



THE REGULAR MONTHLY MEETING OF THE BOARD OF COMMISSIONERS OF THE PARK DISTRICT OF THE CITY OF FARGO WILL BE HELD ON **TUESDAY, JUNE 13, 2023 AT 5:30 P.M.** IN THE BOARD ROOM OF THE PARK DISTRICT OFFICES AT 701 MAIN AVENUE, FARGO, WITH PRESIDENT DAWN MORGAN, PRESIDING. **Please note:** This is an in-person event and streamed virtual. Members of the public and media can view the live meeting at [www.fargoparks.com/news/park-board-meeting-june-agenda-2023](http://www.fargoparks.com/news/park-board-meeting-june-agenda-2023)

- A. Call to Order
- B. Approve Order of Agenda

**Consent Agenda** - approve the following:

- a. Minutes - May 16, 2023
- b. May Bills
- c. Approve and award bid for Sports Arena Reroof Project.
- d. Approve 2024 Fees for (i) Programming, Events and Facilities, (ii) Golf Fees and (iii) Courts Plus Memberships Fees.
- e. Approve license agreements with Growing Together Community Gardens, LLC, for sheds at Rabanus Park and McCormick Park.

**Regular Agenda**

- 1. Recognition of Audience/Public Comments
- 2. Executive Director's Report
- 3. Fargo Moorhead Community Theatre Presentation; Judy Lewis, Executive Director, presenter.
- 4. Department Update - Aquatics
- 5. Board to receive final report regarding the Yunker Farm Master Plan recommendations; Carolyn Boutain and Bill Mahar, presenters.
- 6. Board to consider approval of terminating Park District of the City of Fargo/Fargo Senior Commission Inc. and FM Area Foundation Endowment Fund; Paul Grindeland, presenter.
- 7. Completion of Executive Director's performance improvement plan; Commissioner Joe Deutsch, presenter.
- 8. Adjourn

*Individuals who wish to attend Park Board meetings but need special arrangements or would like to address the Board, please contact the Fargo Park District office at 499-6060 by noon on the Monday before the Board Meeting.*

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
OF THE FARGO PARK DISTRICT OF MAY 16, 2023**

The regular monthly meeting of the Board of Commissioners of the Park District of the City of Fargo was held on Tuesday, May 16, 2023, at 5:30 p.m. at the Fargo Park District office at 701 Main Avenue, Fargo, North Dakota and via Restream. Present at the meeting were Commissioners Joe Deutsch, Dawn Morgan, Aaron Hill, Jerry Rostad. Commissioner Vicki Dawson. appeared via Restream. Also present were: Dave Leker, Carolyn Boutain, Broc Lietz, Dave Bietz, Susan Faus, and attorney Brayden Harwood.

**Approval of Agenda**

Dave Leker requested to move Item H from the Consent Agenda to Item 8 of the Regular Agenda. Commissioner Aaron Hill moved and Commissioner Joe Deutsch seconded to move Item H from Consent Agenda to Item 8 of the Regular Agenda. Upon call of the roll, the motion passed unanimously.

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

**Approval of Consent Agenda**

Commissioner Joe Deutsch moved and Commissioner Vicki Dawson seconded a motion to approve the following actions on the consent agenda:

- (a) The minutes from April 11, 2023 meeting;
- (b) The April 2023 bills;
- (c) Refreshed Fargo Park District Logo
- (d) Amendment to renew golf cart lease agreement with All Season Motorsports as presented.
- (e) Approve and award bid for 2023 Park Pavement Improvements to Earthwork Services, Inc. in the amount of \$1,335,055.00 for McCormick and Jefferson Trails, Village West Trail, and Rose Creek Warehouse, as presented to the Board.
- (f) Approve and award bid for the Edgewood Golf Course Driving Range Improvements to Accelerated Green Works, Inc. for Schedule #1 Sitework and Bid Schedule #2 Synthetic Turf, for the combined total bid price of \$72,162.00 as presented to the Board.
- (g) Approve and award proposal for the 2023 Playground Replacement Projects for Woodhaven South Park and Village West Park for a combined total bid price of \$340,000.00, as presented to the Board.
- (h) Updates to the Lactation/Breastfeeding Policy #485.

Upon call of the roll, the motion passed unanimously.

**Executive Director's Report**

Dave Leker presented on this matter and provided an informational update to the Board on the respective departments. No action was taken on this matter.

## **Dare 2 Stand Out Presentation**

Chris Mapes of the Dare 2 Stand Out organization presented to the board on its mission, opportunities, and partnership with the Park District for the purchase of adaptive golf carts. No action was taken on this matter.

## **Department Update – Forestry**

Sam DeMarais for the Park District presented to the Board on the activities and responsibilities of the forestry department. No action was taken on this matter.

## **Approval of GMP (Guaranteed Maximum Price) for Fargo Parks Sports Complex Phase II**

Dave Leker and Patrick Peltier of McGough Construction presented on this matter. It was noted that the project was split into 37 bid packages and there were 84 total bids from subcontractors. It was noted that the total bids came in under base estimates. It was noted that with the add/alternatives the GMP is considered to be \$38,463,293.00.

Commissioner Jerry Rostad moved and Commissioner Aaron Hill seconded a motion to approve the GMP of \$38,463,293.00 for the Fargo Parks Sports Complex Phase II as presented. Upon call of the roll, the motion passed unanimously.

## **Approval of Further Design Study of the North Concourse Extension at the Fargo Parks Sports Complex**

Dave Leker presented on this matter. It was noted that staff is requesting a motion to direct JLG Architects to further design and study the north concourse extension at the Fargo Parks Sports Complex. It was noted that JLG would bring their design estimate to the June 28, 2023 Facilities Committee for review and discussion on whether to move forward with constructions documents, pricing and construction administration.

Commissioner Jerry Rostad moved and Commissioner Aaron Hill seconded the motion to direct JLG Architects and Park District staff to further design and study the north concourse extension at the Fargo Parks Sports Complex as presented. Upon call of the roll, the motion passed unanimously.

## **Discussion of Counteroffer for Robert D. Johnson Building**

Dave Leker presented on this matter. It was noted that the Park District has been contemplating the sale of the Robert D. Johnson Building located at 1104 2<sup>nd</sup> Avenue S in Fargo. This facility was originally purchased for the FM Activity Center and some Park District offices. It was noted that the Park District recently received an updated appraisal for the building which has the building valued at \$1,270,000.00. It was noted that the City of Fargo assesses the value of the 4 parcels of land that make up the building at \$1,094,100.00. It was noted that Cass County Commission took formal action at their April 17, 2023 Commission meeting and has instructed staff to make a formal offer to the Park District for \$750,000.00.

Commissioner Jerry Rostad moved and Commissioner Aaron Hill seconded the motion to approve a counteroffer of \$1,120,100.00 for the Robert D. Johnson Building and direct staff to present the counteroffer to the Cass County Commissioner. Upon call of the roll, the motion passed unanimously.

### **Award Proposal for the Fargo Parks Sports Complex Playground Project**

Dave Bietz presented on this matter. It was noted that the Park District received 2 proposals for the construction of the playground at the Fargo Parks Sports Complex. It was noted that the proposal from Grondahl Recreation Inc. was actually a proposal from My Turn Play Systems, Inc. Grondahl Recreation, Inc. is the manufacturer of the playground equipment and My Turn Play Systems, Inc will be the company that installs the playground equipment.

Commissioner Joe Deutsch moved and Commissioner Jerry Rostad seconded the motion to approve the proposal to My Turn Play Systems, Inc. in the amount of \$450,000.00 for the Fargo Parks Sports Complex Playground Project as presented. 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 7:00 p.m.

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Dave Leker, Clerk





## MEMORANDUM

DATE: June 7, 2023

TO: Fargo Park Board Commissioners

FROM: Dave Bietz, Deputy Director of Operations

RE: Consent Agenda Item (c) – Approve and award bid for Sports Arena Reroof Project

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Bids for the Sports Arena Reroof Project were received and opened Thursday, May 11, 2023, at 2:00pm, at the Park District Office. Attached to this memo is the bid tab, bid summary, and letter of recommendation from Zerr Berg Architects, Inc.

We received one base bid from Gast Construction with Alternates No. 1 and No. 2. Two bids were received for Alternate No. 3 from Gast Construction and Morris Painting. Staff recommends awarding the bid to Gast Construction and accepting all Alternates, for a total combined bid of \$868,600. The bid met all specifications, is the lowest bid, and is within our budgeted amount of \$1,000,000.

It was recommended at the May 31, 2023, Facilities Committee Meeting to bring this to the full board on the Consent Agenda for consideration and approval.

If you should have any questions, please feel free to contact me prior to the meeting.

Thank you.

**Sample Motion:** I make a motion to award the bid to Gast Construction for the Sports Arena Reroof Project as presented.

**Fargo Park District  
South High Sports Arena Reroofing  
Fargo, ND**

Project No. 22-028



BID TABULATION	Bid Bond	Contractor's License	Addenda acknowledged	Base Bid	Payment / Performance Bond	Alt. No. 1 Removing existing metal roof & installing new metal roof	Alt. No. 2 Installing white support fabric at interior of building	Alt. No. 3 Painting existing steel frames & end-wall columns at interior
May 11, 2023								
<b>7A - Moisture Protection</b>								
<b>Gast Construction Co. Inc.</b> Fargo, ND	X	X	A	7A/9I Combined \$530,600.00	Included in base bid	\$135,000.00	\$168,000.00	\$35,000.00
<b>9I - Painting</b>								
<b>Morris Painting &amp; Decorating, Inc.</b> Fargo, ND	X	X	A		\$3,077.00			\$61,540.00

Fargo Park District  
 South High Sports Arena Reroofing  
 Fargo, ND

May 11, 2023

Project No. 22-028



BID PACKAGE	CONTRACTOR	BASE BID	Alternate No. 1 Removing existing metal roof & installing new metal roof	Alternate No. 2 Installing white support fabric at interior of building	Alternate No. 3 Painting existing steel frames & end-wall columns at interior
7A Roof Replacement at Sports Arena	Gast Construction Co. Inc.	\$ 530,600.00	\$ 135,000.00	\$ 168,000.00	\$ 35,000.00
9I Painting (Interior)	Included in 7A				
<b>Total Bid Packages</b>		<b>\$ 530,600.00</b>	<b>\$ 135,000.00</b>	<b>\$ 168,000.00</b>	<b>\$ 35,000.00</b>
Alternate No. 1 Removing existing metal roof & installing new metal roof					
Alternate No. 2 Installing white support fabric at interior of building					
Alternate No. 3 Painting existing steel frames & end-wall columns at interior					
<b>TOTAL BID PACKAGES</b>		<b>\$ 530,600.00</b>	<b>\$ 135,000.00</b>	<b>\$ 168,000.00</b>	<b>\$ 35,000.00</b>
<b>SUBTOTAL</b>		<b>\$ 530,600.00</b>	<b>\$ 135,000.00</b>	<b>\$ 168,000.00</b>	<b>\$ 35,000.00</b>
LS Architect/Engineer		37,500.00			
Reimbursable Expenses Allowance		500.00			
<b>TOTAL</b>		<b>\$ 568,600.00</b>	<b>\$ 135,000.00</b>	<b>\$ 168,000.00</b>	<b>\$ 35,000.00</b>
5.0% Contingency		28,430.00	6,750.00	8,400.00	1,750.00
0.0% Owner Costs		-	-	-	-
<b>TOTAL PROJECT COST</b>		<b>\$ 597,030.00</b>	<b>\$ 141,750.00</b>	<b>\$ 176,400.00</b>	<b>\$ 36,750.00</b>



510 4TH AVENUE NORTH  
FARGO, ND 58102  
701.280.0187  
ZERRBERGARCHITECTS.COM

May 17, 2023

Mr. Tyler Kirchner  
Fargo Park District  
701 Main Avenue  
Fargo, ND 58103

Re: FPD S. High Sports Arena Reroof  
Fargo, ND

Dear Tyler:

Here are our comments and recommendations following the Bid Opening for the above project:

The FPD has received (1) one bid for the BASE BID, from GAST CONSTRUCTION, who also submitted bids for Alternates 1 and 2.

The FPD has received (2) two bids for ALTERNATE No. 3 – Painting the exposed steel at the interior of the arena, from GAST CONSTRUCTION and from MORRIS PAINTING. The lowest bidder is GAST Co.

The BASE BID amount received from GAST translates to \$14.25 / sq. ft., which is lower than originally estimated, and also lower than roofing / re-roofing low-bids encountered on similar projects in our area over the past year, as per the table below:

PROJECT NAME	LOW BID (COST PER SF)	ROOF AREA (SF)	ROOF SYSTEM
S. HIGH SPORTS ARENA	\$14.28	34,700	Fully Adhered EPDM Membrane
CENTER FOR PAIN MEDICINE	\$17.40	1,800	Ballasted EPDM Membrane
METRO REC CENTER	\$16.63	54,000	Fully Adhered EPDM Membrane

The re-roofing (BASE BID) at the Sports Arena reflects a more complex scope of work and a more restrictive schedule. Both factors contributed to other bidders not bidding on the project. Another factor was the timing of the bid in May, when most roofers in our area have secured projects and are now less competitive. In our opinion if the FPD decides to re-bid to secure more bids, the chance of obtaining better proposals than the one from GAST is low.

The table comparison reflects the Base Bid scope of work that involves a new EPDM membrane and rigid insulation added to the existing metal roof. Alternate No. 1 involves the removal of the existing metal roof and the addition of insulation and a new metal roof.

Historical bids on metal roofs are not recent enough to be relevant. However, GAST's bid for Alternate No. 1 is significantly below the estimated amount for this work. Like with the Base Bid, in our opinion it is unlikely that a re-bid would yield a lower cost than the one received.

Therefore, we recommend awarding the project to GAST CONSTRUCTION and accepting all ALTERNATES. We have attached the BID SUMMARY along with the BID TAB, for reference.

Report by:

Larry Carcoana AIA

(701) 478 4740

Zerr Berg Architects, Inc.

A handwritten signature in black ink, appearing to read "L. Carcoana", is positioned below the typed name and contact information.



## MEMORANDUM

DATE: May 31, 2023

TO: Fargo Park Board Commissioners

FROM: Kevin Boe, Recreation Director

RE: Consent Agenda Item (d) (i) – Approve 2024 Fees for Programming, Events & Facilities

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As part of the budget process, we evaluate our current program, event, and facilities fees to determine recommendations for fee increases for 2024. As staff we looked at fees at a cost per participant and the trend of numbers in the last 5 years to determine the increase.

We have prepared a schedule of our current fee structure along with the increases that are being proposed. Fees rounded up or down to the nearest dollar.

This was reviewed at the Facilities Committee Meeting on May 31, 2023 and the Committee recommended to bring this to the full board on the Consent Agenda for consideration and approval.

Please let me know if you have any questions prior to the meeting.

Thank you.

**Sample Motion:** I make the motion to approve the Programming, Events and Facilities fees for 2024 as presented.

### 2024 Fargo Park District Recommended Youth Program Fees

		Team/ Individual	2023 Approved Fees	% of Increase	Amount of Increase	2024 Recommended Fees
Archery		Individual	\$ 40.50	4%	\$1.62	\$ 42.00
Art Classes Single Sessions		Individual	\$ 15.00	4%	\$0.60	\$ 16.00
ArtMania/Accelerated Artist		Individual	\$ 61.50	2%	\$1.23	\$ 63.00
Adaptive Playtown		Individual	\$ 100.00	2%	\$2.00	\$ 102.00
Playtown		Individual	\$ 107.00	5%	\$5.35	\$ 112.00
Baseball/Softball	Regular Fee	Individual	\$ 57.75	2%	\$1.16	\$ 59.00
Basketball		Individual	\$ 69.25	2%	\$1.39	\$ 71.00
Fencing		Individual	\$ 57.75	2%	\$1.16	\$ 59.00
Learn to Skate/Hockey Skills		Individual	\$ 46.25	4%	\$1.85	\$ 48.00
Flag Football		Individual	\$ 61.25	3%	\$1.84	\$ 63.00
	Late Fee	Individual	\$ 91.25	3%	\$2.74	\$ 94.00
Ice Revue		Individual	\$ 119.50	5%	\$5.98	\$ 125.00
Sports Sampler		Individual	\$ 67.75	5%	\$3.39	\$ 71.00
Swimming Lessons	Indoor	Individual	\$ 59.25	5%	\$2.96	\$ 62.00
	Outdoor	Individual	\$ 48.50	5%	\$2.43	\$ 51.00
Track		Individual	\$ 57.75	2%	\$1.16	\$ 59.00
Volleyball		Individual	\$ 98.75	4%	\$3.95	\$ 103.00
Volleyball Camp		Individual	\$ 98.75	5%	\$4.94	\$ 104.00
Pond Hockey		Team	\$ 120.00	5%	\$6.00	\$ 126.00
Butterfly Ball		Individual	\$ 30.00	5%	\$1.50	\$ 32.00
Learn to Build		Individual	\$ 10.00	0%	\$0.00	\$ 10.00
Climbing		Individual	\$ 60.00	0%	\$0.00	\$ 60.00
Tae Kwon Do		Individual	\$ 75.00	5%	\$3.75	\$ 79.00

\*\*\* Rounded to the Nearest Dollar

## 2024 Fargo Park District Recommended Adult Program Fees

	Team/ Individual	2023 Approved Fees	% of Increase	Amount of Increase	2024 Recommended Fees
16" Coed	Team	\$ 394.75	5%	\$ 19.74	\$ 414.00
3-on-3 Basketball	Team	\$ 110.00	5%	\$ 5.50	\$ 116.00
Adaptive Softball	Team	\$ 276.25	5%	\$ 13.81	\$ 290.00
Archery	Individual	\$ 52.00	5%	\$ 2.60	\$ 55.00
Basketball	Team	\$ 820.75	5%	\$ 41.04	\$ 862.00
Birding 101	Individual	\$ 35.75	5%	\$ 1.79	\$ 38.00
Broomball	Team	\$ 1,000.00	3%	\$ 30.00	\$ 1,030.00
Broomball - Drop in (Sundays)	Individual	\$ 10.00	0%	\$ -	\$ 10.00
Coed Softball	Team	\$ 848.75	5%	\$ 42.44	\$ 891.00
Fencing	Individual	\$ 94.75	2%	\$ 1.90	\$ 97.00
Figure Skating	Individual	\$ 69.50	5%	\$ 3.48	\$ 73.00
Happy Rollers	Individual	\$ 143.50	0%	\$ -	\$ 144.00
Hockey - Drop In (noon)	Individual	\$ 5.00	0%	\$ -	\$ 5.00
Hockey - Drop in Novice (evenings)	Individual	\$ 10.00	0%	\$ -	\$ 10.00
Hockey - Team	Team	\$ 1,262.50	5%	\$ 63.13	\$ 1,326.00
Kickball	Team	\$ 213.25	2%	\$ 4.27	\$ 218.00
Sand Volleyball	Team	\$ 183.50	4%	\$ 7.34	\$ 191.00
Table Tennis	Individual	\$ 40.00	0%	\$ -	\$ 40.00
Volleyball	Team	\$ 366.50	4%	\$ 14.66	\$ 381.00
Pond Hockey	Team	\$ 210.00	6%	\$ 11.55	\$ 222.00
Glow Golf (4 Person)	Team	\$ 90.00	5%	\$ 4.50	\$ 95.00
Glow Golf (2 Person)	Team	\$ 40.00	5%	\$ 2.00	\$ 42.00
Senior Games	Individual	\$ 40.00	5%	\$ 2.00	\$ 42.00
Flag Football	Team	\$ 300.00	5%	\$ 15.00	\$ 315.00

\*\*\* Rounded to the Nearest Dollar



**2024 Fargo Park District Recommended Miscellaneous Program & Facility Fees**

		2023 Approved Fees	% of Increase	Amount of Increase	2024 Recommended Fees
Ice Rental	Prime	\$ 160.75	5%	\$ 8.04	\$ 169.00
	Non-Prime	\$ 111.75	5%	\$ 5.59	\$ 117.00
Ice Rental Studio Rink		\$ 50.00	5%	\$ 2.50	\$ 53.00
Ice Rental - Hockey Game Rates	Single Game	\$ 668.50	5%	\$ 33.43	\$ 702.00
	Double Game	\$ 841.25	5%	\$ 42.06	\$ 883.00
Public Skating Session	Youth 18 & under	\$ 3.25	8%	\$ 0.26	\$ 4.00
	Adults over 18	\$ 4.25	6%	\$ 0.26	\$ 5.00
	Family	\$ 7.50	1%	\$ 0.08	\$ 8.00
Indoor Pool Admission	Youth 18 & under	\$ 3.50	3%	\$ 0.11	\$ 4.00
	Adults over 18	\$ 4.75	5%	\$ 0.24	\$ 5.00
	Family	\$ 9.50	3%	\$ 0.29	\$ 10.00
Outdoor Swim Admis (IP & Madison)	Age 18 & Under	\$ 3.25	8%	\$ 0.26	\$ 4.00
	Adult	\$ 4.50	5%	\$ 0.23	\$ 5.00
Outdoor Swim Admis (Davies,S & N)	Age 18 & Under	\$ 4.25	6%	\$ 0.26	\$ 5.00
	Adult	\$ 5.50	5%	\$ 0.28	\$ 6.00
Outdoor Season Pool Pass	Youth	\$ 69.00	5%	\$ 3.45	\$ 72.00
	Adult	\$ 87.25	5%	\$ 4.36	\$ 92.00
	Family	\$ 183.50	5%	\$ 9.18	\$ 193.00
Shelters	Small - Full Day	\$ 60.00	0%	\$ -	\$ 60.00
	Large - Full Day	\$ 162.00	5%	\$ 8.10	\$ 170.00
	Mega - Full Day	\$ 216.00	5%	\$ 10.80	\$ 227.00
	Warming House	\$ 80.00	5%	\$ 4.00	\$ 84.00
Rheault Farm	Site - Full Day	\$ 806.00	5%	\$ 40.30	\$ 846.00
	Bunkhouse - Full Day	\$ 550.00	5%	\$ 27.50	\$ 578.00
	Shelter - Full Day	\$ 162.00	5%	\$ 8.10	\$ 170.00
Ski Rental	Youth 18 & under	\$ 7.75	3%	\$ 0.23	\$ 8.00
	Adults over 18	\$ 14.50	5%	\$ 0.73	\$ 15.00
Snowshoe rental		\$ 7.75	3%	\$ 0.23	\$ 8.00
Metro Rec - Indoor Soccer Fields	Per hour	\$ 60.75	5%	\$ 3.04	\$ 64.00
Volleyball Courts	Per court/hour	\$ 17.00	5%	\$ 0.85	\$ 18.00
Broadway Square Rental	Full Day	\$ 1,500.00	0%	\$ -	\$ 1,500.00
Broadway Square Skating Rink	Per hour	\$ 100.00	0%	\$ -	\$ 100.00
<b>Agrilime InFields</b>					
Adult Fees	Per hour	\$ 28.75	5%	\$ 1.44	\$ 30.00
Youth Fees (high school age & below)	Per hour	\$ 12.75	5%	\$ 0.64	\$ 13.00
Double header - Youth	Per hour	\$ 7.50	5%	\$ 0.38	\$ 8.00
Double header - Adult	Per hour	\$ 17.50	5%	\$ 0.88	\$ 18.00
Tournament - Youth	Per hour	\$ 5.25	5%	\$ 0.26	\$ 6.00
Tournament - Adult	Per hour	\$ 13.50	5%	\$ 0.68	\$ 14.00
<b>Grass In Fields/Fastpitch</b>					
Adult Fees	Per hour	\$ 33.00	5%	\$ 1.65	\$ 35.00
Youth Fees (high school age & below)	Per hour	\$ 17.50	5%	\$ 0.88	\$ 18.00
Double header - Youth	Per hour	\$ 13.00	5%	\$ 0.65	\$ 14.00
Doulbe header - Adult	Per hour	\$ 26.00	5%	\$ 1.30	\$ 27.00
Tournament - Youth	Per hour	\$ 10.75	5%	\$ 0.54	\$ 11.00
Tournament - Adult	Per hour	\$ 24.00	5%	\$ 1.20	\$ 25.00
<b>Soccer/Football/LaCrosse</b>					
Adult Fees	Per hour	\$ 18.50	5%	\$ 0.93	\$ 19.00
Youth Fees (high school age & below)	Per hour	\$ 9.50	5%	\$ 0.48	\$ 10.00
Tournament - Youth	Per hour	\$ 4.75	5%	\$ 0.24	\$ 5.00
Tournament - Adult	Per hour	\$ 9.50	5%	\$ 0.48	\$ 10.00
Campground	Per day	\$ 35.00	5%	\$ 1.75	\$ 37.00
Sand Volleyball (4 courts)	Per day	\$ 150.00	5%	\$ 7.50	\$ 158.00
Sand Volleyball (8 courts)	Per day	\$ 200.00	5%	\$ 10.00	\$ 210.00

\*\*\* Rounded to the Nearest Dollar



## MEMORANDUM

DATE: June 7, 2023

TO: Fargo Park Board Commissioners

FROM: Carolyn Boutain, Community Relations Director

RE: Consent Agenda Item (d) (ii) – Approve proposed Golf Fees for 2024

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Attached are the proposed golf fee schedules for the 2024 golf season as prepared with help from Kristy Soular in the Business Office.

The schedule represents an approximate 5% increase of green fees and cart fees. This is based on the Consumer Price Index. Season pass fees are recommended to include 8% across the board to capture value that is available now due to the popularity of golf. The proposal also includes changing the Senior Rate discount from 30% down to 25% for passes and green fees. We continue to move the junior passes towards a 50% discount (previously 65%). There are a few minor adjustments made to round to the nearest amount ending in zero or five as requested by the board. Explanation notes are included.

Other fee changes proposed include raising the range fee for balls. This is needed because of the increase in cost of balls. We are also proposing that Edgewood and Rose Creek do not have a 9-hole fee on Friday-Sunday before 4pm. No changes are proposed for the Foot Golf fees. The Trail Fee is proposed to increase to \$300 based on local market rates.

The schedule represents full season pass fees for the golf courses. We do not anticipate construction or other conditions in 2024 to affect the fees.

This was reviewed at the Facilities Committee Meeting on May 31, 2023 and the Committee recommended to bring this to the full board on the Consent Agenda for consideration and approval.

Please contact me with questions.

Thank you for your consideration.

**Sample Motion:** I make the motion to approve the Golf fees for 2024 as presented.

Dave Leker, Executive Director  
PARK COMMISSIONERS – Vicki Dawson \* Joe Deutsch \* Aaron Hill \* Dawn Morgan \* Jerry Rostad  
CLERK – Dave Leker

## 2024 Golf Pass Price Proposal

Season Passes		8.00%	Price	Proposed	
	2023 Price	Increase	with increase	2024 Price	Increase
<b>Adult (Unrestricted)</b>					
5 Fore 1 (all 5 courses)	855	68.40	923.40	925	70
Edgewood	755	60.40	815.40	815	60
Rose Creek	755	60.40	815.40	815	60
Par 3 (all 3 9-hole courses)	585	46.80	631.80	630	45
Osgood	510	40.80	550.80	550	40
Prairiewood	435	34.80	469.80	470	35
El Zagal	330	26.40	356.40	355	25
Osgood ABC Loop - Ages 19 - 99+	165	13.20	178.20	180	15
<b>Household (includes 10% discount on 2 adults &amp; free junior passes )</b>					
5 Fore 1 (all 5 courses)	1,550		1665.00	1665	115
Edgewood	1,360		1467.00	1465	105
Rose Creek	1,360		1467.00	1465	105
Par 3 (all 3 9-hole courses)	1055		1134.00	1135	80
Osgood	905		990.00	990	85
Prairiewood	790		846.00	845	55
El Zagal	590		639.00	640	50
<b>Senior (ages 62 and over)</b> 25% Discount of Adult Pass					
5 Fore 1 (all 5 courses)	605		647.50	650	45
Edgewood	530		570.50	570	40
Rose Creek	530		570.50	570	40
Par 3 (all 3 9-hole courses)	410		441.00	440	30
Osgood	355		385.00	385	30
Prairiewood	310		329.00	330	20
El Zagal	230		248.50	250	20
<b>Intermediate (Unrestricted) (ages 13-23)</b> 30% Discount of Adult Pass					
5 Fore 1 (all 5 courses)	600		647.50	650	50
Edgewood	530		570.50	570	40
Rose Creek	530		570.50	570	40
Par 3 (all 3 9-hole courses)	410		441.00	440	30
Osgood	355		385.00	385	30
Prairiewood	305		329.00	330	25
El Zagal	230		248.50	250	20
<b>Junior Restricted</b> 53% Discount of Adult Pass					
5 Fore 1 (all 5 courses) (9 hole courses unrestricted)	375		434.75	435	60
Edgewood (ages 7-18)	330		383.05	385	55
Rose Creek (ages 7-18)	330		383.05	385	55
<b>Junior</b> 53% Discount of Adult Pass					
Par 3 (all 3 9-hole courses) (See course ages)	255		296.10	295	40
Osgood (ages 5-18)	225		258.50	260	35
Prairiewood (ages 4 - 18)	190		220.90	220	30
El Zagal & Osgood ABC Loop (age 4-18)	110		166.85	165	55

**Notes:**

- 1) The CPI for the 2024 price increase is 5%
- 2) Senior discount went from 30% to 25% of Adult Pass
- 3) Junior discount went from 56% to 53% of Adult Pass on way to 50% in 2025
- 4) All prices have been rounded up to the nearest \$5, as past Pro and Board requests to keep it even numbers

## 2024 Golf Fees Proposal

Green Fees	2023	5.0%	with actual	Proposed
	Price	Increase	Increase	2024 Price
<b>Adult Green Fees</b>				
<b>Edgewood &amp; Rose Creek</b>				
Edgewood & Rose Creek Prime	\$ 37.75	\$ 1.89	\$ 39.64	\$ 39.75
Edgewood & Rose Creek Non-Prime (M-F open-10:00 am)	\$ 30.00	\$ 1.50	\$ 31.50	\$ 31.50
Edgewood & Rose Creek Twilight(2-1/2 hours before dusk) & 9 hole	\$ 24.25	\$ 1.21	\$ 25.46	\$ 25.50
<b>Osgood</b>				
Osgood, Always	\$ 21.50	\$ 1.08	\$ 22.58	\$ 22.50
<b>Prairiewood</b>				
Prairiewood Always	\$ 17.25	\$ 0.86	\$ 18.11	\$ 18.00
<b>El Zagal</b>				
El Zagal Always	\$ 12.50	\$ 0.63	\$ 13.13	\$ 13.25
<b>Senior Green Fees (ages 62 &amp; over)</b>				
<b>Edgewood &amp; Rose Creek</b>				
Edgewood & Rose Creek Always	\$ 26.50		\$ 29.81	\$ 29.75
<b>Osgood</b>				
Osgood Always	\$ 15.00		\$ 16.88	\$ 17.00
<b>Prairiewood</b>				
Prairiewood Always	\$ 12.00		\$ 13.50	\$ 13.50
<b>El Zagal</b>				
El Zagal Always	\$ 8.75		\$ 9.94	\$ 10.00
<b>Junior Restricted Green Fees</b>				
<b>Edgewood / Rose Creek(ages 7 - 18 )</b>				
Edgewood & Rose Creek Always	\$ 24.50	\$ 1.23	\$ 25.73	\$ 25.75
<b>9 Hole Courses</b>				
Osgood (Always) (ages 5-18)	\$ 14.00	\$ 0.70	\$ 14.70	\$ 14.75
Prairiewood (Always) (ages 4-18)	\$ 11.25	\$ 0.56	\$ 11.81	\$ 11.75
El Zagal (always) (ages 4-18)	\$ 8.00	\$ 0.40	\$ 8.40	\$ 8.50
<b>Cart Rider Fees</b>				
Edgewood & Rose Creek 18 holes (EW & RC)	\$ 17.75	\$ 0.89	\$ 18.64	\$ 18.75
9 holes (EW, RC, OS, PW)	\$ 11.00	\$ 0.55	\$ 11.55	\$ 11.50
9 holes (EZ only)	\$ 8.75	\$ 0.44	\$ 9.19	\$ 9.25
Osgood Trail Fee	\$ 254.75			\$ 300.00
<b>Range Buckets</b>				
Warm Up Bucket (17 balls)	\$ 3.00			\$ -
Small Bucket (34 balls)	\$ 4.00			\$ 5.00
Medium Bucket (68 balls)	\$ 8.00			\$ 10.00
Large Bucket (102 balls)	\$ 12.00			\$ 15.00
<b>Foot Golf at El Zagal</b>				
Adults (anyone over 18)	\$ 8.00			\$ 8.00
Juniors - restricted hours (ages 4-18)	\$ 5.00			\$ 5.00

**Notes:**

- 1) The CPI for the 2024 price increase is 5%
- 2) Senior discount goes from 30% to 25% of Adult fees
- 3) Range Ball increase due to increased ball costs



## MEMORANDUM

DATE: June 7, 2023

TO: Fargo Park Board Commissioners

FROM: Kelly Kisell, Club Director

RE: Consent Agenda Item (d) (iii)– Approve 2024 Courts Plus Community Fitness Membership and additional Fees

---

Attached is proposed fee schedules for the 2024 Courts Plus fees.

Staff is recommending:

- 3% increase in Membership fees.
- \$5 increase in monthly Child Watch fees per child.
- \$5 increase for monthly tanning packages.
- \$2 increase for monthly locker rentals.
- \$1.50 increase for hourly tennis court rental.
- \$1 increase in playground admission.

This was reviewed at the Facilities Committee Meeting on May 31, 2023 and the Committee recommended to bring this to the full board on the Consent Agenda for consideration and approval.

For more information, please contact me prior to the scheduled meeting.

Thank you!

**Sample Motion:** I make the motion to approve the Courts Plus Community Fitness Membership and additional fees for 2024 as presented.



\*Short Term Memberships include an addition \$50 start-up fee  
 \*12 Month Agreements are 10% off Short Term price

2023			
Membership	Short Term	12 Month	Paid in Full
IND	\$56.66	\$51.00	\$612.00
DUAL	\$75.54	\$67.99	\$815.88
FAMILY	\$92.21	\$82.99	\$995.88

2024			
Membership	Short Term	12 Month	Paid in Full
IND	\$58.31	\$52.48	\$629.82
DUAL	\$77.75	\$69.97	\$839.67
FAMILY	\$94.91	\$85.41	\$1,024.93

Monthly Increase	
Short Term	12 Month
\$1.65	\$1.48
\$2.21	\$1.98
\$2.70	\$2.42

Senior (60+)	12 Month	Paid in Full
IND	\$45.33	\$543.96
DUAL	\$60.23	\$722.76
FAMILY	\$73.52	\$882.24

Senior (60+)	12 Month	Paid in Full
IND	\$46.66	\$559.87
DUAL	\$62.20	\$743.89
FAMILY	\$75.92	\$908.03

	\$1.33
	\$1.97
	\$2.40

Junior	Short Term	12 Month	Paid in Full
IND	\$45.56	\$41.00	\$492.00
DUAL	\$64.42	\$59.28	\$711.36

Junior	Short Term	12 Month	Paid in Full
IND	\$46.93	\$42.19	\$506.31
DUAL	\$66.36	\$61.02	\$732.20

\$1.37	\$1.22
\$1.94	\$1.77

\*Recreational Tax ~ 8% of Membership is subject to sales tax

\*Recreational Tax ~ 7% of Membership is subject to sales tax

\*3% increase in base fees

\*Approx \$30,000 increase in revenue

ADD-ONS Per Month		Current	2024
Locker Rental		\$5	\$7
Tanning		\$20	\$25
Tennis Court		\$20	\$21.50
Playground		\$4	\$5
Child Watch	1-2 children	\$20	\$25
	3 children	\$25	\$30
	4+ children	\$30	\$35

1 Child  
 2 Children  
 3 Children + \$5 for every additional child

	<b>Courts Plus</b>	<b>YMCA</b>	<b>Family Wellness</b>
<b>Membership</b>	<i>12 Month/Short Term</i>		
Individual	\$52.48 / \$58.31	\$59	\$63
Dual	\$69.97 / \$77.75	x	x
Family	\$85.41 / \$94.91	\$90	\$103
Senior	\$46.66 / \$58.31	\$54	x
Youth (9-12)	\$42.19 / \$46.93 (9-12)	\$37 (9-17)	x
Young Adult (18-29)	x	\$48	x

<b>Monthly Enrollment Fee</b>	<i>Short Term Only</i>		
Individual	\$50	\$50	x
Dual	\$50	\$50	x
Family	\$50	\$50	x
Senior (Individual Rate)	\$50	\$50	x
youth (Individual Rate)	\$50	\$0	x

<b>Childcare</b>			
Daily Rate	\$3	\$7	\$6.25
2 children	\$6	\$14	\$8
3+ children	\$9+	\$21	\$10

\*Courts Plus - \$20+ per month

\*YMCA - Included with Family/Household Package, \$114/month

\*Family Wellness - Included with Family/Household Package, \$136/month

<b>Day Rate</b>			
Youth	\$20.00	x	\$20.00
<i>(with a member)</i>	<i>\$15.00</i>	x	x
Adult	\$20.00	x	\$20.00
<i>(with a member)</i>	<i>\$15.00</i>	x	x
Family	\$35.00	x	\$30.00
<i>(with a member)</i>	<i>\$30.00</i>	x	x

\*YMCA only allows non-members in on Sundays for \$15 unless member uses a complimentary guest pass

## **Paid Admissions for Indoor Playground- Not Including Punch Cards or Birthdays**

Opened March 2013 (\$2 per child)

2014- 38,369

2015- 34,846

2016- 34,174

2017- 27,016- Rate Increase (\$4 per child)

2018- 25,593

2019- 24,442- July we started to push punch cards. Revenue went up, but paid admissions went down.

2020- Covid Closed March-July- (Jan-Feb)- 4,435 (2021- 2,638, 2022- 3,891, 2023- 4,241)

2021- 18,206

2022- 19,020

2023(Jan-May)- 9,366 (9,674 during same time period last year)

2024- Proposing \$5 per child





## MEMORANDUM

DATE: June 7, 2023

TO: Fargo Park Board Commissioners

FROM: Dave Bietz, Deputy Director of Operations

RE: Consent Agenda Item (e) – Approve License Agreements with Growing Together Community Gardens, LLC, for sheds at Rabanus Park and McCormick Park

---

We have been working with Growing Together Community Gardens on a request to place sheds on Park District property at (1) Rabanus Park, 4315 18<sup>th</sup> Avenue South; and (2) McCormick Park, 2101 9<sup>th</sup> Avenue South. There are community gardens at both parks and the sheds will help Growing Together Community Gardens secure their tools for use at these gardens. The attached License Agreements outline the details between the Fargo Park District and Growing Together Community Gardens, LLC.

It was recommended at the May 31, 2023, Facilities Committee Meeting to bring this to the full board on the Consent Agenda for consideration and approval.

If you should have any questions, please feel free to contact me prior to the meeting.

Thank you.

**Sample Motion:** I make a motion to approve the License Agreements with Growing Together Community Gardens, LLC, for sheds placed at Rabanus Park and McCormick Park as presented.

## LICENSE AGREEMENT

**THIS LICENSE AGREEMENT (“*Agreement*”)** is made and entered into this \_\_\_\_ day of June 2023, by and between **PARK DISTRICT OF THE CITY OF FARGO**, (hereinafter “*Park District*”), and **GROWING TOGETHER COMMUNITY GARDEN, LLC** (hereinafter “*GTCG*”).

**WHEREAS**, the Park District owns certain real property described herein (the “*Property*”); and

**WHEREAS**, GTCG desires to erect a shed on the Property for purposes of housing equipment and other personal property, and the Park District is willing to grant a license to GTCG for the same and provide necessary ingress and egress to maintain and operate the shed, including access for volunteer and member parking.

**NOW, THEREFORE**, for good and valuable consideration, which is hereby acknowledged, it is hereby agreed by and between the parties as follows:

1. License for Placement of Shed. The Park District hereby grants to GTCG a license for the right to place a 10’x12’ shed on the Property located in Cass County, North Dakota. The Property and the approximate area where the shed will be located is attached hereto as Exhibit A and incorporated by reference herein. Said Property is legally described as follows:

**Lot 2, Block 1, West Acres Business Park 4<sup>th</sup>, City of Fargo, Cass County, North Dakota**

2. Term. The term of this License Agreement shall be for a period of one (1) year from the date of this Agreement, which Agreement shall automatically renew each January 1, unless otherwise terminated in accordance with the terms of Paragraph 7 below.

3. Release. In consideration of this Agreement, GTCG irrevocably and unconditionally releases, acquits, and forever discharges and covenants not to sue the Park District and/or its officers, directors, employees, agents, representatives, and servants, and their respective successors or assigns from and/or for sums of money, accounts, actions, suits, proceedings, claims and demands of any kind and nature, whether known or unknown, arising out of or relating to the installation of the shed on the Property, or arising out of or in any way related to the matters referenced in this Agreement.

4. Indemnity. GTCG agrees that during the term of this Agreement, GTCG shall be responsible for maintaining its own insurance on the shed and any equipment installed incident thereto. GTCG agrees to indemnify and hold the Park District, its officers, directors, employees, agents, representatives, and servants harmless from and against any and all claims arising out of the shed being installed on the Property, including claims for nuisance, bodily injury, death, and property damage that may result from the installation and use of the shed on the Property. GTCG shall provide a copy of the declaration page/or any renewals upon request from the Park District.

5. Personal Property. The shed is and shall remain the personal property of GTCG and GTCG shall be solely responsible for insuring and maintain the same.

6. Title. This Agreement shall, in no way, affect title to the Property described herein, and shall not operate to grant GTCG an easement or other ownership interest in and to the same.

7. Termination of Agreement. This License Agreement is fully revocable by the Park District. In the event the Park District desires to revoke this Agreement, it will provide GTCG with not less than sixty (60) days' written notice for GTCG to remove the shed and restore the ground. This Agreement shall be terminated if GTCG removes the shed from the Property. In the event of termination by GTCG, GTCG shall remove all equipment and return the property to use consistent with the adjacent space, including leveling the ground and returning it to its original state.

8. Assignment. Neither this Agreement, nor the rights and obligations of GTCG may be assigned without the express written consent of the Park District.

9. Binding Effect. This Agreement shall be binding upon GTCG, its respective successors, representatives, or assigns.

10. Governing Law. This Agreement shall be construed and interpreted in accordance with the laws of the State of North Dakota.

11. Entire Agreement. This Agreement contains the entire agreement between the parties and supersedes, succeeds, and extinguishes any and all prior negotiations, understandings, promises or agreements.

12. Severability. Should any provision of this Agreement be determined to be invalid or unenforceable by a court of competent jurisdiction for any reason, all remaining provisions shall remain in full force and shall be fully severable.

**IN WITNESS WHEREOF** the parties hereto have executed this License Agreement as of the day and year first above written.

**PARK DISTRICT OF THE CITY OF FARGO**

By: \_\_\_\_\_

Dawn Morgan

Its: President

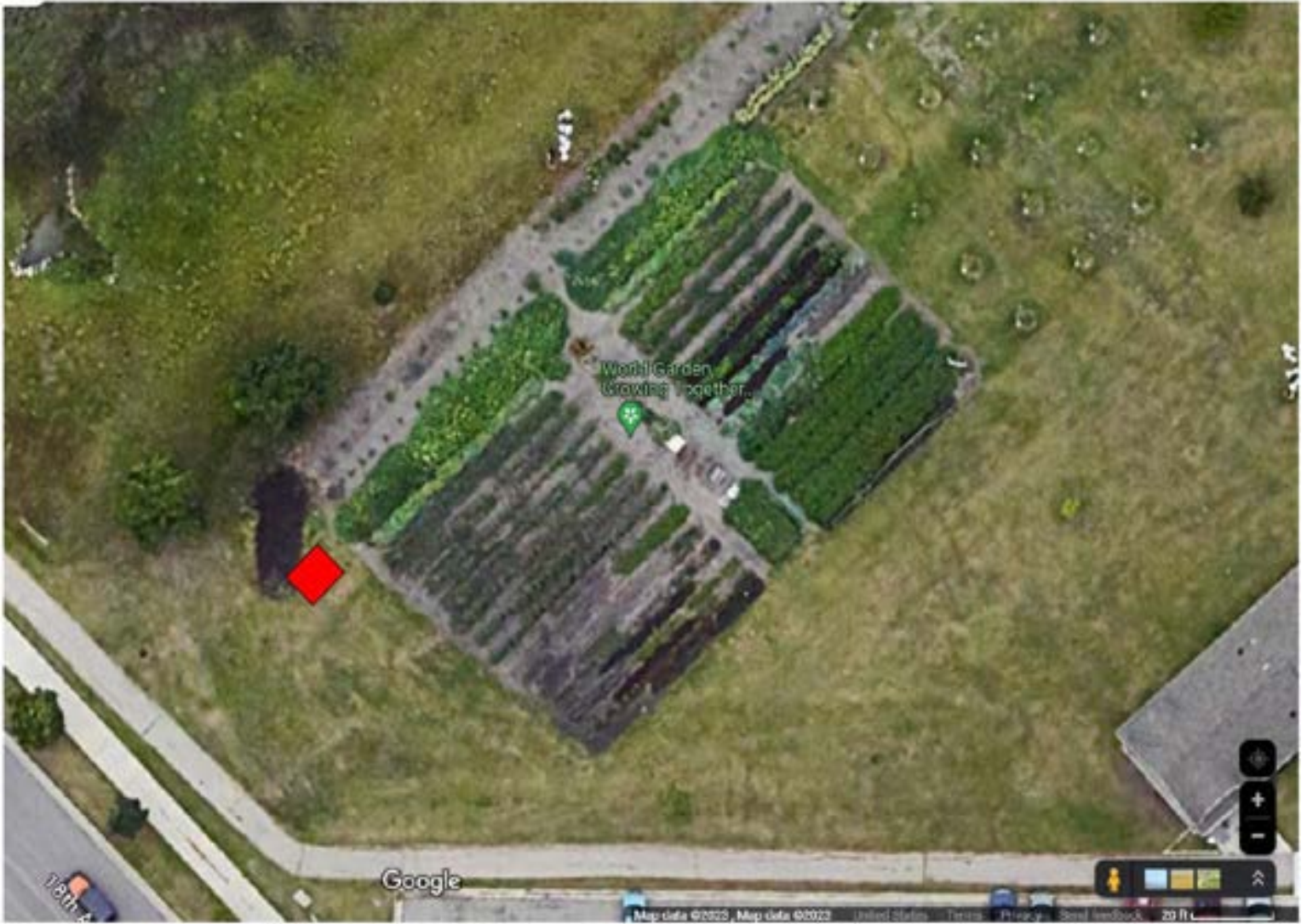
**GROWING TOGETHER COMMUNITY GARDEN, LLC**


BY: \_\_\_\_\_

Jack Wood

Its: President

EXHIBIT A



 Shed Location

## LICENSE AGREEMENT

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**NOW, THEREFORE**, for good and valuable consideration, which is hereby acknowledged, it is hereby agreed by and between the parties as follows:

1. License for Placement of Shed. The Park District hereby grants to GTCG a license for the right to place a 6’x8’ shed on the Property located in Cass County, North Dakota. The Property and the approximate area where the shed will be located is attached hereto as Exhibit A and incorporated by reference herein. Said Property is legally described as follows:

**Lot: 6 Block: 4 MEEHANS LOTS 6-11 BLK 4 & S 1/2 VA C 7 AV S ADJ AND LOTS 12-17 BLK 4 & N 1/2 VAC 8 AV S ADJ AND LOTS 6-11 BLK 5 & S 1/2 VAC 8 AV S ADJ AND E 40' LOT 12 BLK, City of Fargo, Cass County, North Dakota**

2. Term. The term of this License Agreement shall be for a period of one (1) year from the date of this Agreement, which Agreement shall automatically renew each January 1, unless otherwise terminated in accordance with the terms of Paragraph 7 below.

3. Release. In consideration of this Agreement, GTCG irrevocably and unconditionally releases, acquits, and forever discharges and covenants not to sue the Park District and/or its officers, directors, employees, agents, representatives, and servants, and their respective successors or assigns from and/or for sums of money, accounts, actions, suits, proceedings, claims and demands of any kind and nature, whether known or unknown, arising out of or relating to the installation of the shed on the Property, or arising out of or in any way related to the matters referenced in this Agreement.

4. Indemnity. GTCG agrees that during the term of this Agreement, GTCG shall be responsible for maintaining its own insurance on the shed and any equipment installed incident thereto. GTCG agrees to indemnify and hold the Park District, its officers, directors, employees, agents, representatives, and servants harmless from and against any and all claims arising out of the shed being installed on the Property, including claims for nuisance, bodily injury, death, and property damage that may result from the installation and use of the shed on the Property. GTCG shall provide a copy of the declaration page/or any renewals upon request from the Park District.

5. Personal Property. The shed is and shall remain the personal property of GTCG and GTCG shall be solely responsible for insuring and maintain the same.

6. Title. This Agreement shall, in no way, affect title to the Property described herein, and shall not operate to grant GTCG an easement or other ownership interest in and to the same.

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**IN WITNESS WHEREOF** the parties hereto have executed this License Agreement as of the day and year first above written.

**PARK DISTRICT OF THE CITY OF FARGO**

By: \_\_\_\_\_

Dawn Morgan

Its: President

**GROWING TOGETHER COMMUNITY GARDEN, LLC**

BY: \_\_\_\_\_

Jack Wood

Its: President



EXHIBIT A



 Shed Location



## MEMORANDUM

DATE: June 7, 2023

TO: Fargo Park Board Commissioners

FROM: Dave Leker, Executive Director

RE: Agenda Item No. 3 – Fargo Moorhead Community Theatre Presentation

---

At the Park Board Meeting on June 13, 2023, Judy Lewis, Executive Director, of Fargo Moorhead Community Theatre will give an update on Fargo Moorhead Community Theatre.

If you should have any questions, please feel free to contact me prior to the meeting.

Thank you.





## MEMORANDUM

DATE: June 7, 2023

TO: Fargo Park Board Commissioners

FROM: Kevin Boe, Director of Recreation

RE: Agenda Item No. 4 – Department Update - Aquatics

---

For the June Board Meeting, the Aquatics Department will be providing an update. The staff will share information on our aquatic facilities, admission averages for all pools, and recommendations for future aquatic facilities.

Please contact me with questions.

Thank you.



## MEMORANDUM

DATE: June 7, 2023

TO: Fargo Park Board Commissioners

FROM: Carolyn Boutain, Community Relations Director

RE: Agenda Item No. 5 – Board to receive final report regarding the Yunker Farm Master Plan recommendations

---

In September 2022, the board awarded to Norris Design the Yunker Farm Master Plan project. Norris Design was hired as the consultant to help design the plan for the 55-acre park. The desire was to create a plan that serves the community, celebrates the park's history and increases public awareness of its amenities and natural beauty. Norris Design was also asked to help us address the National Park Service (NPS) requirements as we update the Program of Utilization that is part of our agreement with NPS.

Norris Design representatives will be attending the June Board Meeting to present the final report of recommendations. A draft of the final recommendations for the park are attached. They include renderings of the master plan, phasing of the project and cost estimates. Please see attached draft cost estimate and master plan with phase line. We have developed two phases (1 and 2) as shown on the drawing.

Please contact me with questions.

Thank you for your consideration.

**Sample Motion:** I make a motion to receive the final report regarding the Yunker Farm Master Plan recommendations as presented.



# YUNKER FARM PARK

A COMMUNITY-DRIVEN  
PARK MASTER PLAN  
SUMMER 2023





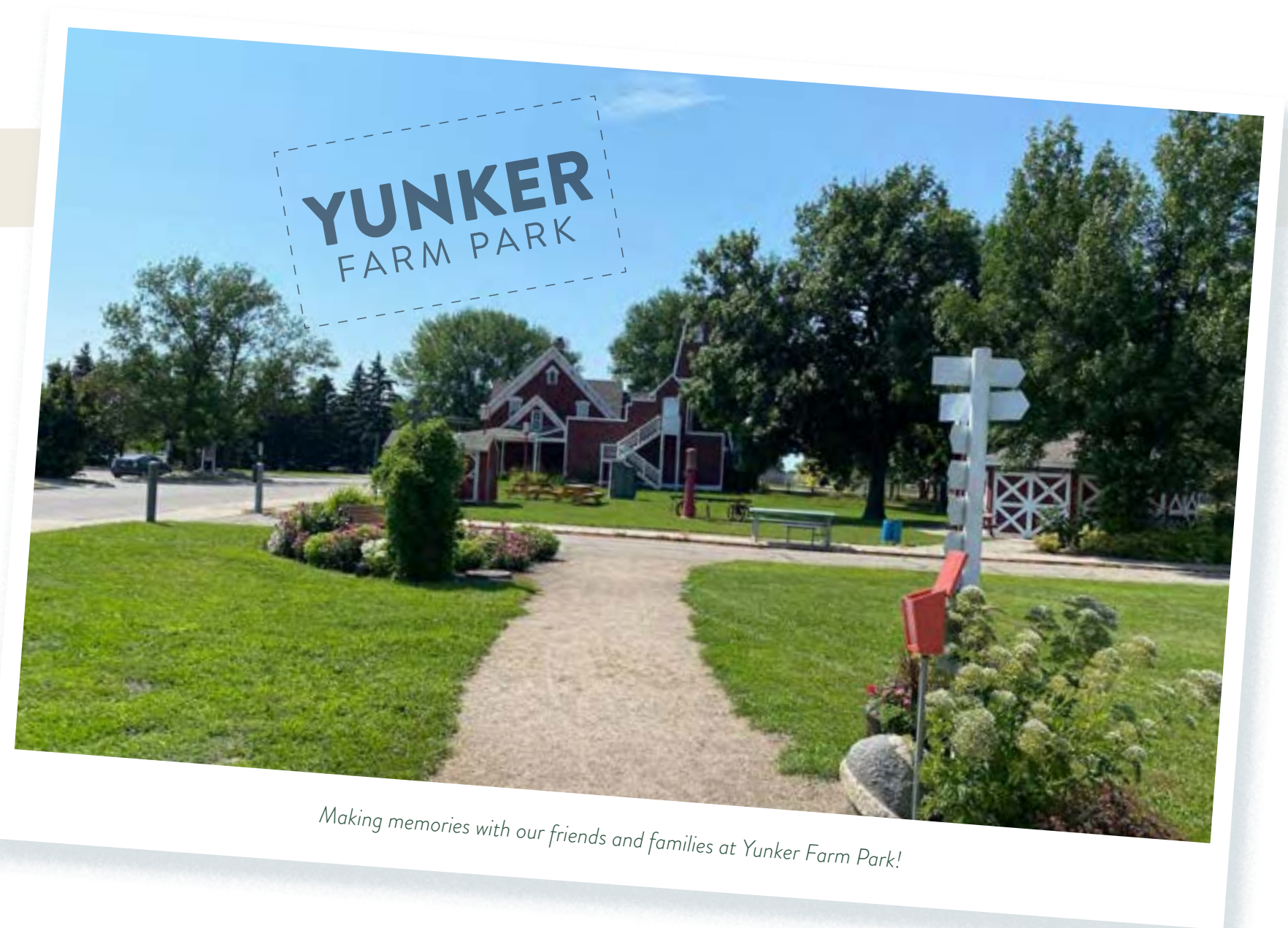
# ACKNOWLEDGMENTS

“The Park District is grateful to the citizens of Fargo for their participation in creating a foundation for the Yunker Farm Park master plan. The plan includes designs that previously the community could only dream about: creating organized space to engage with nature and the big open sky. The plan encourages the art of growing food and the act of gathering with friends, along with formal and informal open areas for walking and recreation. Our community is excited by this wonderful development and looks forward to the master plan becoming reality.”

Dawn Morgan

*Dawn Morgan*

*Board President*



## FARGO PARK DISTRICT BOARD

- Dawn Morgan • *Board President*
- Joe Deutsch • *Board Vice President*
- Vicki Dawson • *Commissioner*
- Jerry Rostad • *Commissioner*
- Aaron Hill • *Commissioner*

## FARGO PARK DISTRICT

- Dave Leker • *Executive Director*
- Dave Bietz • *Deputy Director of Operations*
- Susan Faus • *Deputy Director of Administration*
- Carolyn Boutain • *Community Relations Director*
- Kevin Boe • *Recreation Director*
- Tyler Kirchner • *PLA, Project Manager*
- Kelly Kuntz • *Marketing & Comms Specialist*
- Sam DeMarais • *Park Forester*

## ADVISORY GROUPS & STAKEHOLDERS

- National Park Service
- City of Fargo Planning and Engineering Departments
- Northern Plains Botanic Garden Society
- North Dakota State University Department of Plant Sciences
- Growing Together Community Gardens
- Homeward Animal Shelter
- Audubon Great Plains
- Yunker Family

## CONSULTANT TEAM

### NORRIS DESIGN

- Bill Mahar
- Ryan Holdorf
- Jeremy Lott
- John Kohl
- Tucker Hancock

### KLJ

- Wade Kline
- Claire Johnson



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# EXECUTIVE SUMMARY

## BACKGROUND

Yunker Farm Park, with a rich history of shared partnerships and community gathering, is a unique place to explore and learn about nature's creative spirit. At 55.62 acres in size, the park is one of the largest within the City of Fargo. The park has provided passive and active recreation opportunities for over half a century, including a large community garden, botanic garden, and a dog park. For many people, the park has been a cherished community landmark. Throughout the years, many community members and organizations have contributed to the park with volunteer projects that may have included signage, art features and efforts to support wildlife habitat such as building bird houses. Neighbors and community members have fond memories of family outings to the former Children's Museum and nearby Northern Plains Botanic Gardens. The successful partnership between the Fargo Park District and the Northern Plains Botanic Garden Society has fostered a community of volunteer gardeners and advocates that think of Yunker Farm Park as their extended backyard.

## WHY A MASTER PLAN

A master plan provides a framework of goals and ideas to assist the community in providing a high-quality park and a community driven process by which to achieve that goal. The creation of the Yunker Farm Park master plan provides understanding of how the park is used today, while providing a guide for decision making on what existing features should be preserved and which ideas could further enhance the park for future generations.

## A THOROUGH PROCESS

The master plan process occurred from September 2022 through June 2023. The process consisted of discussions and input with various stakeholders. Additionally, the process included a robust



public input component; the planning team conducted three public engagement events, which were attended by over 275 members of the community. An online portal was open for a period of two weeks following the public engagement events, allowing community members to voice their opinions online. From there, a community-driven master plan emerged.

## CHALLENGES

Although a successful and important community asset, Yunker Farm Park has recently experienced a challenge with the closing of the Children's Museum, which was a cornerstone of the park. With the museum gone, attention has been focused on existing park features. The majority of the park is underutilized, with the existing configuration needing additional placemaking considerations. Pedestrian circulation and wayfinding throughout the park are not well defined, lacking in both organization and connectivity. The established community garden has approximately 250 plots and is concentrated along the west side of the park resulting in blocked views into the park and limited access to parking.

## OPPORTUNITIES

Yunker Farm Park presents a wide variety of opportunities for improvement. Adding sidewalks and trails throughout the park will create improved circulation for pedestrians, along with improving connectivity to future amenities. Reorganizing the community garden allows gardeners to have better access to their plots, and will create opportunities for gardeners of all ages and abilities. The natural elements of the park provide an opportunity to further enhance learning about nature. Community interest in the park itself generates opportunities for revitalization while honoring the rich history of this landmark.

## GOALS

Goals of the master plan include:

1. Create a new vision for the park that builds on the existing assets.
2. Develop a robust public and stakeholder process that informs the development of the master plan.
3. Provide an enhanced park that provides year-round amenities for all ages and abilities.

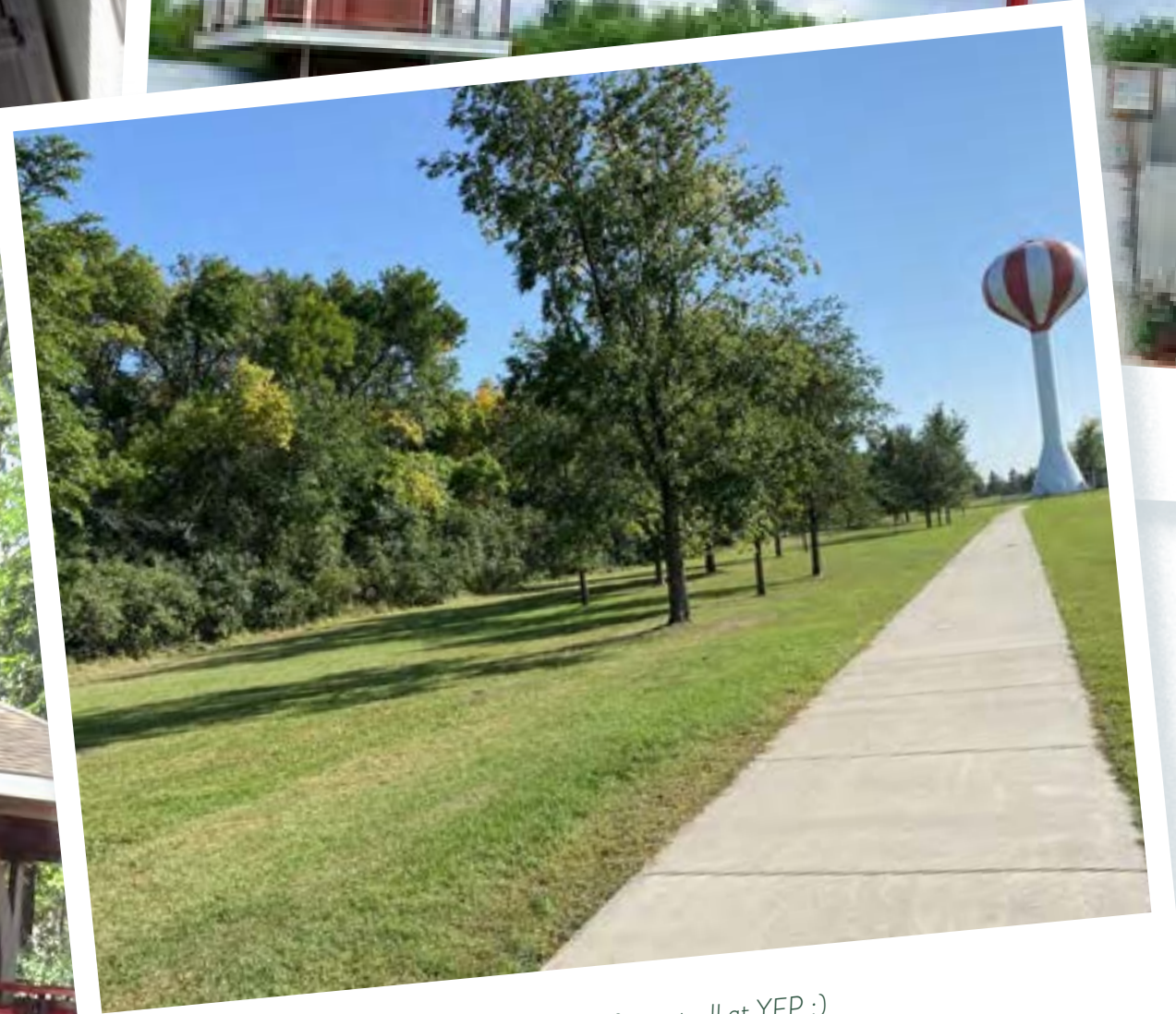
## PLAN HIGHLIGHTS

Notable plan highlights include:

1. Reorganizing existing park elements into a cohesive plan
2. Creating pedestrian paths throughout the park to improve overall connectivity.
3. Creating gathering nodes for future community events



***If you are a Fargo resident,*** this is your plan, and you've made it possible. Thank you for all your feedback and input! The remainder of the document details the process, outcomes, timeline and recommendations for the future of Yunker Farm Park. We hope you are excited about the future of the park; The Fargo Park District looks forward to continued community collaboration and partnerships to make this plan a reality.



*Daydreaming about all the good times and gatherings that this park will host in the future!*

*A Beautiful day for a stroll at YFP :)*

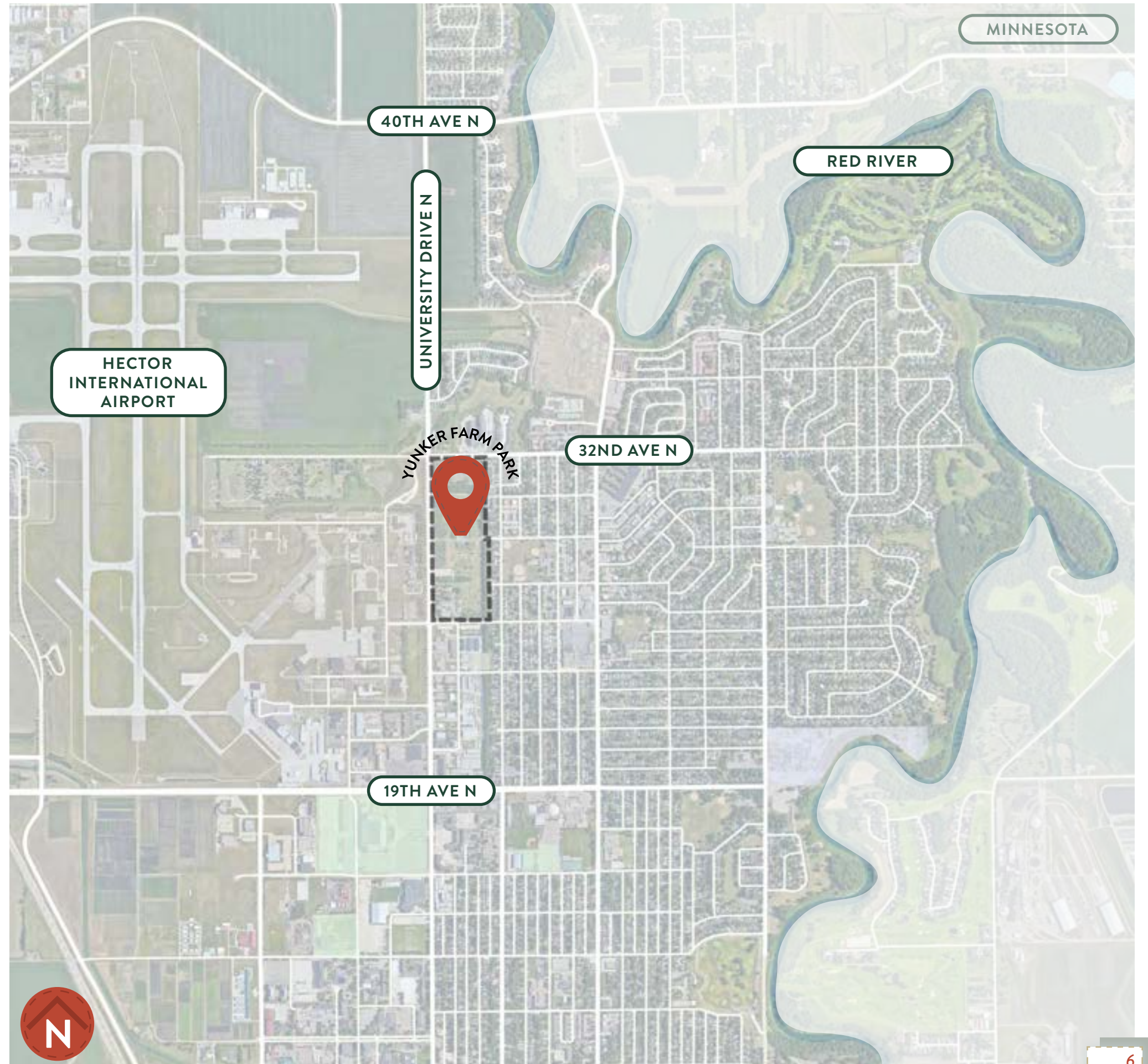


# INTRODUCTION

Yunker Farm Park is an outstanding asset to the Fargo Park District. It sits in the northern portion of Fargo, the largest city in North Dakota and home to over 125,000 residents, nestled inside a metropolitan area with a population over 255,000.

The Fargo Park District, formed in 1910, provides recreational and leisure services to improve the lives of those that live in the city. The district owns and/or operates over 100 parks and facilities as well as over 120 miles of paths and trails. While the Fargo Park District owns and maintains Yunker Farm Park, the National Parks Service also has jurisdiction over the allowed uses within the park. This park has provided residents with an active and passive recreational and learning space for 50 years.

Throughout its history, the Fargo Parks District has worked with partners to build and maintain a successful park; however, more recent events have caused a need to reexamine and reconfigure the park's layout. Improvements to the Red River to address flood events have resulted in less park area for north Fargo residents and therefore provided justification to consider enhancements at this park.



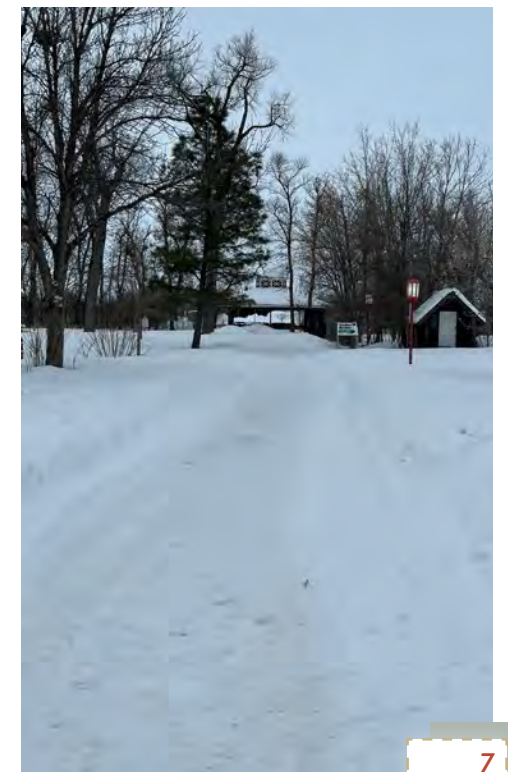


**Through the years,** park users have left their imprints throughout to help make the park unique and special within Fargo.

This unique sense of community has manifested through various partnerships with the Fargo Park District that remain in the park today and form vital components of the park and its users:

- **Northern Plains Botanic Garden Society**
- **Community Gardeners**
- **North Dakota State University Plant Sciences Department**
- **North Fargo Dog Park Visitors**

These entities, in conjunction with the former Children's Museum, have created connection with the community while creating avenues to forge memories for individuals and groups of all ages. Throughout the process to create the master plan, many recurring themes became evident – and it is clear the community highly values Yunker Farm Park.





# PROPERTY HISTORY

**Yunker Farm Park** has a unique history and serves as a cultural and educational asset and amenity within north Fargo. The park's iconic structure is a red brick farmhouse, which was constructed in 1876, and is reportedly the first brick house built in the Dakota Territory. The Newton Whitman Family decided to construct the home in its existing location due to a future railroad being planned nearby and because the center of Fargo was close and accessible. In 1905, the farm was sold to John A. Yunker and, at that time, consisted of approximately 480 acres.

In 1945 there was a fire on the third floor and roof area, which caused extensive damage and necessitated a large remodel. The farm remained in the family until 1968, when Laurence Yunker, one of the 10 Yunker children who grew up in the house, sold it to the Fargo Airport Authority. In 1974, the property was traded to the Fargo Park District to be used as a public park with associated recreational uses. Bob Johnson, who was the Fargo Parks Superintendent at the time, envisioned a children's park and museum on the property. In 1985, a joint project with the Fargo Park District and Fargo-Moorhead Junior League was initiated and included a renovation of the farmhouse to convert it to a Children's Museum, which opened in November of 1989. The museum operated a mini golf course and a small train while also hosting events for over 30 years. However, through the COVID-19 Pandemic, the museum was closed.

**The Northern Plains Botanic Garden Society (NPBGS)** was founded in 1998 and received its non-profit status in 1999. Since then, the organization has operated the southern gardens within Yunker Farm Park and has expanded and evolved over the years. Many visitors come to Yunker Farm Park specifically to visit the gardens.







BOOK 246 PAGE 518

AGREEMENT

This agreement is made this 15<sup>th</sup> day of MARCH, 1974, between the Park District of the City of Fargo, N. D. and the United States of America.

The Park District of the City of Fargo acquired an 8.49 acre tract of land from the United States by quitclaim deed dated September 30, 1966, recorded in Book 319 at Page 448 of the records of the County Recorder of Cass County, N. D. pursuant to the provisions of Subsection (13) (h) of the Surplus Property Act of 1944, as amended, and the Federal Property and Administration Services Act of 1949, as amended;

The Park District of the City of Fargo desires to exchange 1.928 acres of said 8.49 acre tract for a 55.62 acre tract of land owned by the Fargo Airport Authority, and desires the United States to consent to said exchange. Legal descriptions of the tracts to be exchanged are attached hereto and incorporated herein by reference.

The United States has determined that said exchange will be in the best interests of the United States.

Therefore, in consideration of the premises and the mutual covenants contained herein, and other good and valuable consideration, the parties hereto agree as follows:

1. The Park District of the City of Fargo agrees that it shall forever use and maintain the 55.62 acre tract of land it receives in exchange from the Fargo Airport Authority for public park and recreational use and for that purpose only, in accordance with the approved Program of Utilization dated Sept. 28 and Dec. 4, 1973, incorporated herein by reference, amending that certain original program of utilization, as revised, applicable to the 1.928 acres which the Park District of the City of Fargo will convey in exchange to the Fargo Airport Authority; and the Park District of the City of Fargo...



## NATIONAL PARK SERVICE INVOLVEMENT

Yunker Farm Park became a part of the Fargo Park District through a land swap agreement with the Fargo Airport Authority in 1966. The agreement had federal requirements that resulted in the National Park Service providing jurisdictional review over all uses and agreements moving forward. Through this process, it was determined that the land would not only be required to remain as a park but would also be required to have an approved Program of Utilization (POU). A POU is an agreement that the National Park Service requires to determine future land uses and activities that are allowed to occur within the park. The initial POU was created in 1974 and identified a timeframe for specific improvements and uses – many of which have been utilized to make Yunker Farm into what it is today. Furthermore, a Concession Agreement is required through the National Park Service for any uses which could generate profit. Both the POU and Concession Agreements are in place for Yunker Farm Park but will be required to be updated through the reconfiguration of the park and/or introduction of new land uses. In addition to the previous agreements, all federally regulated property must be reviewed through the National Environmental Policy Act (NEPA) for and impacts to the park as a result of the reconfiguration of land uses.



# PROJECT TIMELINE

*September 17, 2022*

Public Input Meeting #1 Via  
Pop-up Event At Scarecrows  
In The Park

*November 17, 2022*

Public Input Meeting #2

*May 3, 2023*

FPD Facilities Committee  
Meeting

*September 21, 2022*

FPD Kickoff Meeting

*February 21, 2023*

Public Input Meeting #3

*June 13, 2023*

FPD Board Accepts  
Master Plan

## COMMUNITY/ STAKEHOLDER INPUT

The master plan process for Yunker Farm Park grew out of a desire to take an in-depth look at the existing site and its uses. The closure of the Children's Museum and the proposed expansion of the Northern Plains Botanic Garden Society provided a significant opportunity to evaluate the future of the park and interview stakeholders as well as engage the public. The eight-month process was guided by the Fargo Park District and included stakeholder interviews, public input meetings, and a community survey.

As the Fargo Park District evaluated community needs for the park, it is important to engage not only stakeholders, but also the public. Obtaining input and feedback allows for additional perspective and can often provide additional aspects which may not otherwise be provided. Through this master plan creation, several events were held for the public to provide input and stakeholders were directly engaged. The Fargo Park District analyzed this feedback and took an in-depth look at how to best accommodate as much input as possible.







# 275+

PEOPLE IN ATTENDANCE

# 500+

SURVEYS FILLED OUT

# 264

OPEN ENDED SURVEY RESPONSES RECEIVED

# 800+

DIGITAL ENGAGEMENTS

# 24+

STAKEHOLDER MEETINGS

## OVERARCHING THEMES INCLUDED



### NATURE | AGRICULTURAL | BOTANIC

- BIRD WATCHING
- NATIVE LANDSCAPES
- FARMERS MARKETS
- POLLINATOR GARDENS
- EXPANSION OF THE BOTANIC GARDENS
- RECONFIGURING COMMUNITY GARDEN TO ADD PATHS AND AMENITIES



### RECREATION | AMENITIES

- PEDESTRIAN CIRCULATION AND ACCESS
- SCULPTURE & ART
- SPLASH PAD
- PICNIC AREAS
- BENCHES
- SHADE
- LIGHTING
- DOG PARK AMENITIES
- RESTROOMS



### EDUCATION | COMMUNITY

- OUTDOOR CLASSROOMS
- INTERPRETATIVE SIGNAGE THROUGHOUT PARK
- OUTDOOR STAGE FOR EVENTS
- LEARNING & PLAY OPPORTUNITIES FOR CHILDREN
- NATURE-BASED EDUCATION



### ADDITIONAL NOTES ON THE SITE

- YEAR ROUND ACTIVITIES
- KID-FRIENDLY ACTIVITIES
- PARTNERSHIPS FOCUSED ON PROGRAMS
- REPURPOSE THE FARMHOUSE



## PUBLIC OPPORTUNITIES

### PUBLIC OPPORTUNITY 1:

On September 17, 2022, Norris Design, KLJ, and the Fargo Park District set up project informational displays and a public engagement booth at the second annual Scarecrows in the Garden event, within the Northern Plains Botanic Garden at Yunker Farm Park. This event was well attended by the community and offered a final glimpse of the gardens as they transition from their summer colors to autumn shades. Being part of this event was important, as it offered an opportunity for the public to learn about the upcoming master plan process while also providing an opportunity for the public to provide input. A questionnaire was available, and the public was invited to provide feedback through comment boards and post-it notes. There were approximately 150 members of the public that inquired or provided feedback.



### PUBLIC OPPORTUNITY 2:

A formal input meeting on November 17, 2022, was attended by 82 members of the public and provided direct input on the park and its future. Public outreach included open discussion, direct feedback written on maps and graphics, and placing dots on imagery which helped guide the decision-making process on park amenities.



### PUBLIC OPPORTUNITY 3:

A third public engagement event was held on February 21, 2023, and approximately 43 people attended. At this event, maps and display boards were shown to provide an update on progress of the Master Plan concepts. This allowed attendees to take a more in-depth look and provide feedback directly, through marking up maps with drawings and comments.





## COMMUNITY SURVEY

In addition to interviews and public input meetings, a survey was opened to the public for three weeks following each community meeting through email marketing and social media from the Fargo Park District. The survey asked several questions related to existing uses, the vision for the future of the park, and provided an area for open-ended feedback. This format was important to the process as it provided an opportunity to provide feedback for those members of the public that could not attend the meetings.

### *The Community Survey focused questions on three key themes:*

1. What does the public value about the park?
2. What needs improvement?
3. What are your new ideas and vision for the park?

1

KID FRIENDLY ACTIVITIES AND SPACES WAS THE MOST COMMON THEME THROUGHOUT THE COMMENTS

SUPPORT FOR SPLASH PAD AND PLAYGROUND, GENERAL KID FRIENDLY ACTIVITIES

RECURRING COMMENTS FROM 264 OPEN-ENDED RESPONSES ARE AS FOLLOWS:

YUNKER FARM PARK

2

DESIRE FOR BIGGER COMMUNITY GARDEN SPACE, CONCERNS AROUND THAT SPACE SHRINKING

3

SUPPORT TO KEEP THE DOG PARK

SOME CONCERN OVER EASE OF PARKING TO ACCESS DOG PARK

SOME COMMENTS ON PARKING/ACCESS TO THE GARDENS

IMPROVED PARK FACILITIES INCLUDING PERMANENT RESTROOMS

4

WHEELCHAIR ACCESSIBILITY/ GENERAL ACCESSIBILITY OF TRAILS AND PLAYGROUNDS

5

SUPPORT FOR GREEN SPACE, PRAIRIE/WILDFLOWER PLANTINGS, ENVIRONMENTAL LEARNING

MANY COMMENTS TOUCHED ON DESIRE TO KEEP TREES, PLANTS, AND LIMIT IMPACT TO ENVIRONMENT/GREEN SPACE

EXPANDED TRAIL SYSTEM FOR ADDITIONAL WALKING AND RUNNING AREAS

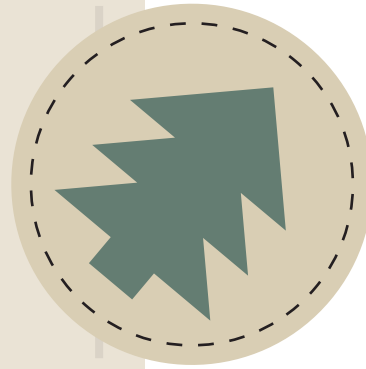
6

SOME COMMENTS ON FUTURE OF YUNKER FARMHOUSE

## SUMMARY OF SURVEY RESPONSES

As conceptual designs and uses for the Yunker Farm Park were presented, a set of concepts began to emerge:

1. Increase park access and connectivity for pedestrians and cyclists
2. Provide areas for programmed recreational opportunities
3. Enhance dog park area
4. Maintain and reconfigure community garden plots
5. Allow educational opportunities for all ages
6. Reconfigure parking areas for easier programming and access



## STAKEHOLDERS:

Meetings with stakeholders were a significant part of the process. Many of them are longstanding organizations that are located in Yunker Farm Park and bring valuable insight and thoughtful perspectives that have guided the development of the master plan. Others provide programs and expertise which may assist with future programs, provide thoughts on programming, and give direction on infrastructure related components.

### CITY OF FARGO PLANNING AND ENGINEERING DEPARTMENTS

As this park is within the city limits of Fargo, the city is a vital partner. Public improvements around the park and comprehensive planning help contribute to the success of the park.

### NORTHERN PLAINS BOTANIC GARDEN SOCIETY

The botanic garden is the largest land user of the park. With operations since 1998 and future expansion plans this stakeholder helps drive attendance and programming within the park.

### NATIONAL PARK SERVICE

Due to the original land swap agreement, the National Park Service has jurisdiction over uses in the park.

### YUNKER FARM COMMUNITY GARDENS

The Community Gardens are a popular component of the park and as such, an important part of the community.

### NORTH FARGO DOG PARK

Another popular amenity of the park is the dog park. It is used by residents near and far.

### NORTH DAKOTA STATE UNIVERSITY

As a local partner, the NDSU Plant Sciences Department has conducted research in the past within the northern portion of Yunker Farm Park – by planting specific tree species to understand how they grow within Fargo’s climate.

### HOMeward ANIMAL SHELTER

The non-profit animal shelter is located within the park and has been in operation since 1996 and has helped place over 41,000 animals.

### AUDUBON GREAT PLAINS

A chapter of the larger Audubon Society, Audubon Great Plains focuses on conservation within the Dakotas and Nebraska. This organization has a long and successful history of partnering with the Fargo Park District on conservation initiatives. Yunker Farm Park provides another opportunity to further expand this partnership.

### YUNKER FAMILY

Yunker Farm Park’s namesake! The Yunker Family were the owners of the property when negotiations were conducted to convert this property to the park. Members of the family have provided historical background that has helped inform this process.

### GROWING TOGETHER COMMUNITY GARDENS

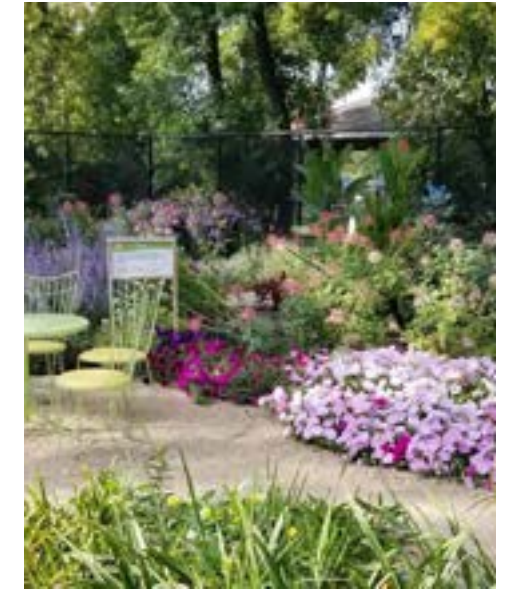
A local community garden organization based in Fargo with a mission to teach how to grow food and with a goal to donate to those in need. Annually, thousands of pounds of locally grown food is donated to metro area residents. This organization has shared information about their mission and the benefits of community gardens.



## SITE CONTEXT & INVENTORY

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Yunker Farm Park contains a number of amenities and features. Land uses include a historic farmhouse, dog park, botanic garden, and community gardens – many of which are specifically unique to this park. The context and existing conditions of the park are important to take note of through this process. It informs the analysis of the park and allows for a deeper understanding of the inner workings and opportunity areas. This not only includes land uses within the park itself, but also how the park interacts with neighborhoods, transportation connections, and the community in general.





## CONTEXT

Yunker Farm Park includes approximately 55.62 acres of land, all of which were associated with the original farm. The park is surrounded by a variety of land uses which gives it a unique context. Across the park's western boundary of University Drive North is the North Dakota Air National Guard, Hector International Airport and a collection of cemeteries. To the south are various businesses, which include offices, medical facilities, and the Fargo Fire Department Station #3.

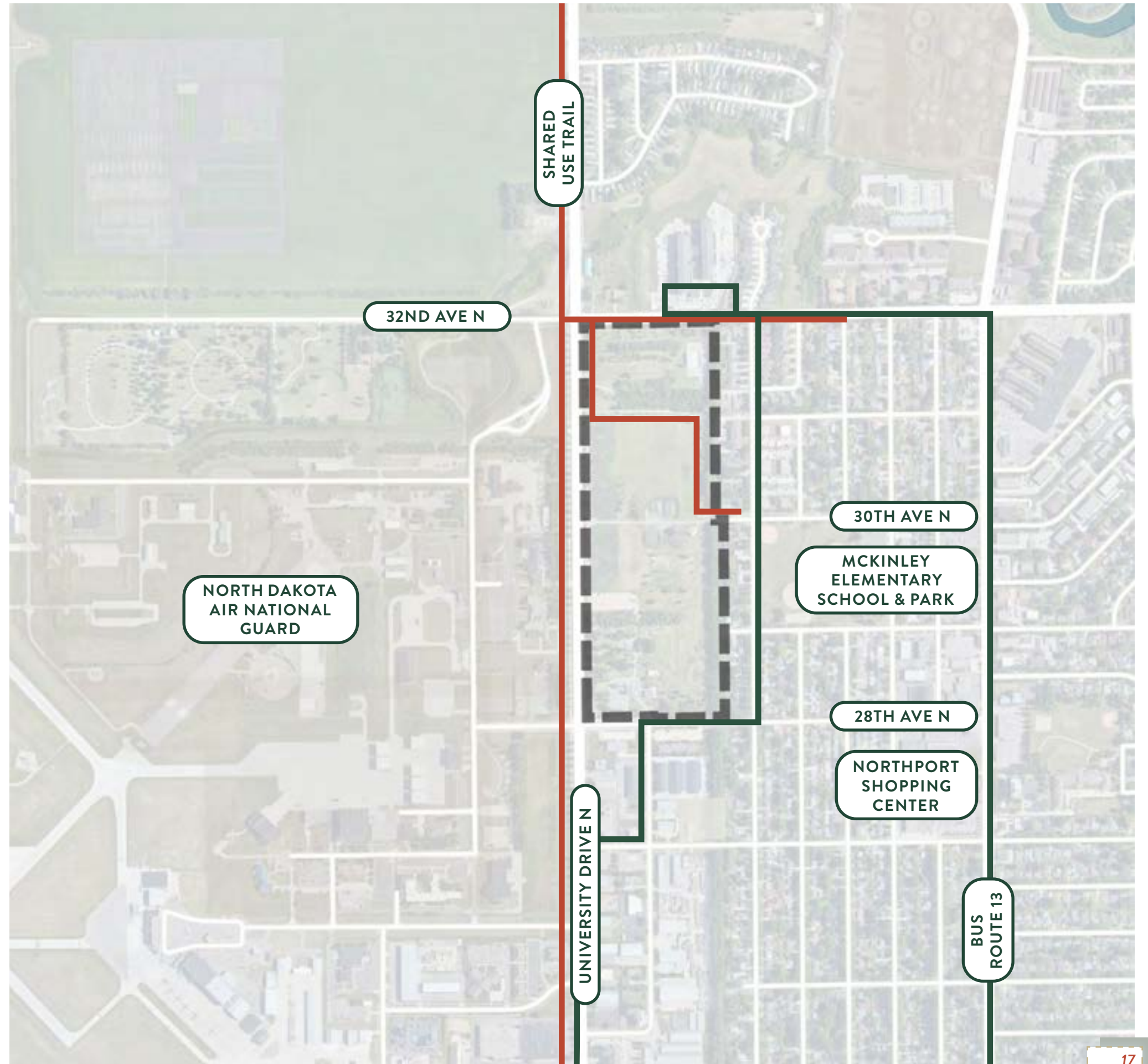
Located beyond the eastern boundary of the park are various types of established housing, McKinley Elementary School and McKinley Park. Further east is the Broadway Corridor, which also contains a mix of residential and commercial uses. To the north of Yunker Farm Park are newer residential uses, which include single- and multi-family units. Further north are the Fargo Regional Water Reclamation Facility and the Riviera Heights Community.

## ACCESS AND CIRCULATION

Yunker Farm Park is bounded on three sides by roadways, which include 32nd Avenue N on the north, University Drive on the west, and 28th Avenue on the south. Along the west side, 29th and 30th Avenues end at the park boundary while only 30th Avenue serves as a neighborhood connection point for pedestrians and cyclists.

Some bicycle and pedestrian improvements exist or are proposed around the vicinity of Yunker Farm Park. Along 32nd Avenue, a multi-use path has been recently constructed and provides connections along the northern boundary of the park. A multi-use path is located on the west side of University Drive North. The existing trail within the park currently only connects 30th Avenue North to 32nd Avenue North.

Bus Route 13, part of the MATBUS network, serves the park and nearby areas. This route circulates between downtown Fargo, north Fargo, and North Dakota State University, and has several stops adjacent to Yunker Farm Park. These stops exist at the multi-family development to the north, at cross streets to the west, and at the main entrance to the park on 28th Avenue.







**Yunker Farm Park** has over 20-acres that are un-programmed and not used as shown on the following Land Use Inventory Map. Some unprogrammed areas are a simple grass area, while others are behind existing uses and may not be used due to inaccessibility. Several shelter belts also exist throughout the park and contain various species of trees and shrubs. Some shelter belts provide separation between uses or provide a buffer area for neighboring properties.

### **NORTH AREA**

Within the northern portion of the park, NDSU conducted a study in 2005 to determine which tree species best thrive in the Fargo region. This study included the planting of 22 types of American Elms, several of which still exist today. In the northeast corner, there is a maintenance building and an area for material storage, both of which are used by the Fargo Park District today.

### **CENTRAL AREA**

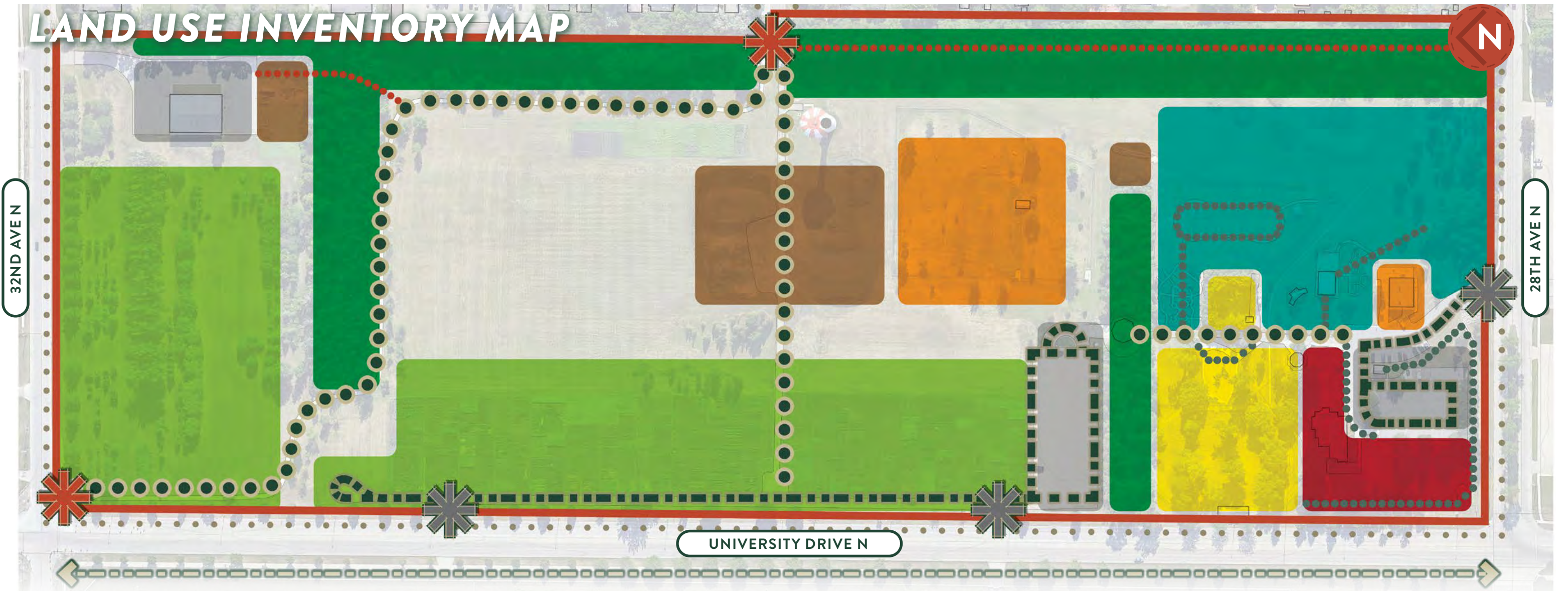
The central area contains a dog park, which is located just north of the botanic garden. There are two separately fenced areas, one for small dogs, and one for large dogs which provide opportunities for dog owners to let dogs run and play. A water tower is located just north of the dog park. West of the water tower is a material storage area, which is almost at the center of the park. Along the western boundary, there are over 250 community garden plots, which are used extensively each year. The gardens are accessed via a pair of access points to University Drive North, which connect to a north/south roadway. There are some parallel parking areas along the access road, between the gardens and University Drive North. The access road also leads to a parking area, which is just south of the gardens.

### **SOUTH AREA**


















The southern area of the park is the most activated and programmed area. The historic farmhouse, which was the location of the former Children’s Museum sits facing south towards 28th Avenue North. North of the farmhouse are the former miniature train and miniature golf areas, which were once associated with the Children’s Museum. East of the farmhouse is the park’s biggest user, the Northern Plains Botanic Garden Society. This area contains a large and well visited botanic garden. The park’s southern entry is the main vehicular entrance of the park and the botanic gardens and leads to a parking area with approximately 71 parking spaces. Homeward Animal Shelter operates just north of the park’s southern entry, along the access drive.



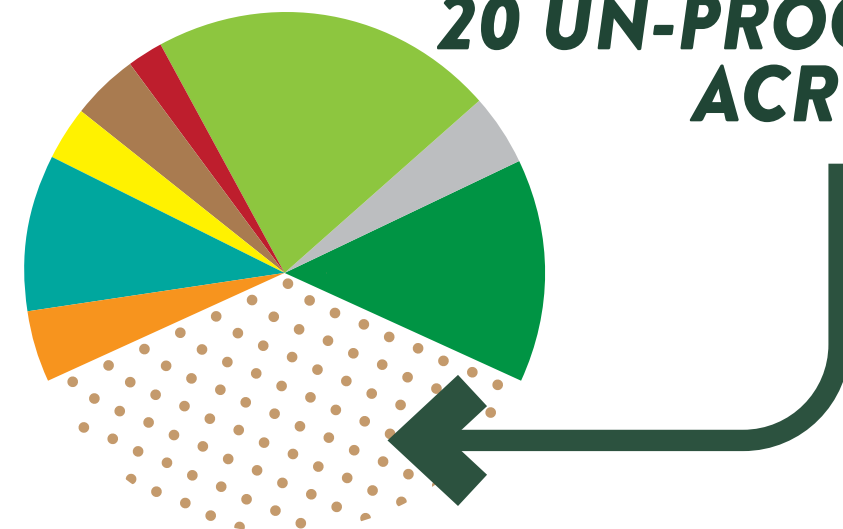
# LAND USE INVENTORY MAP



## LEGEND

- |   |   |   |                                  |
|---|---|---|----------------------------------|
|  | <b>AGRICULTURAL SPACES</b><br>11.83 ACRES     |   | <b>PROPERTY LINE</b>             |
|  | <b>CANOPY / SHELTER BELTS</b><br>7.56 ACRES   |   | <b>PRIMARY PEDESTRIAN PATH</b>   |
|  | <b>MATERIAL STORAGE</b><br>2.38 ACRES         |   | <b>SECONDARY PEDESTRIAN PATH</b> |
|  | <b>VEHICULAR DOMINATED AREA</b><br>2.38 ACRES |   | <b>SOCIAL PATH</b>               |
|  | <b>ANIMAL SPECIFIC AREA</b><br>2.46 ACRES     |   | <b>VEHICLE CIRCULATION</b>       |
|  | <b>PLAY / RECREATION AREA</b><br>1.75 ACRES   |   | <b>BIKE CIRCULATION</b>          |
|  | <b>BOTANIC GARDENS AREA</b><br>5.46 ACRES     |   | <b>ADJACENT PEDESTRIAN PATH</b>  |
|  | <b>YUNKER FARMHOUSE AREA</b><br>1.19 ACRES    |   | <b>PEDESTRIAN ACCESS</b>         |
|   |   |  | <b>VEHICULAR ACCESS</b>          |

CURRENTLY, YUNKER FARM PARK HAS OVER  
**20 UN-PROGRAMMED ACRES!**







## UNIQUE FEATURES

It is obvious that the community loves this park as there are several indicators and imprints left by park users. Whether it be remnants of sidewalk chalk art and inspiring messages, homemade birdhouses, or various whimsical structures left over from the former Children's Museum, a sense of community can be found in every corner. Educational signs for all ages as well as a time capsule – not to be opened until 2037 – provide further evidence of community adoration of Yunker Farm Park.







### **HISTORIC FARMHOUSE & ASSOCIATED USES**

With the closure of the Children’s Museum and associated mini-golf and miniature train, this area presents a large opportunity for the park district to facilitate a partnership to re-activate the building. The structure provides a unique placemaking opportunity to support the expanded uses and amenities of the park.

### **BOTANIC GARDEN**

The botanic garden is currently the most significant attraction within the park. The existing footprint takes up approximately 5.4 acres. Funding for the Japanese Garden began in 2022 and construction is planned in phases over three to five years. Site development, including grading, irrigation, pathway construction, and grass seeding is expected to begin in 2023. The Japanese Garden is planned to include several amenities including gazebos, bridges, meadows, ponds, and various types of gardens.

### **COMMUNITY GARDENS**

The community gardens area contains over 250 garden plots and has a footprint of approximately 4.5 acres. The gardens have been around for many years and are widely popular. Reconfiguring the gardens could be beneficial to enhance the viewshed from University Drive North as well as improve some drainage issues.

### **SHELTER BELTS**

The shelter belts are an important part of the park, they provide a connection to the agrarian history of the region and habitat throughout the park. The Fargo Park District routinely monitors the health of the trees and in particular the Green Ash varieties as Emerald Ash Borer has been identified within the Fargo area.

### **DOG PARK**

The dog park is heavily used and serves as a great amenity in north Fargo. However, the current location of the park is not ideal. The location is potentially an obstacle for the development of future park improvements, because the footprint of the dog park would be hard to integrate into new park features. Consideration should be given to moving it to another area within the park that will have parking and appropriate buffers.

### **MATERIAL STORAGE AREA**

There are two large soil storage areas centrally located which do not provide any benefit to the park. They seem to be the result of the area being underutilized as they are behind the dog park, north of the botanic gardens. These are not compatible with any future uses within this portion of the park.





# ANALYSIS

One of the greatest assets of Yunker Farm Park is its size. In many communities, it is rare to have a park that is as large as this park. At 55.62 acres and a half mile long from north to south and almost a quarter mile wide, this park provides ample space for a diversity of uses. Furthermore, the inventory process revealed that over 20 acres of the park is underutilized. Based on these findings, it is important to plan for future uses and amenities at a larger scale and to integrate them proportionally throughout the park.

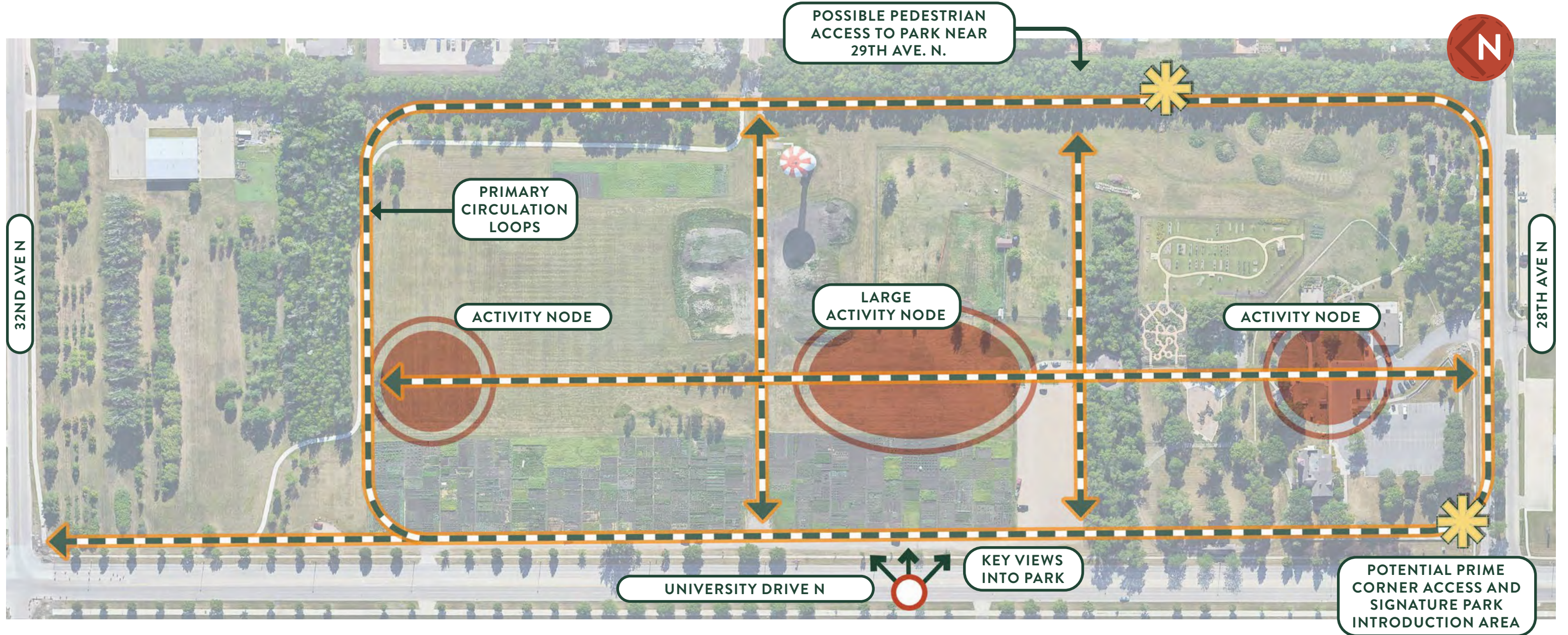
Several areas create internal and external barriers. For example, while shelter belts provide a great area for landscape buffer or tree cover, they can also act as a barrier. The shelter belt along the eastern boundary of the park has provided a longstanding buffer

to the residential properties adjacent to the park, but some of the shelter belts internal to the park limit access, views and connections throughout the park.

Another barrier within the park is the location and layout of the community gardens. While highly utilized and beneficial to park users, it creates an obstruction for views into the park from University Drive North and makes the park feel less open than it is. The gardens also create an impediment to the drainage system and could be reconfigured to facilitate more efficient storm water runoff while also opening views into the park, further enhancing the sense of place.

- INACTIVE SPACES**
- ACTIVE SPACES**
- BARRIERS**





## INTERNAL PARK CONNECTIVITY

Further study of the park has revealed that there is a lack of access to the park and reconfiguration would be highly beneficial for users of all types. No clear north/south or east/west connections exist and there is no circulation around the circumference of the park.

Analyzing the park's internal connections and circulation in conjunction with current uses and areas of low utilization revealed the need to consider an overall framework to address the organization of existing and future uses. It was determined that current uses, such as the dog park and community gardens could be configured in a different location to better maximize the park for future programming and amenities.

Furthermore, by extending the existing path in the southern portion of the park directly north, it helps to create a central "spine" where primary activities can be aligned. It helps to encourage activities in different portions of the park that are proportionally scaled within each section of the park. In the south, an activity node already exists and could be further enhanced with additional connections and placemaking features. The central area could be programmed for a larger, community-oriented activity area while the northern portion of the park could accommodate another smaller activity node.

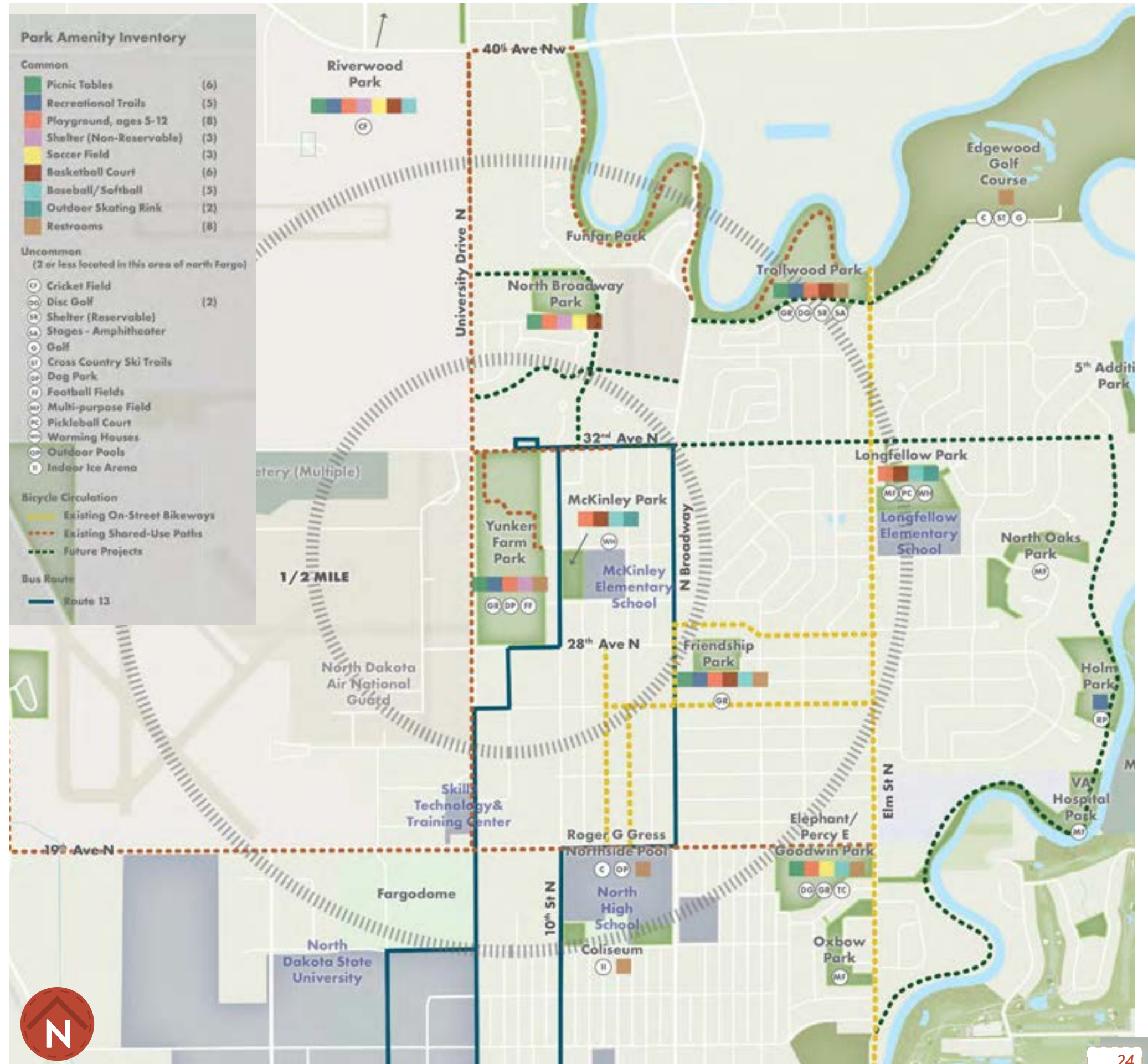


## LOOKING BEYOND THE PARK

The Level of Services Map was created to showcase nearby parks and their recreational assets. This study provided an analysis of existing uses to help determine if any gaps in recreation needs exist within north Fargo and specifically if athletic programs should be considered for Yunker Farm Park. Through this analysis, it was determined that there is a good distribution of athletic programs in north Fargo. The community engagement process confirmed these findings that athletic focused venues should not be considered for this park, but that more pedestrian trails would be beneficial.

This map also identified pedestrian and bicycle routes to Yunker Farm Park. Several multi-use paths are adjacent to the park and provide connections for those choosing to travel to the park without a vehicle. There is an opportunity to consider an extension of a bicycle route along 28th Avenue North from North Broadway to Yunker Farm Park. Crosswalks and signage could be considered at nearby intersections to further enhance safety measures for pedestrians.

One area of opportunity revealed by the map is where the 29th Avenue right-of-way touches the park boundary on the east side. Due to the concentration of residential uses, McKinley Park, and McKinley Elementary School, connecting pedestrians here would be highly beneficial through the inclusion of a sidewalk into the park.





# MASTER PLAN

The master plan process has been informed by the conclusions and observations gained through the site inventory and analysis phase and the public and stakeholder engagement process. It has resulted in the following Guiding Principles that are helping guide planning and design concepts for the master plan:

## GUIDING PRINCIPLES

### 1 COMMUNITY AND RECREATION

Develop a park environment for all ages and abilities that brings the community together to participate in active or passive activities that support their health and well-being.

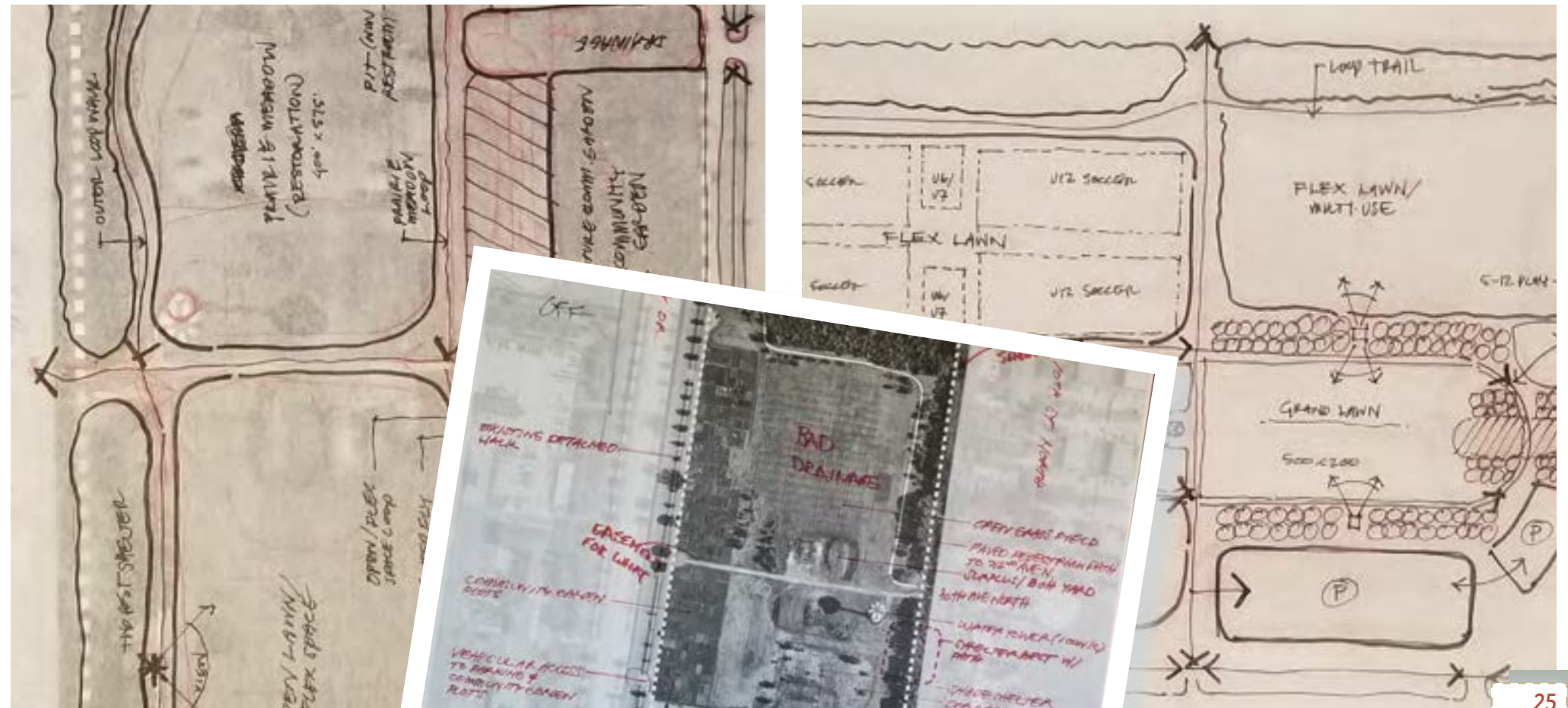
### 2 EDUCATION AND ARTS

Create opportunities to build on the educational and creative spirit of Yunker Farm Park through ways that inspire and educate the community about the history, natural and unique features of the park.

### 3 COMMUNITY AGRICULTURE AND NATURE

Foster a park environment that celebrates the growing of food and plants and promotes sustainable strategies and programs that support learning about nature.

This section contains overall descriptions of the proposed uses, amenities and features that are encompassed throughout the park as well as the major focus areas and systems of the Park master plan.





# YUNKER FARM PARK MASTER PLAN



32ND AVE N

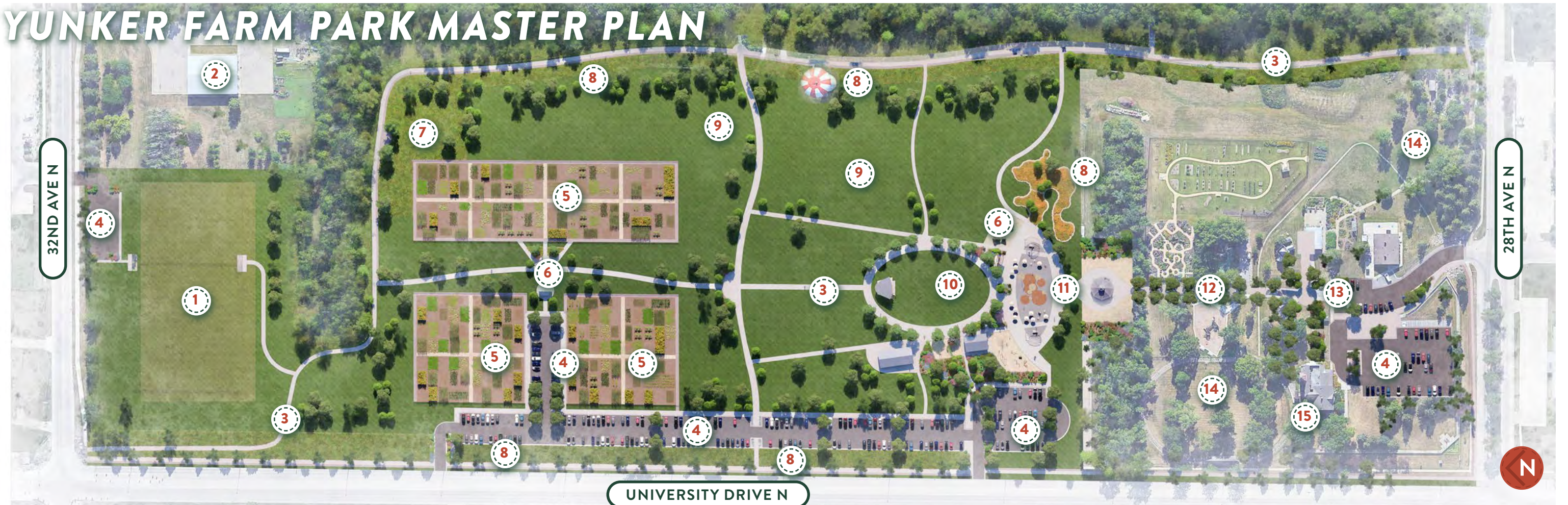
28TH AVE N

UNIVERSITY DRIVE N





# YUNKER FARM PARK MASTER PLAN



**1 DOG PARK**  
Proposed to have fenced areas for different sizes and types of dogs. A small parking lot to the north has been added to provide parking exclusively for the dog park.

**2 MAINTENANCE AREA FOR PARK**  
May include storage area for park maintenance needs.

**3 SIDEWALK & TRAIL NETWORK**  
Throughout the park is a proposed system of trails/sidewalks. A loop route of hard and soft surface trails are planned around the majority of the perimeter of the park. Internal paths connect various parts of the park and create internal loops.

**4 PARKING LOTS**  
Proposed parking is included along the University Drive North frontage and three additional parking lots are planned, one serving the community garden area, the Great Lawn Plaza, and the Dog Park.

**5 COMMUNITY GARDEN PLOTS**  
The community garden area has been moved to provide for additional amenities throughout the park. Additional parking has been proposed for the community garden area as well as picnic shelters and a gathering area.

**6 OUTDOOR CLASSROOM & GATHERING AREA**  
This location may contain an outdoor classroom for learning opportunities for school-age children and act as a gathering and resting area for the community garden. A shade structure and seating will be included.

**7 ENVIRONMENTAL LEARNING AREA**  
This area may include interpretative signage about the existing American Elms that were part of a research study conducted by NDSU many years ago. A small gathering space/amphitheater may be included.

**8 PRAIRIE & WILDFLOWER PLANTINGS**  
Linear planting area that aligns with the trails on the east side and west side of the park. This acts as a buffer along the park edges. A pollinator demonstration garden is also planned east of the Great Lawn Plaza.

**9 OPEN LAWN AREAS**  
These open spaces provide areas to be utilized for unprogrammed events and informal sporting activities, such as a game of Frisbee or volleyball. Trees and plantings may be interspersed throughout these areas to provide shade, enhance views and buffer uses.

**10 GREAT LAWN**  
This large space is a formal gathering space with a wide perimeter sidewalk. The Great Lawn can be utilized for festivals or other future events. The perimeter sidewalk loop can be planned as an ice-skating track during the winter months. An informal stage area is planned on the north end.

**11 GREAT LAWN PLAZA**  
This plaza area acts as an entry space from the southern portion of the park. The proposed uses may include a splash pad, sculptures, two playground areas, shade structures, a picnic pavilion, and a building that would contain restrooms, a vendor space to sell beverages and snacks, and a warming space for winter activities.

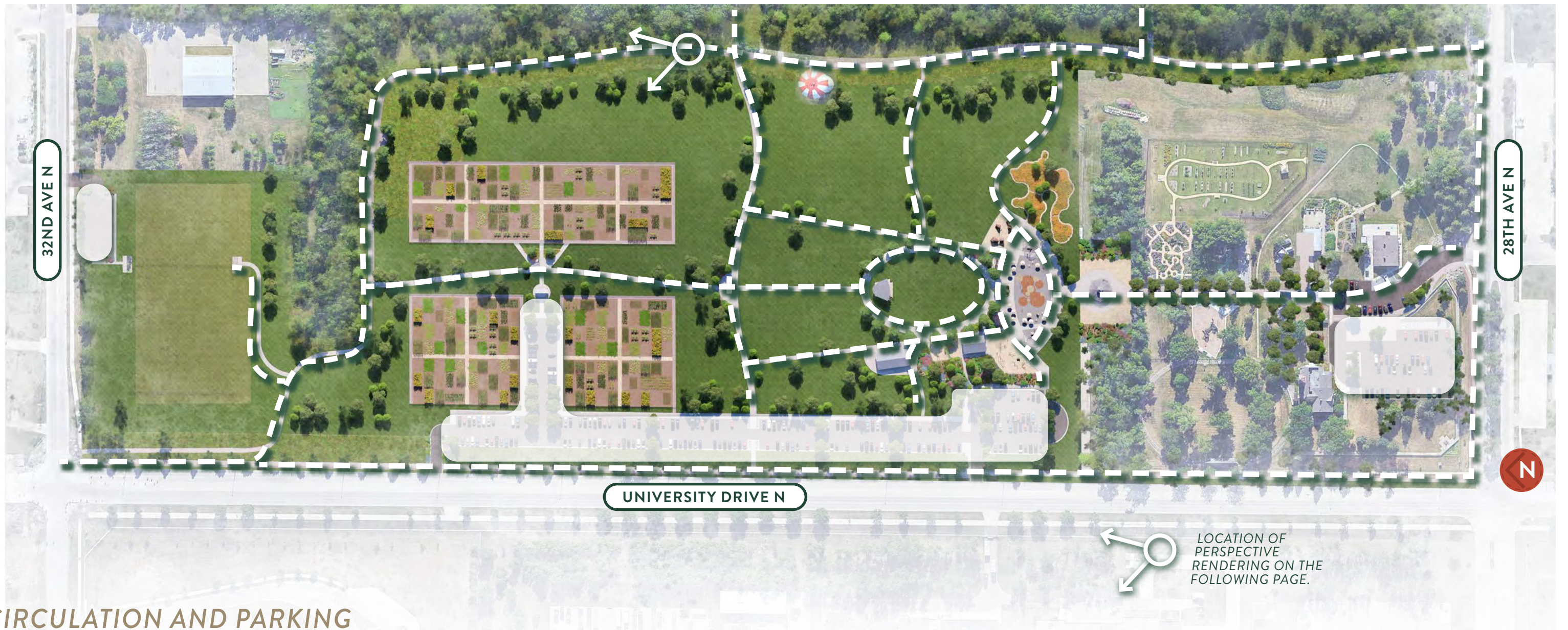
**12 PROMENADE & PARK PAVILION**  
The existing sidewalk at this location could be expanded and enhanced with rows of trees, benches, and lighting. The vegetation around the existing park pavilion could be enhanced with perennial plantings, paths and seating areas. The promenade and pavilion serve as a gateway to the Great Lawn and Plaza.

**13 ENTRY PLAZA**  
A welcoming arrival space is considered between the farmhouse and the Botanic Garden entrance. This may include wayfinding signs and entry features, such as decorative monuments and lighting.

**14 NPBGS & EXISTING PARK SPACES**  
This part of the park is the existing botanic gardens and additional park space that could be considered for future expansion of the Botanic Gardens.

**15 YUNKER FARMHOUSE**  
The historic farmhouse was home to the former Children's Museum and future uses of the farmhouse will be considered beyond the master plan process.





## CIRCULATION AND PARKING

A sidewalk and trail system are planned throughout the park with the intention to create connectivity and cohesion to the various uses within the park and provide connections to the adjacent neighborhood. Small and larger trail loops will provide connections throughout the park and having options for shorter or longer routes will provide options for all ages and abilities. The hard surface trails and sidewalks as well as a soft surface trail that would be beneficial for runners are planned. Their widths will vary depending on their location and intended use. For example, the sidewalk around the Great Lawn is proposed to be 15 feet wide to accommodate programming and events throughout the year. This would add 2 miles of trails and sidewalks throughout the park.

The proposed plan for parking was the subject of considerable review because the proposed uses warrant additional parking facilities. It was determined that proposed parking should not be considered on the east side of the park as that would bring traffic into the established neighborhood. The primary parking lot will be adjacent to University Drive North and will be designed in a linear arrangement to serve the future amenities throughout the central portion of the park. A small portion of the parking lot will extend into the community gardens to provide closer access to interior garden plots.

A small parking lot is planned at the north end to serve the proposed dog park. The existing parking lot on the south side of the park will remain. Overall, the existing parking and proposed shown in the master plan equals 361 parking stalls.





This perspective rendering shows the proposed hard and soft surface trails along east side of park and the wildflowers and prairie grasses that are proposed to be adjacent to the trail. A portion of the community gardens are shown on the left.





LOCATION OF PERSPECTIVE RENDERING ON THE FOLLOWING PAGE.

## COMMUNITY GARDEN AREA

The master plan process emphasized that various existing park uses should be evaluated for future enhancements to support their continued role in the park. The analysis and public input process determined that the community gardens should be reconfigured into a focused area that will activate this section of the park. The new layout will result in improved drainage, access as well as new amenities. The gardens will consist of three larger areas with individual plots within each.

This master plan provides for a similar amount of individual garden plots that exist today. It is recommended that consideration is given for a range of plots from raised gardens that would support the older and physically challenged populations and a variety of plot sizes as some members of the community may prefer to have smaller plots.

A central gathering area will serve as a place to take a break, share produce or other social activities with the intent to foster a sense of community amongst the gardeners. This gathering area also provides an opportunity to utilize this space as an occasional farmers market along with the parking lot that extends into the garden area. Furthermore, this focal point could be used as an outdoor classroom to teach school-aged children and adults about the benefits of growing food and community agriculture.







*This perspective rendering shows the community garden area layout with a focus on the outdoor classroom and gathering area.*





## GREAT LAWN AND PLAZA AREA

One of the major themes of the public and stakeholder input process was for consideration of a flexible space to accommodate various community events throughout the year. This process revealed that year-round activities would be welcomed and amenities like a playground and a splash pad should be included. With this information, the idea of a Great Lawn and Plaza emerged as a signature focal area that would activate the central part of the park while also complimenting the more passive areas on the north and south sides.

The Great Lawn will serve as a formalized gathering area for community events. A walkway of up to 15 feet wide is planned on the perimeter and could be used for placement of festival booths during the summer or act as the base for an ice-skating loop in the

winter. A small stage is planned on the north end for small concerts. The Plaza area on the southern end of the lawn would function as an entry space, welcoming visitors from the southern portion of the park. Activities in the plaza would include a splash pad, playgrounds, and areas for seating and shade. A new building in this area would contain restrooms and a changing area for splash pad users while acting as a warming space for those enjoying activities in colder months. Additionally, a small vendor space would provide an area for guests to purchase food and beverages, such as ice cream during the summer or hot chocolate during the winter. A larger, open shelter could be utilized for community picnics, family gatherings, or other similar events.





*This perspective rendering shows the great lawn and plaza area. The parking lot adjacent to University Drive North is located on the left and in the distance you can see the community garden area.*







## ENTRY PLAZA

The southern entrance of the park is the primary arrival point for those visiting Yunker Farm Park amenities. This area has an established sidewalk but there are no clear cues to guide visitors where to go. Expanding on the already established sidewalk, the proposed entry corridor and small plaza provide an opportunity to create a place which provides natural connections into other parts of the park. Both the botanic gardens and the farmhouse are closely tied to this area and may cause this area to be a small gathering place for visitors prior to venturing to other destinations within the park. As such, there are opportunities to provide wayfinding, seating, and other amenities to guide guests.



## LANDSCAPE CHARACTER

Yunker Farm Park master plan offers a diverse program of active and passive uses, but it can be easy to forget about the value of the landscape itself and the plantings and open spaces. This park will offer many experiences to engage with nature from the established shelter belts, pollinator gardens, tree lined walkways, open lawn areas, and prairie plantings.

Open lawn areas are a hallmark of great parks. They offer spaces for family picnics, places for volleyball or other recreational activities, flying a kite, community events or just spaces to gather and enjoy the day. The master plan provides large, flexible spaces to encourage a variety of uses that will serve the community and compliment the more programmed areas of the park.

*“We need to meander. We need to observe.  
We need to think. We need to feel beauty.  
We need enough silence to hear birdsong.  
And we need to connect, outside of beeps  
and dings and notifications, with each  
other. We need places that don’t feel  
bigger than we are—we need places that  
are just right.”*

Jill Johnson  
Fargo Area Artist





# RECOMMENDATIONS

## PROGRAMMING

Programming within the Yunker Farm master plan comes with a wide variety of opportunities with activities that change seasonally. For example, summer programming might include 5K races and walking events, community festivals, small concerts or plays, and farmers markets. In a similar regard, winter programming may include cross-country skiing, ice skating, or holiday lights in the park. Year-round programming may include art installations and educational events.

- **Festivals**
- **Small concerts**
- **Farmers Market**
- **Community walks and 5K races**
- **Winter sports**
  - **Cross-country skiing**
  - **Ice skating**



## PARTNERSHIPS

Partnerships could help further build community within the park as well as further enhance park amenities and offerings. For example, local arts organizations could help expand the arts offerings throughout the park or local museums could provide educational classes. Furthermore, with partnerships, park funding could be boosted, as community organizations often have fundraising and donation events for a specific benefit, which could be focused towards a specific area or improvement within the park. Partnerships could also help reduce the overall maintenance requirements for the Fargo Park District, as this is often taken up by groups who may recruit the use of volunteers for park clean-up days or other similar types of events.

- **Fundraising and Grant Opportunities**
- **Volunteer Park Clean Up Days and planting events**
- **Park Advocacy Groups “Friends of the Park”**

## FARMHOUSE

With the farmhouse being the most iconic structure within the park, it's important to consider an end user who will both fit into the existing framework of the park and who could also help activate additional areas in the park. Previously, the Children's Museum not only activated the farmhouse building, it also maintained the miniature train and miniature golf areas, further contributing to activity within the park. One possible example could be the conversion of the building to support the mission of the park with a focus on nature and community agriculture. This could foster education opportunities both inside the structure and throughout the park.

Furthermore, the history of the farmhouse should be celebrated and signage or placards should be incorporated into an outdoor space to provide the historic narrative of the farmhouse and the farm and its evolution into Yunker Farm Park.

- **Nature Center**
  - **Three Rivers Park, Bloomington, MN**
  - **Westwood Hills Nature Center, St. Louis Park, MN**
- **Collaborative focus with organizations that are supportive of the park goals**
- **Historic narrative/placards – outdoor plaza that interprets the story of the Yunker Farm and Farmhouse**





## SITE DEVELOPMENT BEST PRACTICES FOR WATER MANAGEMENT

As improvements are planned, strategies should be maintained for efficiency of water and drainage. These could include the use of rainwater gardens and bioswales for stormwater detention facilities. Utilization of these help limit downstream hazards as they help not only to concentrate and convey stormwater runoff, they also remove debris and pollution through the use of vegetation. Permeable pavement should also be considered in key areas. In the past, stormwater runoff was usually managed by directing the flow of water to the nearest drainage channel or river, however, the use of permeable pavement helps reduce the overall runoff by allowing on-site absorption of water. Furthermore, irrigation design should incorporate strategies to conserve water.

- Rainwater gardens & bioswales for storm water detention facilities
- Permeable pavement
- Irrigation strategies to conserve water



## PARK AMENITIES AND PLACEMAKING

Placemaking is important to take into consideration when designing or redesigning areas within the park. Some placemaking will need to be fully thought out and planned while other components will come naturally. For example, the strategic placement of benches, lighting, or art installations can create a destination and gathering space for relaxation and learning. Wayfinding helps create a sense of place through direction and area identification. Furthermore, placemaking can also happen more organically. By partnering with local community organizations such as the Boy and Girl Scouts and similar organizations, elements like handmade birdhouses could be installed which supports the natural theme of the park.

- Trails/sidewalks – benches, lighting
- Art installations
- Volunteer opportunities – Boy and Girl Scouts, etc.
- Shelters for shade throughout the park
- Wayfinding

## PARK LANDSCAPE

While Yunker Farm Park has quite a bit of landscaping today, additional or replacement vegetation provides opportunities for education while benefiting the natural environment. Pollinator gardens provide areas for wildlife, including bees, and help ensure that animals stay local to keep pollinating crops for food production. Diversity of tree plantings and the use of native and adaptive landscape species would help ensure the longevity of landscaping within the park – which provides a number of benefits including reduction of air pollution and mental well-being. Opportunities to educate the public on the importance of landscaping should be considered.

- Pollinator gardens
- Planting adaptive and native species
- Tree replacement strategy to address any trees lost to the Emerald Ash Borer
  - Education campaign throughout the park about the benefits of a diversity of trees
- Tree plantings
  - Encourage tree placement to frame views, create outdoor “rooms” to enhance spaces for activities. Trees help support health by improving improved air quality and protection from the sun.

## NORTHERN PLAINS BOTANIC GARDEN SOCIETY (NPBGS) JAPANESE GARDEN

In 2023, the initial site development for the proposed Japanese Garden is planned for the east side of the Botanic Gardens. This process should involve coordination between the Fargo Park District and NPBGS to ensure the proposed pedestrian paths on the east side of the park are accommodated with the construction of the Japanese Garden. This new addition to the Botanic Gardens will also require coordination with the National Park Service.

## NATIONAL PARK SERVICE - PROGRAM OF UTILIZATION (POU)

After approval of the Park master plan, the Fargo Park District will need to submit the document and work with the National Park Service to update the POU. The POU will acknowledge the master plan goals and it authorizes what future activities and uses can be allowed in the park.





# TRENDS IN PARKS AND RECREATION

## HEALTH AND WELL-BEING

Embracing the outdoors as part of our daily lives offers a multitude of health benefits, both physical and mental, promoting a balanced and vibrant lifestyle. Whether it be a brisk walk, bike ride or engaging in athletics, physical activity reduces the risk of chronic diseases while improving cardiovascular health and muscle strength. Spending time in nature has been proven to promote mental well-being and enhance cognitive function.

## FOREST BATHING

The term “forest bathing” emerged in Japan in the 1980s as an exercise to offer an antidote to tech-boom burnout, as well as to inspire residents to reconnect with and protect the country’s forests. This form of ecotherapy was quickly embraced, and modern practices range from a simple walk in a natural environment to structured experiences with trained guides (such as meditation and story-telling).  
(source: National Geographic)

## NATURE PLAY

“Nature Play” is most simply defined as any activity that encourages children to actively think and participate outdoors. Playing outdoors helps children to develop the capacity for creativity, symbolic play, intellectual development and problem-solving. Nature Play stresses the importance of physicality, movement and action, while also boosting a child’s confidence and improving their mood. Common practices include nature scavenger hunts, messy play in puddles or mud, and general outdoor exploration.

## PLAY4ALL

Play4All is an initiative that goes beyond simple ADA accessibility in order to address other differently-abled issues such as sensory disorders, vision impairment, and autism. Play For All design ensures that children of all abilities are able to use and benefit from a space. Common design practices for Play For All include musical equipment, sand/water tables, bucket swings, and rubberized surfaces geared towards those using mobility devices.  
(source: Play4All)

## COMMUNITY FOOD PRODUCTION

Community Food Production is the act of producing, processing and distributing food locally in order to maintain local farmland, as well as increasing food safety and security for the community. One common practice of Community Food Production is community gardens, in which local residents can “subscribe” or “rent” a small plot to grow their own produce. In some cases, gardeners can sell what they grow, although it’s more common for gardeners to grow only what their families need.

## SUSTAINABILITY IN PARKS

Sustainability in parks is incredibly important, not only for environmental benefits, but also for general park maintenance over time. Common sustainable practices include: integrating naturalized stormwater management such as bioswales and rain gardens; planting adapted and native plant species in order to encourage hardiness, use less water and educate the community; and plant pollinator gardens to increase community garden crop yields and support wildlife.



## UNIVERSAL DESIGN

In order to encourage diversity of park programs and amenities, universal design is crucial. “Universal Design is the design and composition of an environment so that it can be accessed, understood, and used to the greatest extent possible by all people regardless of their age, size, ability or disability.” (source: KUMC) By providing sensory-rich opportunities for learning and play within a barrier-free environment, community members of all ages and abilities can use a park. Likewise, programming within universal design allows for better cultural activities which are representative of the community at large.

## 10-MINUTE WALK INITIATIVE

The 10-Minute Walk Initiative, started by the Trust for Public in 2017, is a grassroots movement to ensure that everyone in the United States lives within a ten-minute walk to a high-quality park or green space. (source: 10-Minute Walk) The proximity of residential homes to Yunker Farm Park aligns with this nationwide movement, creating opportunities for the community to access the park by foot or bike, rather than by vehicle.



# FUNDING AND GRANT OPPORTUNITIES

## NORTH DAKOTA STATEWIDE GRANTS

### GARRISON DIVERSION MATCHING RECREATION GRANT PROGRAM

Description: Matching grant to fund projects that provide actual, or are a complement to, natural resource outdoor recreational opportunities within Garrison Diversion Conservancy District. Grants may be requested for new recreation facilities and enhancement or expansion of existing facilities.

[VISIT WEBSITE](#)

### RECREATIONAL TRAILS PROGRAM NORTH DAKOTA

This program is a matching grant that provides funding for both motorized and non-motorized recreational trail projects. Projects could be new trails, restoration of existing trails, development and rehabilitation of trailside and trailhead facilities and trail linkages, purchase and lease of construction and maintenance equipment, land acquisition/easements, trail accessibility assessment.

[VISIT WEBSITE](#)

### PARK DISTRICT FACILITY RENOVATION GRANT

Funding for local park districts to compete for funds to renovate, upgrade, and/or repair existing facilities with the priority given to outdoor facilities.

[VISIT WEBSITE](#)



### BLUE CROSS AND BLUE SHIELD OF NORTH DAKOTA CARING FOUNDATION

Over 30 years the Foundation has worked to improve the health and well-being of North Dakotans and their communities. Various impact areas identified:

- **Spark Grants**
  - Provides one-year grants annually to ND communities undertaking efforts to support health and community-based wellness and prevention. Specifically investing in initiatives that will support access and opportunity leading to improved habits and healthier lifestyle, improve health status and outcomes, and expand efforts to improve health equity and access.

[VISIT WEBSITE](#)

- **Caring for Kids Grants**
  - Provides funding to support initiatives that prevent childhood obesity, encourage healthy lifestyles and support mental health services for youth.

[VISIT WEBSITE](#)

### DAKOTA MEDICAL FOUNDATION

Connecting people and their life experience to opportunities that improve the health of others.

[VISIT WEBSITE](#)

### FM AREA FOUNDATION

The FM Area Foundation is a non-profit community foundation created by and for the people of Cass County, North Dakota, and Clay County, Minnesota. The FM Area Foundation helps people give back to the causes they care about and ensures the community's needs are addressed now and in the future.

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## NATIONWIDE GRANTS

### THE FRUIT TREE PLANTING FOUNDATION GRANT PROGRAM

The Fruit Tree Planting Foundation (FTPF) will donate orchards (15-20 trees min.) to communities willing to provide care and utilize for charitable purposes. Organization provides fruit trees and shrubs, design expertise, horticultural workshops, and aftercare training. Will partner with schools to provide education to children emphasizing importance of trees for environment and fruit in the diet.

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### OUTDOOR RECREATION LEGACY PARTNERSHIP

The acquisition and/or development of, or to substantially renovate obsolete, public parks and other outdoor recreation spaces.

[VISIT WEBSITE](#)

### ACTION FOR HEALTHY KIDS NOURISHED DISTRICT PARTNERSHIP GRANT

Provides funding to school district staff to support curricula/ programs, best practices and policy implementation, and family-school partnerships to address food access and nutrition education and provide a learning environment where students are healthy in body and mind.

[VISIT WEBSITE](#)

### KABOOM!

Playground grants to help communities build safe places for kids to play. KaBOOM! has ongoing grant opportunities including Build it with KABOOM!, Build it Yourself and Play Everywhere. Landscape Structures is proud to partner with KABOOM! as their primary supplier of playground equipment.

Contact Info: [grants@kaboom.org](mailto:grants@kaboom.org)

[VISIT WEBSITE](#)

### LAND & WATER CONSERVATION FUND COALITION (LWCF)

Safeguards natural areas, water resources and cultural heritage, and to provide recreation opportunities.

- **Outdoor Recreation Legacy Partnership Program**
  - A nationally competitive grant program that delivers funding to urban areas (at least 50,000 people) for outdoor recreation projects. Specifically projects that create new outdoor recreation spaces, reinvigorate existing parks, and form connections between people and the outdoors.

[VISIT WEBSITE](#)

- **State and Local Assistance Program**
  - Administered through the State to local jurisdictions for project-related costs for the acquisition of land and the development of facilities for public outdoor recreation and for fulfilling the program's planning requirements. Ranging from active recreation facilities to natural areas, these funds are a vitally important tool to renovate existing sites, develop new facilities, acquire land for state and local parks and promote statewide recreation planning.

[VISIT WEBSITE](#)

### AMERICAN ACADEMY OF DERMATOLOGY

The AAD's Shade Structure Grant Program awards grants of up to \$8,000 to public schools and non-profit organizations for installing permanent shade structures for outdoor locations that are not protected from the sun, such as playgrounds, pools, or recreation spaces.

[VISIT WEBSITE](#)

### CHILDHOOD OBESITY AND RAPID RESPONSE FUND

The Robert Wood Johnson Foundation, the American Heart Association, and a team of experts from across the childhood obesity movement have teamed up through the Childhood Obesity Rapid Response Fund. The mission of the fund is to make effective strategic investments in ongoing state, local, and tribal public policy campaigns in order to increase public policy impact on healthy weight and living among children. This funding is mostly targeted at passage of new public policy, however proposals for defense of existing critical policy as well as addressing policy implementation deficiencies are also eligible.

[VISIT WEBSITE](#)

### CHILDHOOD OBESITY PREVENTION CHALLENGE AREA

The direction of AFRI is to encourage a variety of project types to address the problem of childhood obesity, multi-function Integrated Research, Education, and Extension projects that emphasize health disparities and cultural influences. The AFRI Childhood Obesity Prevention RFA calls for a focus on behavioral and environmental approaches to obesity prevention in children, but the particular issues to be addressed and how to address them will be developed by the investigator(s).

[VISIT WEBSITE](#)

### CIGNA FOUNDATION

Voices for Healthy Kids is a new collaboration between the American Heart Association and the Robert Wood Johnson Foundation working to engage, organize and mobilize people to improve the health of their communities and reverse the childhood obesity epidemic. Voices for Healthy Kids Strategic Campaign Fund is awarding grants with a mix of lobbying and non-lobbying resources to support strategic issue advocacy campaigns focused on fighting childhood obesity through state, local, and tribal public policy campaigns aligned with the Voices for Healthy Kids policy priorities.

[VISIT WEBSITE](#)

### DONORS CHOOSE

Don't see a grant that fits your needs? Try posting a project on DonorsChoose.org. Public school teachers nationwide are eligible to participate.

[VISIT WEBSITE](#)

### FUEL UP TO PLAY 60

Funding is available to K-12 schools enrolled in Fuel Up to Play 60. The competitive, nationwide funding program can help your school jump-start and sustain healthy nutrition and physical activity improvements. Funds can be used to conduct in-school promotions focused on creating a healthier school and to implement Healthy Eating and Physical Activity Plays. Funds can also be used for professional development, nutrition education materials, and physical education equipment and materials.

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## GO! GRANTS

Jump-start more movement at your elementary school with the GO! Grant. \$1,000-\$5,000 GO! Grants (Mini PEP Grants) support more minutes on the move before, during, and after school through funds and gear for new classroom and playground programs.

[VISIT WEBSITE](#)

## MEET ME AT THE PARK PLAY SPACES GRANT PROGRAM

National Recreation and Parks Association (NRPA) and The Walt Disney Company have come together to improve access to outdoor play through the Meet Me at the Park Play Spaces Grant Program. Thanks to a \$1 million donation from Disney, grant funding is available to provide additional communities with increased access to inclusive play spaces in local parks for children and families. As part of this program, park and recreation agencies in all 50 states, the District of Columbia and U.S. Territories are invited to share their best ideas on increasing access to inclusive play spaces for children and families in underserved communities. Agencies with the most innovative, scalable and impactful project ideas will receive grants to build their projects.

This investment supports NRPA and Disney's combined goal of providing one million kids and families with greater access to play.

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## METLIFE FOUNDATION

MetLife Foundation supports projects to empower people to lead healthy, productive lives and strengthen communities. The Foundation makes grants in health, education, civic affairs and culture. Underlying the Foundation's programs is a focus on education at all ages and a commitment to increasing access and opportunity. The Healthy Habits program seeks to promote healthy habits and physical fitness for illness prevention, especially among children.

[VISIT WEBSITE](#)

## THE KRESGE FOUNDATION

Deploying an array of grant-making and social investing tools – usually in partnership with non-profit, public, private and philanthropic organizations – to address society's most intractable problems.

[VISIT WEBSITE](#)

## THE QUALITY OF LIFE GRANTS PROGRAM/ CHRISTOPHER AND DANA REEVE FOUNDATION

The Quality of Life Grants Program, created by the late Dana Reeve, strives to empower individuals with disabilities and their families by providing grants to non-profit organizations that improve quality of life through inclusion, access, independence, opportunities for community engagement, and other life-enhancing endeavors.

[VISIT WEBSITE](#)

## W.K. KELLOGG FOUNDATION

The Kellogg Foundation makes grants to organizations that embrace a similar mission of creating communities, systems, and nations in which all children have an equitable and promising future; one in which all children thrive. Our grants will fund programs and projects that support children, families, and communities as they strengthen and create conditions that propel children to achieve success as individuals and as contributors to the larger community and society.

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# COST ESTIMATE

## Yunker Farm Park Master Plan - Phase 1

Fargo, North Dakota

June 2023

*\*This document is an estimate of potential infrastructure and amenity costs for the Yunker Farm Park Master Plan.*

### Phase 1 Existing Conditions/Removal

Item	Quantity	Unit	Unit Cost	Extension
Contractor Mobilization	1	ls	\$250,000.00	\$250,000.00
Rough Grading (900,000 sf x1ft. /27)	33,000	cy	\$5.00	\$165,000.00
Existing Landscape demolition, removal and disposal	1	ls	\$30,000.00	\$30,000.00
Existing hardscape demolition, removal and disposal	1	sf	\$120,000.00	\$120,000.00
			<b>Subtotal</b>	<b>\$565,000.00</b>

### Phase 1 Civil Infrastructure Improvements

Item	Quantity	Unit	Unit Cost	Extension
Water Quality infrastructure	1	ls	\$75,000.00	\$75,000.00
Strom drainage infrastructure	1	ls	\$50,000.00	\$50,000.00
Water service to Dog Park	1	ls	\$50,000.00	\$50,000.00
Water service to Community Garden	1	ls	\$50,000.00	\$50,000.00
			<b>Subtotal</b>	<b>\$225,000.00</b>

### Phase 1 Hardscape

Item	Quantity	Unit	Unit Cost	Extension
Asphalt Parking Lot	50,000	sf	\$6.00	\$300,000.00
Concrete Curb and Gutter	2,400	lf	\$25.00	\$60,000.00
Concrete walk, trails and flatwork	32,000	sf	\$8.00	\$256,000.00
Crusher fines trail	12,000	sf	\$4.00	\$48,000.00
Dog park fence	1,500	lf	\$25.00	\$37,500.00
			<b>Subtotal</b>	<b>\$701,500.00</b>

### Phase 1 Lighting/Electrical

Item	Quantity	Unit	Unit Cost	Extension
3-Phase Electrical Service (entire site)	1	ls	\$150,000.00	\$150,000.00
Pedestrian lighting	1	ls	\$150,000.00	\$150,000.00
Vehicular/Parking lighting	1	ls	\$100,000.00	\$100,000.00
			<b>Subtotal</b>	<b>\$400,000.00</b>

### Phase 1 Landscape

Item	Quantity	Unit	Unit Cost	Extension
Bluegrass Seed and soil prep	400,000	sf	\$0.60	\$240,000.00
Landscape Bed	8,000	sf	\$6.00	\$48,000.00
Prairie seed mix	100,000	sf	\$0.30	\$30,000.00
Trees	150	ea	\$600.00	\$90,000.00
			<b>Subtotal</b>	<b>\$408,000.00</b>

### Phase 1 Irrigation

Item	Quantity	Unit	Unit Cost	Extension
3" Irrigation Tap (assumes tap fee waived)	1	ls	\$30,000.00	\$30,000.00
Temporary Irrigation (Native Prairie)	100,000	sf	\$0.75	\$75,000.00
Temporary Irrigated (Bluegrass turf)	400,000	sf	\$1.25	\$500,000.00
Drip irrigation (permanent)	8,000	sf	\$2.00	\$16,000.00
			<b>Subtotal</b>	<b>\$621,000.00</b>

### Phase 1 Site Furnishings/Shelter

Item	Quantity	Unit	Unit Cost	Extension
Park Shelter	1	ls	\$50,000.00	\$50,000.00
Park furniture (benches, tables, trash, drinking fountain, pet and bike stations)	1	ls	\$130,000.00	\$130,000.00
Sculpture / Art Allowance	1	ea	\$70,000.00	\$70,000.00
Wayfinding Signage Allowance	1	ls	\$15,000.00	\$15,000.00
			<b>Subtotal</b>	<b>\$265,000.00</b>

			<b>Subtotal</b>	<b>\$3,185,500.00</b>
			<b>5% Contingency</b>	<b>\$159,275.00</b>
			<b>TOTAL*</b>	<b>\$3,344,775.00</b>

**LEGEND**  
 LS - LUMP SUM  
 CY - CUBIC YARD  
 SF - SQUARE FOOT  
 LF - LINEAR FEET  
 EA - EACH

#### Notes:

Construction escalation has been excluded, assume 5% per year



**Yunker Farm Park Master Plan - Phase 2**

**Fargo, North Dakota**

**June 2023**

*\*This document is an estimate of potential infrastructure and amenity costs for the Yunker Farm Park Master Plan.*

**Phase 2 Existing Conditions/Removal**

Item	Quantity	Unit	Unit Cost	Extension
Contractor Mobilization	1	ls	\$350,000.00	\$350,000.00
Rough Grading (800,000 sf x1ft. /27)	30,000	cy	\$5.00	\$150,000.00
Existing Landscape demolition, removal and disposal	1	ls	\$30,000.00	\$30,000.00
Existing hardscape demolition, removal and disposal	1	sf	\$250,000.00	\$250,000.00
			Subtotal	\$780,000.00

**Phase 2 Civil Infrastructure Improvements**

Water Quality Infrastructure	1	ls	\$60,000.00	\$60,000.00
Stormwater Drainage Infrastructure	1	ls	\$30,000.00	\$30,000.00
Water Service to concessions building	1	ls	\$50,000.00	\$50,000.00
Water Service to Splash Pad	1	ls	\$75,000.00	\$75,000.00
Sanitary service to concessions restroom	1	ls	\$30,000.00	\$30,000.00
			Subtotal	\$245,000.00

**Phase 2 Hardscape**

Item	Quantity	Unit	Unit Cost	Extension
Asphalt Parking Lot (6" depth)	50,000	sf	\$6.00	\$300,000.00
Concrete Curb and Gutter	2,800	lf	\$25.00	\$70,000.00
Concrete walk, trails and flatwork	85,000	sf	\$8.00	\$680,000.00
Skating Loop Concrete (thickened, drainage, reinforced)	1	ls	\$100,000.00	\$100,000.00
Decorative concrete	4,500	sf	\$15.00	\$67,500.00
Crusher fines trail	12,140	sf	\$4.00	\$48,560.00
Sprayground/ splash pad	1	ls	\$500,000.00	\$500,000.00
Concessions building with restrooms	1	ls	\$200,000.00	\$200,000.00
Pre-engineered amphitheater	1	ls	\$150,000.00	\$150,000.00
			Subtotal	\$2,386,060.00

**Phase 2 Lighting/Electrical**

Item	Quantity	Unit	Unit Cost	Extension
Electrical Service - Phase II	1	ls	\$75,000.00	\$75,000.00
Pedestrian lighting	1	ls	\$140,000.00	\$140,000.00
Vehicular/Parking lighting	1	ls	\$90,000.00	\$90,000.00
Concessions, Shelters and Amphitheater lighting	1	ls	\$10,000.00	\$10,000.00
			Subtotal	\$315,000.00

**Phase 2 Landscape**

Item	Quantity	Unit	Unit Cost	Extension
Bluegrass Seed and soil prep	300,000	sf	\$0.50	\$150,000.00
Landscape Bed	25,000	sf	\$6.00	\$150,000.00
Prairie seed mix	56,000	sf	\$0.30	\$16,800.00
Trees	200	ea	\$600.00	\$120,000.00
			Subtotal	\$436,800.00

**Phase 2 Irrigation**

Item	Quantity	Unit	Unit Cost	Extension
3" Irrigation Tap	1	ls	\$30,000.00	\$30,000.00
Temporary Irrigation (Native Prairie)	56,000	sf	\$0.75	\$42,000.00
Irrigated bluegrass seed (permanent)	300,000	sf	\$1.25	\$375,000.00
Drip irrigation (permanent)	25,000	sf	\$2.00	\$50,000.00
			Subtotal	\$497,000.00

**Phase 2 Site Furnishings/Shelter/Playground**

Item	Quantity	Unit	Unit Cost	Extension
Large Park Shelter w/ masonry columns	1	ea	\$90,000.00	\$90,000.00
Specialty Park Shelter (leaves)	2	ea	\$70,000.00	\$140,000.00
Small park Shelter	2	ea	\$50,000.00	\$100,000.00
Playground (ages 2-5)	1	ls	\$150,000.00	\$150,000.00
Playground (ages 5-12)	1	ls	\$250,000.00	\$250,000.00
Teen Climbing/Agility Course (3 climbing structures)	1	ls	\$250,000.00	\$250,000.00
Playground Surfacing (wood mulch)	10,000	sf	\$4.00	\$40,000.00
Park furniture (benches, tables, trash, drinking fountain, pet and bike stations)	1	ls	\$140,000.00	\$140,000.00
Sculpture / Art Allowance	1	ea	\$100,000.00	\$100,000.00
Wayfinding Signage Allowance	1	ls	\$10,000.00	\$10,000.00
			Subtotal	\$940,000.00

			Subtotal	\$5,593,510.00
			5% Contingency	\$279,675.50
			<b>TOTAL*</b>	<b>\$5,873,185.50</b>

**LEGEND**

LS - LUMP SUM  
 CY - CUBIC YARD  
 SF - SQUARE FOOT  
 LF - LINEAR FEET  
 EA - EACH

Notes:  
 Construction escalation has been excluded, assume 5% per year





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Through community, collaboration, and creativity we aspire to help places reach their highest potential. If there remains any questions on process or intent, please reach out! We love to talk about our work and the people we serve.

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## MEMORANDUM

DATE: June 7, 2023

TO: Fargo Park Board Commissioners

FROM: Paul W. Grindeland, VSS Director

RE: Agenda Item No. 6 – Board to consider approval of terminating Park District of the City of Fargo/Fargo Senior Commission Inc. and FM Area Foundation Endowment Fund

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In 2005 the Park District of the City of Fargo (“Park District”), Fargo Senior Commission Inc. (“Agency”), the Fargo-Moorhead Area Foundation and Bremer Bank entered into an agreement to establish an Endowment Fund. This agreement had a term of five years at which time it may be terminated by action of the Board of Directors of the Agency, with consent of the Park District Board of Commissioners. The current fund balance is \$166,672.17.

This Endowment Fund is an Organizational Liability Fund, outside contributions to the fund are not allowed; only contributions from Valley Senior Services are allowed. At their May 10, 2023 meeting, Valley Senior Services Inc. Board of Directors voted to terminate this Endowment Fund pending approval from the Fargo Park Board.

I am asking the Fargo Park Board to concur with the action taken by Valley Senior Services Inc. Board of Directors to terminate the Park District of the City of Fargo/Fargo Senior Commission Inc and FM Area Foundation Endowment Fund.

This was reviewed at the Facilities Committee Meeting on May 31, 2023 and the Committee recommended to bring this to the full board for consideration and approval.

For more information, please contact me prior to the board meeting.

Thank you.

**Sample Motion:** I make the motion to approve terminating the Park District of the City of Fargo/Fargo Senior Commission Inc and FM Area Foundation Endowment Fund as presented.



**THE PARK DISTRICT OF THE CITY OF FARGO  
FARGO SENIOR COMMISSION, INC.**

**ENDOWMENT FUND AGREEMENT**

**THIS AGREEMENT** ("Endowment Agreement") is made this 8<sup>th</sup> day of November, 2005, by and **THE PARK DISTRICT OF THE CITY OF FARGO**, a park district under the laws of the State of North Dakota, 701 Main Avenue, Fargo, North Dakota 58103 ("Park District"), **THE FARGO SENIOR COMMISSION, INC.**, a nonprofit organization, 701 Main Avenue, Fargo, North Dakota ("Agency"), **THE FARGO-MOORHEAD AREA FOUNDATION**, a community trust, 502 First Avenue North, Fargo, North Dakota ("Foundation") and **BREMER BANK**, 1444 45<sup>th</sup> Street SW, Fargo, North Dakota ("Trustee").

WHEREAS, the Park District provides administrative support and offices for the Agency, which provides programs and other services in the Fargo-Moorhead area as Fargo Senior Services; and

WHEREAS, Fargo Senior Services has received a gift with a current balance of Fifty-One Thousand Nine Hundred One and 92/100 Dollars (\$51,901.92), which the Agency, in consultation and with the approval of the Park District, desires to use as the initial funding of a permanent endowment fund; and

WHEREAS, by Resolution of the Board of Directors dated September 13, 2005, Agency resolved to establish the permanent endowment fund for the on-going support of its stated purposes and to designate the Foundation as the Fund's administrator.

NOW, THEREFORE, and in consideration of the above-stated recitals, the terms and conditions herein contained and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. NAME OF ENDOWMENT FUND. The name of the endowment fund shall be the Fargo Park District/Fargo Senior Services Endowment Fund ("Endowment Fund"). The Foundation, by and through the Trustee, agrees to accept the trust property as described below and hold and administer the same pursuant to this Endowment Agreement.
2. TRUST PROPERTY. Agency and Park District will cause to be transferred to Foundation the initial amount of \$51,901.92.
3. ENDOWMENT FUND OBJECTIVES. The Endowment Fund is established for the purposes of supporting the purposes and programs of the Agency and/or the Park District to improve the mental and physical well being of our senior citizens; to encourage their participation in our society through such programs; to promote their continued growth, self-respect and self-confidence; to foster an understanding of aging and shifting from a work-centered lifestyle to one that is leisure-centered; to



offer individual senior citizens opportunities for self-appraisal and for planning for a way of life that will enrich their years ahead; and to aid retired persons in their social, physical, economic and intellectual needs.

4. USE OF THE ENDOWMENT FUND. The Foundation, by and through the Trustee, shall have the power and authority and is hereby directed by the Agency and the Park District to distribute from time to time, no less frequently than annually, exclusively for the charitable purposes of the Agency, all of the income (net of the fees to the Foundation and/or Trustee) to the Agency. A distribution of the income for each taxable year shall be made at such time and in such manner so as to not be subject to tax on undistributed income that may be applicable under any federal or state income tax laws. Although it is the intention of the Agency and the Park District that this Endowment Fund be perpetual and that there be limited, if any, distributions of principal from the Endowment Fund, the parties acknowledge that some gifts made to the Endowment Fund may contemplate a distribution of principal. In the event a gift is made to the Endowment Fund contemplating a distribution of principal over time, the Foundation and the Trustee agree to comply with the terms and conditions of such gift.

In like manner, in the event there is direction from the Board of Directors of the Agency, with the consent of the Park District's Board of Commissioners, principal distributions may be made from the Endowment Fund provided the principal distribution requested at no time exceeds five percent (5%) of the principal balance of the Endowment Fund as of the first day of any fiscal year.

5. FOUNDATION AND TRUSTEE RESPONSIBILITIES. The Endowment Fund will be held by the Trustee and administered by the Foundation pursuant to its "Resolution and Declaration of Trust." The Foundation is authorized to accept gifts, grants and bequests on behalf of the Endowment Fund from any source. The Foundation shall make a report annually of its administration of the Endowment Fund and provide copies to both the Agency and the Park District.

Any of the several trust organizations presently qualified under the "Resolution and Declaration of Trust," as well as those which may subsequently qualify to accept funds on behalf of the Foundation, may qualify as a depository of funds under this Endowment Agreement. The Trustee above described shall be the initial trustee. The Trustee may be changed at the discretion of the Foundation. The Park District and the Agency shall have the right to request and cause the Foundation to appoint a successor trustee from among any of the several trust organizations presently or later qualified.

6. COMPENSATION. The Foundation and the Trustee shall be entitled to reasonable compensation for holding, administering and managing of the Endowment Fund in an amount not to exceed its regular and published fee schedule.



7. TERM. Subject to the terms of this Agreement, the Endowment Fund shall continue for a period of not less than Five (5) years, at which time it may be terminated by the action of the Board of Directors of the Agency, with the consent of the Park District's Board of Commissioners. If terminated, the assets shall be distributed in accordance with any direction of the Agency and the Park District. In such event, the assets of the Endowment Fund shall be distributed exclusively for charitable, religious, scientific, literary or educational purposes as the Agency and the Park District, in their sole discretion, shall determine. No distribution of the principal and/or income of the Endowment Fund, whether during its term or at termination, shall be made in any manner or for any purpose that may jeopardize the status of the Endowment Fund as exempt under the Internal Revenue Code and its regulations.

THE PARK DISTRICT OF THE CITY  
OF FARGO

By: [Signature]  
Its: President

By: [Signature]  
Its: Clerk

THE FARGO SENIOR COMMISSION,  
INC.

By: [Signature]  
Its: EXECUTIVE DIRECTOR

By: [Signature]  
Its: President

THE FARGO-MOORHEAD AREA  
FOUNDATION

By: [Signature]  
Its: Chair

BREMER BANK

By: [Signature]  
Its: V.P. & M.





## MEMORANDUM

DATE: June 5, 2023

TO: Fargo Park Board Commissioners

FROM: Commissioner Joe Deutsch

RE: Agenda Item No. 7 – Completion of Executive Director’s performance improvement plan

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Dave Leker’s performance improvement plan had a due date of May 31, 2023.

This is to acknowledge that the Commissioners have received a packet from Dave Leker regarding the performance improvement plan.

Please let me know if you have any questions prior to the meeting.

Thank you.