

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
OF THE FARGO PARK DISTRICT OF OCTOBER 5, 2021**

The regular monthly meeting of the Board of Commissioners of the Park District of the City of Fargo was held on Tuesday, October 5, 2021, at 5:30 p.m. at the Fargo Park District office at 701 Main Avenue, Fargo, North Dakota and via Microsoft Teams. Present at the meeting in person were Commissioners Stacey Griggs, Vicki Dawson, Dawn Morgan, and Joe Deutsch. Present at the meeting via Microsoft Teams was Commissioner Jerry Rostad. Also present were: Dave Leker, Broc Lietz, Carolyn Boutain, Brian Arett, Dave Bietz, Kevin Boe, and attorney Chris Kennelly.

Approval of Consent Agenda

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

- (a) The minutes from September 7, 2021 meeting;
- (b) The September 2021 bills;
- (c) Order of the Agenda;

Upon call of the roll, the motion passed unanimously.

Recognition of Audience

Two individuals addressed the Board. One addressed the Board regarding park safety. The other individual addressed the Board regarding the Urban Hunting program.

Director's Report

There was no report from the Executive Director.

Foundation Director's Report

Brian Arett presented to the Board on this matter. It was noted that the Foundation board is scheduled to meet on September 20, 2021. It was also noted that roadwork is being completed at the future home of the potential Fargo Sports Complex.

River Keepers Presentation

Peter Sainal of the Children's Legacy Foundation presented to the Board on this matter as part of an ongoing series of Park District User Groups providing the Board and the public with information about the program.

No action was taken on this matter.

Discussion and Consideration of Recommendation for Scope of Fargo Sports Complex

Dave Leker and Broc Lietz presented to the Board on this matter. It was noted that private fundraising efforts have been ongoing and have yielded \$22 million to date. It was noted that Fargo Park District passed a bond resolution on April 13, 2021, for \$44 million and opened a 60-day public protest period which ended on June 14, 2021. It was noted that the current construction costs have an estimated cost of \$80.2 million and include the following: 4 basketball courts, full NCAA soccer turf, 400-meter walking track, Sanford Power, Fargo Park District offices, and Board Room/Community Room/Public space.

Stacey Griggs commented on the project that there have been several conversations about the scope of the project and the debt structure. Stacey Griggs noted that the Park District is about 75% of the way there with fundraising and that the Park District should continue moving forward. Vicki Dawson noted that the community and user groups are behind the Fargo Sports Complex. Vicki Dawson noted that the Park District should continue with the project as proposed with the funds that the Park District will have available. Dawn Morgan noted that there was discussion of taking funds from Island Park project and moving the funds to the Sports Complex and felt that option is unacceptable. Joe Deutsch noted that he does not doubt that the Park District will be able to get the additional funds and that the sports complex should move forward.

Commissioner Stacey Griggs moved and Joe Deutsch seconded the motion to approve the scope of the sports complex as presented and direct staff continue fundraising efforts if additional funds are not secured, the Park District shall consider refunding any tax increase to the taxpayers.

Stacey Griggs withdrew her motion and Joe Deutsch withdrew his second of the motion.

Commissioner Stacey Griggs moved and Joe Deutsch seconded the motion to approve the scope of the sports complex as presented and direct staff to continue fundraising efforts to complete the project and/or present alternative funding solutions to complete the project, if amount necessary to complete the project are not secured by the end of the 2023 budget cycle, the taxes collected for this project will be refunded to the taxpayers. Upon call of the roll, the motion passed unanimously.

Approval of Recommendation for Scope of Island Park Pool Renovations

Dave Leker and Broc Lietz presented to the Board on this matter. It was noted that the Commissioners committed up to \$16 million for the remodel and replacement of Island Park Pool. It was noted that the Park District hired Zerr Berg Architects to perform community engagement opportunities regarding the Island Park Pool renovation project.

Commissioner Vicki Dawson noted that Island Park is important to the community and that the Island Park pool needs to happen. Commissioner Dawson noted that Island Park is different than a lot of parks and that she would like something lower profile than waterslides, and that if necessary, delay the pool to make sure that the pool is put in the right place and that the right things are done. Commissioner Dawn Morgan noted that the community wants to see the pool replacement plan to be part of the Island Park master plan, including Fargo Moorhead Community Theater. Commissioner Rostad noted that aligning the pool with the master plan makes sense. Commissioner Stacey Griggs noted that the Park District needs to

study the park more before moving forward. Commissioner Joe Deutsch noted that he agreed with his fellow commissioners.

Commissioner Jerry Rostad moved and Commissioner Stacey Griggs seconded a motion to approve the commitment of up to \$16 million dollars for the replacement of Island Park Pool in conjunction with the master plan of Island Park to include the following amenities 50-meter lap pool, integrated diving will, zero entry pool with corresponding play features, lazy rivers, and any other amenities as identified. Upon call of the roll, the motion passed unanimously.

Approval to Solicit for Bids Regarding Pre-Engineered Metal Building for Fargo Sports Complex

Dave Leker presented to the Board on this matter. It was noted that this building would be for the soccer field. It was noted that due to extended lead times for steel fabrication, the Park District is looking to get started on the design phase for a PEMB for the turf component. This would allow the manufacturer to start the design of the building to get into the manufacturing queue saving approximately 3 months for manufacturing. It was noted that the Park District would bid out the building once the drawings are completed.

Commissioner Jerry Rostad moved and Commissioner Stacy Griggs seconded a motion to request the solicit of bids regarding the Pre-Engineered Metal Building for the Fargo Sports Complex as presented to the Board. Upon call of the roll, the motion passed unanimously.

Awarding Architectural and Engineering Design Services for Island Park Pool

Kevin Boe presented to the Board on this matter. It was noted that the scope of the services would include: project planning and consulting, demolition specifications for existing pool, facility design, construction documents, bidding process, and construction. It was noted that proposal from Zerr-Berg Architects was for 6% of the \$14,000,000.00 total construction cost including contingency, before all fees.

Commissioner Joe Deutsch moved and Commissioner Dawn Morgan seconded a motion to approve and award Zerr-Berg for Architectural and Engineering Design Services for Island Park Pool as presented to the Board. Upon call of the roll, the motion passed unanimously.

Awarding Construction Manager Agent (CMA) Services for Island Park Pool

Dave Bietz presented to the Board on this matter. It was noted that the Park District received six CMA proposals. It was noted that after a detailed review and scoring of the six proposals, staff interviewed Gast Construction, Construction Engineers, and ICS. It was noted that Gast Construction's fee would be 4.25% of the total construction cost of the pool.

Commissioner Joe Deutsch moved and Commissioner Stacy Griggs seconded a motion to approve and award the Construction Management Agent (CMA) Services for Island Park Pool renovations to Gast Construction as presented to the Board. Upon call of the roll, the motion passed unanimously.

Approval of Recommendation for Island Park Master Planning Services

Dave Leker presented to the Board on this matter. The Park District advertised for requests for qualifications for Master Planning Services of Island Park. It was noted that four proposals were received, and staff interviewed O2 Design and AGL Landscape Architects & RDG Planning and Design. It was noted that staff recommended moving forward with ALG & RDG for the Master Planning Services. It was noted that the timeline for the master plan would run through March or April.

Commissioner Joe Deutsch moved and Commissioner Dawn Morgan seconded a motion to approve and award the Master Planning Services for Island Park to AGL Landscape Architects & RDG Planning and Design as presented to the Board. Upon call of the roll, the motion passed unanimously.

Approval of Recommendation for Strategic Planning Services for Fargo Park District

Dave Leker presented to the Board on this matter. It was noted that Park District staff solicited bids for requests for proposals for Strategic Plan Services for Fargo Park District. It was noted that the Park District received two bids: Great Outcomes Consulting, LLC and GreenPlay, LLC. It was noted that staff interviewed both firms. It was noted that staff unanimously determined recommended GreenPlay, LLC for the Strategic Plan Services. It was noted that the services include phasing the mapping/inventory process. It was noted that the total price of the contract is not to exceed \$129,000.00.

Commissioner Joe Deutsch moved and Commissioner Stacy Griggs seconded a motion to approve and award the Strategic Plan Services for Fargo Park District to GreenPlay, LLC as presented to the Board. Upon call of the roll, the motion passed unanimously.

Approval of 2022 Budget

Dave Leker and Broc Lietz presented to the Board on this matter. It was noted that the proposed 2022 preliminary budget was presented at the August board meeting and the public input was held at the September board meeting. It was noted that in light of the decisions made in meeting regarding Island Park Pool, the staff has done some line-item adjustments and that staff can make those adjustments without changing the bottom line of budget.

Commissioner Stacey Griggs moved and Commissioner Joe Deutsch seconded a motion to approve the 2022 budget as presented to the Board. Upon call of the roll, the motion passed unanimously.

At the conclusion of the above agenda items, a motion to adjourn was made and seconded, and upon unanimous consent the meeting adjourned at approximately 7:20 p.m.

Dave Leker, Clerk