

Mandan Park District

Special Meeting Board Minutes

November 21, 2022

The Board of Park Commissioners duly met in special session on Monday, November 21, 2022, at Park District Administrative offices. Attendees were President Meschke, Commissioners Mudder, Scott, and Mehlhoff. Director Higlin, Accounting Manager Welch, and Park Superintendent Fleck were also present along with Lee Pierce from ICON Architectural Group.

President Meschke called the meeting to order at 4:00pm. President Meschke turned the meeting over to Director Higlin who presented the bid summary for the Park Operations Maintenance Building with the apparent low bidder and recommended alternates.

General Construction: Capital City Construction in the amount of \$2,217,000; accepting alternate 1 for \$74,800 (21 ft bay), alternate 3 (add a 4-foot foundation wall extension) \$17,500, alternate 4 (add 4 ft extension wall for additional bay) \$3,000, alternate 5 (deduct to remove overhangs) -\$20,000, alternate 6 (remove overhangs on additional bay) no change, alternate 7 (change concrete from asphalt) no change. Total general construction amount of \$2,292,300.

Mechanical Construction: Fladeland Mechanical in the amount of \$351,230 accepting alternates M1 (add on 21 ft bay) \$21,000 for a total mechanical construction amount of \$372,230.

Electrical Construction: L&H Electric in the amount of \$216,900 accepting alternates E1 (add of 21 ft bay) \$4,375 and E2 (heat tape for gutters) \$5,915 and E3 (raise electrical for wall extension) no change. Total electrical construction amount of \$227,190.

Motion by Commissioner Mehlhoff and seconded by Commissioner Scott to approved \$2,891,720 for the Park Operations Maintenance Building to the following contractors:

- Capital City Construction in the amount of \$2,292,300 accepting alternates A1, A3, A4, A5, A6, and A7.
- Fladeland Mechanical in the amount of \$372,230 accepting alternates M 1.
- L & H Electric in the amount of \$227,190 accepting alternates E1 and E3.
- ICON design fees in the amount of \$231,337.60

Motion passes 4-0.

Accounting Manager Welch presented a summary of current debt, 2022 cash expenditures and transfers from the General Fund, Capital Improvement Fund, and a 10yr General Fund projection demonstrating the impact of adding the Park Operations Maintenance Building debt. Accounting Manager Welch recommended using \$300,000 from the Capital Improvement Fund and transferring it to the Construction Fund which currently has \$1 million restricted for the project. Motion by Commissioner Mudder and seconded by Commissioner Mehlhoff to transfer \$300,000 from Capital Improvement Fund to the Construction Fund for the Park Operations Maintenance Building.

Accounting Manger Welch presented financing options of 15 or 20 years and the board recommended a 15 yr revenue bond to be approved at a future date when funds are needed for the project.

Director Higlin presented an amendment from Burian & Associates to complete the Corp of Engineer permit application for phase 2 of the irrigation project. The amendment is \$8,610 to complete the application and make any design recommendation changes to the project. Director Higlin stated that if the permit is approved, we would have two years with an option for an additional extension before we would have to start construction on phase 2. Motion by Commissioner Mudder and seconded by Commissioner Scott to approve the amendment in the amount of \$8,610 to Burian & Associates. Motion passes 4-0.

Accounting Manager Welch requested approval to transfer \$56,856.60 from the General Fund to the Construction Fund to increase our contribution for Faris Field from \$500,000 to \$556,856 since we had previous expenses deducted from this fund for field demo and preliminary design. Motion by Commissioner Scott and seconded by Commissioner Mehlhoff to transfer \$56,856.60 from the General Fund to the Construction Fund for Faris Field renovation. Motion passes 4-0.

Director Higlin presented a recommendation from the golf portfolio committee meetings to transfer \$150,000 from 2022 golf profits to restrict them for a future Golf Operations Maintenance Building. Motion by Commissioner Mudder and seconded by Commissioner Scott to transfer \$150,00 from the General Fund to the Vision Fund for a future golf maintenance building. Motion passes 4-0.

Motion to adjourn at 5:12pm by Commissioner Mudder and seconded by Commissioner Mehlhoff.

*Cole Higlin*

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Cole Higlin

Clerk, Mandan Park District

*Wade Meschke*

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Wade Meschke

President, Board of Park Commissioners










# November 21 2022 special meeting minutes

Final Audit Report

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