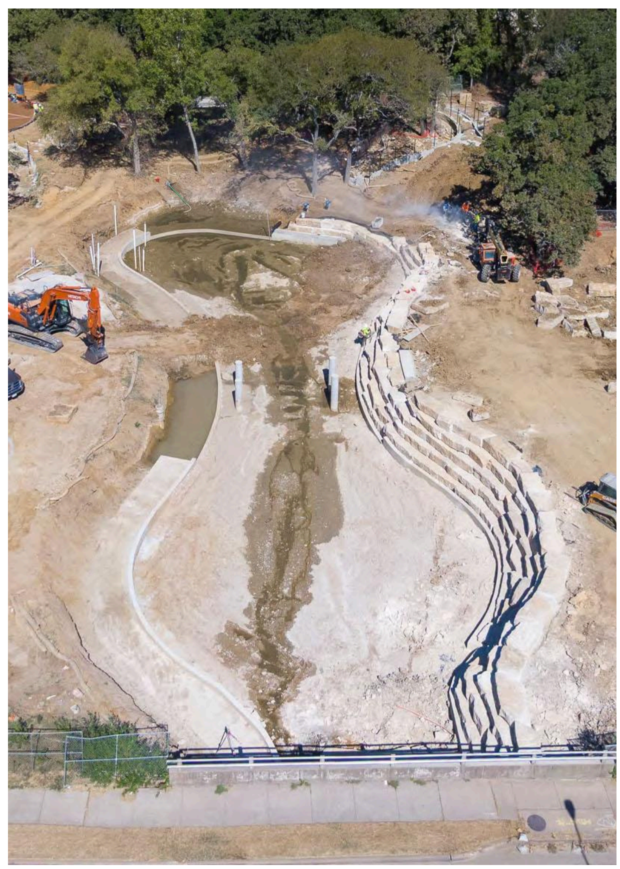
| | | | | | |
|---|---|---|---|---|---|
| **PROJECT MANAGER** | James Fish & Garett Smith | **TARGET COMPLETION** | Winter 2025 | **BUDGET** | $10 million |
| **DESIGN FIRM** | Parkhill | **CONTRACTOR** | Cole Construction | **SOURCE** | GF, ARPA, MPFDC |



# 4 **JULIAN FEILD** PARK

| | | | | | |
|---|---|---|---|---|---|
| **SUMMARY** | Phase one of Julian Feild Park redevelopment includes walkways, reflection pond, irrigation and landscaping, restrooms, Serenity Gardens improvements, and a large veterans memorial plaza. Future phases will include trails throughout the rear, wooded portion of the park, and a connection to the Walnut Creek Linear Trail. This project also includes work to address erosion along the west side of the park supported by the drainage fund. | | | | |
| **CURRENT UPDATE** | The restroom building is 95% complete. Site electrical work has been ongoing. Pond wall work is well underway with one bridge 90% completed. The upper site work infrastructure is essentially complete, and the park monument stone work is complete. Rock walls are being installed in the pond, and the pavilion is installed and 85% complete. The granite monuments have been installed with site concrete and wall work continuing. The project completion is estimated to be in early January. | | | | |
| **PROJECT MANAGER** | James Fish | **TARGET COMPLETION** | Winter 2025 | **BUDGET** | $5 million |
| **DESIGN FIRM** | Kimley-Horn | **CONTRACTOR** | AUI Partners, LLC | **SOURCE** | TIRZ #1 |





# 5 **WALNUT CREEK** LINEAR TRAIL 3B

| | | | | | |
|---|---|---|---|---|---|
| **SUMMARY** | This segment will extend from the recently completed trail at Cannon and Carlin Roads and create a connection to the entrance of Oliver Nature Park with a combination of added trails and expanded sidewalks along Matlock Road. | | | | |
| **CURRENT UPDATE** | Construction of the sidepath and connection to the under-bridge trail crossing on the east side of Matlock is underway. Work on the piers for the retaining wall under the bridge has begun with the walls now under construction. Work under and around the bridge will continue until the project is complete in December. | | | | |
| **PROJECT MANAGER** | James Fish | **TARGET COMPLETION** | Winter 2025 | **BUDGET** | $3 million |
| **DESIGN FIRM** | Kimley Horn & Associates | **CONTRACTOR** | Humphrey & Morton Construction Company, Inc. | **SOURCE** | MPFDC/GF Bonds |

# 6 MCCLENDON PARK EAST

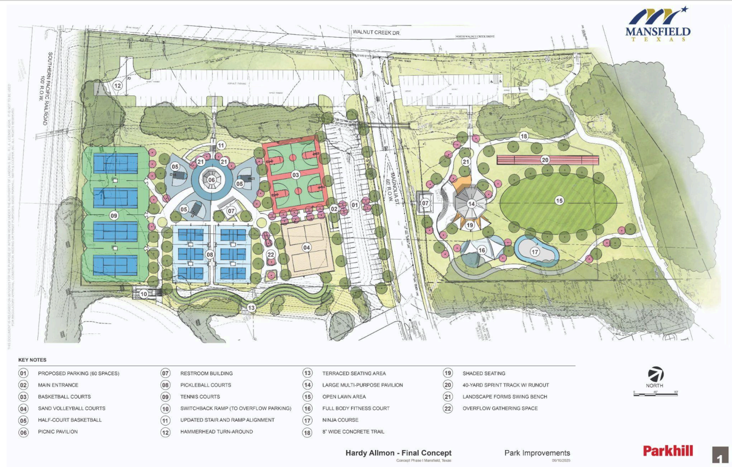
| | | | | | |
|---|---|---|---|---|---|
| **SUMMARY** | This project includes the renovation and expansion of the playground area, as well as reworking and enhancing the nature trail connection between this park and McClendon Park West | | | | |
| **CURRENT UPDATE** | Oncor has completed their work to relocate the previously unmarked electrical line that ran too close to the new playground site. The general contractor has re-mobilized to the site and begun their work again. The contractor is planning to complete all hardscape work as quickly as possible so that the playground installation can begin. The playground is ready for installation and being stored safely until the site is ready, which should take place in the coming weeks. After the hardscape work is completed, the contractor will move forward with the site landscaping and irrigation while the playground work takes place, so everything should tie up and finish together near the end of October, pending any weather delays. | | | | |
| **PROJECT MANAGER** | Garett Smith | **TARGET COMPLETION** | Fall 2025 | **BUDGET** | $800,000 |
| **DESIGN FIRM** | Westwood | **CONTRACTOR** | D.L. Meacham | **SOURCE** | MPFDC |

# **PROJECTS** IN DESIGN

## **ROSE PARK** EAST

Katherine Rose Park and Hardy Allmon Soccer Complex are being reimagined to better fit the needs of a growing community.

This phase will include adding tennis, pickleball, basketball and sand volleyball courts on the south side of Magnolia. The north side will include fitness amenities.




| | | | | | |
|---|---|---|---|---|---|
| **PROJECT MANAGER** | Mitali Mandlekar | **TARGET COMPLETION** | Fall 2026 | **BUDGET** | $9 million |
| **DESIGN FIRM** | Parkhill | **CONTRACTOR** | TBD | **SOURCE** | MPFDC |

## **JAMES MCKNIGHT** PARK WEST

Mansfield Parks and Recreation was awarded a $750,000 non-urban outdoor recreation grant for James McKnight Park West from the Texas Parks and Wildlife Commission (TPWC) in January 2023 to add much-needed amenities to the 35-year-old park.

The concept includes a playground, walking trail with fitness stations and the city's first disc golf course.


| | | | | | |
|---|---|---|---|---|---|
| **PROJECT MANAGER** | Mitali Mandlekar | **TARGET COMPLETION** | Summer 2026 | **BUDGET** | $2.3 million |
| **DESIGN FIRM** | Freese and Nichols, Inc. / Houck Design | **CONTRACTOR** | TBD | **SOURCE** | TPWD Grant, MPFDC |

City of Mansfield
Staff Report

Item ID: 25-1440

Agenda Date: October 16, 2025

**Title**
Discuss and Consider Nominations for Mansfield Park Facilities Development Corporation Election of Officers for FY2025-2026

**Description/History**
The MPFDC must have members of the Board holding the positions of President and Vice President. The Board also has the option of electing a Treasurer and Secretary from among the Board, or designating City staff members to serve in these roles as non-voting ex-officio members. Officers must be elected annually per the Board's Bylaws. Nominations are made among the seven current Board members. The nominated Board member who receives the majority of votes from the Board will be elected to the office for which they have been nominated.

**Strategic Initiative**

**Recommendation**
Elect Officers

**Funding Source**

**Prepared By**
Matt Young, Executive Director of Community Services - (817) 728-3397

MANSFIELD TEXAS

**City of Mansfield**
**Staff Report**

**Item ID: 25-1441**

**Agenda Date: October 16, 2025**

### Title
Resolution - A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas Amending the Corporation's Bylaws to Establish an Attendance Policy and Clarifying Notification Procedures

### Description/History
The City Council authorized the City Manager to make changes beginning October 1, 2025 to establish a minimum attendance policy of 80% for all regularly scheduled meetings for all boards and commissions. A few minor changes to sections 2 and 3 of Article II are also being proposed in the attached Exhibit A to clarify methods and procedures for notifying directors of scheduled meetings.

### Strategic Initiative
N/A

### Recommendation
Approve Resolution

### Funding Source

### Prepared By
Matt Young, Executive Director of Community Services - (817) 728-3397

**RESOLUTION NO.______**

**A RESOLUTION OF THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE CORPORATION'S BYLAWS TO ESTABLISH AN ATTENDANCE POLICY AND CLARIFYING NOTIFICATION PROCEDURES; AUTHORIZING THE BOARD PRESIDENT TO EXECUTE ANY DOCUMENTS NECESSARY TO IMPLEMENT THIS RESOLUTION; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE.**

**WHEREAS,** the Mansfield Park Facilities Development Corporation ("MPFDC") is a Texas non-profit corporation operating as a Type B Economic Development Corporation under the Development Corporation Act, codified in Subtitle C1 of Title 12 of the Texas Local Government Code, Chapters 501 through 505 (the "Act"), the Texas Non-Profit Corporation Act, as amended, and other applicable laws; and

**WHEREAS**, MPFDC's Board of Directors desires to amend the Bylaws to establish a policy regarding minimum attendance at regularly scheduled meetings; and

**WHEREAS**, the MPFDC's Board of Directors further desires to amend the Bylaws by clarify the methods and procedures for notifying Directors of meetings; and

**WHEREAS**, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

**WHEREAS**, the MPFDC deems the adoption of this resolution to be in the best interest of the public, advisable and not in conflict with the Act.

**NOW, THEREFORE, BE IT RESOLVED BY THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION OF THE CITY OF MANSFIELD, TEXAS, THAT**:

**SECTION 1.**

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the MPFDC and made a part hereof for all purposes.

**SECTION 2.**

Amendments to the MPFDC Bylaws in substantially the same form as Exhibit "A" attached is hereby approved.

**SECTION 3.**

The Board President is authorized to execute any and all documents necessary and take such actions as are necessary to carry out the intent of this Resolution.

**SECTION 4.**

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

**SECTION 5.**

This Resolution shall be effective from and after its passage.

**PASSED AND APPROVED BY THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION THIS 16$^{TH}$ DAY OF OCTOBER 2025.**

___________________________________
**Scot Bowman**, President

**ATTEST:**

___________________________________
**Sarah Speer**, Administrative Assistant II

**BYLAWS OF**

**MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION**

## ARTICLE I
## PURPOSE AND POWERS

Section 1 - Purpose

The Corporation is incorporated for the purposes set forth in Article Four of its Articles of Incorporation, the same to be accomplished on behalf of the City of Mansfield, Texas (the "City") as its duly constituted authority and instrumentality in accordance with the Development Corporation Act of 1979, as amended, Article 5190.6, Vernon's Ann. Civ. St., as amended, (the “Act”), and other applicable laws.

Section 2 - Powers

In the fulfillment of its corporate purpose, the Corporation shall be governed by Section 4B of the Act, and shall have all of the powers set forth and conferred in its Articles of Incorporation, in the Act, and in other applicable law, subject to the limitations prescribed therein and herein and to the provisions thereof and hereof.

## ARTICLE II
## BOARD OF DIRECTORS

Section 1 - Powers, Number and Term of Office

(a) The property and affairs of the Corporation shall be managed and controlled by a Board of Directors (the "Board") and, subject to the restrictions imposed by law, by the Articles of Incorporation, and by these Bylaws, the Board shall exercise all of the powers of the Corporation.

(b) The Board shall consist of seven (7) directors, each of whom shall be appointed by the City Council (the "City Council") of the City for two-year terms. Directors may serve up to three consecutive terms for a total of six years for all board and commission members unless the change causes an excess of 25% of the board or commission to turn over, then the most senior members in time would terminate and a term member can reapply after a break from that board or commission that is equal to or no less than twelve (12) months.

(c) The City Council may appoint an alternate director in the same manner as the seven (7) directors. If a director is absent from a Board meeting, the alternate director may replace the absent director and will act as the director during the Board meeting. The alternate director is encouraged to attend all Corporation Board meetings.

(d) The directors constituting the first Board shall be those directors named in the Articles of Incorporation. Successor directors shall have the qualifications, shall be of the classes of directors, and shall be appointed to the terms set forth in the Articles of Incorporation.

(e) Any director or Board alternate may be removed from office by the City Council at will.

(f) The City Manager, or his or her designee, serving in his or her capacity as a non-voting ex-officio member: (i) may not be counted toward a meeting quorum; (ii) may participate in any discussion that occurs in open session; and (iii) may attend and participate in any discussion that occurs in any executive session.

Section 2. Meetings of Directors.

(a) The directors may hold their meetings at such place or places in the City as the Board may from time to time determine; provided, however, in the absence of any such determination by the Board, the meetings shall be held at the principal office of the Corporation as specified in Article VI of these Bylaws or as amended.

(b) Each director shall be expected to attend all official meetings of the Board. Directors who cannot attend the meeting shall contact the appropriate staff member concerning his or her absence prior to the meeting. Failure to attend a minimum of eighty (80) percent of all regularly scheduled meetings and workshops during any fiscal year may result in removal from the Board.

Section 3. Notice of Meetings

(a) Regular meetings of the Board shall be held without the necessity of notice to directors at such times and places as shall be designated from time to time by the Board. Special meetings of the Board shall be held whenever called by the president, by the secretary, by a majority of the directors, by the Mayor of the City, or by a majority of the City Council. Except in the case of an emergency, special meetings require three (3) days notice to each director, either personally, by mail or email. Emergency meetings shall be held in accordance with the Open Meetings Act.

~~(b) The secretary shall give notice to each director of each special meeting in person or by mail, telephone or telegraph, at least two (2) hours before the meeting. Unless otherwise indicated in the notice thereof, any and all matters pertaining to the purposes of the Corporation may be considered and acted upon at a special meeting. At any meeting at which every director shall be present, even though without any notice, any matter pertaining to the purpose of the Corporation may be considered and acted upon consistent with applicable law.~~

~~(c)~~(b) Whenever any notice is required to be given to the Board, said notice shall be deemed to be sufficient if given by depositing the same in a post office box in a sealed postpaid wrapper addressed to the person entitled thereto at his or her post office address as it appears on the books of the Corporation, and such notice shall be deemed to have been given on the day of such mailing. Attendance of a director at a meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business on the grounds that the meeting is not lawfully called or convened. Neither the business to be transacted at nor the purpose of any regular or special meeting of the Board need be specified in the notice to directors or waiver of notice of such meeting, unless required by the Board. A waiver of notice in writing, signed by the person or persons entitled to said notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

Section 4 - Open Meetings Act

All meetings and deliberations of the Board shall be called, convened, held, and conducted, and notice shall be given to the public, in accordance with the Texas Open Meetings Act, Article 6252-17, Vernon's Ann. Civ. St., as amended.

Section 5 - Quorum

A majority of the directors shall constitute a quorum for the conduct of the official business of the Corporation. The act of a majority of the directors present at a meeting at which a quorum is in attendance shall constitute the act of the Board and of the Corporation, unless the act of a greater number is required by law.

Section 6 - Conduct of Business

(a) At the meetings of the Board, matters pertaining to the business of the Corporation shall be considered in accordance with rules of procedure as from time to time prescribed by the Board.

(b) At all meetings of the Board, the president shall preside.

(c) The secretary of the Corporation shall act as secretary of all meetings of the Board, but in the absence of the secretary, the presiding officer may appoint any person to act as secretary of the meeting.

Section 7 - Committees of the Board

The Board may designate two (2) or more directors to constitute an official committee of the Board to exercise such authority of the Board as may be specified in the resolution. It is provided, however, that all final, official actions of the Corporation may be exercised only by the Board. Each committee so designated shall keep regular minutes of the transactions of its meetings and shall cause such minutes to be recorded in books kept for that purpose in the principal office of the Corporation.

Section 8 - Compensation of Directors

Directors shall not receive any salary or compensation for their services as directors. However, they shall be reimbursed for their actual expenses incurred in the performance of their official duties as directors.

## ARTICLE III
## OFFICERS

Section 1 - Titles and Term of Office

(a) The officers of the Corporation shall be a president, a vice president, a secretary and a treasurer, and such other officers as the Board may from time to time elect or appoint. The Board shall appoint a president selected by the City Council. One person may hold more than one office, except that the president shall not hold the office of secretary. Terms of office shall be one (1) year with the right of an officer to be reelected.

(b) All officers shall be subject to removal from office at any time by a vote of a majority of the entire Board.

(c) A vacancy in the office of any officer shall be filled by a vote of a majority of the directors.

Section 2 - Powers and Duties of the President

The president shall be the chief executive officer of the Corporation, and, subject to the paramount authority of the Board, the president shall be in general charge of the properties and affairs of the Corporation, shall preside at all meetings of the Board, and may sign and execute all contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, notes and other instruments in the name of the Corporation.

Section 3 - Vice President

The vice president shall have such powers and duties as may be prescribed by the Board and shall exercise the powers of the president during that officer's absence or inability to act. Any action taken by the vice president in the performance of the duties of the president shall be conclusive evidence of the absence or inability to act of the president at the time such action was taken.

Section 4 - Treasurer

The treasurer shall have the responsibility to see to the handling, custody, and security of all funds and securities of the Corporation in accordance with these Bylaws. When necessary or proper, the treasurer may endorse and sign, on behalf of the Corporation, for collection or issuance, checks, notes and other obligations in or drawn upon such bank, banks or depositories as shall be designated by the Board consistent with these Bylaws. The treasurer shall see to the entry in the books of the Corporation full and accurate accounts of all monies received and paid out on account of the Corporation. The treasurer shall, at the expense of the Corporation, give such bond for the faithful discharge of his duties in such form and amount as the Board or the City Council may require.

Section 5 - Secretary

The secretary shall keep the minutes of all meetings of the Board in books provided for that purpose, shall give and serve all notices, may sign with the president in the name of the Corporation, and/or attest the signature thereto, all contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, notes and other instruments of the Corporation, shall have charge of the corporate books, records, documents and instruments, except the books of account and financial records and securities, and such other books and papers as the Board may direct, all of which shall at all reasonable times be open to public inspection upon application at the office of the Corporation during business hours, and shall in general perform all duties incident to the office of secretary subject to the control of the Board.

Section 6

The president and vice president shall be named from among the members of the Board. The treasurer and secretary may, at the option of the Board, be persons other than members of the Board, and they may be employees of the City. In the event the offices of treasurer or secretary are not held by members of the Board, such positions will be considered non-voting ex-officio members.

Section 7 - Compensation

Officers who are members of the Board shall not receive any salary or compensation for their services, except that they shall be reimbursed for their actual expenses incurred in the performance of their official duties as officers.

## ARTICLE IV
## [RESERVED]

## ARTICLE V
## FUNCTIONAL CORPORATE DUTIES AND REQUIREMENTS

Section 1 - General Park Facilities Development Plan

(a) It shall be the duty and obligation of the Board, in coordination with the necessary contracting parties and to research, develop, prepare, finance, and implement the park facilities development plan.

(b) In carrying out its obligations under subsection (a), the Corporation shall be authorized to exercise all rights and powers granted under the Act, including, but not limited to Section 4B thereof, and with the objective and for the purpose of developing and diversifying the economy of the State of Texas and the City, and the elimination of unemployment and underemployment in the State and the City and the expansion of commerce within the State.

(c) The Board shall periodically submit reports to the City Council as to the status of its activities in carrying out its obligations under this Section.

(d) Any and all agreements between the Corporation and other parties shall be authorized, executed, approved, and delivered in accordance with applicable law.

Section 2 - Annual Corporate Budget

At least thirty (30) days prior to the commencement of each fiscal year of the Corporation, the Board shall adopt a proposed budget of expected revenues and proposed expenditures for the next ensuing fiscal year. The budget shall contain such classifications and shall be in such form as may be prescribed from time to time by the City Council. The budget shall not be effective until the same has been approved by the City Council.

Section 3 - Books, Records, Audits

(a) The Corporation shall keep and properly maintain, in accordance with generally accepted accounting principles, complete books, records, accounts, and financial statements pertaining to its corporate funds, activities, and affairs.

(b) At the direction of the City Council, the books, records, accounts, and financial statements of the Corporation may be maintained for the Corporation by the accountants·, staff and personnel of the City.

(c) The Corporation, or the City if the option described in subsection (b) is selected, shall cause its books, records, accounts, and financial statements to be audited at least once each fiscal year by an outside, independent, auditing and accounting firm selected by the Corporation and approved by the City Council. Such audit shall be at the expense of the Corporation.

Section 4 - Deposit and Investment of Corporate Funds

(a) All proceeds from loans or from the issuance of bonds, notes, or other debt instruments

("Obligations") issued by the Corporation shall be deposited and invested as provided in the resolution, order, indenture, or other documents authorizing or relating to their execution or issuance.

(b) Subject to the requirements of contracts, loan agreements, indentures or other agreements securing Obligations, all other monies of the Corporation, if any, shall be deposited, secured, and/or invested in the manner provided for the deposit, security, and/or investment of the public funds of the City. The Board shall designate the accounts and depositories to be created and designated for such purposes, and the methods of withdrawal of funds therefrom for use by and for the purposes of the Corporation upon the signature of its treasurer and such other persons as the Board shall designate. The accounts, reconciliation, and investment of such funds and accounts shall be performed by the Department of Finance of the City.

Section 5 - Expenditures of Corporate Money

The monies of the Corporation, including sales and use taxes collected pursuant to Section 4B of the Act, monies derived from rents received from the lease or use of property, the proceeds from the investment of funds of the Corporation, the proceeds from the sale of property, and the proceeds derived from the sale of Obligations, may be expended by the Corporation for any of the purposes authorized by the Act, subject to the following limitations:

(i) Expenditures from the proceeds of Obligations shall be identified and described in the orders, resolutions, indentures, or other agreements submitted to and approved by the City Council prior to the execution of loan or financing agreements or the sale and delivery of the Obligations to the purchasers thereof required by Section 6 of this Article;

(ii) Expenditures that may be made from a fund created with the proceeds of Obligations, and expenditures of monies derived from sources other than the proceeds of Obligations may be used for the purposes of financing or otherwise providing one or more "Projects," as defined in Section 4B of the Act. The specific expenditures shall be described in a resolution or order of the Board and shall be made only after the approval thereof by the City Council;

(iii) All other proposed expenditures shall be made in accordance with and shall be set forth in the annual budget required by Section 2 of this Article or in contracts meeting the requirements of Section 1(d) of this Article.

Section 6 - Issuance of Obligations

No Obligations, including refunding Obligations, shall be authorized or sold and delivered by the Corporation unless the City Council shall approve such Obligations by action taken prior to the date of sale of the Obligations.

**ARTICLE VI**

**MISCELLANEOUS PROVISIONS**

Section 1 - Principal Office

(a) The principal office and the registered office of the Corporation shall be the registered office of the Corporation specified in the Articles of Incorporation and as amended by filing, in writing, an updated principal office location with the Secretary of the Board.

(b) The Corporation shall have and shall continually designate a registered agent at its registered office, a required by the Act.

Section 2 - Fiscal Year

The fiscal year of the Corporation shall be the same as the fiscal year of the City.

Section 3 - Seal

The seal of the Corporation shall be as determined by the Board.

Section 4 - Resignations

Any director or officer may resign at any time. Such resignation shall be made in writing and shall take effect at the time specified therein, or, if no time be specified, at the time of its receipt by the president or secretary. The acceptance of a resignation shall not be necessary to make it effective, unless expressly so provided in the resignation.

Section 5 - Approval or Advice and Consent of the City Council

To the extent that these Bylaws refer to any approval by the City or refer to advice and consent by the Council, such advice and consent shall be evidenced by a certified copy of a resolution, order or motion duly adopted by the City Council.

Section 6 - Services of City Staff and Officers

Subject to the paramount authority of the City Manager under the Charter of the City, the Corporation shall have the right to utilize the services of the City Attorney, the City Secretary, and the staff and employees of the Finance Department of the City, provided (i) that the Corporation shall pay reasonable compensation to the City for such services, and (ii) the performance of such services does not materially interfere with the other duties of such personnel of the City.

Section 7 - Indemnification of Directors, Officers and Employees

(a) As provided in the Act and in the Articles of Incorporation, the Corporation is, for the purposes of the Texas Tort Claims Act (Subchapter A, Chapter 101, Texas Civil Practices and Remedies Code), a governmental unit and its actions are governmental functions.

(b) The Corporation shall indemnify each and every member of the Board, its officers, and its employees, and each member of the City Council and each employee of the City, to the fullest extent permitted by law, against any and all liability or expense, including attorneys fees, incurred by any of such persons by reason of any actions or omissions that may arise out of the functions and activities of the Corporation.

## ARTICLE VII
## EFFECTIVE DATE, AMENDMENTS

Section 1 - Effective Date

These Bylaws shall become effective upon the occurrence of the following events:

(1) the approval of these Bylaws by the City Council; and

(2) the adoption of these Bylaws by the Board.

Section 2 - Amendments to Articles of Incorporation and Bylaws

The Articles of Incorporation of the Corporation and these Bylaws may be amended only in the manner provided in the Articles of Incorporation and the Act.