

The West Fargo Park Board met at 5:30 p.m. on Wednesday, April 15, 2015 at West Fargo City Hall. Members present were: Sharon Odegaard, Todd Rheault, Ken Zetocha, and Kathy Scully. Commissioner Jeff McCracken was absent. The meeting was called to order by Chair Sharon Odegaard.

Commissioner Scully made a motion, seconded by Commissioner Zetocha to approve the order of the agenda with the following changes:

Addition – VMA Summer Ice  
Deletion – Playground Equipment Bids

Commissioner Zetocha made a motion, seconded by Commissioner Rheault to approve minutes of the March 11, 2015 meeting as presented. All board members present voting aye; motion carried.

Commissioner Scully made a motion, seconded by Commissioner Rheault to approve the following items on the Consent Agenda:

Approve Bills (\$652,801.75)  
Monthly Report

Commissioners Zetocha, Rheault, Scully, and Odegaard voting aye; motion carried.

Tim Zerr and Jim Cole (Zerr Berg Architects) reviewed the bids for the Rustad Park Recreation Center. There were seven bids in each category (General Construction, Mechanical, and Electrical). The three alternates were (1) concrete paying in lieu of asphalt paving, (2) decorative colored concrete in the patio / walkway, and (3) telescoping bleachers.

Director Erbstoesser recommended awarding the General Construction contract to Meinecke-Johnson for their Base Bid (\$5,495,000.00) and Alternates No. 1 (\$111,400.00), No. 2 (\$9,200.00), and No. 3 (\$15,600.00) for a total of \$5,631,200.00.

Director Erbstoesser recommended awarding the Mechanical Construction contract to Peterson Mechanical for their Base Bid (\$715,000.00).

Director Erbstoesser recommended awarding the Electrical Construction contract to Scott's Electric for their Base Bid (\$622,110.00).

Commissioner Zetocha made a motion, seconded by Commissioner Scully to approve the bids for Rustad Park Recreation Center as presented to Meinecke-Johnson, Peterson Mechanical, and Scott's Electric for a total of \$6,968,310.00. Commissioners Rheault, Zetocha, Scully, and Odegaard voting aye; motion carried.

Justin Germundson (Business Manager) presented information regarding the bonding for the Rustad Park Recreation Center. The issuance will be for 25 years. The bond sale date is May 13<sup>th</sup>. The bond sale will net approximately \$6,500,000 with annual debt service payments around \$400,000. There will be a call feature on the bonds and bonds maturing after May 1, 2025 will be callable at the option of the Park District allowing prepayment or refinancing opportunities. Bond closing will be approximately June 10<sup>th</sup>.

Commissioner Zetocha made a motion, seconded by Commissioner Scully to provide for the competitive negotiated sale of \$6,680,000 lease revenue bonds series 2015. Commissioners Rheault, Zetocha, Scully, and Odegaard voting aye; motion carried.

Matt Welle (Moore Engineering) reviewed the bids for the Rendezvous Paving Project. There were three bids. Mr. Welle recommended the Park District request the City Commission to award the contract at their next schedule meeting to Aggregate Industries for their Base Bid (\$1,668,559.78) and Alternate A (\$96,573.54) for a total bid amount of \$1,765,133.32. The Rendezvous Paving Project involves Rendezvous Park, Maplewood Park, Scheels Soccer Complex, South Elmwood Park, and North Elmwood Park.

Commissioner Zetocha made a motion, seconded by Commissioner Rheault to request the West Fargo City Commissioner to award the Rendezvous Paving Project as presented. Commissioners Scully, Rheault, Zetocha, and Odegaard voting aye; motion carried.

Art Goldammer (Verity Homes) described the new development at Oak Ridge 7<sup>th</sup> Addition (renamed to Hadley Meadows). There will be unique architecture and layouts. The development will use a Home Owners Association. A decision needs to be made in regards to the proposed bike path and remaining cash in lieu. Commissioner Rheault said this was presented at the sub-committee meeting (along with Commissioner McCracken). Matt Welle recommended the approval is subject to a maintenance agreement.

Commissioner Rheault made a motion, seconded by Commissioner Zetocha to accept the proposed bike path as presented and negotiate terms with the maintenance of the bike path. Commissioner Scully, Rheault, Zetocha, and Odegaard voting aye; motion carried.

Jon Youness (Eagleridge Development) described the new development at Westport Beach South (renamed The Wilds 7<sup>th</sup> Addition). There are no plans for a park until the 3<sup>rd</sup> or 4<sup>th</sup> addition. Mr. Youness suggested a park model like Shadow Wood Park would be ideal. There is a prior issue in regards to park dedication / cash in lieu owed on the north side of 52<sup>nd</sup> Avenue South (around 15 acres). The owners are essentially the same for both developments. The Park District has spent over \$200,000 on the north side of 52<sup>nd</sup> Avenue South with no cash in lieu funds. Commissioner Rheault said the sub-committee loved the plan for the south side, but the issue on the north side needs to be resolved. Director Erbstoesser said there are promissory notes for the north side in case of non-payment.

Commissioner Rheault made a motion, seconded by Commissioner Zetocha to table the south side addition (The Wilds 7<sup>th</sup>) until the Park District meets with the owners and develop a plan to resolve the park dedication / cash in lieu issue on the north side of 52<sup>nd</sup> Avenue South. Commissioners Scully, Rheault, Zetocha, and Odegaard voting aye; motion carried.

Bruce Walker from West Fargo Softball made a request for the matching funds program. The \$1,100 would be used on tools to maintain and enhance the ball fields.

Gerald Urlaub from West Fargo Baseball made a request for the matching funds program. The \$3,997.50 would be used on bullpen mounds, portable mounds, and a wind screen.

Mike Prochnow and Tim Nissen from West Fargo Hockey Association made a request for the matching funds program. The \$15,000 would be used on viewing area improvements in Vets 2. Plans are being worked on by Zerr Berg Architects.

Director Erbstoesser recommended approval of all the requests.

Commissioner Rheault made a motion, seconded by Commissioner Zetocha to award the following matching funds program amounts of \$1,100 to West Fargo Softball; \$3,997.50 to West Fargo Baseball; and \$15,000 to West Fargo Hockey Association. Commissioners Scully, Rheault, Zetocha, and Odegaard voting aye; motion carried.

Business Manager reported the West Fargo Hockey Association has substantially increased their committed hours for summer ice. There is already 350 hours (June – July) committed, compared to around 260 hours each of the past two summers. Recreation Manager Belisle also has seen an increase demand for the summer skating program. Business Manager Germundson recommended rescinding the motion from the September 10, 2014 meeting and commit ice for the entire summer season.

Commissioner Zetocha made a motion, seconded by Commissioner Scully to rescind the motion from the September 10, 2014 board meeting and commit ice for the entire summer season. Commissioners Rheault, Zetocha, Scully, and Odegaard voting aye; motion carried.

Director Erbstoesser presented the Cass County Relay for Life rental. The Veterans Memorial Arena rental will be June 19, 2015. Director Erbstoesser recommended approving the contract.

Commissioner Zetocha made a motion, seconded by Commissioner Scully to approve the contract as presented. Commissioners Rheault, Zetocha, Scully, and Odegaard voting aye; motion carried.

Business Manager Germundson presented the FM Flood Risk Management District No. 1 Ballot. The ballot question was “Should the Cass County Joint Water Resource District proceed with the creation of the FM Flood Risk Management District No. 1 Assessment District as described herein?” Business Manager Germundson said the Park District’s share would be around \$132,000 if fully assessed. Commissioner Zetocha was displeased with the overall communication and fairness of this assessment method. Commissioner Odegaard was in favor of the ballot.

Commissioner Zetocha made a motion, seconded by Commissioner Scully to vote “No” on all the Park District’s ballots. Commissioners Rheault, Zetocha, and Scully voting aye; Commissioner Odegaard voting nay; motion carried.

The meeting was adjourned.

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Chair Sharon Odegaard

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Clerk Justin Germundson