



**Mansfield Park Facilities Development Corporation - Regular Meeting Minutes  
May 14, 2026 - 6:00 PM  
Final**

Chris W. Burkett Service Center - Building D  
620 S. Wisteria Street, Mansfield, TX 76063

**1. CALL MEETING TO ORDER**

Lindsay Cadenhead, President, called the meeting to order at 6:02 p.m.

**Present:** Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Mialinda Francis, Bob Kowalski

**Absent:** Jessica Ng-Hinojosa, Roderic Russell

**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**

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

**Attachments:**

1. 4-9-2026

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

**Aye: 6** Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Mialinda Francis, Bob Kowalski

**Nay: 0** None

**Abstain: 0** None

**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

A month-to-month sales tax comparison through April was reviewed. For the month of May, sales tax is up 10.69% for the month over last year and up 5.33% for the year.

After a discussion on the Cash Flow, the Friends of Mansfield Parks group presented the winners of the 2026 scholarship contest.

## 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

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

## 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

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

**Aye: 6**              Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Mialinda Francis, Bob Kowalski

**Nay: 0**              None

**Abstain: 0**        None

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

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

**Aye: 6** Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Mialinda Francis, Bob Kowalski  
**Nay: 0** None  
**Abstain: 0** None

## **7. WORK SESSION**

FY2026-2027 MPFDC Budget  
Walnut Creek Linear Trail Section Naming

Matt Young, Executive Director of Community Services, presented the board with information regarding the following areas of the proposed FY2026-2027 MPFDC Budget:

Proposed Revenue  
Proposed Expenditures  
Proposed Capital Equipment  
Public-Private Partner Leases  
Park Land Dedication and Development Fees  
10-Year Strategic Plan

The Walnut Creek Linear Trail Section Naming will be discussed at a later date.

**Present:** Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Mialinda Francis

**Absent:** Jessica Ng-Hinojosa, Roderic Russell, Bob Kowalski (left at 7:42 p.m.)

## **8. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS**

Mialinda Francis gave her thanks for wisely using the half cent sales tax for projects. She also mentioned the results of the MAC survey, the behavior of the intermediate and advanced pickleball players, and proposed an adjustment to the pickleball playing time at the MAC.

Malinda Knappenberger thanked staff for all of their hard work on the projects.

Raul Najera announced the start of the Young Mens Service League in Mansfield.

Lance Hood asked if parts of the trail could be sponsored, similarly to how Keep Mansfield Beautiful operates.

Lindsay Cadenhead thanked staff for preparing the budget information a month early due to the joint meeting in June and congratulated the department on being an NRPA gold medal finalist.

## **9. INFORMATIONAL ITEMS**

Matt Young reminded the board of the scheduled Park Tour on June 13th.

**10. ADJOURN**

**A motion was made by Board Member Knappenberger to adjourn the meeting at 8:28 p.m. Seconded by Board Member Hood. The motion PASSED by the following vote:**

**Aye: 5**                      Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera,  
                                         Mialinda Francis

**Nay: 0**                      None

**Abstain: 0**                None

\_\_\_\_\_ Lindsay Cadenhead, President

ATTEST:

\_\_\_\_\_ Sarah Speer, Business Services Manager