

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
OF THE FARGO PARK DISTRICT OF SEPTEMBER 8, 2020**

The regular monthly meeting of the Board of Commissioners of the Park District of the City of Fargo was held on Tuesday, September 8, 2020, at 5:30 p.m. at the Fargo Park District office at 701 Main Avenue, Fargo, North Dakota. Present at the meeting were Commissioners Stacey Griggs, Jerry Rostad, Vicki Dawson, and Dawn Morgan. Commissioner Joe Deutsch appeared virtually. Present in person were Dave Leker, Brian Arett, Tyson Lund, Kevin Boe, Dave Bietz, and Carolyn Boutain. Attorney Andy Noah appeared by phone.

**Approval of Minutes**

Commissioner Vicki Dawson moved and Commissioner Jerry Rostad seconded a motion to approve the minutes for the August 4, 2020 meeting. Upon call of the roll, the motion passed unanimously.

**Approval of August Bills**

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

**Approval of Order of Agenda**

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

**Director's Report**

Dave Leker presented to the Board. It was noted that the Park District is working with Fargo Youth Baseball on the club house project at Starion Field along with additional grandstand seating. It was noted that Fargo Youth Baseball believes it can raise the funds to construct the grandstands but would need Park District approval, which staff should be able to handle without the need of Board approval.

No action was taken on this matter.

**Foundation Director's Report**

Brian Arett presented to the Board on this matter. It was noted that a Foundation Board meeting is scheduled for September 21 and that the Foundation golf tournament is scheduled for September 22.

No action was taken on this matter.

**Approval and Award of Bid for Valley Senior Services Senior Meals on Wheels Program**

Brian Arett presented to the Board on this matter. It was noted that two bids were received for the senior meals program after advertisement. It was noted that Concordia College was the low bidder at \$4.05/meal for congregate dining and \$4.85/meal for meals on wheels, which is highly competitive to what is currently paid to NDSU. IT was noted that Concordia College could have a start date of November 1, 2020.

Commissioner Vicki Dawson moved and Commissioner Jerry Rostad seconded a motion to approve the contract between Fargo Park District/Valley Senior Services and Concordia College for Nutrition Services at the rates outlined in their bid proposal dated July 27, 2020 with a start date of November 1, 2020 as presented to the Board. Upon call of the roll, the motion passed unanimously.

### **Approval of Eagle Valley Ridge Development Request to Purchase Back Property in Eagle Valley 5<sup>th</sup> Addition**

Dave Leker presented to the Board on this matter. It was noted that the Park District had purchase approximately 8 acres of land in Eagle Valley addition for \$400,000.00 in 2014 with the intent to construct a multi-purpose recreational facility. It was noted that with the planned sports complex, this land is no longer needed by the Park District and that the developer, Eagle Valley Ridge Development has an option on the property to buy it back from the Park District for \$400,000.00.

Commissioner Jerry Rostad moved and Commissioner Dawn Morgan seconded a motion to approve Eagle Ridge Development's request to purchase back property in Eagle Valley 5<sup>th</sup> Addition, as presented to the Board. Upon call of the roll, the motion passed unanimously.

### **Consideration of Approval of FMCT Repairs and Extension Project**

Dave Leker presented to the Board on this matter. Discussion on this matter commenced prior to the Budget meeting and then was completed after the budget meeting. It was noted that FMCT has presented plans for a 12,000 square foot expansion of the Theater as part of their repairs contingent upon receiving approval from Burlington Northern Railroad and the City of Fargo. It was noted that details as to new lease would need to be ironed out in the process, including parking and programming. Eloise Breikjern of FMCT noted that she has city approval and is waiting on approval from Burlington Northern Railroad and that she would seek Park District approval once she has official approval from the Railroad.

No action was taken on this matter.

## **BUDGET MEETING**

At approximately 6:00 pm, the regular meeting was put on hold so the Budget Hearing could commence. Dave Leker presented to the Board on this matter. It was noted that budget includes an increase in the mills by one. Tim Stallman, a resident of Fargo, attended the hearing and asked questions regarding where his tax dollars were going. Specifically, Tim had questions as to how much of his Park District tax dollars were going to fund golf courses.

Commissioner Dawson expressed concerns with increasing the mill. Commissioner Dawson noted that revenue into the Park District would naturally be increase with property value increases and given the tough economic times, it is difficult to justify further increasing the mill. Commissioner Deutsch noted that the park usage has increased substantially due to Covid and he believes it will continue to increase. Commissioner Rostad noted that the Park District has a lot of unmet needs, including deferred maintenance on Park District buildings. Commissioner Rostad noted that Fargo needs top rated facilities to attract people, organizations, and companies to Fargo. Commissioner Morgan noted that the Park District has seen an increase of usage due to Covid and that she wants to continue to promote healthy lifestyles throughout the community. Commissioner Griggs noted that she doesn't want to see the Park District go backwards in maintenance as costs will only increase in the future.

Commissioner Joe Deustch moved and Commissioner Jerry Rostad seconded a motion to approve the 2021 Budget as presented to the Board. Upon call of the roll, the motion passed 4-1 with Commissioner Dawson voting against the motion.

At approximately 6:15 the Budget Meeting was closed. As noted, the Commissioners finalized their discussion on the FMCT Repairs and Extension Project before moving on to the next agenda item.

#### **Approval to Accept offer from EPIC for Anderson Land**

Dave Leker and Tyson Lund presented to the Board on this matter. It was noted this matter has been through the Park District monthly meetings several times at this point. It was noted that the developers had opportunities to submit final offers on the projects and that staff had reviewed all offers. It was noted that staff recommends moving forward with accepting the offer from Epic Companies. It was noted that some of the details would need to be worked out with legal counsel prior to executing a purchase agreement.

Commissioner Dawn Morgan moved and Commissioner Jerry Rostad seconded a motion to approve the offer submitted by EPIC Companies for the purchase of the Anderson land in the amount of \$6,000,000.00, contingent upon legal review and mutual agreement on the provisions listed in the purchase agreement and as presented to the Board. Upon call of the roll, the motion passed unanimously.

#### **Approval of Agreements with Growing Together Community Gardens for Gardens at Rabanus Park and McCormick Park**

Kevin Boe presented to the Board on this matter. It was noted that Growing Together Community Gardens has established its own 501c3 status and as a result the Park District needs to enter into new agreements with Growing Together for gardens at Rabanus Park and McCormick Park as were previously established with the Park District and Lutheran Social Services and CHARISM.

Commissioner Jerry Rostad moved and Commissioner Vicki Dawson seconded a motion to approve the agreement with Growing Together Community Gardens to operate the community gardens at McCormick Park and Rabanus Park as well as to terminate the agreement with Lutheran Social Services, as presented to the Board. Upon call of the roll, the motion passed unanimously.

#### **Approval and Award Bid for Courts Plus Membership Software**

Kelly Kisell presented to the Board on this matter. It was noted that Courts Plus advertised for Request for Proposals for Club Management software. It was noted that two bids were received and that the review team recommended moving forward with Club Automation.

Commissioner Joe Deustch moved and Commissioner Jerry Rostad seconded a motion to approve and award the bid to Club Automation for Club Management Software contingent upon approval of the contract by legal counsel, as presented to the Board. Upon call of the roll, the motion passed unanimously.

**Approval of Consent and Acknowledgement of a Bank of North Dakota Loan  
for Scheels Arena**

Tyson Lund presented to the Board on this matter. It was noted that in 2008 the Fargo Park District entered into a lease agreement with Metro Sports Foundation wherein the Park District leases the Scheels Arena land to the Metro Sports Foundation. As a result of the lease, the Park District needs to approve any new debt of the Metro Sports Foundation. It was noted that Metro Sports Foundation has applied for a Bank of North Dakota Covid-19 PACE Recovery Loan. It was noted that Metro Sports Foundation is current with all its debt and has no financial concerns at this time.

Commissioner Dawn Morgan moved and Commissioner Jerry Rostad seconded a motion to approve the consent and acknowledgement of the Metro Sports Foundation Bank of North Dakota Covid-19 PACE Recovery Loan. as presented to the Board. Upon call of the roll, the motion passed unanimously.

At the conclusion of the above agenda items, a motion to adjourn was made and seconded, and upon unanimous consent the meeting adjourned at approximately 6:45 p.m.

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Jeffrey B. Gunkelman