



Mansfield Park Facilities Development Corporation - Regular Meeting

May 14, 2026 - 6:00 PM

Chris W. Burkett Service Center - Building D
620 S. Wisteria Street, 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

26-2230 Approval of Regular Meeting Minutes - April 9, 2026

Attachments:

1. 4-9-2026

4. CASH FLOW STATEMENT

26-2231 Cash Flow Statement April 30, 2026

Attachments:

1. MPFDC Sales Tax - May 2026
2. Cash Flow Report - May 2026

5. STAFF COMMENTS

26-2226 A. Executive Director or Authorized Representative

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

Attachments:

1. MPFDC Monthly Report - May 2026

6. NEW BUSINESS

26-2228 Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Approving a Professional Services Contract With Brittain & Crawford, LLC in an Amount Not to Exceed \$142,900 for Topographic Survey and Design Detail for Future Hike and Bike Trails at Michael L. Skinner Sports Complex and Forest Brook Linear Trail; 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, Park Development Fees)

Presenters: James Fish

Attachments:

1. Resolution
2. Exhibit A
3. Exhibit B

Resolution – A Resolution of the Board of Directors of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Authorizing Publication of a Notice of Public Hearing and Authorizing the Corporation to Hold a Public Hearing; Providing for Other Matters Incidental hereto; 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
2. Exhibit A

7. WORK SESSION

FY2026-2027 MPFDC Budget
Walnut Creek Linear Trail Section Naming

8. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

9. INFORMATIONAL ITEMS

10. 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, May 8, 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
April 9, 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 6:01 p.m.

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

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

None

3. APPROVAL OF MINUTES

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

Attachments:

1. 1-08-2026

A motion was made by Board Member Francis to approve the item.

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

Aye: 6 Lindsay Cadenhead, Lance Hood, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis, Bob Kowalski

Nay: 0 None

Abstain: 0 None

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

Attachments:

1. 2-5-2026 Joint Meeting

A motion was made by Board Member Russell to approve the item.

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

Aye: 6 Lindsay Cadenhead, Lance Hood, Jessica Ng-Hinojosa, Roderic Russell,
Mialinda Francis, Bob Kowalski

Nay: 0 None

Abstain: 0 None

4. CASH FLOW STATEMENT

26-2093 Cash Flow Statement March 31, 2026

Attachments:

1. Cash Flow Report - April 2026

A Cash Flow report was reviewed during the meeting with revised numbers.

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

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

Raul Najera arrived at 6:23 p.m.

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

Absent: Malinda Knappenberger

6. DISCUSSION ITEMS

Parks Chapter Ordinance Update

2020 Parks Master Plan Projects Update

Matt Young, Executive Director, reviewed the Parks Chapter Ordinance Committee Meeting

highlights and the 2020 Master Plan projects updates with the board.

7. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

Lance Hood shared a story about a friend complimenting Geyer Commons.

Raul Najera congratulated staff on completing the trail connection to Elmer Oliver Nature Park.

Bob Kowalski expressed his thankfulness of being back on the board and complimented staff on the completion of the trail connection to Elmer Oliver Nature Park. He also notified the board and staff of the Mansfield Historical Society fundraising murder-mystery dinner this Saturday.

Mialinda Francis thanked Market Street and the Mansfield Public Library for space to play mahjong with her friends.

Jessica Hinojosa commented on the many exciting projects going on in the department.

Rod Russell passed on a compliment from a stranger he ran into on the trail at Katherine Rose Park.

Lindsay Cadenhead thanked staff for their role in Geyer Commons and the Parks Ordinance Committee for their time.

8. INFORMATIONAL ITEMS

Matt Young, Executive Director, asked for the board's feedback on park tours. He will poll the board next week on the best day to meet. He also informed the board of the Elmer Oliver nature Park bench unveiling on Friday, May 8th at 6:30pm and Monarch Festival on May 9th.

9. ADJOURN

**A motion was made by Board Member Francis to adjourn the meeting at 8:15p.m.
Seconded by Board Member Ng-Hinojosa. The motion PASSED by the following vote:**

Aye: 6	Lindsay Cadenhead, Lance Hood, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis, Bob Kowalski
Nay: 0	None
Abstain: 0	None

Lindsay Cadenhead, President

ATTEST:

Sarah Speer, Business Services Manager

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

			DOLLAR VALUE INCREASE (DECREASE) FY 2025/2026	PERCENTAGE INCREASE (DECREASE) FY 2025/2026
MONTH	FY25	FY26		
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	832,390.94	898,235.66	65,844.72	7.91%
JANUARY	850,863.02	846,508.83	(4,354.19)	-0.51%
FEBRUARY	1,237,240.39	1,227,033.07	(10,207.32)	-0.83%
MARCH	759,014.43	808,155.61	49,141.18	6.47%
APRIL	692,355.03	795,185.91	102,830.89	14.85%
MAY	1,028,732.59	1,138,696.49	109,963.90	10.69%
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	7,171,498.47	7,553,831.59	382,333.12	5.33%

MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION
CASH FLOW REPORT
FY2025-2026

May 2026

REVENUES	October Actual	November Actual	December Actual	January Actual	February Actual	March Actual	April Actual	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	795,186	1,138,696	880,913	920,426	1,078,304	1,840,514	11,430,632	11,275,594	155,038
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	2,772	2,419	1,500	1,500	1,500	1,500	1,500	23,418	16,000	7,418
Interest	38,525	25,920	45,080	39,867	13,572	14,408	-	30,000	15,000	15,000	15,000	15,000	267,371	250,000	17,371
Fees - Mansfield Activities Center	55,259	35,523	36,555	27,688	36,119	39,304	37,140	47,003	79,258	75,729	43,461	44,705	557,744	555,800	1,944
Fees - Outdoor Recreation	5,523	4,869	1,157	904	784	5,565	6,963	4,578	7,519	8,618	5,510	5,000	56,991	60,000	(3,009)
Fees - Athletic Fields	16,206	57,434	24,704	208	2,135	35,302	15,759	19,105	63,382	31,757	6,210	9,038	281,240	280,000	1,240
Fees - Pavilions	4,970	4,970	1,154	90	495	3,060	6,850	8,090	7,865	6,280	6,500	5,500	55,824	60,000	(4,176)
Fees - Cell Tower, Memorial Program, Other	0	9,795	4,301	8,252	6,503	-	3,951	7,902	3,951	3,951	3,951	3,951	56,509	50,000	6,509
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	-	16,667	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	(5,869)	902,365	892,094	1,221,132	1,070,518	774,509	685,640	1,318,831	1,136,568	891,136	13,611,105	2,081,093	24,579,121	24,404,583	174,538

OPERATING EXPENDITURES	October Actual	November Actual	December Actual	January Actual	February Actual	March Actual	April Actual	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	144,781	148,750	127,005	190,889	155,008	199,565	163,611	165,653	1,855,751	1,898,618	(42,867)
Field Maintenance Operations	51,692	71,330	69,604	63,237	52,595	51,208	79,736	108,870	93,207	115,348	110,689	113,204	980,721	981,798	(1,078)
Community Park Operations	51,941	93,860	84,522	88,753	78,092	74,376	90,611	120,143	112,991	136,660	100,336	143,391	1,175,678	1,212,831	(37,153)
Neighborhood Park Operations	46,382	78,819	67,233	79,814	60,590	68,672	68,376	89,047	84,493	80,497	96,347	86,115	906,386	903,242	3,144
Nature Education Programs	9,263	14,856	14,920	18,852	15,057	15,917	15,002	20,701	18,683	26,337	18,897	21,823	210,308	223,686	(13,378)
MAC Programs & Operations	71,806	84,001	80,243	102,247	77,076	86,932	75,502	110,723	118,084	150,963	118,587	122,887	1,199,049	1,265,529	(66,480)
Fields at Station 63	8,333	8,333	8,333	-	97,917	8,333	-	97,917	89,583	8,333	8,333	89,583	425,000	425,000	-
Non-Departmental	5,239	5,239	5,239	5,239	7,072	91,267	5,239	5,239	5,239	5,239	5,239	494,210	639,701	637,869	1,832
Capital Maintenance / Equipment	-	3,000	53,619	9,118	51,417	32,859	22,710	235,750	80,000	70,000	75,840	158,488	792,800	792,800	-
Total Operating Expenditures	324,385	510,441	516,846	563,885	584,596	578,315	484,180	979,279	757,289	792,943	697,880	1,395,355	8,185,395	8,341,374	(155,979)

CAPITAL EXPENDITURES	October Actual	November Actual	December Actual	January Actual	February Actual	March Actual	April Actual	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	-	25,244	2,130	25,168	4,609	339,660	-	21,210	25,000	25,000	25,000	1,025,000	1,518,021	1,150,000	368,021
Linear Trail Network Projects	-	8,990	4,250	-	-	4,275	5,870	100,000	150,000	550,000	550,000	2,176,615	3,550,000	3,550,000	-
Julian Feild Park - Phase 2	-	-	-	-	-	-	-	200,000	200,000	200,000	48,055	101,945	750,000	750,000	-
Robert & Ann Smith Park	42,895	39,332	8,000	-	10,950	-	-	31,722	34,325	25,000	50,000	1,307,776	1,550,000	1,550,000	-
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	-	-	-	-	-	-	-	15,000	13,252	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	2,860	50,000	100,000	100,000	193,128	547,141	1,000,000	1,000,000	-
Katherine Rose Memorial Park - Phase 2	-	-	17,381	-	-	175,640	-	250,000	250,000	250,000	722,985	8,333,994	10,000,000	10,000,000	-
FY25 Capital Projects Rollover	1,667	192,100	1,217,559	555,168	374,031	186,904	38,399	369,692	76,289	-	-	335,000	3,346,809		3,346,809
Total Capital Expenditures	44,562	265,666	1,249,321	1,080,336	389,590	713,351	47,128	1,037,624	848,866	1,199,693	1,589,168	16,299,526	24,764,830	21,050,000	3,714,830

FY2025-2026 NET	(374,816)	126,257	(874,073)	(423,089)	96,332	(517,156)	154,331	(698,072)	(469,587)	(1,101,500)	11,324,057	(15,613,788)	(8,371,105)	(4,986,791)	
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	Beginning Balance												Ending Balance		
FUNDS AVAILABLE	20,402,982	20,028,166	20,154,423	19,280,350	18,857,261	18,953,593	18,436,437	18,590,768	17,892,695	17,423,108	16,321,608	27,645,664	12,031,877		

MANSFIELD PARKS & RECREATION

MAY 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	THIS MONTH	YOY	MAR 26	FEB 26	JAN 26
MAC VISITORS	14,299	13,043	15,329	13,362	10,358
RECREATION PARTICIPANTS	514	506	584	372	609
SENIOR MEALS SERVED	821	658	753	786	390
SENIOR DAILY VISITS	1,258	1,155	1,184	1,139	544
MAC MEMBERSHIPS SOLD	208	263	195	166	200
NATURE EDUCATION PARTICIPANTS	77	55	184	32	21
FIELD TRIP PARTICIPANTS	541	576	247	15	105
PAVILION RENTALS	73	63	27	6	1
FIELD AND COURT RENTALS	31	55	36	24	2
EVENTS & OUTREACH	THIS MONTH	YOY	MAR 26	FEB 26	JAN 26
PROJECT 365 EVENT PARTICIPANTS	2033	n/a	940	n/a	n/a
FB: PARKS & REC FOLLOWERS	25,876	15,790	25,388	24,922	23,261
FB: PARKS & REC VIEWS	421,323	229,199	644,520	1,010,547	798,956
FB: GEYER COMMONS FOLLOWERS	3,219	n/a	2,245	774	124
FB: GEYER COMMONS VIEWS	38,210	n/a	56,873	55,432	4,785
IG: PARKS & REC FOLLOWERS	5,776	4,717	5,565	5,471	5,336
IG: PARKS & REC VIEWS	70,922	30,050	65,166	66,319	37,164
IG: GEYER COMMONS FOLLOWERS	2,100	n/a	1,374	597	78
IG: GEYER COMMONS VIEWS	55,041	n/a	79,903	44,159	1,501

Top webpages: Calendar (4,060) MAC (3,605)
 Top social posts: WCLT 3B complete (77,856 FB views) Geyer Sunday (59,635 FB views)

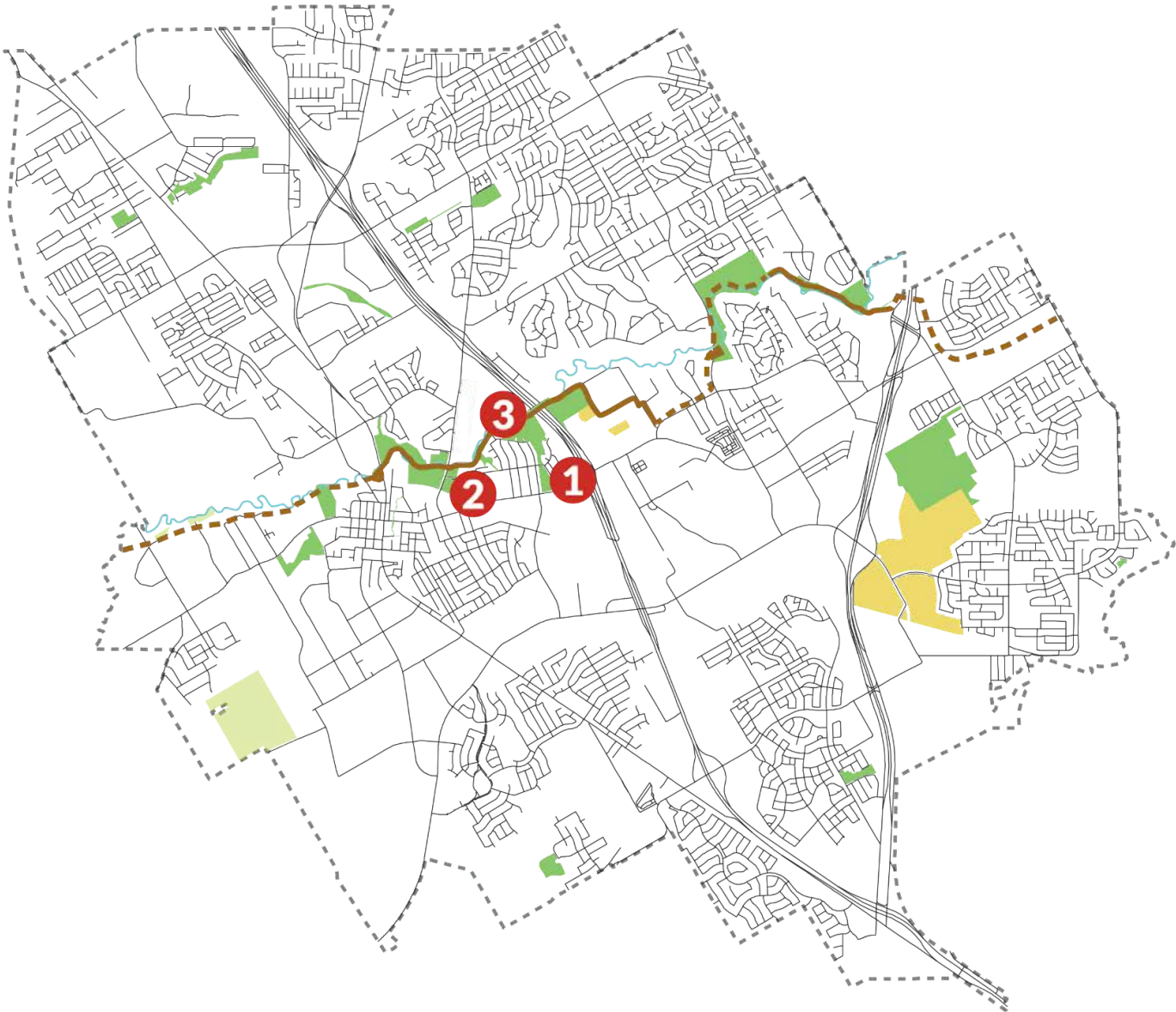
PARK & FACILITY ATTENDANCE

MONTHLY PARK VISITS	THIS MONTH	YOY	MAR 26	FEB 26	JAN 26
Chandler	28,904	28,211	28,817	23,044	16,408
Geyer	15,757	1,388	17,976	11,268	2,022
McKnight	21,415	24,984	27,283	11,978	6,867
ONP	32,083	31,883	29,588	20,726	18,618
Rose	49,114	27,369	59,917	48,716	42,764
Skinner	24,792	28,150	25,387	10,103	871
Town	17,535	18,045	15,630	14,437	10,818
Hawaiian Falls	844	0	648	0	0
Fields at Station 63	29,557	1,569	37,942	28,468	20,903
Fieldhouse USA	58,434	70,472	45,297	31,995	33,175
Mansfield National	9,696	10,358	10,173	8,414	4,909
StarCenter	9,432	7,994	12,230	14,213	13,577

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.



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	The contractor continues to work into phase 2 of the park improvements, with the trail corridor cleared and a major portion of the site demo completed. The design consultant has completed additional flood studies required for the phase 2 improvements as well, after which bridge and abutment construction will begin.			
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 June. After permit submittal and approval, the project is expected to bid in mid-summer.

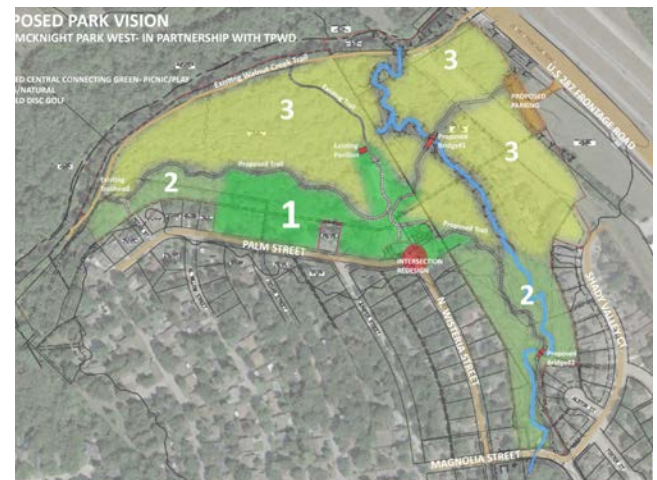


PROJECT MANAGER	Mitali Mandlekar	TARGET COMPLETION	Summer 2027	BUDGET	\$10 million
DESIGN FIRM	Parkhill	CONTRACTOR	TBD	SOURCE	MPFDC

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 and design development for the disc golf course is 90% complete. The consultant is working with staff to develop construction documents for plan review and project bidding. The project is anticipated to bid in summer. 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



**City of Mansfield
Staff Report**

**Item ID:
26-2228**

Agenda Date: May 14, 2026

Title

Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Approving a Professional Services Contract With Brittain & Crawford, LLC in an Amount Not to Exceed \$142,900 for Topographic Survey and Design Detail for Future Hike and Bike Trails at Michael L. Skinner Sports Complex and Forest Brook Linear Trail; 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, Park Development Fees)

Description/History

Staff is currently working on master plan and trail alignment for projects at the Michael L. Skinner Sports Complex and the future Forest Brook Linear Trail. Both projects involve approximately 10,500 linear feet of trail corridors and need to be surveyed to indicate all surface features, spot elevations, contours, property lines, roads, driveways, fences, visible utilities and trees 6 inches in caliper and larger.

The attached professional services proposals from Brittain & Crawford, LLC will provide topographic survey and design detail services for two projects. Funding for the Skinner project is available in the park land dedication and development fee fund. Funding for the Forest Brook project is available in the MPFDC fund and approved in the FY2025-2026 MPFDC budget.

Strategic Initiative

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

Recommendation

Approve Resolution

Funding Source

MPFDC Fund, Park Development Fees

Prepared By

James Fish, Park Planning Manager -

RESOLUTION NO. _____

A RESOLUTION OF THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION OF THE CITY OF MANSFIELD, TEXAS, APPROVING A PROFESSIONAL SERVICES CONTRACT WITH BRITTAIN & CRAWFORD, LLC IN AN AMOUNT NOT TO EXCEED \$142,900 FOR TOPOGRAPHIC SURVEY AND DESIGN DETAIL FOR FUTURE HIKE AND BIKE TRAILS AT MICHAEL L. SKINNER SPORTS COMPLEX AND FOREST BROOK LINEAR TRAIL; 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, PARK DEVELOPMENT FEES)

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 promotes economic development within the City of Mansfield (the “City”) to eliminate unemployment and underemployment, and to promote and encourage employment and the public welfare of, for and on behalf of the City by developing, implementing, providing, and financing projects under the Act; and

WHEREAS, the City Council and MPFDC approved the Parks, Recreation, Open Space & Trails Master Plan in October 2020; and

WHEREAS, the MPFDC has determined that constructing the proposed trail system improvements at Michael L. Skinner Sports Complex and Forest Brook Linear Trail will fulfill priority projects as indicated in the Master Plan; and

WHEREAS, City staff has reviewed and considered proposals from Brittain & Crawford, LLC and recommends approval of a professional services contract for said services; and

WHEREAS, funding for this project is available in the FY2025-2026 MPFDC Operating Budget; 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 public health, safety and welfare.

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

SECTION 1.

A professional services contract with Brittain & Crawford, LLC in an amount not to exceed One Hundred Forty-Two Thousand Nine Hundred and no/100 dollars (\$142,900) for professional design services for Phase 4 of the Walnut Creek Linear Trail System in substantially the same form as Exhibit A, attached, is hereby approved.

SECTION 2.

The MPFDC President, or designee, is authorized to execute any documents necessary and take such actions as are necessary to implement this Resolution.

SECTION 3.

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 4.

This Resolution shall be effective from and after its passage.

**PASSED AND APPROVED BY THE MANSFIELD PARK FACILITIES
DEVELOPMENT CORPORATION THIS 14TH DAY OF MAY 2026.**

Lindsay Cadenhead, President

ATTEST:

Sarah Speer, Business Services Manager

BRITTAIN & CRAWFORD, LLC
LAND SURVEYING & TOPOGRAPHIC MAPPING

Celebrating 50 years of providing quality professional land surveys

April 17, 2026

City of Mansfield
Parks and Recreation
1164 Matlock Rd.
Mansfield, Texas 76063
(817) 728-3394

James.fish@mansfieldtexas.gov

REVISED PROPOSAL

Attention: Mr. James Fish, PLA #1879, ASLA
Parks Planning Manager

Re: **SKINNER PARK LINEAR HIKE AND
BIKE TRAIL**
Mansfield, Texas

Dear Mr. Fish,

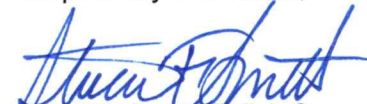
Pursuant to your request and our review of the project requirements, we hereby submit our proposal to provide survey services. Our understanding of the desired scope of services is as follows:

Survey and prepare a detail design/topographic survey 60 foot wide corridor along the proposed Hike and Bike Trail at Skinner Park (approximately 10,500 linear feet) as shown on your request for proposal. The survey will indicate all surface features, spot elevations, one-foot contours, property lines, roads, driveways, fences, trees 6 inches in caliper and larger and visible utilities and will be delivered to you in electronic AutoCAD format based upon the Texas Coordinate System NAD83 and NAVD88 vertical control.

The foregoing will be accomplished for a fee not to exceed **\$69,400.00**.

We sincerely appreciate being considered for this project and look forward to working with you again.

Respectfully Submitted,


Stuart F. Smith, R.P.L.S.

Firm Certification #10019000

Complaints or Questions should be addressed to the Texas Board of Professional Engineers & Land Surveyors: 1917 S. Interstate 35, Austin, Texas 78741, (512) 440-7723, <http://pels.texas.gov>

Cc: Mr. Garrett Smith
Garrett.smith@mansfieldtexas.gov

James L. Brittain, R.P.L.S., Stuart F. Smith, R.P.L.S., Chris L. Blevins, R.P.L.S.
Jack M. Crawford, R.P.L.S. (1949-2006)
P.O. Box 11374 * 3908 South Freeway * Fort Worth, Texas 76110 * (817) 926-0211
Email – admin@brittain-crawford.com

BRITTAIN & CRAWFORD, LLC
LAND SURVEYING & TOPOGRAPHIC MAPPING

Celebrating 50 years of providing quality professional land surveys

April 28, 2026

City of Mansfield
Parks and Recreation
1164 Matlock Rd.
Mansfield, Texas 76063
(817) 728-3393
Garett.smith@mansfieldtexas.gov

Attention: Mr. Garrett Smith, Park Project Manager I

Re: **FOREST BROOK TRAIL**
Mansfield, Texas

Dear Mr. Smith,

Pursuant to your request and our review of the project requirements, we hereby submit our proposal to provide survey services. Our understanding of the desired scope of services is as follows:

Survey and prepare a detail design/topographic survey 60 foot wide corridor along the proposed Hike and Bike Trail at Forest Brook (approximately 10,500 linear feet) as shown on your request for proposal. The survey will indicate all surface features, spot elevations, one-foot contours, property lines, roads, driveways, fences, trees 6 inches in caliper and larger and visible utilities and will be delivered to you in electronic AutoCAD format based upon the Texas Coordinate System NAD83 and NAVD88 vertical control.

The foregoing will be accomplished for a fee not to exceed **\$73,500.00**.

We sincerely appreciate being considered for this project and look forward to working with you again.

Respectfully Submitted,



Stuart F. Smith, R.P.L.S.

Firm Certification #10019000

Complaints or Questions should be addressed to the Texas Board of Professional Engineers & Land Surveyors: 1917 S. Interstate 35, Austin, Texas 78741, (512) 440-7723, <http://pels.texas.gov>

Cc: Mr. James Fish
James.fish@mansfieldtexas.gov

James L. Brittain, R.P.L.S., Stuart F. Smith, R.P.L.S., Chris L. Blevins, R.P.L.S.
Jack M. Crawford, R.P.L.S. (1949-2006)
P.O. Box 11374 * 3908 South Freeway * Fort Worth, Texas 76110 * (817) 926-0211
Email – admin@brittain-crawford.com

Figure | 3.5 Primary Trail Corridor Concept

PRIMARY TRAIL ALIGNMENT
DESIGN APPROACH

STRATEGIC INFRASTRUCTURE USE
Utilizes infrastructure only where it meaningfully improves trail experience, minimizing cost and disturbance.

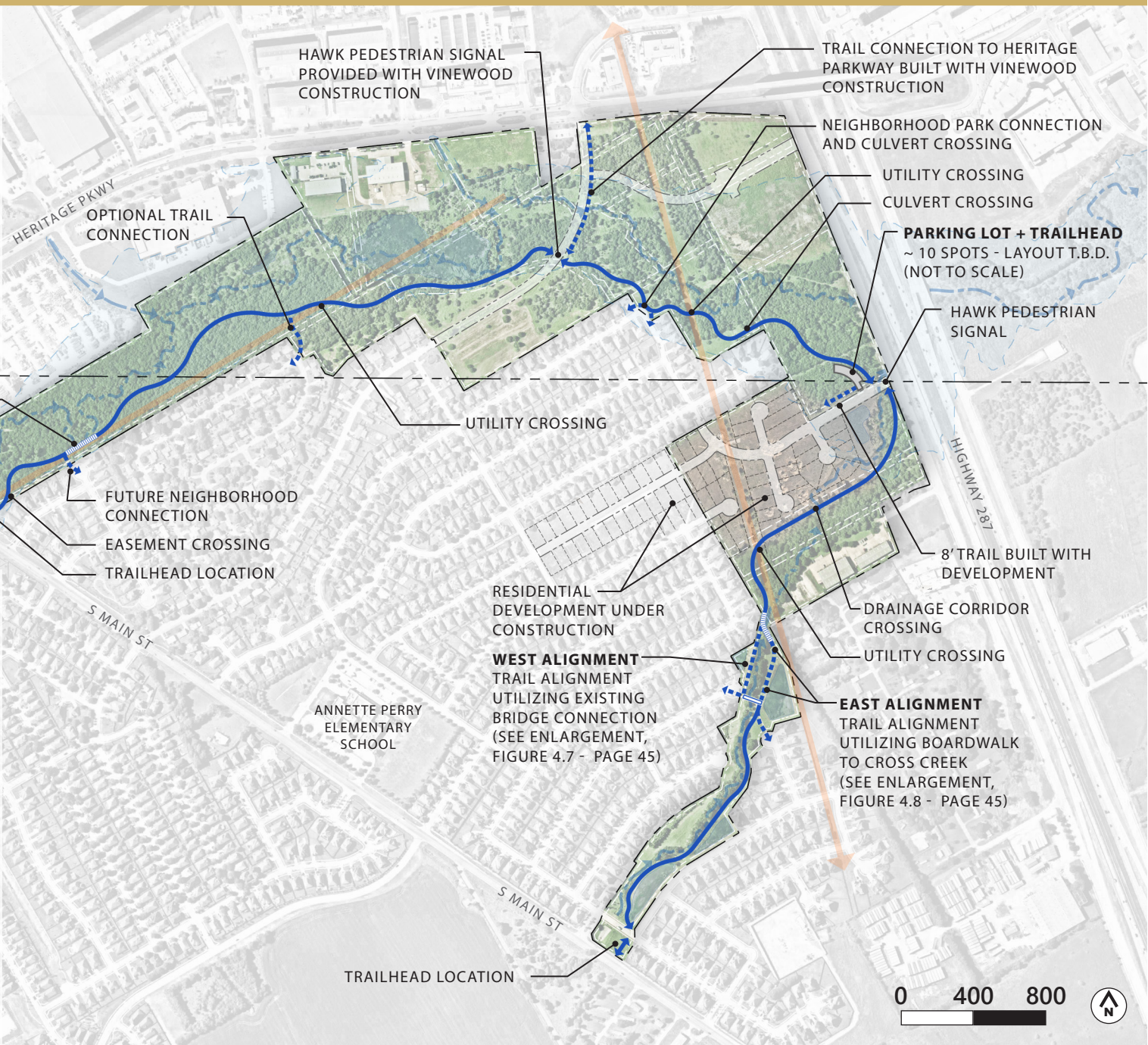
CONTEXT-SENSITIVE ALIGNMENT
Generally follows existing grade, selectively smoothing alignment to improve flow.

TRAILHEAD AND PARKING INTEGRATION
Incorporates a parking lot with trailhead to improve access and usability.

LEGEND

- TRAIL PAVEMENT
- BOARDWALK
- BRIDGE
- EXISTING/FUTURE TRAIL (NOT INCLUDED IN OPC)
- GAS EASEMENT
- CREEK/SWALE FLOW
- PONDING
- FEMA 500 YR FLOODPLAIN

NOTE:
THESE SITE CONDITIONS ARE APPROXIMATE & SHOULD BE FIELD VERIFIED & SURVEYED.





**City of Mansfield
Staff Report**

**Item ID:
26-2227**

Agenda Date: May 14, 2026

Title

Resolution – A Resolution of the Board of Directors of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Authorizing Publication of a Notice of Public Hearing and Authorizing the Corporation to Hold a Public Hearing; Providing for Other Matters Incidental hereto; 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

Katherine Rose Memorial Park, a former pecan orchard named after the wife of the previous land owner, is a 31.29-acre park located at the intersection of Walnut Creek Drive and Smith Street. The park land was purchased in 1992 by the Mansfield Park Facilities Development Corporation (MPFDC) with proceeds from the half cent sales tax. The park was then developed and opened in 1996, in part with grant funding from the Texas Parks and Wildlife Department. Hardy Allmon Soccer Complex is a 9.43-acre sports facility opened in 1984, and is located across Walnut Creek Drive from Rose Park. This park includes two soccer fields, two parking areas, and serves as a trail head for Walnut Creek Linear Trail (WCLT), which connects the two parks, via a crossing under Walnut Creek Drive Bridge.

A new master plan for these parks was created and produced by Parkhill, Inc. in 2023. It outlines the future development of these parks, addressing needed infrastructure and recreational amenities within the combined 40.72-acre area of parkland. The improvements will include basketball, sand volleyball, tennis and pickleball courts, as well as restrooms and pavilions on the south side of Magnolia Street. On the north side, the improvements will include a fitness plaza, 40-yard straight track, looped walking trail, restrooms and pavilions.

As part of the FY2025-2026 budget, the MPFDC included the issuance of \$10M in certificates of obligation to fund the construction of these improvements. A public hearing will be scheduled in accordance with Sections 504.159 and 504.160 of the Texas Local Government Code. This resolution authorizes the publication of the notice for that public hearing.

Strategic Initiative

Building Strong Neighborhoods
Provide a Safe Community
Focus on the Future

Recommendation

Approve Resolution

Funding Source

MPFDC 1/2 cent sales tax

Prepared By

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

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING PUBLICATION OF A NOTICE OF PUBLIC HEARING AND AUTHORIZING THE CORPORATION TO HOLD A PUBLIC HEARING; PROVIDING FOR OTHER MATTERS INCIDENTAL THERETO; 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 Board of Directors of the Mansfield Park Facilities Development Corporation (the “Corporation”) deems it advisable for the Corporation to undertake one or more projects in accordance with the notice hereinafter set forth; 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 public health, safety and welfare.

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

SECTION 1.

The findings, determinations, definitions and recitations set out in the preamble to this resolution are found to be true and correct and are hereby adopted by the Board of Directors of the Corporation and made a part hereof for all purposes.

SECTION 2.

The Secretary of the Corporation is hereby authorized and directed to cause to be published in the manner required by law and in substantially the form attached hereto as Exhibit A, a notice of a public hearing (the “Notice”).

SECTION 3.

The Corporation shall hold at least one public hearing on the proposed projects before spending money to undertake the projects, pursuant to Section 505.159, Local Government Code, as amended, with Notice to be posted in accordance with Section 505.160, Local Government Code, as amended.

SECTION 4.

The Corporation’s financial advisor, Hilltop Securities, Inc., and bond counsel, Bracewell LLP, are authorized and directed to proceed with the necessary arrangements for the projects.

SECTION 5.

The President, Vice President, Secretary, and other officers and agents of the Corporation are hereby authorized and directed to do any and all things necessary or desirable to carry out the provisions of this resolution.

SECTION 6.

This Resolution shall take effect immediately upon its passage.

**PASSED AND APPROVED BY THE MANSFIELD PARK FACILITIES
DEVELOPMENT CORPORATION THIS 14TH DAY OF MAY 2026.**

President
Mansfield Park Facilities Development
Corporation

ATTEST:

Secretary
Mansfield Park Facilities Development
Corporation

EXHIBIT A

NOTICE OF PUBLIC HEARING RELATING TO MANSFIELD PARK FACILITIES
DEVELOPMENT CORPORATION

NOTICE IS HEREBY GIVEN that the Board of Directors of the Mansfield Park Facilities Development Corporation will conduct a public hearing during a regular meeting scheduled to begin at 6:00 p.m., on June 11, 2026, Council Chambers at City Hall, 1200 East Broad Street, Mansfield, Texas, on projects to be undertaken by the Corporation for improvements and developments of parks, including projects at Katherine Rose Memorial Park, and the maintenance and operations expenses of these projects.