



Mansfield Park Facilities Development Corporation - Regular Meeting

April 9, 2026 - 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. APPROVAL OF MINUTES

26-2072 Approval of Regular Meeting Minutes - January 8, 2026

Attachments:

1. 1-08-2026

26-2073 Approval of Joint Meeting Minutes - February 5, 2026

Attachments:

1. 2-5-2026 Joint Meeting

4. CASH FLOW STATEMENT

26-2093 Cash Flow Statement March 31, 2026

Attachments:

1. Cash Flow Report - April 2026

5. STAFF COMMENTS

26-2071 A. Executive Director or Authorized Representative

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

Attachments:

1. MPFDC Monthly Report - April 2026

6. DISCUSSION ITEMS

Parks Chapter Ordinance Update

2020 Parks Master Plan Projects Update

7. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

8. INFORMATIONAL ITEMS

9. 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, April 3, 2026, 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
January 8, 2026 - 6:00 PM
Final**

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

1. CALL MEETING TO ORDER

Lindsay Cadenhead, President, called the meeting to order at 6:00 PM.

Present: Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis

Absent: 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 Business Services Manager prior to the start of the meeting.

Wendy Collini of 1410 Long and Winding Road, Mansfield, TX, 76063 spoke to the board on behalf of the Friends of the Parks.

3. RECOGNITION

Heath Woodard Remarkable Service Award

Staff recognized Anabell Cruz with the Heath Woodard Remarkable Service Award.

4. 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.

Lindsay Cadenhaed, President, recessed into Executive Session at 6:07 PM.

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 Pending Litigation - Cause no. 348-270155-14

ii. 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 #11-25-01
- iii. Park Project #11-25-02
- iv. Park Project #11-25-03
- v. Park Project #11-25-04

5. RECONVENE INTO REGULAR SESSION

Lindsay Cadenhead, President, reconvened the Regular Meeting at 6:56 PM.

6. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

None

7. APPROVAL OF MINUTES

- 25-1729 Approval of Regular Meeting Minutes - November 20, 2025
Attachments:
1. 11-20-2025

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

Aye: 7 Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera,
Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis
Nay: 0 None
Abstain: 0 None

8. CASH FLOW STATEMENT

- 25-1730 Cash Flow Statement December 31, 2025

A month-to-month sales tax comparison through December was reviewed. For the month of January, sales tax is down .51% for the month over last year and up 3.78% for the year.

9. 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.

10. NEW BUSINESS

- 25-1731 Discuss and Consider Nominations for Mansfield Park Facilities

Development Corporation Election of Officers for FY2025-2026

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

Lindsay Cadenhead- President

Raul Najera- Vice President

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

Aye: 7 Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis

Nay: 0 None

Abstain: 0 None

25-1732 Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Approving Change Order #1 to the Construction Contract with AUI Partners, LLC in an Amount Not to Exceed \$873,055 for Phase 2 Improvements at Julian Feild Park; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date. (MPFDC Fund)
Presenters: James Fish, Parks Planning Manager
Attachments:
1. Resolution
2. Exhibit A

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

Aye: 7 Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis

Nay: 0 None

Abstain: 0 None

25-1733 Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Designating the Pond at Julian Feild Park as a No Fishing Zone; 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. Resolution

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

Aye: 7 Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis

Nay: 0 None

Abstain: 0 None

25-1734 Resolution - A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Approving a Third Amendment

to the Master Development Agreement for Qualified Convention Center and Hotel Project (the "Third Amendment") Between the City of Mansfield, Texas, the Board of Directors of Tax Increment Reinvestment Zone Number Four, the Mansfield Park Facilities Development Corporation, and Mansfield Sports District, Inc. and Its Assigns; Authorizing the President of the Board of Directors of the Mansfield Park Facilities Development Corporation to Execute the Third Amendment; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date. (TIRZ #4)

Presenters: Matt Young, Executive Director of Community Services

Attachments:

1. Resolution
2. Exhibit A

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

Aye: 7 Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis

Nay: 0 None

Abstain: 0 None

11. DISCUSSION ITEMS

February Meeting Date

Park System Tour

Parks Chapter Ordinance Changes

Matt Young, Executive Director of Community Services, provided an update to the board on the February meeting date, park tour dates, and parks chapter ordinance changes.

12. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

Malinda Knappenberger complimented staff on the work they've been doing.

Lance Hood is pleased with how many projects staff is working on all at once and commented that he really enjoys the Mansfield park system.

Mialinda Francis enjoyed the staff holiday party and commended Jessica on her great presentation at the Rose Park reopening, and congratulated Lindsay and Raul.

Raul Najera wished everyone a happy New Year and recognized park staff in Laredo, TX.

Jessica Hinojosa commented on the amazing happenings in Mansfield.

Roderic Russell wish everyone a happy New Year.

Lindsay Caddenhead thanked the board members for electing her to serve as president.

13. INFORMATIONAL ITEMS

None

14. ADJOURN

A motion was made by Board Member Hood to adjourn the meeting at 8:05p.m.

Seconded by Board Member Ng-Hinojosa. The motion PASSED by the following vote:

Aye: 7 Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera,

Nay: 0 Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis
Abstain: 0 None

Lindsay Cadenhead, President

ATTEST:

Sarah Speer, Business Services Manager



**Mansfield Park Facilities Development Corporation - Special Meeting Minutes
February 5, 2026 - 5:30 PM
Final**

The Grandview at Sellmark
2201 Heritage Pkwy, Mansfield, TX 76063

**JOINT MEETING WITH THE CITY COUNCIL, PLANNING AND ZONING COMMISSION, AND
MANSFIELD ECONOMIC DEVELOPMENT CORPORATION**

1. CALL MEETING TO ORDER

Lindsay Cadenhead, President, called the meeting to order at 5:30 p.m.

Present: Lindsay Cadenhead, Lance Hood, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis

Absent: Malinda Knappenberger, Raul Najera, Bob Kowalski

2. INVOCATION

Council Member Bounds gave the Invocation

3. PLEDGE OF ALLEGIANCE

Council Member Simmons led the Pledge of Allegiance.

4. TEXAS PLEDGE

Council Member Fresquez led the Texas Pledge.

5. CITIZEN COMMENTS

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Bob Kowalski arrived to the meeting at 5:34 p.m.

Joan Cain, 1942 Newt Patterson Road - Ms. Cain complimented the City Council, Mansfield Park Facilities Development Corporation, and city staff on the inclusive updates made to Katherine Rose Memorial Park. Ms. Cain also remarked on the Enabling Movement Foundation she cofounded and their desire to assist in future endeavors to support further inclusivity.

Kevin Robedee, 1209 Rosa Lane - Dr. Robedee spoke on the infrastructure and traffic surrounding the new Costco development.

6. OPENING REMARKS

City Manager Joe Smolinski made opening remarks and spoke on the meeting's agenda, the City's updated vision and mission statements, and recognized Jason Moore, Executive Director of Economic Development, for his service to the City.

7. MAYOR AND COUNCIL DISCUSSION OF COLLECTIVE VISION FOR BOARDS AND COMMISSIONS

There was no discussion.

8. SPOTLIGHT ON PLANNING AND ZONING COMMISSION

Presentation from Urban3 Regarding Fiscal Sustainability and Land Use Planning

Presentation and Discussion Regarding the Active Transportation and Safety Plan

Presentation and Discussion Regarding the Mansfield 2040 Comprehensive Plan

Joe Minicozzi, founder and principal of Urban3, gave the presentation. Mr. Minicozzi spoke on land production, taxable values, tax systems, the general fund budget, and the findings of a case study of the City of Mansfield including market value per acre and productivity. He touched on spatializing tax breaks, land use types including residential, commercial, and mixed use, scale and use comparison, land value per acre, land use, sales tax analysis, annexation history, fiscal audit analysis, and return on investment. Mr. Minicozzi provided numerous comparison examples with different cities in the DFW metroplex, spoke on main takeaways, and answered questions.

Monica Lucia, Transportation Planning Associate at Kimley-Horn, presented the Active Transportation and Safety Plan. She spoke on the project timeline, community engagement, draft plan structure, pedestrian system master plan, bicycle system master plan, bicycle and pedestrian priority focus areas selection, high injury network, road safety audit corridors, ADA transition plan, city owned facility review - sidewalk corridors, project prioritization, and action matrix structure. Ms. Lucia touched on the next steps and answered questions.

Clayton Comstock, Executive Director of Planning and Development, spoke on the Mansfield 2040 public dashboard, development process improvements, Tyler Enterprise Permitting and Licensing implementation, the Development Review Committee Process Sub-Committee workto-date, core process direction, and upcoming code updates and projects.

Mayor Evans recessed the meeting into a break at 7:08 p.m. and reconvened the meeting at 7:16 p.m.

9. SPOTLIGHT ON MANSFIELD ECONOMIC DEVELOPMENT CORPORATION

Presentation and Discussion Regarding the Strategic Plan

Presentation Regarding Current Projects

Jason Moore, Assistant Director of Economic Development Rachel Bagley, Business Retention and Expansion Manager Natalie Phelps, and Economic Development Specialist II Alexis Orosco spoke on the Mansfield Economic Development Corporation strategy and goals. They touched on growing targeted industries, revitalizing historic downtown, expanding tourism and amenities, supporting small businesses and entrepreneurship, and investing in infrastructure

and development capacity.

Jason spoke on the Staybolt Street development, Rachel spoke on communications, the Economic Development Corporation website, the Linq, and Historic Downtown, Natalie spoke on business expansion and retention strategies, and Alexis spoke on economic development data analytics. Jason next spoke on MEDC focus areas for the next year and answered questions.

10. SPOTLIGHT ON MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION

Presentation and Discussion Regarding the Master Plan

Presentation Regarding Current Projects

Bob Kowalski left the meeting at 7:50 p.m.

Matt Young, Executive Director of Community Services, spoke on the Master Plan five-year update which included key outcomes, improving park distribution throughout the City, the trail master plan, action items, projects, the park impact report, the economic impact of parks, park usage trends, and community bonds.

Matt spoke on capital projects recently completed including Katherine Rose Memorial Park, Mans Best Field Dog Park, and Moody Park. He next spoke on capital projects currently under construction including playground shade structures, the Man House Museum kitchen, Walnut Creek Linear Trail 3B, and Julian Feild Park. Finally, Matt spoke on upcoming capital projects, including Julian Feild Park Phase 2, Rose Park Phase 2, Robert and Ann Smith Park, Walnut Creek Linear Trail Phase 4, Forest Brook Linear Trail, and Geyer Commons.

11. CLOSING REMARKS

Joe Smolinski gave closing remarks.

12. 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.

Lindsay Cadenhead, President, recessed into Executive Session at 8:12 p.m.

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

Land Acquisition for Future Development

i. LA #25-23

ii. Park Project #11-25-04

iii. Park Project #08-22-01

13. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Board Member Hood to authorize the City Manager, or designee, to negotiate, finalize and execute contract documents and any other documents necessary for the purchase of property LA #25-23 up to \$250,000 located in Mansfield, Texas as discussed in executive session. Seconded by Board Member Ng-Hinojosa. The

motion PASSED by the following vote:

Aye: 5 Lindsay Cadenhead, Lance Hood, Jessica Ng-Hinojosa, Roderic Russell,
Mialinda Francis

Nay: 0 None

Abstain: 0 None

14. ADJOURN

**A motion was made by Board Member Francis to adjourn the meeting at 8:24 p.m.
Seconded by Board Member Russell. The motion PASSED by the following vote:**

Aye: 5 Lindsay Cadenhead, Lance Hood, Jessica Ng-Hinojosa, Roderic Russell,
Mialinda Francis

Nay: 0 None

Abstain: 0 None

_____ Lindsay Cadenhead, President

ATTEST:

_____ Sarah Speer, Business Services Manager

MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION
CASH FLOW REPORT
FY2025-2026

April 2026

REVENUES	October Actual	November Actual	December Actual	January Actual	February Actual	March Actual	April Projected	May Projected	June Projected	July Projected	August Projected	September Projected	Year-End Projection	FY25-26 Budget	Variance
Sales Tax	-	996,659	898,236	846,509	1,227,033	808,156	756,462	1,080,169	880,913	920,426	1,078,304	1,840,514	11,333,381	11,275,594	57,787
Debt Service	(234,654)	(234,654)	(234,654)	(234,654)	(234,654)	(234,654)	(234,654)	(234,654)	(234,654)	(234,654)	(234,654)	(234,654)	(2,815,849)	(2,815,849)	0
Utility Sales Tax	1,635	1,847	2,725	2,106	2,414	-	3,000	1,500	1,500	1,500	1,500	1,500	21,227	16,000	5,227
Interest	16,472	14,927	15,013	14,609	13,572	-	30,000	15,000	15,000	15,000	15,000	15,000	179,593	250,000	(70,407)
Fees - Mansfield Activities Center	55,259	35,523	36,555	27,688	36,119	28,241	33,912	48,002	80,258	76,729	43,461	44,705	546,453	555,800	(9,347)
Fees - Outdoor Recreation	5,523	4,869	1,157	904	784	4,082	6,734	4,578	7,519	8,618	5,510	5,000	55,278	60,000	(4,722)
Fees - Athletic Fields	16,206	57,434	24,704	208	2,135	33,412	16,030	19,105	63,382	31,757	6,210	9,038	279,621	280,000	(379)
Fees - Pavilions	4,970	4,970	1,154	90	495	1,250	8,290	8,090	7,865	6,280	6,500	5,500	55,454	60,000	(4,546)
Fees - Cell Tower, Memorial Program, Other	0	9,795	4,301	8,252	6,503	-	12,903	4,301	4,301	4,301	4,301	4,301	63,260	50,000	13,260
Lease Payments - Gas Royalty Proceeds	-	-	6,170	6,830	7,784	11,180	7,026	4,527	8,500	9,195	6,989	7,502	75,702	60,000	15,702
Lease Payments - Mansfield National Golf Club	16,667	-	16,667	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	-	100,000	100,000	(0)
Lease Payments - Fields at Station 63	-	-	-	-	-	36,084	-	-	-	-	-	-	36,084	100,000	(63,916)
Lease Payments - Hawaiian Falls Waterpark	-	-	-	120,000	-	-	-	230,417	-	-	-	-	350,417	350,000	417
Lease Payments - StarCenter	90,000	-	90,000	45,000	-	45,000	45,000	45,000	45,000	45,000	45,000	45,000	540,000	500,000	40,000
Lease Payments - FieldhouseUSA	-	-	-	350,000	-	-	-	-	250,000	-	-	-	600,000	600,000	-
Transfers to/from Other Funds		-		-	-							338,038	338,038	338,038	-
Certificates of Obligation / Bond Proceeds					-				12,625,000				12,625,000	12,625,000	-
Total Revenues	(27,921)	891,371	862,027	1,195,874	1,070,518	741,083	693,035	1,234,369	13,762,918	892,486	986,455	2,081,443	24,383,657	24,404,583	(20,926)

OPERATING EXPENDITURES	October Actual	November Actual	December Actual	January Actual	February Actual	March Actual	April Projected	May Projected	June Projected	July Projected	August Projected	September Projected	Year-End Projection	FY25-26 Budget	Variance
Administration	79,727	151,002	133,134	196,626	144,709	136,200	176,311	156,788	153,998	199,200	161,611	168,559	1,857,864	1,898,618	(40,754)
Field Maintenance Operations	51,692	71,330	69,604	63,237	52,595	49,551	108,554	90,613	91,099	110,090	108,498	114,467	981,330	981,798	(469)
Community Park Operations	51,941	93,860	84,522	88,753	78,092	73,593	117,345	108,710	110,767	134,492	99,483	141,464	1,183,021	1,212,831	(29,810)
Neighborhood Park Operations	46,382	78,819	67,233	79,814	60,590	67,440	86,659	80,837	80,407	74,803	91,745	86,553	901,283	903,242	(1,958)
Nature Education Programs	9,263	14,856	14,920	18,852	15,057	15,683	20,379	19,240	18,911	25,720	19,424	23,211	215,517	223,686	(8,170)
MAC Programs & Operations	72,298	84,408	80,608	102,644	77,243	70,585	90,309	96,774	104,172	140,404	104,412	109,809	1,133,667	1,265,529	(131,862)
Fields at Station 63	8,333	8,333	8,333	-	97,917	8,333	89,583	8,333	89,583	8,333	8,333	89,583	425,000	425,000	(0)
Non-Departmental	5,239	5,239	5,239	5,239	7,072	-	10,478	5,239	5,239	5,239	5,239	580,238	639,701	637,869	1,832
Capital Maintenance / Equipment	-	3,000	53,619	9,118	51,417	32,859	185,000	43,750	80,000	80,000	75,840	178,197	792,800	792,800	-
Total Operating Expenditures	324,877	510,848	517,212	564,282	584,691	454,244	884,619	610,285	734,176	778,281	674,585	1,492,081	8,130,183	8,341,374	(211,191)

CAPITAL EXPENDITURES	October Actual	November Actual	December Actual	January Actual	February Actual	March Actual	April Projected	May Projected	June Projected	July Projected	August Projected	September Projected	Year-End Projection	FY25-26 Budget	Variance
Land Acquisition				500,000									500,000	500,000	-
Playground Improvements	-	-	2,130	24,515	5,262	4,275	2,375	21,210	25,000	25,000	25,000	1,025,000	1,159,767	1,150,000	9,767
Linear Trail Network Projects	-	8,990	4,250	-	-	4,275	82,485	100,000	150,000	550,000	550,000	2,100,000	3,550,000	3,550,000	-
Julian Feild Park - Phase 2	-	-	-	-	-	-	150,000	200,000	200,000	200,000	48,055	-	798,055	750,000	48,055
Robert & Ann Smith Park	42,895	39,332	8,000	-	10,950	-	25,000	31,722	34,325	-	50,000	1,362,101	1,604,325	1,550,000	54,325
McClendon Park Nature Trail	-	-	-	-	-	-	-	-	-	-	-	600,000	600,000	600,000	-
Mansfield Activities Center Backyard	-	-	-	-	-	-	-	-	-	-	-	800,000	800,000	800,000	-
Southwest Community Park - Phase 1	-	-	-	-	-	-	13,252	15,000	-	49,693	-	922,055	1,000,000	1,000,000	-
Cathy Anderson Park	-	-	-	-	-	-	-	-	-	-	-	150,000	150,000	150,000	-
Walnut Creek Linear Park - Phase 4	-	-	-	-	-	6,872	50,000	50,000	100,000	100,000	193,128	500,000	1,000,000	1,000,000	-
Katherine Rose Memorial Park - Phase 2	-	-	17,381	-	-	175,640	250,000	250,000	250,000	250,000	500,000	8,372,662	10,065,682	10,000,000	65,682
FY25 Capital Projects Rollover	1,667	664,935	1,217,559	555,168	374,031	231,284	389,084	-	76,289	-	-	135,000	3,645,017		3,645,017
Total Capital Expenditures	44,562	713,257	1,249,321	1,079,683	390,243	422,345	962,196	667,932	835,614	1,174,693	1,366,183	15,966,818	24,872,847	21,050,000	3,822,847

FY2025-2026 NET	(397,361)	(332,734)	(904,506)	(448,091)	95,584	(135,507)	(1,153,780)	(43,848)	12,193,127	(1,060,489)	(1,054,313)	(15,377,456)	(8,619,373)	(4,986,791)	
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	Beginning Balance												Ending Balance		
FUNDS AVAILABLE	20,402,982	20,005,621	19,672,887	18,768,381	18,320,289	18,415,873	18,280,367	17,126,587	17,082,739	29,275,866	28,215,377	27,161,064	11,783,609		

MANSFIELD PARKS & RECREATION

APRIL 2026

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

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DIVISION UPDATES

RECREATION & OPERATIONS	MAR 26	YOY	FEB 26	JAN 26	DEC 25
MAC VISITORS	15,329	12,868	13,362	10,358	11,595
RECREATION PARTICIPANTS	584	716	372	609	508
SENIOR MEALS SERVED	753	610	786	390	687
SENIOR DAILY VISITS	1,184	1,058	1,139	544	1,006
MAC MEMBERSHIPS SOLD	195	206	166	200	134
NATURE EDUCATION PARTICIPANTS	184	176	32	21	58
FIELD TRIP PARTICIPANTS	247	154	15	105	14
PAVILION RENTALS	27	31	6	1	8
FIELD AND COURT RENTALS	36	59	24	2	59
EVENTS & OUTREACH	MAR 26	YOY	FEB 26	JAN 26	DEC 25
PROJECT 365 EVENT PARTICIPANTS	940	n/a	n/a	n/a	n/a
FB: PARKS & REC FOLLOWERS	25,388	15,612	24,922	23,261	21,529
FB: PARKS & REC VIEWS	644,520	180,916	1,010,547	798,956	2,004,324
FB: GEYER COMMONS FOLLOWERS	2,245	n/a	774	124	17
FB: GEYER COMMONS VIEWS	56,873	n/a	55,432	4,785	1,985
IG: PARKS & REC FOLLOWERS	5,565	4,663	5,471	5,336	5,243
IG: PARKS & REC VIEWS	65,166	32,435	66,319	37,164	79,380
IG: GEYER COMMONS FOLLOWERS	1,374	n/a	597	78	9
IG: GEYER COMMONS VIEWS	79,903	n/a	44,159	1,501	635

Top webpages: Geyer Commons (3,796)

MAC (3,589)

Top social posts: Unplugged Fridays (127,827 FB views)

Popsicles with PD (61,447 FB views)

PARK & FACILITY ATTENDANCE

PARKS	MAR 26	YOY	FEB 26	JAN 26	DEC 25
Chandler	28,817	29,418	23,044	16,408	19,046
Geyer	17,976	2,657	11,268	2,022	2,181
McKnight	27,283	22,675	11,978	6,867	7,560
ONP	29,588	30,797	20,726	18,618	19,883
Rose	59,917	35,373	48,716	42,764	32,678
Skinner	25,387	29,478	10,103	871	1,751
Town	15,630	22,407	14,437	10,818	12,143
PUBLIC-PRIVATE PARTNERS	MAR 26	YOY	FEB 26	JAN 26	DEC 25
Hawaiian Falls	648	547	nd	nd	nd
Fields at Station 63	37,942	781	28,468	20,903	15,049
Fieldhouse USA	45,297	56,441	31,995	33,175	27,190
Mansfield National	10,173	9,643	8,414	4,909	6,826
StarCenter	12,230	14,669	14,213	13,577	13,474

Note: Current total may not include the full month due to delays in reporting. Numbers will be updated the following month to reflect the final total. "nd" indicates not enough data present to calculate.



DEPARTMENT UPDATES

Parks Maintenance Center

Construction is almost complete at the Chris Burkett Service Center expansion, which adds space for all park operations staff and equipment to be housed under one roof for improved efficiency and collaboration. Staff is in the process of inventorying and organizing supplies to prepare for the move, which will begin on April 13.

Monarch Benches at Oliver Nature Park

Mansfield's favorite nature park is about to get a little more beautiful! Two butterfly-themed benches will be dedicated in an unveiling ceremony on Friday, May 8, at 6 p.m., as a precursor to the popular Monarch Fest the next day. The benches were designed and constructed by local artists in a partnership with the Mansfield Commission for the Arts and the City's new Public Art Master Plan.



Veterans Memorial Ribbon Cutting

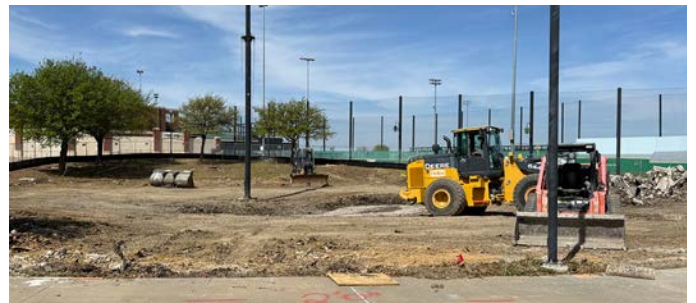
With construction on Phase 1 complete, plans are underway for a Veterans Memorial at Julian Feild grand opening and dedication ceremony to be held on Saturday, May 23 at 11 a.m. More details, including a formal invitation, will be coming soon.

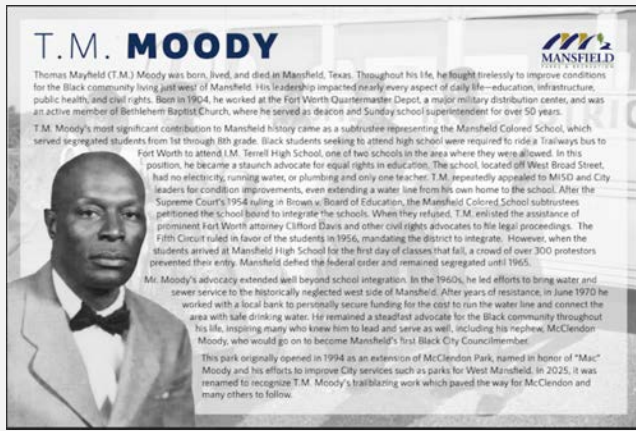
Man House Kitchen

In partnership with the Mansfield Historical Society, a new kitchen is under construction behind the Man House Museum. This new amenity will allow staff and volunteer docents the opportunity to demonstrate how families cooked in the 1800's. Construction is scheduled for completion in early May.

Miracle Field at FAST 63

Construction is moving quickly on the Miracle Field at Fields at Station 63, with the batting cages fully removed and sitework underway to prepare for the inclusive ballfield. Weather permitting, work is expected to be complete by the end of June.





Park Naming Ceremonies

Pending the arrival of new signage, staff will begin scheduling dedication ceremonies for many of the recently-renamed parks in our inventory this spring. These include Baker, Collini, Moody, Jones and McCaslin; dates and more information will be shared as soon as it is available.

SW Community Park

Staff is working with Burditt Consultants, LLC on a master plan for the 138-acre site, including the alignment of the future extension of Retta Road through the park into Jessica Drive. Once the master plan is finalized this summer, we will begin design development of the first of many phases for implementation of the master plan. Construction of the first phase for a new soccer complex is tentatively scheduled to begin by the end of 2027.

Skinner Park Improvements

Staff is working with CEI Engineering Associates to master plan a 2 mile trail and equipment additions, including playground, fitness stations, sport courts, pavilion and more, at Skinner Sports Complex. This \$2.5M project will bring much-needed (and highly requested!) park amenities to residents east of 360.



Town Park Improvements

The park's 20-year-old playground is getting an upgrade this year, with staff reviewing design options now to prepare recommendations. No changes are expected to the overall park layout, but a new monument sign and an automated gate will be added during the construction that is scheduled to begin in late Fall 2026.

Walnut Creek Linear Trail Phase 4

Dunaway Associates is under contract for the design development of phase 4, which connects the existing trail system from Town Park to the western city limits. The team is working on the final alignment as we acquire the remaining parcels needed for construction. Design work is expected to continue through the end of the year, with construction beginning in 2027.

Forest Brook Linear Trail

Staff is working with LJA Engineering on the alignment of the 1.75-mile linear trail in the southwest quadrant. The project is being coordinated in conjunction with the Vinewood Drive extension to Heritage Parkway and will also require collaboration with several HOAs. Once the alignment is finalized, design development is expected to begin in late 2026.

Chandler Park Splash Pad

The nine-year-old splash pad equipment at Chandler Park is undergoing an overhaul during the off-season to upgrade the technology and system in line with the other splash pads in our inventory. Work is expected to be complete with time for testing well before the splash pad opens for the summer on Friday, May 22. Historically, splash pads at Collini and McClendon Parks begin operations on the first Saturday in May (05/02) but Chandler is delayed until MISD releases for summer break due to the adjacent schools. The splash pad at Geyer Commons has been on since March 18 and will remain on year-round, giving residents plenty of options to cool off all year!



Shade Structures

Shade was one of the top demands for neighborhood park improvements in the 2020 Master Plan, and staff has been working to incorporate it into new designs as well as add it to existing parks ever since. This winter, shade structures were added at Baker, Bell, Collini, and Mills Parks. Shade structures will be added for players and spectators at the McKnight Park t-ball field this month, and to the new playground at Moody Park later this year.

Monument Signs & Automated Gates

Staff is preparing a bid package to add automated vehicular gates at Barg, Moody and Town Parks, as well as to add and/or replace monument signs (the large, street-facing park name marker) at Baker, Barg, Bell, Jones, Killian, McCaslin, Mills, Moody, Piedmont and Town Parks. Placing one large package purchase order allows the City to get much more competitive pricing than individual orders, with the added bonus of increased consistency between projects and faster progress towards completion.

Fitness Stations

Similarly, staff is preparing a bid package to add fitness equipment at locations throughout the City this fall, including trailheads along the Walnut Creek Linear Park, Baker, Bell, Mills and Town Parks. Many are planned to be larger, more substantial fitness plazas, similar to the equipment constructed at Killian Park in late 2025.



Park Signage Program

Staff has been working since 2023 to update the design and construction style of all park signs, creating a more cohesive and modern look in line with our brand. Most importantly, the new signs are designed to better communicate essential information and improve the overall guest experience. The rollout began with new parks, and is now extending to replacements at existing parks, with all rule and namesake signs in the process of upgrading to the new style.

The program also includes adding namesake signs to many existing parks that never had any recognition for the honored resident, helping improve community history appreciation and education. Park sign implementation should wrap up in the next few months, with attention now shifting to the linear trail signs.

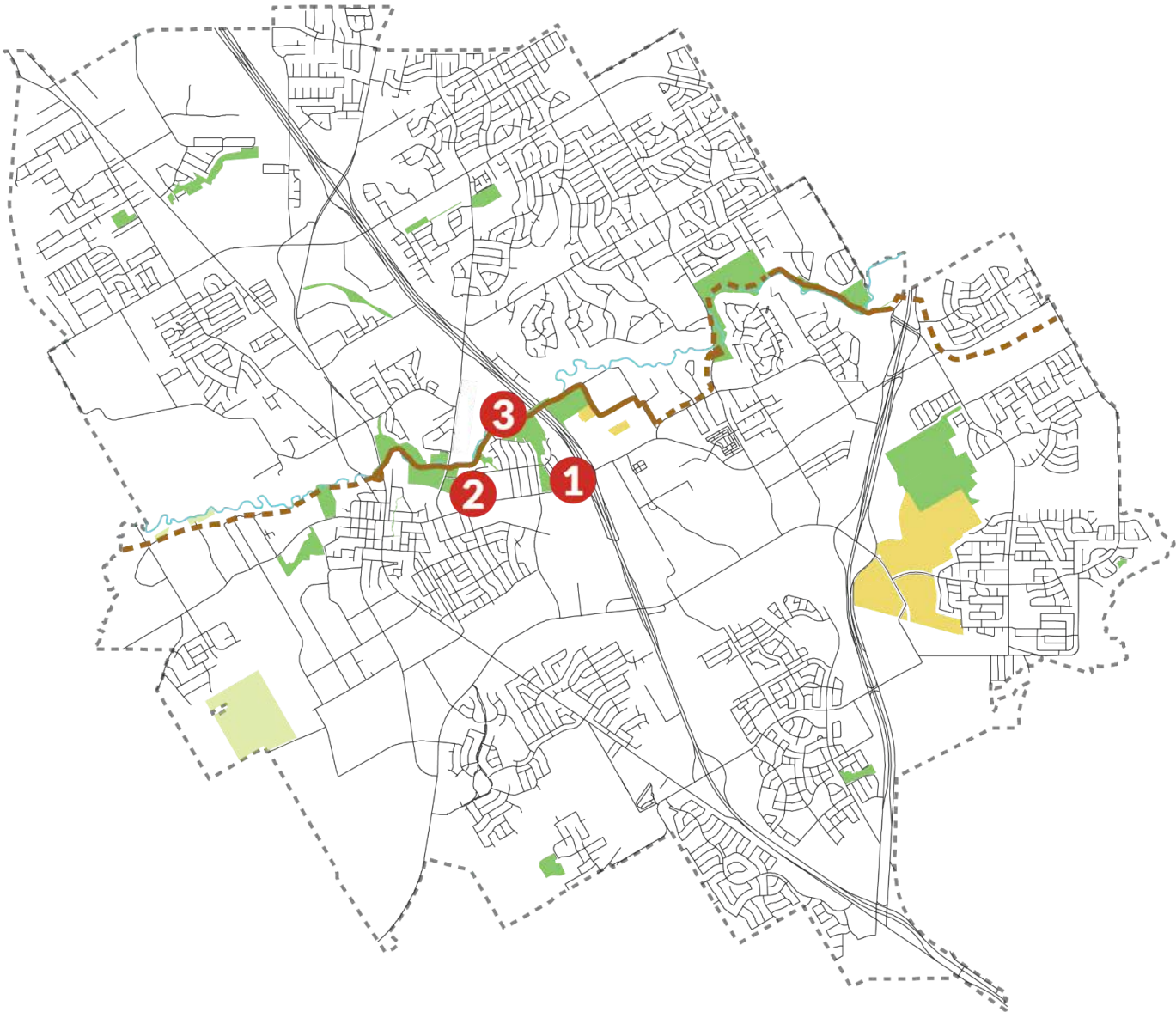
Security Cameras

Staff is coordinating with the Mansfield Police Department to add/upgrade security camera systems at Geyer Commons, Julian Feild, Rose, Town, Chandler, Skinner, McKnight and Oliver Nature Parks. The new system will allow for more real-time monitoring and improved communication with MPD, while also saving considerable staff time due to optimized sharing/saving processes.

ADA Barriers

Since adopting the ADA transition plan in 2023, the department has completed more than 20% of the barriers identified and allotted \$100,000 annually to additional improvements. This year's plans include projects at Chandler, Town, Killian, Moody, Skinner, McClendon, Thompson and Oliver Nature Parks.

PARK PROJECT UPDATES



	PROJECT	ADDRESS	DETAILS	STATUS
1	Julian Feild Park Phase 2	1531 E. Broad St.	Phase 2 trails	Construction
2	Katherine Rose Park Phase 2	310 N Walnut Creek Dr	Sport courts and outdoor fitness plaza	Design
3	Robert & Ann Smith Park	302 N Wisteria St	New playground, trails, and disc golf course	Design

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 JULIAN FEILD PARK PHASE 2



SUMMARY	Implementing the phase 2 portion of Julian Field Park with the soft surface trails and trail connection to Smith Park. The project includes 8' wide granite trails with 2 pedestrian bridges. the project is scheduled to be complete in the Summer of 2026			
CURRENT UPDATE	A change order was approved with AUI to continue the project as a design build project to effectively speed up the implementation and save on project costs. The contractor has mobilized by relocating the construction trailer from phase 1 and has surveyed the center line of the phase 2 trails for review and approval. As AUI completes the punchlist for phase 1 they will begin to transition directly into construction for phase 2, as staff works alongside to review and approve the phase 2 designs.			
PROJECT MANAGER	James Fish	TARGET COMPLETION	Summer 2026	BUDGET \$873,055
DESIGN FIRM	In-house	CONTRACTOR	AUI Partners, LLC	SOURCE MPFDC



PROJECTS IN DESIGN

2 ROSE PARK PHASE 2

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.

The consultant has submitted 90% construction documents and a flood study to the City for review. A detailed site plan application was submitted for staff review. Following staff comments and revisions, 100% construction documents are expected to be completed in March. After permit submittal and approval, the project is expected to bid this spring and construction starting mid-summer.



PROJECT MANAGER	Mitali Mandlekar	TARGET COMPLETION	Summer 2027	BUDGET	\$10 million
DESIGN FIRM	Parkhill	CONTRACTOR	TBD	SOURCE	MPFDC

3 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 detailed fairway design for the 18-hole disc golf course is complete. The disc golf design development is 90% complete. The prime consultant is continuing to work closely with the City to begin development of the park and trail design. 90% design is anticipated in Spring 2026. The City is continuing to coordinate with the Texas Water Development Board and FEMA to seek approval on the proposed site design.



PROJECT MANAGER	Mitali Mandlekar	TARGET COMPLETION	Summer 2027	BUDGET	\$4 million
DESIGN FIRM	Freese and Nichols, Inc. / Houck Design	CONTRACTOR	TBD	SOURCE	TPWD Grant, MPFDC