Mansfield Park Facilities Development Corporation -
Joint Meeting with City Council and Mansfield Library Advisory Board Minutes
June 11, 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 p.m.

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

2. INVOCATION

Council Member Simmons gave the Invocation.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. TEXAS PLEDGE

The Texas Pledge was recited.

5. 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.

Eric Rozak, 21 Devon Court - Mr. Rozak spoke regarding his concerns about the proposed community center.

6. PUBLIC HEARING AND RESOLUTION

Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Authorizing the Issuance and Sale of Mansfield Park Facilities Development Corporation Sales Tax Revenue Bonds for 2026 Bond Projects: Improvements and Development of Parks, Including Projects at Katherine Rose Memorial Park, and the Maintenance and Operations Expenses of These Projects; 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: Matt Young, Executive Director of Community Services
Attachments:
1. Resolution

Lindsay Cadenhead, President, opened the Public Hearing at 6:07 p.m. and read the resolution into the record. With no one wishing to speak, Lindsay Cadenhead closed the Public Hearing at 6:07 p.m.

A motion was made by Alternate Board Member Kowalski to approve the resolution. Seconded by Board Member Francis. The motion PASSED by the following vote:

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

7. WORK SESSION

Community Center Feasibility Study Update

Matt Young, Executive Director of Community Services, spoke in detail on the updated feasibility study. He covered the timeline, public feedback, highest priorities, master plan standards, benchmark data, and overall themes. Matt expounded on the concept overview, site plan, recreation spaces, aquatic spaces, senior spaces, library spaces, and community spaces.

He showed renderings of all spaces and noted key changes from the 2021 concept. Next, Matt addressed the financial projections including operational proforma, overall costs, the cost savings for building one community space compared to four individual facilities, and cost examples regarding similar facilities built by neighboring cities. He spoke on potential operating hours, projected operating expenses, projected membership fees, projected admission revenue, and projected total revenue. Finally, Matt presented next steps including the tentative project schedule and financial modeling.

Throughout the presentation, City Council Members, Mansfield Park Facilities Development Corporation Board Members, and Mansfield Public Library Advisory Board Members shared their thoughts and asked questions, which Matt addressed and answered. Joe Smolinski, City Manager, also spoke and answered questions.

8. ADJOURN

A motion was made by Board Member Knappenberger to adjourn the meeting at 7:40 p.m. Seconded by Board Member Najera. The motion PASSED by the following vote:

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

________________________________ Lindsay Cadenhead, President

ATTEST:

__________________________________ Sarah Speer, Business Services Manager