

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
OF THE FARGO PARK DISTRICT OF AUGUST 4, 2020**

The regular monthly meeting of the Board of Commissioners of the Park District of the City of Fargo was held on Tuesday, August 4, 2020, at 5:30 p.m. at the Fargo Park District office at 701 Main Avenue, Fargo, North Dakota. Present at the meeting were Commissioners Joe Deutsch, Stacey Griggs, Jerry Rostad, Vicki Dawson, and Dawn Morgan. Present in person were Dave Leker, Brian Arett, Tyson Lund, Kevin Boe, Dave Bietz, and attorney Andy Noah.

**Approval of Minutes**

Commissioner Joe Deutsch moved and Commissioner Vicki Dawson seconded a motion to approve the minutes for the July 14, 2020 meeting. Upon call of the roll, the motion passed unanimously.

**Approval of July Bills**

Commissioner Joe Duetsch moved and Commissioner Jerry Rostad seconded a motion to approve the bills for July 2020 as presented. Upon call of the roll, the motion passed unanimously.

**Approval of Order of Agenda**

Commissioner Joe Deutsch moved and Commissioner Vicki Dawson seconded a motion to approve the amended agenda as presented. Upon call of the roll, the motion passed unanimously.

**Director's Report**

Dave Leker presented to the Board. It was noted that the Commissioners would have a retreat on August 11 to give new directors a better understanding of the depth and breadth of the Park District. Dave Leker noted that the Fargo Moorhead Community Theater is waiting on approval from the City of Fargo and the railroad before moving forward with its renovations and possible plans of expansion.

No action was taken on this matter.

**Foundation Director's Report**

Brian Arett presented to the Board on this matter. It was noted that the Foundation is working on the final details of an additional founding partner for the new sports complex. It was noted that Valley Senior Services issued requests for proposals and received two responses, Sanford and Concordia. It was noted that the proposals were competitive and that the goal is to have the new provider in place by November 1, 2020.

No action was taken on this matter.

**Approval of Fargo Park District Foundation on Grant Match Program Grant Applications**

Brian Arett presented to the Board on this matter. It was notd there were three applications submitted to the Foundation. The first proposal for consideration was from Fargo Post 400 Legion Baseball for building a new clubhouse/locker rooms at Starion Field for a grant match of \$15,000.00. It was noted that the project in total would cost over \$100,000.00. The second proposal was from Growing Together

Community Gardens for signage at the community orchard at Rabanus Park for a grant match of \$4,115.00. It was noted that the signage would include more information and facts about the tress located in the park and the total cost of the project would be \$8,230.00. The third proposal was from Fargo Public Library for a StoryWalk featuring a picture book displayed page by page onto posts spaced out throughout a trail or park for a grant match of \$4,236.00. It was noted that the Library would be responsible to change out the stories.

Commissioner Vicki Dawson moved and Commissioner Joe Deutsch seconded a motion to approve the Fargo Park District Foundation Board recommendation to provide Matching Grant funds in the amount of \$15,000.00 to Post 400 Legion; \$4,115.00 to Growing Together Community Gardens; and \$4,236.40 Fargo Public Library as presented to the Board. Upon call of the roll, the motion passed unanimously.

### **Discussion of Offers for Anderson Land and Process Moving Forward**

Dave Leker and Tyson Lund presented to the Board on this matter. It was noted that in February the Park District listed the property using multiple brokers pursuant to North Dakota law. It was noted that this process has been a learning process for the Park District as it's the first time any government entity in Fargo has utilized this process. It was noted that the Park District received 3 offers on the property: \$6,000,000.00 from Stonewood Development, LLC (represented by Nate Vollmuth); \$5,500,00.00 from Epic Companies (represented by Todd Berning) and \$3,650,000.00 from KLC Holdings, LLC (represented by Justin Gustofson). It was noted there were specific requirements for potential buyers to follow which not all offers included.

The representatives of each offering party were allowed to discuss their offers and proposals to the Board. Nate Vollmuth noted that his client's offer was the only offer to meet all the requirements of Nonexclusive Listing Agreement. He noted that his client did not put together a package or presentation because they viewed as a simple land purchase Agreement. Todd Berning noted that Epic Companies would remove some of the contingencies that were presented in their offer. He also noted that his hope would be to work with the Park District on useable space within the development that could be beneficial to both parties. Justin Gustofson noted that his client's offer was not contingent upon the city's right of way request.

After the representatives presented to the Board there was a discussion amongst the Board, Dave Leker and attorney Andy Noah. Andy Noah noted that if the Park District is willing to discuss offers that fall outside the scope of the original listing agreement then it would be fair to give all parties the right to present new offers to the Board. Dave Leker agreed with this and stated that the Park District should give the parties one week to present their best offer to the Board and then the staff could thoroughly vet each offer.

No action was taken on this matter.

**Commissioner Dawn Morgan left the meeting after this agenda item.**

### **Approval of Request to Rename Northside Recreational Pool**

Dave Leker presented to the Board on this matter. It was noted that the Phyllis Melvey, a former Fargo Park Board Commissioner, submitted a request to honor Roger G. Gress for his years of service to the Fargo Park District by renaming the Northside Recreation Outdoor Pool in his honor. Per the Gress

Family recommendation, the new name would be “Roger G Gress Northside Pool.” Dave Leker noted that Roger Gress has an extremely long list of accomplishments from his time serving as the executive director.

Commissioner Jerry Rostad moved and Commissioner Joe Deutsch seconded a motion to approve the request for renaming Northside Recreational Pool to Roger G Gress Northside Pool as presented to the Board. Upon call of the roll, the motion passed unanimously.

**Approval of Subgrant Agreement with The North Dakota Department of Emergency Services for Covid-19 Disaster Funder**

Tyson Lund presented to the Board on this matter. It was noted that the Park District has expended \$22,418.84 for coronavirus related expenses (i.e. sanitizers, PPE, plexiglass barriers). It was noted that through the CARES Act, the State of North Dakota received federal funds that are not being distributed to local governments impacted by coronavirus.

Commissioner Vicki Dawson moved and Commissioner Joe Deutsch seconded a motion to approve the Subgrant Agreement with the North Dakota Department of Emergency Services for Covid-19 disaster funding as presented to the Board. Upon call of the roll, the motion passed unanimously.

**Approval of Red River Human Services’ Request for a Detention Pond Easement to be Located at Rabanus Park**

Dave Leker presented to the Board on this matter. It was noted that Red River Human Services is requesting to create a detention pond and in return RRHS would pay for improvements to this pond to create and aesthetic feature. It was noted the Park District would remove a trail currently in existence and that RRHS would replace the trail with a new concrete trail.

Commissioner Jerry Rostad moved and Commissioner Joe Deutsch seconded a motion to Red River Human Services’ request for a detention pond easement to be located at Rabanus Park as presented to the Board. Upon call of the roll, the motion passed unanimously.

**Presentation and Approval of Preliminary 2021 Budget**

Dave Leker presented to the Board on this matter. It was noted that Park Board staff is recommending an increase of 1 mil. It was noted that the increased mil would result in an 2.67% increase in the budget. It was noted that by approving the preliminary budget it would set the maximum for the 2021 budget. It was noted that the Park District would be looking to add two new position along with having several capital projects.

Commissioner Joe Duetsch moved and Commissioner Jerry Rostad seconded a motion to approve the preliminary 2021 budget as presented to the Board. Upon call of the roll, the motion passed by a vote of 3-1 with Commissioner Dawson voting against the motion.

At the conclusion of the above agenda items, a motion to adjourn was made and seconded, and upon unanimous consent the meeting adjourned at approximately 7:30 p.m.

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Jeffrey B. Gunkelman