

**PROCEEDINGS OF THE BOARD OF PARK COMMISSIONERS
AUGUST 18, 2009**

AGENDA

ROLL CALL

The Board of Park Commissioners met for a mid-month meeting on Tuesday, August 18, 2009, in the Board meeting room at 5:00 p.m. Present were Commissioners Hutchison, Panzer, Bollman, LaDouceur and Westlund.

FOR ACTION

(the action items were addressed first at this board meeting)

MOTION TO QUALIFY FOR PERS INSURANCE PLAN

Superintendent Mullally addressed the Commissioners with a request to approve a motion to qualify for PERS beginning January 1, 2010.

A motion was made by Commissioner Westlund for the Grand Forks Park District to affirm to North Dakota Public Employees Retirement System that the Grand Forks Park District is formed pursuant to NDCC 40-49-03 and is neither a non-profit corporation nor a for-profit corporation, to join the NDPERS defined benefit retirement plan and offer the plan to all eligible employees of the Grand Forks Park District. The motion was seconded by Commissioner Bollman. The Board approved joining the NDPERS defined benefit retirement plan effective January 1, 2010. Motion carried.

CONSIDERATION OF ARCHITECT CONTRACT FOR SERVICES

Wayne Dietrich of EAPC was present. He stated EAPC is willing to provide hourly fees on the wellness center work, and willing to work on things as they are given to them. These fees will be capped at \$10,000.00.

A motion was made by Commissioner Bollman to accept the proposal of hourly fees. Seconded by Commissioner LaDouceur; motion carried.

COMMUNITY FOUNDATION CONTRACT

The contract is in final form and ready to be approved.

A motion was made by Commissioner Westlund to accept the contract if all parties are happy with it. Seconded by Commissioner Bollman; motion carried.

John Staley will present the contract in final form.

FOR DISCUSSION

REVIEW OF SITE ALTERNATIVES FOR EACH POTENTIAL FITNESS CENTER SITE AND INFRASTRUCTURE REPORT

Doug Herzog of CPS, Ltd addressed the Commissioners with proposals for development of two separate properties, in addition to the Kiwanis Park site, as options for the location of the wellness center.

His estimates were based on infrastructure, special assessments, extension of roads, and cautioned these estimates were based on very preliminary concepts and does not include any special assessments already in place or future assessments.

Discussion of paying for the development of these two new sites has not been discussed.

It was suggested by the Board to visit with the two developers involved and ask just what they are willing to pay for if their site is chosen for the wellness center.

Also, City Council is pushing for one site over the other two.

Commissioner Hutchison stated the wellness center is being built to serve the citizens who are going to use it.

John Staley was directed to set up two separate meetings with the two land developers over lunch and have discussion lead to what they are going to do for us if the facility ends up at their site and get it in writing.

FACILITY CAPITAL COST ESTIMATES

Cam Tweten discussed facility capital cost estimates with the Commissioners.

Two points were made:

1. The facility will definitely be built to add on
2. Aquatics adds \$270.00 per square foot to the cost, but it also is a good source of revenue

DISCUSSION OF PROJECT DELIVERY

Discussion centered on having a Construction Manager for the project. In today's language, according to the architects, they are referred to as Construction Manager at risk. All the problems fall on the Construction Manager's shoulders, instead of the builder's.

Commissioner Panzer stated it would be good to go that route as it takes the stress off the builder. Also, with a \$20,000,000.00 project, you would want a Construction Manager at risk.

Both Commissioners Westlund and Hutchison stated a desire to have a local Construction Manager rather than someone hired out of the Minneapolis area.

Commissioner Panzer suggested an RFP for a Construction Manager be published to see what the cost will be.

John Staley suggested the business plan for the facility be updated as it's two years old. Commissioners Panzer and Hutchison agreed.

ADJOURNMENT

A motion was made by Commissioner Westlund to adjourn. Seconded by Commissioner Bollman; motion carried.

John Staley, Clerk

Bill Hutchison, President