

## **Mandan Park District**

### **Special Meeting**

### **Board Minutes**

**July 29, 2015**

The Board of Park Commissioners duly met in special session on Wednesday, July 29, 2015 at Park District Administrative offices. Those present were Park Board President Arenz, Park Commissioners Hatzenbuhler, Keller, Allan, Knoll, Leann Eckroth; Bismarck Tribune, Nate Hacker; JLG and Director Higlin.

President Arenz called the meeting to order at 12:00pm CDT. President Arenz reminded Commissioners that is a special meeting and to limit discussion to potential site options.

**Item A:** Director Higlin presented the contract for architectural services with JLG Architects for design of the Mandan Sports Complex. The contract was reviewed by President Arenz, Attorney Ruff, and I many times prior to presenting it today. Attorney Ruff was unable to attend, but gave his approval that all items were addressed in the contract with JLG. Motion by Vice President Knoll to approve the contract with JLG at 5.5% with no incidentals, seconded by Commissioner Hatzenbuhler. Upon roll call vote, motion passes 5-0.

Director Higlin requested that the Park Board of Commissioner appoint a designated Park District Representative to attend all meeting and make necessary decision making on behalf of the Park District. Commissioner Knoll motioned to appoint Director Higlin as the Park District representative for the Mandan Sports Complex, seconded by Commissioner Allan; upon roll call vote motion passes 5-0.

Director Higlin requested for approval to designate the building committee members:

President Arenz, Director Higlin, Recreation Manager Frueh, Assistant Superintendent Fleck, Rich Garmin; Hockey Club Rep.; Lorell Jungling; MPS Athletic Director, and Amanda Lantz; DSG.

**Item B:** Director Higlin updated the board on the Construction Manager at Risk (CMAR) interviews that were held July 27. The selection committee interviewed Kraus Anderson and Northwest Contracting. The recommendation based on the evaluation score sheets were to award the CMAR services to Northwest Contracting for a fee of 2.5% and no fee for pre-construction design review. Motion by Commissioner Knoll and seconded by Commissioner McPherson; upon roll call vote, motion passes 5-0.

**Item C/D:** Director Higlin updated the Park Commissioners on the purpose of the Joint Powers Agreement and the Escrow Agreement. Motion by Commissioner McPherson and seconded by Commissioner Hatzenbuhler; upon roll call, motion passes 5-0.

**Item E:** Director Higlin recommended to the board to post pone the land purchase until August 10 board meeting. Attorney Ruff and the landowner's attorney have been working on the details but were unable to complete the document in time for today's meeting. Director Higlin explained the property

line of the 25 acres and the additional 9.5 acres that the landowners would like to donate. The donated land allows us to control our storm water retention needs and to own our current multi-purpose trail. No action was taken at this time.

**Item F:** Director Higlin presented the Facility Use Agreement between Mandan Public School and the Mandan Park District. The agreement addresses current facilities and added the Mandan Sports Complex, Faris Field, and All Seasons Arena renovation. The School District will pay the Park District \$1.25 million on September 1, 2015 for use of the Sports Complex from 2017 – 2027. IN addition the School District will waive the current \$75,000 pool lease agreement for (10) years that the Park District currently pays. Each entity will contribute \$40,000 annually towards a facility maintenance fund for the following facilities: Brave Center Pool, All Seasons Arena, and Mandan Sports Complex. There will be a Facilities Maintenance Board comprised of (2) Park Board Members, (2) School Board Members, (1) administrative representative from both entities', and (1) Member at Large appointed jointly.

The operations of the All Seasons Arena require the following:

- School District will responsible for daily cleaning
- Park District will pay the utilities
  - Expenses for cleaning and utilities will be shared 50/50 between entities.
  - Park District Recreation Manager will schedule the facility
    - School has priority scheduling Mon.-Fri (7:30am – 6pm)
- Renovation costs that are agreed between both entities would be shared equally after any user group contributions.

Commissioner Allan asked why the practice field is part of the agreement and will the public be able to use the area. Direction Higlin explained that the school district wants a practice area and that the Park Board of Commissioner has the final decision to make the facility open to the public. Director Higlin explained that the entire complex will be owned by the Mandan Park District. Commissioner Allan asked if the school district would have the final decision on the renovation of the All Seasons Arena. President Arenz stated that according to this agreement they would have 50% input on what type of renovation will take place. Discussion on demolition of the current Faris Field was held; it was directed that the School District should be responsible for demolition cost of the current Fairs Field site. Commissioner Hatzenbuhler asked do we need to own the facility and should we consider selling the building to the School District? Commissioner Knoll motioned to approve the facility Use Agreement with the School District with the exception of items directly related to the All Seasons Arena and appoint Commissioner Hatzenbuhler and Commissioner Allan to further discuss the operation and renovation of the All Seasons Arena with the School District. Seconded by Commissioner McPherson; upon roll motion, motion passes 4-1. President Arenz voting no.

Commissioner Allan motioned to adjourn, seconded by Commissioner Knoll at 1:10pm CDT. Motion passes.