



Mandan Park District
Board Meeting Minutes
May 18, 2021

The Board of Park Commissioners duly met in special session on Tuesday May 18, 2021, at Park Administrative Office, 2600 46th Ave SE in the main conference room.

Attendees:

Park Commissioners: President Wade Meschke, Vice President Jason Arenz, Commissioners Chad Hatzenbuhler, Jen Froehlich, and Miles Mehlhoff.

Park District Staff present: Cole Higlin, Teri Welch, and Dave Frueh.

Citizen: Tracy Porter

President Meschke called the meeting to order at approximately 12:00pm, CDT.

Item # 1: Strategic Planning:

1. Indoor tennis: Tracy Porter presented a concept to the board about building an indoor tennis facility. The facility would be a private/public partnership; the Park District would construct the facility, take out the loan to construct the facility, and insure the structure. The LLC would lease the facility for the cost of the loan principal and interest along with operational cost to run the facility. Director Higlin and Mr. Porter met with the school district about placing it on the Lakewood site and the school district was favorable to it. The lease would be for 10yrs and if terminated by the Parks, no further obligation to the LLC. If terminated by the LLC, buyout would be lessor of \$100,000 per years remaining or remaining debt balance on the facility. Lease cost will be equal to the debt payment on the facility based on a 15 yr. amortization schedule. A land lease between the Park District with the School District and then leased to the LLC. The LLC will be responsible for utilities, interior improvements with permission from the Park District, liability insurance, and loss of operational shortfall. The special assessments would be the School District along with maintenance of grounds (mowing/snow removal). The business plan indicated annual revenues/expenses of \$300,000. The LLC will not profit from the operation of the facility and any excess revenue used to make improvements or pay off debt earlier. The facility will offer (4) indoor tennis courts (2) indoor pickle ball courts and (2) outdoor tennis and (2) pickle ball courts. In order to make the construction feasible, it has to be air-supported structure and this type of facility is preferred with better site lines and high ceilings. Vice President Arenz stated that we have public/private partnerships today with the Bismarck Mandan Stock Car Association and Dakota Star Gymnastics. Director Higlin stated that he could have the agreement between both parties developed by Attorney Ruff and this would allow us two months to provide any revisions to the agreement and potential approve the document at our July 2021 annual budget retreat. Vice President Arenz asked if a revenue bond qualifies for this project, Director Higlin stated that he would need to research and get back to the board on the matter. Recreation and Facilities Manager Frueh asked if Park District ran tennis programs would relocate to this facility; the Park District preferred if tennis held at this facility and Park District would market and promote the facility/programs. The preliminary cost estimate is at \$2 million and the interest rates on general obligated bonds estimated at 1.5%. The board directed Director Higlin to start developing the contract with Attorney Ruff and we will be in touch with Mr. Porter as matters develop.
2. Faris Field: Director Higlin presented an overview of the funds available for Faris Field. Currently we have \$288,000 dedicated for improvements at Faris Field and we would need an additional \$212,000 from the general fund or capital improvement fund to meet our \$500,000 proposed contribution. I have had preliminary discussions with Girls Fast Pitch and Mandan Baseball Club on participation towards the proposed (2) multipurpose ball diamonds. Discussion on if we can afford synthetic turf, cost estimates at \$600,000 per diamond.

President Meschke would like to see our south side master plan updated to provide a visual document with updated cost estimates. Director Higlin will reach out to firms and determine with user groups how we want to proceed.

3. DCP/Rodeo Arena: Director Higlin asked the board if we would like a community survey on the different options of the site improvements at DCP. The board did not feel a survey at this time, however pending DCP Advisory Board direction; a survey could be a useful tool in the future. Director Higlin asked if we are comfortable, participating in any cost associated with proposed project. The board stated that our contribution would be providing financial assistance to the Community Gardens and relocation expenses if youth soccer fields were the facility relocated. The Visitor's Fund will be the preferred option to address majority of the improvements along with fundraising from the BMSCA and the MPO/Rodeo Committee.
4. Starion Sports Complex: Director Higlin provide an overview of the updated locker room expansion and stated that with the current material costs extremely high due to the pandemic, this project may need to be suspended until construction cost level off. Director Higlin stated the Park District priority is to fund for purchasing additional land to the east of the Sports Complex to address our parking issues. None of the user groups will contribute financially to a parking lot; Director Higlin would like to wait and see which site the school district selects for the new high school and determine if this will improve our parking issues. Recreation & Facilities Manager Frueh needed direction from the board on renewing the U of Mary Hockey. The board would like to see a one-year agreement with U of Mary with the same terms and conditions with the exception of ice rent increasing to \$100 an hour. This will allow staff time to determine U of Mary role in the locker room expansion; if no financial participation in the locker room expansion occurs, the board will need to address the rates and use of a dedicated locker room in the agreement after the upcoming season.
5. Park Operation Building: Director Higlin reminded the board that the bid opening of the project postponed until January 2022. We will still have roughly \$100,000 in design fees and \$900,000 of general fund expenses as we approved contributing \$1 million in cash from the general fund. We will need to determine when we want to take a loan for the remaining \$1 million and could be a general obligated bond combined with the indoor tennis complex project.
6. Indoor Pool: Discussion with the Family Wellness Center has been slow and no discussion has occurred since I presented to the Family Wellness board back in March.

Motion by Vice President Arenz and seconded by Commissioner Hatzenbuhler to adjourn at 1:30pm. Motion passes 5-0.

Cole Higlin

[Cole Higlin \(Jun 15, 2021 08:56 CDT\)](#)

Cole Higlin
Clerk, Mandan Park District
Commissioner



Wade Meschke
President, Board of Park









May 18 2021 strategic planning retreat special meeting

Final Audit Report

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