

PARK BOARD MEETING
March 26, 2021

Pursuant to due call and order, the Board of Park Commissioners, Dickinson Park District, met for a Regular Meeting at 8:15, Friday, March 26, 2021 at the West River Community Center.

ROLL CALL: Present were Commissioners Scott Kovash, Tim Daniel Scott Karsky, Jo Marie Kadrmas, Zach Keller. Also present were Director of Recreation/Facilities Matt Mack, Director of Buildings/Grounds Craig Pearson, Executive Director James Kramer, Attorney Randall Sickler and Clerk Leah Hoenke. Commissioner Zach Keller was absent.

Staff Reports

Director of Buildings/Grounds Craig Pearson said the golf course is open and was packed on first day. He said it is really dry but things are looking good. They are starting the irrigation system next week. He said they have hired a new parks maintenance specialist and college baseball is going, along with softball. He also reported that the second sheet of ice is out and ready to go for summer season. The fishing docks are at out on Patterson Lake and kayak launches will go in soon.

Director of Recreation/Facilities Matt Mack reported on group fitness and personal training. He said Andrea Johnson, our group fitness coordinator has decided to stay with us and that is good news. We added more classes and resumed kids fit. They have been meeting weekly to brainstorm ideas regarding personal training and group fitness and how they tie together and her potential role in supervising both of those programs. We are looking at having group fitness classes included in membership and then paid classes through personal training. He said Grand Forks is doing something similar that they have had success with. He said the trainers would like to have a dedicated space for personal training to give a more intimate setting for clients. He's started looking into space, potentially the golf simulator room. We added another personal trainer, Natalie Hall who is a current group fitness instructor. We've seen that they gain clients from group fitness classes and is a good fit for personal training as well. Director Mack said he will keep everyone informed as we make progress on those services. Commissioner Jo Marie Kadrmas said she thinks it is great and we need to take advantage of the personal training side. She said it will bring in new members, there is a lot of potential there. Executive Director Kramer said that is a good point and we have been all over the place with personal training and now we want to look at it as a service that will make the facility better instead of looking at the financial aspects of it.

Patterson Lake PUD – Executive Director James Kramer said we have gotten to another milestone with the PUD being complete and we are on the City Planning and Zoning agenda for the meeting in April. He said the PUD, appraisal and individual purchases are the three milestones. The unique part about the PUD is that this development has a ton of variances, the PUD allows us to include all the variances on the front end and make sure they are all taken care of. He said there is a Patterson Lake first and second addition because lots aren't continuous. Lots 1-27 and shoreline in between to lots 1-15, we will handle as two separate additions. The last time we brought this to the Board, we asked for a consensus on lot layout. Now he recommends the Board take action that we have approved the PUD as presented by Houston Engineering. The Planning and Zoning Board may make suggestions and we can make revisions if needed. Director Kramer said as far as appraisal, final walk-through was yesterday and written report is very close to being done and will be finalized by April 15. Attorney Randy Sickler said we have a draft of purchase agreement prepared; the plan is to give a packet to home owners with purchase agreement, quick claim, and deed from Bureau of Reclamation, memo of understanding and land transfer agreement. The deed that we obtained from Bureau, it says it is subject to all these documents to see exactly what they are obtaining so they can fully understand the history. The other issue is that the District doesn't have an abstract of title; the Bureau didn't have one either. The City doesn't give an abstract but does a quick claim deed and buyer can do their own title if needed. We've reached out to North Dakota title to see what the cost will be to establish a master abstract for all the lots. It will be a cost to the District to have that completed. He said we could argue that we recoup that cost from federal government. He also said if they want to take out a mortgage on the lot, the bank will likely need to have an abstract. He's hopeful that it will work out, depending on estimate of cost. Executive Director Kramer said he thinks it falls into that language of the cost to prepare for purchase. MOTIONED BY: Scott Karsky; SECONDED BY: Tim Daniel to approve Patterson Lake PUD submitted by Houston Engineering, 1st and 2nd PUD. Roll call vote: Ayes-4; Nays-0; Absent-1 (Keller). Motion carried.

Park District Improvement Project – Executive Director Kramer reported that we completed the bid process of the Park District Improvement Project and ended up with one bidder. We don't need any action at this time.

Bid Overview – Executive Director Kramer said this will be on next meeting agenda; we are not awarding anything at this meeting.

Bond Resolution – Executive Director Kramer will have ready for next meeting.

Project Update – Executive Director Kramer wanted to give the Board an update on larger projects we are dealing with.

West River Ice Center Master Plan – Director Kramer said we finally have the master plan completed. The first page is a summary of all spaces and two options of third rink. Keep in mind this is a master plan so there is not a lot of detail. Right now they are estimating \$13 million for option 1 and \$14 million for option 2. The next page is a site plan aerial view and also the architectural floor plan existing of what we currently have on first and second floor. He said it shows phase 1 with training area and additional storage, showing intent of that space. The

Hockey Club is happy with the way that ended up and we just need to fix the storage space issues. Phase 2 gets into their locker room plans that will connect to where locker room is now and wrap around to dry land training area. The next is phase 3 after locker room is completed, option 1 is 3rd sheet on west side and then breaks into more detail of the transition between the two facilities. For this site, there is less trees to be removed and is less assessable to utilities. Option 2 for phase 3 is putting 3rd sheet on north side of building, showed aerial view and will require to remove more trees. There is a major elevation change back there but advantages puts all mechanical and maintenance to the back and allows buildings to connect to second floor. Director Kramer said the last page is the 2nd floor on north side showing we could connect the second floor mezzanines together. He said we are at the point where the Park Board can approve what we have done to move forward. There is a timeline difference between what the Hockey Club wants and what the Park District thinks is feasible. President Scott Kovash said getting the City to buy in is important as well. He said the biggest concern is the O/M that always gets put on us and is a cost to us every year; possibly a subsidy through the Hockey Club would be appropriate. Commissioner Scott Karsky asked about he half percent sales tax, is it possible to utilize that. Director Kramer said that may be possible after discussions with the City. He said the Hockey Club 100% funded the cost of the master plan. MOTIONED BY: Jo Marie Kadrmas; SECONDED BY: Scott Karsky to approve the West River Ice Center Master Plan. Roll call vote: Ayes-4; Naves-0; Absent-1 (Keller). Motion carried.

Sports Complex Project – Director Kramer said this is the sports complex we have been involved with DSU, high schools and Park District. He showed the plan layout, with baseball fields moved to enhance mustang or could potentially be put where the North Complex is now. He said this is very preliminary, a conceptual design has not been approved by any user groups. The big pause is waiting for legislative sessions to end so the University knows exactly where they sit for dollars. There will need to be a fundraising campaign, currently estimate is right around 7 million dollars. Timeline if all money and partners align could probably happen earlier because there will be less construction involved. This is just a site plan to start conversations and get the public involved.

Downtown Square – Director Kramer said that he and Commissioner Kadrmas have been attending meetings and they are having a City meeting at end of month. He said it looks like a 4 million dollar project with half paid through City and other half fundraising. He said there will possibly be a partnership with City buildings/grounds and Park District.

New/Old Business – Director Kramer said next meeting is April 12th at 4:00 pm with a Board dinner at 5:00 pm. He said he wants to say thank you to the staff for their hard work on the application for the Gold Medal, deadline is today. He thanked Matt Mack, Leah Hoenke and Riana Cooper. He also said our new website has launched and he thanked Leah and Kara Visger for taking our website to a whole other level. He said it was all part of planning for our Gold Medal application.

Adjournment – MOTIONED BY: Jo Marie Kadrmas; SECONDED BY: Scott Karsky to adjourn the meeting at 8:52 am. Upon vote, all aye. Motion carried.

PREPARED BY:

APPROVED BY:

Clerk

President