

Planning Committee Meeting Minutes
Wednesday, December 18, 2024; 8:30 am
Fargo Parks Sports Center
Lindenwood Conference room

Review of the lease with Edgewood Tavern:

Carolyn Boutain, presented. Carolyn stated that at the end of the 2024 Spirit Properties said they were changing their ownership group. Owners are separating and Keith Stensgard created a new LLC to operate Edgewood Tavern. A new lease has been created to begin in 2025. The lease includes the original lease and 2 amendments. Highlights of the lease are:

1. Lease with Tenant listed as Edgewood Tavern, LLC, Keith Stensgard the owner
2. Term is one year with four periods to renew at one year each.
3. Rent is 7% of gross sales up to \$1 million in sales and increasing to 10% of any sales in excess of \$1 million.
4. Tenant responsibilities are similar as in the original agreement, and amendments.
5. Lease is for operations during the golf season, April 1-October 31. Hours during the off season may be considered in the future.
6. Hours of operation are included for both the beverage cart and the restaurant.
7. An option for the Fargo Park District to operate charitable gaming is included.

Commissioner Hill discussed the option of having a clause in the lease providing the landlord rights to terminate, Carolyn stated she would talk with our legal department to see if there should be a change.

Moving item forward to the regular agenda in January 2025.

Consideration of 2025 Park District Maintenance Equipment Bids:

Tony Schmitt presented. Tony reviewed the 2025 park district maintenance equipment bids and asked for permission to bid on the equipment.

The 2025 Park District Maintenance Equipment Bids were received and publicly opened on Wednesday, December 4, 2024, at 1:00 p.m., at the Park District Office. Attached to this memo is the bid tabulation, equipment photos, and the staff recommendations narrative.

<u>Item#</u>	<u>Quantity</u>	<u>Description</u>
1	1	Heavy Duty Utility Cart
2	3	48" Greens Aerators
3	2	Lithium Utility Cart w/Electric Dump Boxes
4	1	Self -Contained Engine Debris Blower
5	2	75" Tow-Behind Aerators
6	1	Tri-Plex Greens Mower
7	3	Medium Duty Utility Vehicles
8	1	Set of (3) Vibratory Rollers
9	1	16' Rotary Mower
10	2	72" Zero-Turn Radius Mowers
11	1	200 Gallon Cart Sprayer
12	1	300 Gallon Cart Sprayer
13	1	Sand Bunker Rake

14	1	Tracked Skid Steer
15	1	Articulating Loader
16	1	Cab Over Truck w/8 CY Rear Load Trash Compactor
17	1	Add Alternate Boom Leveling Bar

After review of the bid information, staff recommends:

Accepting the bid package #1 from MTI Distributing, Inc. in the amount of \$641,891.71 plus \$4,458.54 for the add alternate for a total amount of \$646,350.25 for the following items:

- Item #1- Toro Heavy Duty Utility Cart in the bid amount of \$42,573.16
- Item #2-Three (3) Toro 48" Greens Aerators in the bid amount of \$125,376.93
- Item #3-Two (2) – Toro Lithium Utility Carts w/Electric Dump Boxes in the amount of \$34,992.36
- Item #4- Toro Self-Contained Engine Debris Blower in the amount of \$11,022.18
- Item #6-Toro Tri-Plex Greens Mower in the amount of \$63,445.20
- Item #7-Three (3) Toro Medium Duty Utility Vehicles in the amount of \$44,560.59
- Item #8-Toro Set of three (3) Vibratory Rollers in the amount of \$12,540.00
- Item #9-Toro 16' Rotary Mower in the amount of \$156,717.60
- Item #11-Toro 200 Gallon Cart Sprayer in the amount of \$66,151.39 w/add alternate boom leveling bar in the amount of \$4,458.54 for a total cost of \$70,609.93
- Item #12-Toro 300 Gallon Cart Sprayer in the amount of \$81,610.52
- Item #13-Toro Sand Bunker Rake in the amount of \$30,732.00

Accepting the following bid item from Van Wall Equipment:

- Item #5-Two (2) Aerway 75" Wide Tow Behind Aerators in the amount of \$34,650.00

Accepting the following bid item from RDO Equipment:

- Item #10-Two (2) 72" Zero Turn Radius Mowers in the amount of \$38,520.02

Rejecting the following bid items from Acme Electric and RDO Truck-Fargo that did not meet equipment specifications:

- Item #14-Tracked Skid Steer
- Item #15-Articulating Loader
- Item #16-Cab Over Truck w/8CY Rear Load Trash Compactor

We have a total budget amount of \$789,500 for the 2025 Park District Maintenance Equipment purchases, not including the rejected bid items. Total purchase price if all bids are accepted as presented above is \$719,520.27.

Funds for these projects will be taken from the 2025 approved budget.

We are asking for authorization to re-bid items #14, #15, #16 per the following bid timeline:

- First Publication for Bid Ad-January 22
- Second Publication for Bid Ad- January 29
- Bid Opening-February 5-1:30 p.m.
- Planning Committee Meeting Consideration-February 19
- Board Meeting Consideration and Approval-March 11

Commissioner Dawson asked what we do with the old equipment and Tony stated we sell it on the city auction, and we get the funds from that minus the fees to the auction company. Tony stated we need to get ahead of the asset disposal process as the city auction is in May.

This will be on the consent agenda for the board meeting in January.

Other:

1. The Depot Sale: closing is Friday December 20th, 2024.

a. Commissioner Dawson asked about the time capsule and what will happen to it. Dave stated that it will be moved. We will also let people get their bricks from the Depot.

2. Fargo Youth Hockey Association.

Susan discussed Fargo Youth Hockey Association, we have a signed agreement with them, and they are disputing it, saying that the spirit of the conversation was not captured in the signed agreement that they have. The misunderstanding is that they thought they were going to be paying the non-prime ice rate at our other facilities and in the signed agreement, it clearly states that it is at the market rate at those facilities with the expectation they would continue with the same number of hours that they have typically used.

Susan stated that she Commissioner Dawson and Commissioner Rostad met with their board member, executive director and their board chair and stated we don't see it the same way. They have consulted with an attorney. Susan said we presented some options to them. We have offered to pay for the donor wall sign in the rink, Window World sign. The cost is \$9800, we also agreed, if they choose, for the 2025 season, allow them to pay for the non-prime rate at the other facilities for the Termites, Mites and 8U. Fargo Parks would be offering about \$30,000 for this one season. Then after paying market rate. FYH said the only option their board would consider would be getting the free 650 hours back, we said no, that is not an option.

3. Island Park Pool.

Susan stated we are trying to come to a resolution with Myrtha and the panels at the end of the pool. Dave said there are multiple scenarios as to why it happened. The Park District was pointed to Myrtha saying it was their problem. According to the parties involved, the problem is with the company we hired. Myrtha was just contracted to supply the materials. Myrtha is asking to have a release signed by all parties involved for work that is asked of them that is outside what their initial scope was, which was to supply materials. If this can be resolved, Myrtha came with a proposal that they would take care of the cost. But as things are looked at, that isn't true. Associated Pools has picked up part of the cost already. We need clarity on who is paying for the rest.

Minutes submitted by Carmen Johnson, Executive Assistant