

**PROCEEDINGS OF THE BOARD OF PARK COMMISSIONERS
OCTOBER 10, 2007**

AGENDA

ROLL CALL

The Board of Park Commissioners met on Wednesday, October 10, 2007, at the Park District Board meeting room at 4:15 p.m. Present were Commissioners Bollman, LaDouceur, Hutchison, Jeske and Panzer.

FOR DISCUSSION

Donna Jarmusz of Alter+Care was present to visit with Board members on the proposed wellness center.

John Staley stated where we are with this project:

We have a business plan and a design. As fundraisers raise funds, amenities can be added to the design.

The alternatives, as he sees them, which should be considered around January 2008, are:

1. Begin the business plan for the project, plus tennis, and fundraising continues
2. Wait until the fundraising is completed
3. Do a referendum for a general obligation bond at nine million, tops, with fundraising and bank loans for the rest

Bill Palmiscno presented Donna with a list of what the Board of Park Commissioners wants in a wellness center for amenities.

Donna stated she would need at least two more months to gather information in relation to the additional amenities, but suggested proceeding with the development phase. Meanwhile, in the next two months, the business plan will be revised to incorporate tennis and racquetball and see if the tennis revenue will pay for the cost of incorporating tennis at the wellness center.

Thirteen million seems to be the dollar amount the banks are looking at so the business plan needs to be tweaked to please the public at that cost, and add tennis to the center.

Commissioner Hutchison asked if putting all phases together and then presenting it is a good plan.

Donna stated it is an option, but then would want feedback from the Board on how they want it tweaked.

Commissioner Jeske stated for fundraising purposes, the whole package needs to be presented.

Commissioner Hutchison stated the project should be a business plan, fundraising and a bond.

Commissioner Bollman stated the bankers and accountants feel the business plan is a good one.

Commissioner Hutchison stated the Board's job is to protect the public, so it has to be more than a business plan. The public has a right to say yes or no.

Donna stated if everything that is on the wish list is put into this center, you are looking at a \$22 million project. The current business plan states we can build and sustain a \$13 million project.

The sale of the current Center Court building could take two years, and could realize the Park District anywhere between \$500,000.00 and \$2.5 million.

Donna stated it is possible to partner with the Y Family Center. They may not bring in a lot of capital, but rather be a big help in fundraising.

Altru has made it known they would like to see Altru, the Park District and the Y Family Center all partnering in the project.

Commissioners Bollman, Jeske, and Hutchison stated they felt we can't stop now and would like Donna to continue for the next two months on working on some options for the amenities in the proposed center. This additional work would be at the cost of \$25,000.00.

Commissioner Hutchison stated he felt the Park District did the right thing by hiring a consultant.

A motion was made by Commissioner LaDouceur to have Donna, in the next two months, put together some options for amenities sought in the proposed center for an additional cost of \$25,000.00. Seconded by Commissioner Panzer; motion carried.

Donna stated there will be at least two options, possibly three:

1. Tweak the \$13 million
2. Add tennis
3. Present the whole project

Fundraising will move forward for the project.

Donna stated the Park District should have enough information after this phase to make a decision on going with the project or not.

ADJOURNMENT

A motion was made by Commissioner Jeske to adjourn. Seconded by Commissioner LaDouceur; motion carried.

John Staley, Clerk

Jim Bollman, President

**PROCEEDINGS OF THE BOARD OF PARK COMMISSIONERS
OCTOBER 2, 2007**

AGENDA

ROLL CALL

The Board of Park Commissioners met on Tuesday, October 2, 2007, at the Park District's board meeting room. Present were Commissioners Bollman, LaDouceur, Hutchison, Jeske and Panzer.

APPROVAL OF MINUTES FROM SEPTEMBER 4, 10 & 17, 2007

A motion was made by Commissioner Hutchison to approve the minutes from the September 4, 10, & 17, 2007, board meetings. Seconded by Commissioner Jeske; motion carried.

APPROVAL OF ADDITIONAL ITEMS FOR THE AGENDA

None.

DELEGATES TO APPEAR BEFORE THE BOARD

None.

SPECIAL RECOGNITION OF KIWANIS CLUB

Several members of the Kiwanis Club were present at the meeting. Lynne Roche explained the Santa Village project, and thanked the Kiwanis Club for their financial support of it for the next three years.

Ron Jasmer of Kiwanis explained the Kiwanis International Foundation was responsible for the financial support, and he is proud to be able to attend this meeting, as well as other Kiwanians to accept the Park District's thanks.

Board President Jim Bollman also thanked the Foundation for their financial support on behalf of the Park District.

FOR DISCUSSION

ENERGY AUDIT

Steve Mullally addressed a memo to Board members after he and John Staley met with Randall Bohlman.

Mr. Bohlman feels we need to look at a couple of the facilities to see how we are operating our energy. Xcel Energy has five different rates and sometimes it's not what you're doing, it's how you are doing it.

His fee is \$1500.00 and there is money in the budget to cover this expense. Once we get a report from Mr. Bohlman on the facilities he plans on looking at this fall, and possible savings, then we can go forward next year with other facilities to better get a handle on our energy costs.

DOG PARK RULES

The dog park is scheduled to open on November 2. The Board was presented with the dog park rules, and was asked to come back with concerns or ideas at the November Board meeting.

2008 GOLF FEES

Commissioner LaDouceur stated the Golf Committee met on October 1 and decided to keep the 2008 golf rates at the same as 2007, and raise all rates in 2009.

He also reported the high school golf teams are selling club cards as a fundraiser for their team, with \$5.00 of each sale going to the golf team.

Commissioner Hutchison stated he would like to see the \$5.00 of each sale of club cards sold on the course or at the Park District Office be equally divided three ways: Central High School team, Red River High School team and youth golf.

Those sold by Central or Red River would go to the teams alone.

CENTER COURT FITNESS CLUB PROGRAMMING

Cam Tweten is proposing hiring a Massage Therapist for the benefit of Center Court members. A share in the revenue generated would go to Center Court. Altru, in the past has provided a massage therapist at Center Court on a very limited basis, and members seemed to appreciate having that service.

Cam also feels this could enhance the relationship with Altru.

He plans to take applications for the therapist and report back to the Board at the November meeting.

CENTER COURT FITNESS CLUB FINANCING

John addressed the Commissioners with information on financing the proposed wellness center project. He has visited with several local banks looking for a lead bank to analyze the package, the risk, and sell finance packages to other banks. He has had six respond with interest to be the lead bank.

Alerus and Bremer are interested in working together in this.

Representatives from Alerus, Wells Fargo and Bremer were in attendance at the meeting and all expressed an interest in being the lead bank and working with the Park District on this project.

An amount of \$1.2 million in funds needs to be available and set aside while financing this project.

John still has some local bank representatives to visit regarding the lead bank issue.

BIDS FOR SOUTHERN ESTATES PARKING LOT

(This item was taken out of agenda order)

Mike Korman of CPS Ltd, addressed the Commissioners with the bid results on the parking lot.

This will be a 61 stall lot with a driveway on S. 20th Street until 43rd Avenue S is built.

If the bid is awarded, excavation will start this fall, about half the project, and the remainder done in the spring.

It is not going to be a heavily used lot, so Mike suggested a lot of asphalt and chip seal every few years. This would give you a lot that would last a long time.

A motion was made by Commissioner LaDouceur to accept the base bid from Strata at \$84,404.45 for a 61 stall, asphalt parking lot. Seconded by Commissioner Panzer; motion carried.

Steve Mullally requested remote drinking fountains on King's Walk Golf Course at #4 and #12, as a health issue. He stated he has asked Mike Korman to put a cost estimate together and will look at this again at a later date.

FOR ACTION

2008 BUDGET

John presented the final budget at \$10,287,072.00, down one mil from last year, and in the mix with the city and school. He recommended it be approved.

Commissioner Panzer requested in the future, the administrators use the inflation rate as a cap for the budget, no matter what the mil value is, and then itemize in what areas there will be cuts.

A motion was made by Commissioner LaDouceur to approve the 2008 budget. Seconded by Commissioner Jeske; motion carried with Commissioner Hutchison dissenting.

A motion was made by Commissioner LaDouceur to approve the Resolution of Annual Appropriations and Tax Levy for 2008, Ordinance No. 170. Seconded by Commissioner Panzer; motion carried.

A motion was made by Commissioner LaDouceur to approve the Resolution Approving Extension of 10 mil levy for General Fund. Seconded by Commissioner Panzer; motion carried.

BIDS FOR FORESTRY PICKUP

John Staley recommended the Board accept the bid from Rydell's. The specifications were not met by the other party.

A motion was made by Commissioner Jeske to accept the bid from Rydell's. Seconded by Commissioner Panzer; motion carried.

FINANCIAL REPORT FOR THE MONTH OF AUGUST

All reports were accepted as presented.

BILLS TO BE APPROVED FOR SEPTEMBER

A motion was made by Commissioner LaDouceur to approve the bills for September in the amount of \$444,614.95. Seconded by Commissioner Hutchison; motion carried.

SUPERINTENDENTS' REPORT

All reports were accepted as presented.

Commissioner LaDouceur stated the Board would like to see a report on sales from King's Walk Pro Shop more often.

Superintendent Mullally reported golf courses will remain open through October; the pool and splash parks are closed for the season; the parks crew helped with the special events of the Potato Bowl and UND homecoming in September and the crew is constructing hockey boards for the city of Northwood.

Superintendent Palmiscno reported the fall recreation guide will go in the mail the first week of October; Gambucci and Blue Line Club Arenas will open in October; traveling hockey registration and tryouts will begin in October, also.

Center Court Fitness Club reported membership to date at 1369.

Forestry reported 862 trees pruned in September; 92 request calls answered, and one day spent in Northwood with the log loader.

BOARD MEMBERS' REPORT

Commissioner Hutchison stated the fund raising group for the proposed wellness center is looking forward to the trip to Minneapolis and Rochester this month to visit wellness centers there. Commissioners Hutchison and Jeske will accompany the group.

Commissioner Panzer reported he's received an email regarding hockey sheets be part of the proposed wellness center.

Commissioner LaDouceur stated the beverage cart at King's Walk is never around and usually parked. It's in the contract with Paul Waind that Eagle's Crest operates it and Dan and Paul need to get on the same page with the beverage cart and what is expected of Paul Waind.

Julie Jeske reported a great Fall Congress at Indianapolis.

She also reported the marketing plan for the wellness center is coming together.

John Staley reported a great conference in Indianapolis. He attended seminars on foundations and returning veterans and recreation available for them.

He also reported the Northwood hockey boards are being built with Simonson's furnishing the lumber at cost, and the Blue Line Club helping with the cost.

ADJOURNMENT

A motion was made by Commissioner LaDouceur to adjourn. Seconded by Commissioner Jeske; motion carried.

John Staley, Clerk

Jim Bollman, President