

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
OF THE FARGO PARK DISTRICT OF OCTOBER 8, 2019**

The regular monthly meeting of the Board of Commissioners of the Park District of the City of Fargo was held on Tuesday, October 8, 2019, at 5:30 p.m. at the Fargo Park District office at 701 Main Avenue, Fargo, North Dakota. Present at the meeting were Commissioners Jerry Rostad, Rusty Papachek, Joe Deutsch, Vicki Dawson and Stacey Griggs. Also present were: Dave Leker, Tyson Lund, Carolyn Boutain, Brian Arett, Dave Bietz, Craig Bjur and attorney Thaddeus Swanson.

Approval of September Minutes

Commissioner Stacey Griggs moved and Commissioner Rusty Papachek seconded a motion to approve the minutes of the September 10, 2019 meeting as presented. Upon call of the roll, the motion passed unanimously.

Approval of September Bills

Commissioner Rusty Papachek moved and Commissioner Stacey Griggs seconded a motion to approve the bills for September 2019 as presented. Upon call of the roll, the motion passed unanimously.

Approval of Order of Agenda

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

Presentation on Training for Fundraising

Erv Inniger and Scott Holdman presented to the Board the goals, strategies and philosophies surrounding the fundraising campaign for the new athletic complex.

No action was taken on this matter.

Foundation Director's Report

Brian Arett lead the presentation to the Board on this matter. The major point of conversation centered around the new athletic complex. It was noted that the closing on the land is scheduled for November 1, 2019 and that the rest of the dominos fall in place after that date. It was noted that the design development for the project would start in November and likely run through March of 2020.

No action was taken on this matter.

Approval of Fargo Sports Complex Amendment to Development Agreement

Brian Arett presented to the Board on this matter. It was noted that the Amendment clarifies the timeline for when the funds from Sanford will be paid out. It was noted that the original agreement contained old dates and had some ambiguity on the pay out of funds from Sanford. It was noted that the once the Park District gives authorization to start work on the project, the Sanford funds will start making payments.

Commissioner Joe Deustch moved and Commissioner Stacey Griggs seconded a motion to approve the Fargo Sports Complex Amendment to Development Agreement as presented to the Board. Upon call of the roll, the motion passed unanimously.

Approval of Advertising for Request for Proposals for a Construction Manager at Risk for Fargo Sports Complex

Dave Leker presented to the Board on this matter. It was noted that the project architect recommended a construction manager for the Fargo Sports Complex. It was noted that the role of the construction manager includes providing value engineering, constructability reviews of drawings, estimating, and phasing strategies. It was noted that that the construction manager almost becomes the general manager and that the cost of this position has been assumed to date in the cost figures for the project. It was noted that the earlier the construction manager can be hired the more value the individual can provide.

Commissioner Vicki Dawson moved and Commissioner Joe Deustch seconded a motion to approve the advertising for Request for Proposals for a Construction Manager at Risk for Fargo Sports Complex as presented to the Board. Upon call of the roll, the motion passed unanimously.

Request for Permanent Easement for Fence at 246 Prairiewood Drive S in Fargo, North Dakota

Dave Bietz presented to the Board on this matter. It was noted that the particular property in question is an odd shaped property due to Park District land adjacent to the property. It was noted that the owners of the property are requesting an easement to construct a fence on Park District property. It was noted that the Park District land is currently not actively used by the Park District but it was granted to the Park District by the federal government. It was noted that staff is unaware of any restriction on the property.

No action was taken on this matter due to the Commissioners wanting more information regarding the Park District property and if there are any restrictions on the use of the property.

Approval of Contingency Funds for a New Lobby Roof at the Sports Arena

Dave Bietz presented to the Board on this matter. IT was noted that a windstorm in September damaged the roof of the lobby area at the Sports Arena. It was noted that the Park District submitted a claim to its insurance carrier and the carrier provided notice that the Park District will receive a claim amount of \$49,877.38. It was noted that the Park District received bids to repair the damaged portion of the lobby roof and to replace the entire roof as the roof is 37 years old. It was noted that the staff recommends moving forward with replacing the entire roof.

Commissioner Joe Deustch moved and Commissioner Rusty Papachek seconded a motion to approve taking the difference from the insurance claim and the cost of full roof replacement, an amount not to exceed \$60,000.00, from the contingency fund, to place the lobby roof at the Sports Arena as presented to the Board. Upon call of the roll, the motion passed unanimously.

Approval of Amendment to 2011 Maintenance Facility Lease

Tyson Lund presented to the Board on this Matter. It was noted that the Park District has been working with American Federal regarding refinancing the 2011 maintenance facility lease. It was noted that the proposed amendment would drop the interest rate from 4.38% to 2.65% and would not require any closing costs. It was noted that refinancing the lease would save the Park District approximately \$95,000.00.

Commissioner Rusty Papachek moved and Commissioner Vicki Dawson seconded a motion to approve the Amendment to the 2011 Maintenance Facility Lease as presented to the Board. Upon call of the roll, the motion passed unanimously.

Consider Approval of Request from Verizon Wireless to Locate a Cell Tower at the Coliseum Property

Dave Leker presented to the Board on this matter. It was noted that this was presented at the September Board meeting with the Commissioners requesting negotiating the terms of the lease with Verizon. It was noted that Verizon responded to the Park District new terms by proposing \$1,500.00 monthly rent with a 2% annual increase but is requesting that the footprint of their tower expand by approximately 50%.

No action was taken on this matter.

Consider Approval of Sale of 23rd Avenue Right-of-Way

Dave Leker presented to the Board on this matter. It was noted that the City of Fargo is requesting to purchase land from the Park District to widen 23rd Avenue S along the Northside of the Tharaldson Softball Complex for \$372,897.00. It was noted that staff does not believe losing this land will significantly impact the softball fields and that the Park District would use those funds to construct a new parking lot in the northeast corner of the complex. It was noted that this was previously discussed at the September meeting with the Commissioners requesting that staff ask the city about additional entrances and exits from the proposed parking lot. It was noted that the city could not provide additional entrances and exits other than those previous proposed.

Commissioner Rusty Papachek moved and Commissioner Joe Deustch seconded a motion to approve of the sale of the 23rd Avenue right-of-way which will include a u-turn for northbound traffic to head south as presented to the Board. Upon call of the roll, the motion passed unanimously.

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 7:10 p.m.

Jeffrey B. Gunkelman