

**MINUTES OF THE BOARD RETREAT OF THE BOARD OF COMMISSIONERS  
OF THE FARGO PARK DISTRICT OF FEBRUARY 24, 2021**

The Board Retreat of the Board of Commissioners of the Park District of the City of Fargo was held on Wednesday, February 24, 2021, at 3:00 p.m. at the Rheault Farm Bunkhouse located at 2902 25<sup>th</sup> Street S, Fargo, North Dakota. Present at the meeting were Commissioners Jerry Rostad, Stacey Griggs, Vicki Dawson, Dawn Morgan and Joe Deutsch. Also present were: Dave Leker, Broc Lietz, Carolyn Boutain, Brian Arett, Dave Bietz, Kevin Boe, and attorney Jeff Gunkelman.

**Presentation on Strategic Planning**

Doug Jensen, President of Bismarck State College, presented to the Board and Directors on the objectives and processes in strategic planning.

**Long Range Capital Plan 2021**

The Directors and Board discussed seven priority one projects.

*Yunker Farm* – Dave Leker presented to the Board on this matter. It was discussed that the Park District is working with the eight local natural groups to collaborate on the Yunker Farm property. The Commissioners discussed finding out what is considered the critical mission for the property. There was a discussion regarding a social media campaign to discover what the general public would like to see happen with the property.

*Lindenwood Master Plan* – – Dave Leker presented to the Board on this matter. The lower road reconstruction was discussed. It was noted that Dave Bietz and Dave Leker have been in communication with the public and media regarding the reconstruction of the road. It was noted that the Park District spends approximately \$1,000,000.00 per year on urban forestry. It was noted that the next big piece is to figure out what amenities should go into the park.

Jerry Rostad noted that the Park District should be commended for their efforts in the road reconstruction plan. Vicki Dawson noted that the new road is a permanent solution and is the right thing for the park and the community. Joe Deutsch noted that the new road is the best route possible in limiting the number of trees that will be cut down. Dawn Morgan noted that the Park District needs to upkeep and preserve the park and part of that means making these kinds of decisions.

*Island Park Pool Remodel* – Kevin Boe presented to the Board on this matter. It was noted that the Park District did an extensive public survey for amenities that the public would like to see at Island Park. It was noted that the current plans would range between \$13,000,000.00 and \$16,000,000.00 depending on the amenities that are included. It was noted that the current pool has exceeded its life expectancy and that the Park District expends significant resources every year just to get the pool into operational status. It was noted that if reconstruction happens the pool would be likely be closed for one full season.

Stacey Griggs noted that the Park District needs to communicate with the neighborhood to get a full sense of the public's opinion on the project. Joe Deutsch noted that the current set up of Island Park fits the downtown demographics. Jerry Rostad noted that there may be parking concerns at Island Park if it turned into a water park. Dawn Morgan noted that a lot of young professionals live downtown and that the pool should be tailored toward the demographics that live in the area.

*Osgood Slough Pond Edges* – Dave Bietz presented to the Board on this matter. It was noted that the pond edges on holes 2, 6, 8 are too steep and need to be addressed. It was noted that hole 8 is the biggest concern with the pumphouse located near that pond. It was noted that the Park District is working with engineers to figure out a cost and should have an estimate by May.

*Coliseum Parking Lot* – Dave Bietz presented to the Board on this matter. It was noted that the current lot needs to be removed and replaced. It was noted that the Park District will try to align the lot replacement with the school district when they replace the rest of the parking lot for some cost savings. It was noted that the Park District will need to make a decision on whether it goes with an asphalt or concrete parking lot.

*Rose Creek Siding and HVAC System* – It was noted that the Park District has an engineer estimate for the HVAC system, but it is currently overbudget. The plan is for the HVAC system to be part of the 2022 budget. It was noted that the Park District received one bid for the residing of the clubhouse, and it came within budget. Work on the residing will begin in the fall of 2021.

*Sports Complex* – Broc Lietz and Dave Leker presented to the Board on this matter. It was noted that the Park District has the capacity to fund the project. It was noted that the Park District currently has \$21,575,00.00 in private funds raised. It was noted that there is currently \$10,540,000.00 in Park District funds available for use should the Board decide to allocate the funds to the project. It was noted that the biggest question is how much the Board is willing to commit to the project. It was noted that the Park District needs this number to solicit bonds to fund the project. It was also noted that knowing the number the Park District is willing to commit will help in the fundraising of the private portion. It was noted that there are two components to the complex: (1) how to pay to build the project; and (2) how to operate the project in a manner that doesn't lose money. Staff is confident that the complex can operate moving forward.

Joe Deutsch noted that he would like to the cost of the project divided equally amongst public and private funds. Vicki Dawson noted that the Park District is currently over the initial budget and now is asking for more money. Vicki Dawson noted that if the Board decides on a contribution amount that the staff will not come back to the Board asking for more money. Jerry Rostad noted that costs of the project could go down.

It was discussed that the Park District needs to move forward with bonding resolutions if they want construction to begin in the fall. It was noted that the Park District moves to solicit bonds for the project, there is a 60-day window in which the Park District can decide to not do the complex. There was a discussion about packaging the bonding for the sports complex and Island Park pool at the same time. It was noted that current bond rates are 1.3% for a 20-year bond.

The remaining agenda items were tabled for a future meeting.

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 6:30 p.m.

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Dave Leker, Clerk