

Mandan Park District
Board of Minutes
July 8, 2013

The Board of Park Commissioners duly met in regular session on Monday July 8, 2013 at Mandan City Hall. Those present were President Arenz, Vice President Porter, Commissioners Allan, Keller and Knoll and Legal Counsel Arlen Ruff.

President Arenz called the meeting to order at approximately 5:30pm, CDT. President Arenz asked for approval of the May 13th and June 8th monthly minutes. A motion was made by Commissioner Knoll, seconded by Vice President Porter. A roll call was taken, all voting yes, motion passes.

Unfinished business #1a: PWGC irrigation project: Golf Operations Manager Olson provided an overview of the PWGC Irrigation project. The main line and lateral lines are 100% complete south of the road. North of the road 75% is completed. The contractor is having difficulty maintain the new and the old system throughout the process. The current system is not holding pressure with the new system. They should be finished with the golf course within two weeks. The practice facility and pump house will be the last portion to be completed.

Unfinished business #1b: Park Superintendent Zerr update the board on the Softball multi-purpose building: The concession building is 98% complete. We completed a walk through last week with only a few items that needed to be addressed. The only items remaining are the concrete outside for drainage and a cracked corner needs replaced. The floor on the inside was supposed to be sealed, but the sealer had a reaction with the high humidity. In order to open in time for McQuades, we elected to have the concrete painted and sealed.

New Business #1: Introduction of the Parks Dept. staff: Dustin Fleck has been with the park district for 10 years. He is a mechanic and does maintenance for the park district. Doug Buehler has been with the park district for 11 years. he is responsible for park maintenance and carpentry . Chad Haff has been with the park district for 5 ½ years, he is responsible for the soccer complex, Dacotah Centennial Park during the summer and at the All Seasons Arena. David Dobier has been with the park district for 1 ½ years, he is responsible for softball and baseball during the summer time and at the All Seasons Arena in the winter time. Chris Hanson has been with the park district for 4 years, he just went to full time last year. He is responsible for park maintenance and softball. Roger Erhardt has been with the park district for 29 years and does the same things with the maintenance as everyone else.

New Business #2: Presentation of the 2012 audit: Lynnell Rude with Mahlum Goodhart PC stated that the audit is now complete. They issued a clean opinion on our report. Vice President Porter made a motion to accept the audit report, seconded by Commissioner Keller, all voting yes, motion passes.

New Business #3: Consider for approval Matching Grant requests: Director Higlin stated this is the final round of applications for 2013. We only received on grant application from the Mandan Baseball Boosters for \$1,450 for pitching machines. We have \$12,000 available for funding. Director Higlin recommended approval to award the Mandan Baseball Booster in the amount of

\$1,450. Commissioner Keller made a motion to approve, seconded by Commissioner Knoll, all voting yes, motion passes.

New Business #4a: Joint Powers agreement: We requested \$1.5 million from the Visitor's Fund and received approval from the City Commissioner last Tuesday night. The City of Mandan will allocate \$750k on July 9th, with the remaining 750k being spread over five years. We as the Park District will be responsible for carrying the debt of the \$750k. If the property is ever sold in the future for items that are not specified in the agreement we would reimburse the City of Mandan for their contribution. The Joint Powers Agreement states that the City of Mandan will receive 88% and the Park District will receive 12 at the current market value per ND Century Code. Vice President Porter made a motion, seconded by Commissioner Allan, all voting yes, motion passes.

New Business #4b: Memorandum of Understanding: Director Higlin stated Bill Bauman is here today to answer addition questions on behalf of the YMCA. President Arenz and Director Higlin went before the YMCA Board of Directors and the Board of Trustees and received 100% unanimous approval of the MOU as presented. Commissioner Keller made a motion to recommend approval of the MOU between the Mandan Park District and the YMCA, seconded by Commissioner Knoll, all voting yes, motion passes.

New Business #4c: Purchase Agreement: The purchase agreement with Gas U Up LLC is for \$1.7 million on 5.25 acres adjacent to Raging Rivers. The purchase agreement has been reviewed by Legal Counsel Ruff. The full consideration for the sale and purchase of said premises shall be the sum of \$1,700,000.00 with earnest money of \$10,000.00 sent to Bruce Selinger Trust Account. The balance of \$1,690,000.00 shall be due at closing. The sellers agree that no healthcare related business including but not limited to a wellness center or fitness center shall be permitted upon Gas U UP LLC remaining 2 acres in the East 200 feet of Lot 1, Block 1, and Lakewood First Addition to the City of Mandan. This restriction will be placed of record as part of the access easement granted to the Mandan Park District. IN addition the we requested to receive a 100 foot access easement which easement will extend from 46th Ave SE across and through the Gas U Up LLC remaining 2 acres in the East 200 feet of Lot 1, Block 1, Lakewood First Addition to the City of Mandan for access. Vice President Porter made a motion to approve the land purchase in the amount of \$1.7 million for 5.25 acres, seconded by Commissioner Keller, all voting yes, motion passes.

New Business #4d: Award Financing for land purchase: Director Higlin stated total purchase price is \$1.7 million, receiving \$750k from the Visitor's Fund from the City of Mandan. The remaining \$750k will be pro-rated over 5 years. Director Higlin recommends taking out a loan in the amount of \$950k, financing it over 5 years with Starion Financial at 2.99%. Vice President Porter made a motion to approve, seconded by Commissioner Allan, all voting yes, motion passes.

New Business #5: Consider for approval semi-annual pledge of securities: Gaye Niemiller is asking for a motion to approve the pledge of securities. There are reports from Starion Financial, Wells Fargo and Dakota Community Bank, for the month ending in May 2013. Commissioner Knoll made a motion to approve the pledge of security reports from Starion, Wells, Fargo and Dakota Community, seconded by Commissioner Keller, all voting yes, motion passes.

Staff & Commissioner Reports: Reid Katzung stated we have completed our 46th day at the waterpark and have had a streak of 17 days in a row of being open! Mike Zerr stated we had a

well go out on us on Friday at the little league complex but it was fixed today and everything looks good. Dave Frueh stated that it's a busy week with a big softball tournament on Saturday & Sunday as well as a Baseball tournament that starts on Friday. Brad Olson stated the golf course is in really nice shape and they have had a lot of compliments on it.

The next agenda item was approval of the monthly bills, a motion by Commissioner Knoll, seconded by Vice President Porter. Roll call vote was taken with all commissioners voting yes, Motion passes.

Bills need to be added here

Payroll total for 07/05/2013 \$

Payroll total for 07/19/2013 \$

A Motion to adjourn the meeting at approximately 6:15pm was made by Commissioner Keller and seconded by Commissioner Knoll.

Jason Arenz
President, Board of Park Commissioners

Cole Higlin
Clerk, Mandan Park District