



Mansfield Park Facilities Development Corporation - Regular Meeting

November 20, 2025 - 6:00 PM

Council Chambers

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 Business Services Manager 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. Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071

i. Seek Advice of City Attorney Regarding Public/Private Partnerships

B. 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

iii. Park Project #11-25-01

iv. Park Project #11-25-02

v. Park Project #11-25-03

vi. Park Project #11-25-04

4. RECONVENE INTO REGULAR BUSINESS SESSION

5. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

6. APPROVAL OF MINUTES

25-1594 Approval of Regular Meeting Minutes - October 16, 2025

Attachments:

1. 10-16-2025

7. CASH FLOW STATEMENT

25-1595 Cash Flow Statement October 31, 2025

Attachments:

1. MPFDC Sales Tax - November 2025

8. STAFF COMMENTS

A. Executive Director or Authorized Representative

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

- 25-1596 Monthly Report - November 2025
Attachments:
1. MPFDC Monthly Report - November 2025

9. NEW BUSINESS

- 25-1592 Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Adopting the Five-Year Update to the 2020 Parks, Recreation, Open Space and Trails Master Plan; 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: Matt Young, Executive Director of Community Services
Attachments:
1. Exhibit A - Five-Year Report

- 25-1593 Discuss and Consider Cancellation of the December Regular MPFDC Meeting

10. DISCUSSION ITEMS

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, November 14, 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
October 16, 2025 - 6:30 PM
Final

Multipurpose Room
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Scot Bowman, President, called the meeting to order at 6:33 PM.

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 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.

Scot Bowman, President, recessed into Executive Session at 6:34 PM.

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

Scot Bowman, President, reconvened the Regular Meeting at 7:08 PM.

5. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by MPFDC Vice President Cadenhead to approve and authorize the City's designee to negotiate, finalize and execute a contract and any other documents necessary to purchase property #10-25-01. Seconded by Board Member Hood. The motion PASSED by the following vote:

Aye: 7 Scot Bowman, Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Roderic Russell, Mialinda Francis
Nay: 0 None
Abstain: 0 None

6. APPROVAL OF MINUTES

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

A motion was made by MPFDC Vice President Cadenhead to approve the minutes with the suggested correction. Seconded by Board Member Knappenberger. The motion PASSED by the following vote:

Aye: 7 Scot Bowman, Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Roderic Russell, Mialinda Francis
Nay: 0 None
Abstain: 0 None

7. CASH FLOW STATEMENT

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

A month-to-month sales tax comparison through September was reviewed. For the month of October, sales tax is up 1.22% for the month over last year.

8. STAFF COMMENTS

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

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

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

A motion was made by Board Member Najera to elect the new board members as described:

Scot Bowman- President

Lindsay Cadenhead- Vice President
Sarah Speer- Secretary (ex-officio)
Troy Lestina- Treasurer (ex-officio)

Seconded by Board Member Hood. The motion PASSED by the following vote:

Aye: 7 Scot Bowman, Lindsay Cadenhead, Lance Hood, Malinda Knappenberger,
Raul Najera, Roderic Russell, Mialinda Francis

Nay: 0 None

Abstain: 0 None

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
2. Exhibit A

A motion was made by Board Member Hood to approve the item. Seconded by Board Member Knappenberger. The motion PASSED by the following vote:

Aye: 7 Scot Bowman, Lindsay Cadenhead, Lance Hood, Malinda Knappenberger,
Raul Najera, Roderic Russell, Mialinda Francis

Nay: 0 None

Abstain: 0 None

10. DISCUSSION ITEMS

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

Matt Young, Executive Director, updated the board on the 2020 Master Plan report, Parks Chapter Ordinance changes, MPFDC regular meeting day change in 2026, and asked for input on starting a park system tour with board members and staff.

11. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

Malinda Knappenberger thanked staff for their awesome work.

Lance Hood requested a list of the new park names that have been changed recently.

Lindsay Cadenhead said she is excited about the park openings coming up with several projects finishing in the next few months.

Rod Russell said it is a blessing and honor to serve on the MPFDC.

Raul Najera thanked staff for a great mid year summary and is loving the trail expansions he gets to experience with family.

Mialinda Francis thanked City Council and staff for appointing her to the board and is excited about the progress happening now and what's to come.

Scot Bowman welcomed Rod and Mialinda, thanked board for voting him as president, looking forward to another great year.

12. INFORMATIONAL ITEMS

None

13. ADJOURN

**A motion was made by Board Member Hood to adjourn the meeting at 8:51 PM.
Seconded by Board Member Knappenberger. The motion PASSED by the following vote:**

Aye: 7	Scot Bowman, Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Roderic Russell, Mialinda Francis
Nay: 0	None
Abstain: 0	None

Scot Bowman, President

ATTEST:

Sarah Speer, Business Services Manager

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	937,742.74	996,659.34	58,916.61	6.28%
DECEMBER				
JANUARY				
FEBRUARY				
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	1,770,902.08	1,840,016.02	69,113.95	3.90%

MANSFIELD PARKS & RECREATION

NOVEMBER 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

[f](#) [@mansfieldtxparks](#)

THIS MONTH IN MANSFIELD



TRAPS NORTH BEST RECREATION PROGRAM

Oliver Nature Park
Preschool Nature



TRAPS NORTH BEST SENIOR PROGRAM

Senior Lifestyles
Topsy Turvy Open House

Mansfield Parks and Recreation was honored last month with TWO awards at the Texas Recreation and Parks Society North conference. The recently expanded preschool nature program at Oliver Nature Park received top honors for Recreation Excellence, and the Seniors' Topsy Turvy Open House, the annual off-hours event where seniors invite their families to experience their daily activities together, won the award for best Senior Recreation. Way to go, Team Mansfield!

Also this month, the first group of vendors at the Geyer Commons Cottage Market have been announced, with 12 local businesses getting ready to set up shop once the site is complete later this year.

Geyer Commons is just one of the park projects wrapping up in the coming weeks; stay tuned for more details regarding grand openings and more!

UPCOMING EVENTS

- Hometown Holidays: Friday, Dec. 5 at 5 p.m.
- Snowman Run 5k: Saturday, Dec. 6 at 9 a.m.
- Super Kids Santa Visits: Thursday, Dec. 11 at 5 p.m.
- Jane Austen Day Tea: Saturday, Dec. 13 at 2 p.m.
- Candy Cane Hunt: Monday, Dec. 22 at 2 p.m.

DIVISION UPDATES

RECREATION

MAC VISITORS	12,997
RECREATION PARTICIPANTS	968
SENIOR MEALS SERVED	840
SENIOR DAILY VISITS	1,224
MAC MEMBERSHIPS SOLD	133
NATURE EDUCATION PARTICIPANTS	144
FIELD TRIP PARTICIPANTS	231

OPERATIONS

PLAYGROUND INSPECTIONS	16
PAVILION RENTALS	40
FIELD AND COURT RENTALS	63
SPLASH PAD WATER TESTS	0

MARKETING

FACEBOOK FOLLOWERS	18,865
FACEBOOK VIEWS	297,201
INSTAGRAM FOLLOWERS	5,113
INSTAGRAM VIEWS	65,696
EMAIL SUBSCRIBERS	6,059



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	Moody Park	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	Pavilion installation and splash pad special paving installation work is complete. The interior finish out of all 12 cottages is 100% complete. The interior tile finish for the restrooms is complete and the fixtures are anticipated to be installed in the coming weeks. Leading up to substantial completion by the end of November, the contractor is expected to finish pavement installation, parking improvements, electrical work, landscaping and irrigation improvements. Site furnishings, lighting and sign installation will also take place over the next few days.				
PROJECT MANAGER	Mitali Mandlekar	TARGET COMPLETION	December 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 completed almost all of the work on this project, with only the handrails and the pavilion column caps left to be installed. In the meantime, the contractor has been cleaning the site and applying any finishing touches to the new additions. Over the next few weeks, they will be working on their punchlist items, a major portion of which is re-establishing the turf in any disturbed areas. Our operations crews are also working during this period to repair any low or washed out areas and to establish turf in the paddocks where we were unable to previously.				
PROJECT MANAGER	Garett Smith	TARGET COMPLETION	December 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 reimaged 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

Work continues on the restroom building with interior finish out underway. The electric service has been installed and all items are working. The playground equipment installation is complete. The safety surface base material is nearing completion with some touch ups underway. Installation of the irrigation and landscaping is underway along with the new front entry gate and entry signage. Construction is scheduled to be complete the first week in December.

PROJECT MANAGER

James Fish & Garrett Smith

TARGET COMPLETION

December 2025

BUDGET

\$10 million

DESIGN FIRM

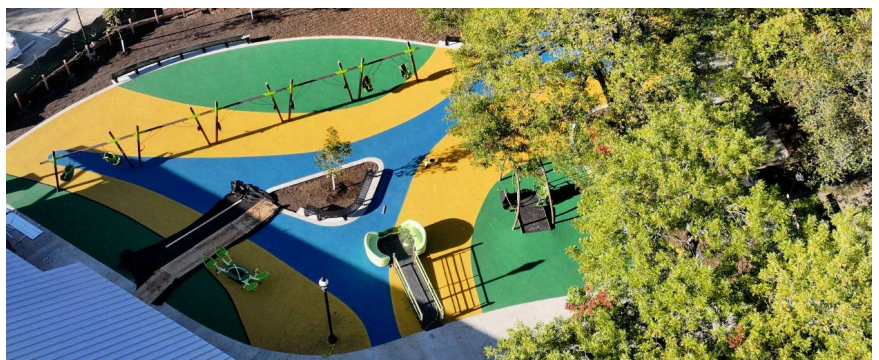
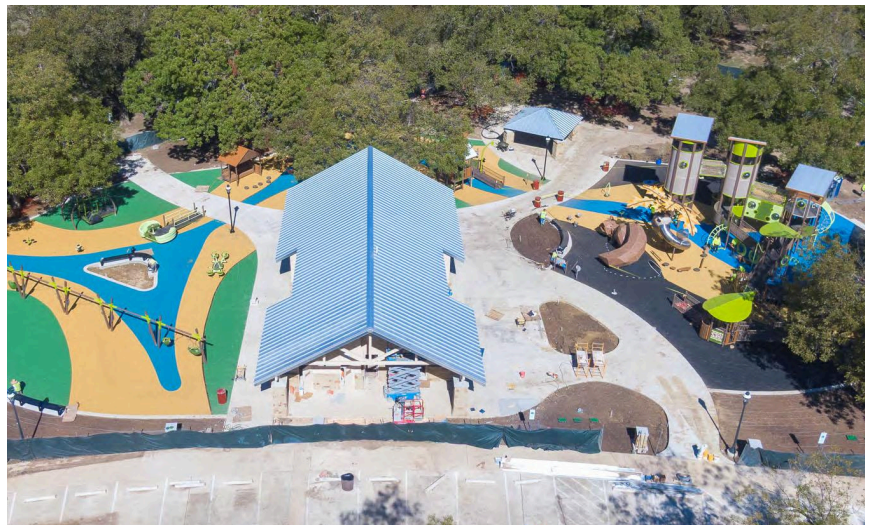
Parkhill

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 serenity garden hardscape and memorial plaza are 100% complete. The restroom and memorial pavilion are 95% complete. The back bridge and walk work is 75% complete. The pond construction is 90% complete with the base for the bridge installed. Work is transitioning to the large plaza area with a project completion time in early January.

PROJECT MANAGER

James Fish

TARGET COMPLETION

January 2026

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 continues. Work on the piers for the retaining wall under the bridge is complete along with the bridge supports. Work to stabilize the creek banks will continue as we are waiting on the bridge rails to be installed. The project is scheduled to be complete in January 2026.				
PROJECT MANAGER	James Fish	TARGET COMPLETION	January 2026	BUDGET	\$3 million
DESIGN FIRM	Kimley Horn & Associates	CONTRACTOR	Humphrey & Morton Construction Company, Inc.	SOURCE	MPFDC/GF Bonds



6 MOODY PARK



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	The contractor has begun work at the site again following the Oncor delay, with the playground area being dug out and the forms being laid for the surrounding retaining wall and border. The contractor is working with the playground manufacturer to ensure all measurements are accurate before moving forward with the final concrete pours and installation of the equipment. Following the playground installation, all other aspects of the project can begin to fall into place, notably the playground surfacing installation and the landscaping and irrigation. The project will then be ready for completion following cleanup and final inspections. All of this work is expected to be complete in early December.				
PROJECT MANAGER	Garett Smith	TARGET COMPLETION	December 2025	BUDGET	\$800,000
DESIGN FIRM	Westwood	CONTRACTOR	D.L. Meacham	SOURCE	MPFDC

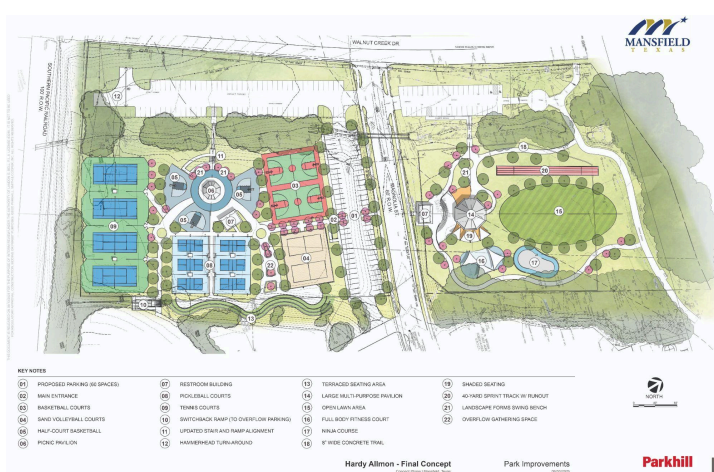


PROJECTS IN DESIGN

ROSE PARK EAST

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

Detailed design for the fitness area improvements is complete. The prime design consultant and the architectural design consultant are now coordinating with the City and the vendors to prepare 90% construction documents. A flood study is also underway and will be provided with the 90% construction documents anticipated by the end of November.

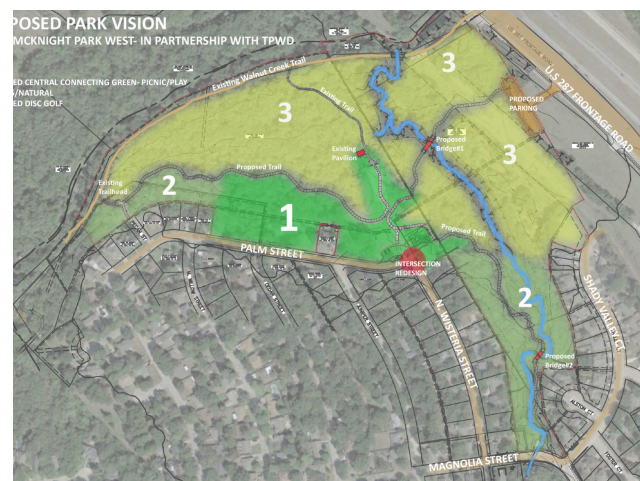


PROJECT MANAGER	Mitali Mandlekar	TARGET COMPLETION	Spring 2027	BUDGET	\$9 million
DESIGN FIRM	Parkhill	CONTRACTOR	TBD	SOURCE	MPFDC

ROBERT & ANN SMITH PARK

Mansfield Parks and Recreation was awarded a \$750,000 TPWD grant for James McKnight Park West in January 2023 to add a playground, walking trail with fitness stations and the city's first disc golf course.

Extensive field work associated with disc golf fairway design is underway. Understory brush removal for areas located within the fairway limits was completed this month to make way for the design development phase. The consultant is working closely with the City to begin development of the detailed park and trail design. The City has begun coordination with state and federal agencies to seek approval on the proposed site design.



PROJECT MANAGER	Mitali Mandlekar	TARGET COMPLETION	Spring 2027	BUDGET	\$2.3 million
DESIGN FIRM	Freese and Nichols, Inc. / Houck Design	CONTRACTOR	TBD	SOURCE	TPWD Grant, MPFDC



Agenda Date: November 20, 2025

Title

Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Adopting the Five-Year Update to the 2020 Parks, Recreation, Open Space and Trails Master Plan; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date.

Description/History

The 2020 Master Plan was, in its own words, a framework for decisions regarding growth and development and most importantly, an ambitious but achievable vision for connecting the current parks and recreation system to the future of Mansfield.

The plan was put into use immediately upon adoption in October 2020 just as it was designed; not to live on a shelf but to serve as an action plan towards shared goals. Because the plan began with and was built around feedback from residents, progress has been overwhelmingly well received and supported. That said, progress has not come without many roadblocks, but for a plan created and adopted in the middle of a global pandemic, some challenges were expected. The City, the department, and the park system have all seen significant transformation over the last five years, but the end results speak for themselves.

This five-year update report is both a status check on those developments and progress towards the goals outlined in 2020, as well as an update on community and department changes since adoption that may impact the next five years, which are shaping up to be just as active and exciting as the last.

GOALS & STRATEGIES

The primary goal of the 2020 Master Plan process was first and foremost to map out a clear direction for the future of the department that reflected the needs and wants of a growing community. The plan identified five primary goals and a total of nearly 100 strategies. All goals were created to meet the department vision as well as the overarching citywide vision known as True NORTH to ensure alignment not only within the department, but with all City plans and projects.

The mid-plan review is intended to serve as both a status report and a confirmation that all plans still align with the City and department vision. Strategies were also updated to reflect new projects and opportunities discovered and/or initiated after adoption.

Through this update, some of the initiatives that appeared under multiple goals were consolidated, as well as sorted based on implementation. As reflected in the report, the department has taken an aggressive, but successful, approach to tackling the nearly 100 strategies included in the 2020 plan.

ACTION PLAN & PROJECTS

In addition to the five strategic goals, the 2020 Master Plan identified four focus areas for

projects, based on the dominant needs and demands shown by inventory analysis, service standards, and public feedback. From there, the plan analyzed each planning quadrant and its unique needs, resulting in over 60 individual projects. Through this review, staff confirmed both the current status of all projects and the priority alignment, while also reflecting changes to the community or department since adoption.

The most notable change to the project lists came as a result of the 2021 Park Land Dedication and Development Ordinance update. During that review, the quadrant lines were realigned to more accurately reflect Mansfield's current city boundaries and anticipated growth. East and west are still divided by Hwy 287, but north and south are now defined by Broad Street instead of Walnut Creek. This change also helps clear up confusion between the waterway and the road. While a small shift in distance, this change moved multiple projects between quadrants, resulting in lists that look significantly different even if the actual work identified has not changed.

This review also included a massive update to the trail master plan. In 2020, trail projects still reflected alignments identified in 2009, many of which were no longer even feasible due to new development or other changes. The comprehensive process to update trails is detailed in the pages that follow, and resulted in all existing trail projects being removed from the list, with updated segments and projects now grouped separately within each quadrant.

Finally, some completely new projects were added to the list. These include changes to identified projects and entirely new properties. Some projects were a concept, now a concrete plan. For example, a future community park was the 9th project in the northwest quadrant. When the City purchased 100 acres off West Broad Street in 2024, developing a master plan and phase one implementation for the newly-named Cathy Anderson Park became the top priority in that quadrant.

In other instances, new projects were not even on the radar, but are now exciting possibilities. Geyer Commons, a new downtown park with a splash pad, restrooms, pavilion and cottage market, is the perfect example of this change. The site has tremendous potential as a community gathering space, programming and event location, and high-profile, uniquely-Mansfield destination. Phase 1A opens in January 2026, but all future expansion phases have been added to the Citywide project list due to the wide impact and priority.

After updating the project lists to reflect all of the necessary changes, staff and MPFDC completed a reprioritization exercise, resulting in the recommended lists shown today. The new action plan is just as, if not more, ambitious, yet equally achievable with the right vision and support.

LOOKING AHEAD

In 2022, Mansfield Parks and Recreation adopted a new vision statement, based on months of collaborative work from across all levels of the department, public feedback, and the goals identified in the 2020 Master Plan: "To inspire Mansfield to gather, grow, preserve and play through welcoming spaces and remarkable experiences".

The simple statement encapsulates not only the work it took to formulate the phrasing, but every bit of effort that went into the master plan as well as every action since. The department is defined by these words, evaluating every decision on how it accomplishes the shared vision. With that in mind, the next five years are focused on completing the inspiring vision set forth by the master plan and this update. While incredible progress has been made thus far, the

significant discrepancies in level of service standards and benchmark comparisons clearly show that it is not enough.

While all identified projects and strategies are important, the primary focus should be on those largest gaps with the highest demand:

- Multigenerational recreation center with dedicated senior space
- Expanded trail network
- Greater aquatic options

At the same time, we must continue to reinvest aggressively, with proactive maintenance and replacement to keep all parks and facilities meeting the quality standards residents expect and deserve.

Just as with the first adoption, the goals are ambitious, but still absolutely achievable. Staff is committed to exceeding expectations at every turn, and thanks to the last few years of streamlining operations and improving every process from fiscal sustainability and asset management to internal communication and collaboration, the stage is set for truly remarkable results.

Strategic Initiative

Building Strong Neighborhoods
Provide a Safe Community
Improve City Wide Mobility
Focus on the Future

Recommendation

Approve Resolution

Funding Source

N/A

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, ADOPTING THE FIVE-YEAR UPDATE TO THE 2020 PARKS, RECREATION, OPEN SPACE AND TRAILS MASTER PLAN; 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, the MPFDC and City Council adopted the current Parks, Recreation, Open Space and Trails Master Plan in 2020 to provide direction and set priorities for growth of the parks and recreation system based on growth of the community; and

WHEREAS, the City of Mansfield has made significant progress on the projects, goals and strategies listed in the current master plan; and

WHEREAS, a five-year update report has been developed to continue the planning of new parks, recreation facilities and trails; and

WHEREAS, it is in the best interest of the citizens of the City of Mansfield to approve the five-year update report to the 2020 Parks, Recreation, Open Space and Trails Master Plan; 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.

The five-year update report to the 2020 Parks, Recreation, Open Space and Trails Master Plan 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 20TH DAY OF NOVEMBER 2025.**

Scot Bowman, President

ATTEST:

Sarah Speer, Business Services Manager