

Mandan Park District
Board Meeting Minutes
October 9 2017

The Board of Park Commissioners duly met in regular session on Monday, October 9, 2017 at Ed "Bosch" Froehlich Meeting Room, City Hall. Those present were President Arenz, Vice President Knoll, Commissioner Hatzenbuhler, Commissioner Meschke and Commissioner McPherson.

President Arenz called the meeting to order at approximately 5:30 pm, CDT. President Arenz asked for approval of the minutes for the September 11, 2017 regular meeting. Motion was made Vice President Knoll, seconded by Commissioner Hatzenbuhler. Motion passes.

Unfinished Business:

Item # 1: Update on the Starion Sports Complex:

Director Higlin gave a summary of the items left to complete:

- Dakota Star Gymnastics (DSG) has a fundraiser scheduled for Oct. 22, there is a lot of electrical and painting that needs to be completed in order to meet the deadline. DSG is scheduled to move in their equipment on the Friday before there event
- AVI needs to finish the sound system in both rinks, electronic door access system, security system, and provide training to staff.
- Finish work in the locker rooms and hallways will be ongoing with little items to complete that have no impact on the operating the building.
- The Sept. 29 game had over 3,500 people in attendance and everything seemed to work fine with the facility.
- Dave Frueh will be at the complex full time as of today, we are advertising for the Starion Sports Complex Facility Maintenance Supervisor.
- Locker Room building for football/track won't be erected until the end of November.

Item # 2: Update on Memorial Ballpark Renovation Committee:

The board discussed Committee recommendation to reallocate Park District funds. The Park Board approved \$750,000 towards a synthetic turf field. As the committee and consultants studied the storm water, topography of the field, and impacts constructing the grandstand wings at a later date. It was recommended to replace the wings first and continue to fundraise for the synthetic turf.

Estimate to replace the grandstand wings is \$1.5 million and turf is estimated at \$1 million. Total project to address to replace wings and turf is estimated at \$2.5 million. We have \$1.25 million financing the \$500,000 from the baseball club. It is understood that baseball club would make \$50,000 over 10 yr contributions.

Commissioner Meschke recommended reallocating the funds towards completing the wings according to consultant's recommendations.

Damian Huettl; Mandan Baseball Club President stated that the baseball club understands that they are required to fundraise and their baseball board has approved reallocating their \$500,000 contribution towards the grandstand wing renovation. In order to start fundraising, we need to finalize the architectural drawings pending approval to reallocate funds towards the grandstand wing renovation.

Director Higlin requested to make preparations for synthetic turf that coincide with wing renovation. If funds are not raised to complete the turf at the time of bid opening in March, we will have to wait to construct the turf or decide at that point about allocating more funds. Director Higlin stated that if the Park District finances the entire project, we will be responsible for \$700,000 of interest.

Commissioner Hatzenbuhler would like the baseball club to raise the \$1.25 million before we proceed moving forward with the entire project. Damian Huettl stated that they have not discussed taking a loan

out with the local bank. Damian Huettl stated that it is possible to cover the entire amount with the Park District \$750,000 and the Baseball Club \$500,000. Mr. Huettl feels comfortable fundraising the \$400,000 to finish the wing expansion. Commissioner Meschke asked Mr. Huettl if the baseball club expects the Park District to pay for the synthetic turf. Are we into the project for \$750,000 or will you be expecting a larger contribution. Mr. Huettl would like to fundraising for the entire project for wings and turf. If fundraising doesn't meet its goal we would need to delay the turf construction and the baseball club within two years would either raise the funds, a loan, or gaming funds to complete the turf. Baseball Club stated that the way gaming is increasing it is doable. Mr. Huettl stated that we can scale back the project to meet the budget.

Director Higlin summarized the discussion prior to a motion:

- Reallocate funds of \$750,000 along with \$500,000 from baseball club to renovate the wings.
- The Park Board is comfortable going to bid at \$1.6 million for wing renovation. We will have alternate deduct to protect the overall budget. We are currently short \$350,000, Commissioner Hatzenbuhler recommend that baseball club has the \$350,000 raised before going to bid.
- Make preparations for the \$1 million turf installation and hope that fundraising it met to complete the project.
- Attorney Ruff recommended an agreement stating that if fundraising doesn't meet their goal and that the project wouldn't go to bid until \$350,000 is raised.
- President Arenz stated that they baseball club would be 100% responsible for the synthetic turf if the Park District has to increase their contribution towards wing renovation.

Commissioner Hatzenbuhler recommends that we do the entire project right with funding in place before we go to bid. This may mean that we wait until a later date to complete entire project which includes the wing/turf renovation and wait until funding is secured before moving forward.

Director Higlin asked the Park Board what is the total dollar amount you are comfortable with allocating towards the project. Commissioner Meschke is comfortable with a total maximum commitment of \$1 million if needed. Mr. Huettl stated that its acceptable if the baseball club take on the synthetic turf fundraising project themselves. President Arenz would like to have Attorney Ruff explore if it's legal to have the baseball club lead the project without hiring an architect/engineer. Director Higlin stated that an architect/engineer is required with a project of \$150,000 or higher.

Motion by Commissioner Meschke to reallocate the \$750,000 toward wing/dugout renovation and seconded Commissioner McPherson; roll call vote was 4-1 with Commissioner Hatzenbuhler. Commissioner Hatzenbuhler stated that we should do the entire project for \$2.5 million and that the baseball club raises the \$1.25 million before proceeding.

New Business:

Item # 1: Update on All Seasons Arena

Director Higlin stated that work will start October 16 with demolition being the first phase. The total project cost is \$1.265 million or \$632,582 is each parties share as we are 50/50 financially responsible with the School District. We have a contribution from both basketball club each contributing \$75,000 each.

Authorization of payment of the monthly bills. Motion was made by Vice President Knoll, seconded by Commissioner Meschke. Motion passes.

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Motion to adjourn the meeting was at approximately 6:20pm. Motion made by Commissioner McPherson, seconded by Commissioner Meschke. Motion passes.

Cole Higlin
Clerk, Mandan Park District

Jason Arenz
President, Board of Park Commissioner