

## **Mandan Park District**

### **Special Meeting**

### **Board Minutes**

**November 3, 2015**

The Board of Park Commissioners duly met in special session on Tuesday, November 3, 2016 at Park District Administrative offices. Those present were Park Board President Jason Arenz, Park Commissioners, Wanda Knoll, Kevin Allan, Chad Hatzenbuhler, Director Cole Higlin, Brad Krogstad; KLJ, Kevin Ruhland and Nate Hacker from JLG Architect, and Denae Johnson; citizen.

President Arenz called the meeting to order at 4:30pm CDT. President Arenz reminded Commissioners that is a special meeting and limit discussion to the items on the agenda.

**Item 1 Update on Mandan Sports Complex:** Director Higlin presented the site plan and schematic design to update the Commissioners on the Building Committee progress. Director Higlin presented a few of the challenges that have risen with the title search with the abstract. Currently there is a two acre gas line easement on the west end of the property that wasn't discovered until KLJ completed their title search.

Commissioner McPherson arrived at 4:45pm

Director Higlin had discussion with Mandan 94 Group in regards to the matter along about how we proceed. The Mandan Park District is currently in escrow on the property contingent on a clear title search, environmental phase I study, and soil testing. All of the matters have been completed and currently our final payment is due Dec. 31, 2015. Discussions with the owners are that site work and utility relocation cost estimates are currently over JLG preliminary cost estimates. Director Higlin explained that the Mandan 94 Group would be interested in a cost reduction or assist with relocation of utilities. Mandan 94 Group would prefer to have real bids open in January and then make the determination if price reduction is required. Director Higlin recommended relocating the gas line and water line to maximize the entire site for future needs.

Brad Krogstad and Kevin Ruhland provided an overview of the site and the barriers associated with not relocating the utilities. Utility relocation is quite common and will allow JLG the ability to expand the construction site instead of condense it currently. The current gas line limits access to the west side of the property for overflow paved parking. Long term it makes sense to excavate the parking lot the same as the paved section so in the future all you have to do is pave the overflow parking area. The goal is to provide 350 paved parking stall with an additional 150 overflow parking on a grass area.

Director Higlin recommended that we should bid the site work and utility relocation first and evaluate the bids prior to building bid package. If there are cost saving we can reallocate them towards the building portion or reduce building to make up the shortfall if needed on the site work.

Motion by Commissioner Knoll and seconded by Commissioner Allan to directed JLG to bid the site work and utility relocation first and bid the building portion second. Upon roll call, motion passes 5-0.

Commissioner Hatzenbuhler requested that we re-consider discussions with Paces Lodging about potential backup plan if site work exceeds our construction budget. Commissioner Hatzenbuhler stated that he has contacted Nate Vollmuth from Paces Lodging about land west of Sunset Park which was site #1 that we considered originally. President Arenz stated that it would be a good idea to have a backup

plan in case cost estimates for site work exceed our budget and then we have to start over. Director Higlin stated that once we have contact with Nate Vollmuth, we can schedule a tour of potential sites. Commissioner Hatzenbuhler will contact Nate Vollmuth and let everyone know of a potential date for a site tour.

Commissioner Allan motioned to adjourn, seconded by Commissioner Knoll at 5:40pm CDT. Motion passes.