



**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: 5	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