

Minot Park Board Monthly Meeting

November 21, 2017

6:30pm

Meeting was called to order at 6:30pm by President Beck. All Park Commissioners were in attendance, including Mr. Merritt. Ms. Dewitz acting as clerk in the absence of Ms. Deslauriers.

Pledge of Allegiance

Personal Appearances:

Mr. Robert Davis, City Planner from City of Minot, provided a presentation about the Downtown Gathering Place concept. He defined the factors that are important for site location which includes: size & cost, (2 acre minimum and \$6 million total for entire project), visibility, centrality, connectivity, and interchangeability. Public meetings will be held on December 4th and 13th in meeting room #301. The City is looking to partner with Downtown Business Association for events, programs, operations, etc. He hopes the Park District will be involved to maintain the park space.

Commissioner Hovda asked about the accessibility of Block #13 across the RR trails. Mr. Davis responded that it does impact that location's connectivity. Mr. Merritt spoke to how this concept has been 3 years in the making.

Minutes approved from last board meeting on October 17th, 2017:

Motion made by Commissioner Hovda, 2nd by Commissioner Emery, approved.

Minutes approved from Special Park Board Budget Meeting on October 4th, 2017:

Motion made by Commissioner Wharton, 2nd by Commissioner Hovda, approved.

Bills approved in the amount of \$907,693.06:

Motion made by Commissioner Drady, 2nd by Commissioner Emery. On roll call all members voted yes.

Salaries in the amount of \$160,468.47:

Motion made by Commissioner Emery, 2nd by Commissioner Drady. On roll call all members voted yes.

Department Manager's Reports:

Mr. Jarrod Olson reported on bills and requested 3 additional bills in the amount of \$95,251.69, \$405,656.15, and \$78,843.20 to be added into the monthly approved bill amount. Motion made by Commissioner Drady, 2nd by Commissioner Hovda to add these bills into November bill total. On roll call, all members voted yes to approve motion.

Mr. Olson also provided an update on Turf project and final walk through was held on November 21st. Mr. Olson will arrange a tour when weather allows. The 8-year warranty on the turf has started on November 21st

Mr. Olson also presented on the user agreements and all the primary user groups have signed the agreement. Commissioner Emery commented that he was impressed by the financials with the user agreement program.

Mr. Olson requested action to move forward on Maysa projects which are detailed in his monthly report including financial aspects of the project funding. Commissioner Emery questioned if this would all be done at one time. Mr. Olson replied yes. Motion was made by Commissioner Drady to approve all three projects for Pepsi Rink at Maysa Arena, 2nd by Commissioner Emery. On roll call, all members voted yes to approve motion.

Mr. Kotsick reported on the new shuttle that was purchase by the Jr. Golf Association.

Mr. Crest acknowledged and thanked his crew for their work in 2017. Commissioner Emery questioned if there were any concerns about not treating the greens to which Mr. Crest replied no.

Ms. Dewitz introduced Dr. Reilly as the new vet at the Zoo. She also reported on the Zoo's Capital Campaign progress which included sharing updated drawings, renderings and 3D graphics of the project. The campaign promotional video was shared. With \$2 million secured, Ms. Dewitz requested permission to proceed with the projects with the intention of bidding both lion and tiger exhibit construction projects in early 2018. Motion made by Commissioner Drady to proceed, 2nd by Commissioner Hovda, motion approved by board.

Mr. Gillen reported that the addition to lower level caging starts next week and should be complete in mid-December. Daryl has finished painting the girl's figure skating locker room. He is filling open position and has a good pool of applicants to chose from. Mr. Gillen also shared a video about positive feedback of the Pepsi Rink at Maysa Arena.

Mr. Mathson had nothing to add to his report.

Ms. Paul reported she is pleased with the Corbett Turf project results.

Mr. Johnson had nothing to add to his written report and wished everyone Happy Thanksgiving.

New Business

Commissioner Emery provided an update on the Nuisance Wildlife Committee. He reported that we would work with ND Game and Fish (NDGF) Department and with hunting there is a safety consideration. Park would need to be closed from 6am – 12pm during any type of effort to manage wildlife populations. This should be coordinated with the Chief of Police. There is a positive of working with NDGF in terms of a one-time situation vs. seasonally with annual management. Commissioner Emery recommends no decision until more cost analysis can be done. Commissioner Emery also stated the meat might possibly be able to be donated to a local food pantry with USDA approval. Alderman Josh Wolsky added that the City needs to amend its ordinance regarding no hunting in city limits. Commissioner Hovda commended Emery for his work on this. Mr. Merritt said they would have numbers at the next meeting.

Old Business

Mr. Merritt reported that both the land appraisal and environmental analysis are complete. Mr. Pete Hankla provided an overview of the appraisal process. A firm from Minneapolis did the appraisal which

included an "as is" valuation as well as valuation in accordance with guideline of an interested buyer situation. The appraisal valued the land "as is" with leased income less the cost of demolition to be \$1,580,000, without the demolition as \$1,610,000, or valuation with a vested and interested buyer at \$1,820,000. The environmental study included 3 four inch bore sites with core samples and ground water samples. All of them came back clean with some acetone and toluene. North Dakota has set standard for acceptable amounts. They are negligible readings and the acetone reading does have a margin of error due to cleaning of the tubes with acetone.

The seller is asking for \$1.9 million. Park District offered \$1.8 million which is aggregable to the seller. The down payment could be \$200,000 with remainder financed through contract for deed by seller. Commissioner Drady mentioned the contract for deed rate is slightly lower than bank offered finance rates.

Commissioner Hovda said he is pleased with the environmental study results but thought the appraisal inaccurately over valued the land as commercial property. He referenced other properties are being sold and auctioned at lower prices. He posed the questions regarding what is the plan for this property and it is not a good investment to buy more than we need, and it would be a mistake to buy now.

Commissioner Drady commented that we should not compare this property to those at an auction and the pricing is different in this area. He said this land will help the Park District develop for future needs and it is an important access point to the adjoining property of Maysa Arena. Commissioner Drady stated it makes sense to invest in property adjacent.

Commissioner Emery stated he is in favor of the land, location and its value to us (Park District). There are development possibilities for new park office, possible intern housing, and that the buildings shouldn't be torn down yet. He also stated there is significant value of the location.

Commissioner Emery made the motion to proceed with the purchase and Commissioner Drady 2nd the motion.

President Beck commended the Hockey Boosters for their past financial assistance.

Public comment was made by Alderman Shannon Straight. He stated he wants to see a successful Park District and is concerned about the common public perception of this land purchase. He wants the Park District to consider how this impacts the strategic vision for the parks and zoo project. He advised the Park District should be ready for public comment and pushback. He stated it would be important to talk about other development concepts for this land.

Mr. Merritt stated the interest rate for this contract for deed is 4.25% and the purchase would require \$200,000 down and could manageably be paid off in 5 years or earlier. Mr. Merritt stated the zoo project is a priority in addition to other lands purchased for development. He also commented our project would benefit from the City keeping the Community Facilities Fund in place. Mr. Merritt stated the Park District is in a good position financially.

Commissioner Wharton commented he sees both sides of the discussion, hears the zoo project and would like to see something done with other lands purchased. He also speculated that this land may sit for a while. He stated he has concerns and the public perception is different which is why it is critically important to educate our public.

Commissioner Hovda commented it is prudent plan a use for the land first. He doesn't want to see the Park District limited financially. He stated revenues are down and the zoo needs money too.

President Beck questioned what is the protocol should the motion be voted down to revisit the issue? Commissioner Emery responded rules of order dictate a lost vote can only be re-visited by those of the majority vote.

With no further discussion vote was held on roll call as follows: Hovda – no, Drady – yes, Beck – no, Emery – yes, and Wharton – no.

Rec Commission: Nothing to report

Alcohol Permits: None

Executive Director's Report:

Mr. Merritt reported on the Stonebridge Development and that a parcel of land that was to be deeded to MPD however, it was lost to by the developer due to unpaid taxes. To buy back, the Park District would need to pay the taxes and specials in the amount of \$5184.00. The County would waive any penalties.

Motion to but back the land made by Commissioner Emery, 2nd by Commissioner Drady, on roll call on members voted yes.

Mr. Merritt reported that the trails committee is meeting, and he has been meeting with the City on development and look at bonding or financing for upcoming projects with Zoo, pavement master plan, etc. He also stated waterslide concepts are in the works. A service club approached MPD about developing a park near future site for Magic City Discovery Center at the Overlook.

He stated that we will be discussing carry-over items for 2018 at next month's meeting. Sertoma lights in Oak Park will start first week in December. Mr. Merritt also commended Jarrod Olson and Park District staff on the successful completion of the turf project.

Commissioner's Report

Commissioner Emery asked where we are at on the school trust land plan? Commissioner Hovda replied that they hope to have drawings to share later this winter. Commissioner Emery commented about the plans for Souris Valley Golf Course and would like to have plan ready this spring. Commissioners Drady and Emery stated they would like to do something soon with the trails too. Commissioner Emery has concerns about it being ready soon for funding. Commissioner Drady stated KLJ is working on it. Commissioner Emery also complimented the golf course and zoo on their 2017 financials.

President Beck requested more advertising about ski rentals. She also stated she would like to see the Friday after Thanksgiving be made a known paid holiday permanently. Commissioner Emery made motion to add Friday after Thanksgiving to paid holiday schedule, 2nd by Commissioner Drady, motion approved.

No further business. Meeting adjourned at 8:30pm

Minot Park Foundation Monthly Meeting

November 21, 2017

8:30pm

Meeting was called to order by President Beck at 8:30pm.

Minutes approved from last board meeting on October 17th, 2017:

Motion made by Commissioner Drady, 2nd by Commissioner Wharton, approved.

Bills approved in the amount of \$21,292.63:

Mr. Olson requested the addition of \$83,411 of pass through funding for the interest Maysa expansion's line of credit plus end of the year payment.

Motion made by Commissioner Drady to approve all bills plus additional amount for a total of \$104,703.63, 2nd by Commissioner Emery. On roll call all members voted yes.

No further business. Meeting adjourned at 8:35pm