

FACILITIES COMMITTEE MEETING NOTES

Wednesday, January 25, 2023; 11:00AM

Depot Board Room

Attended: Commissioner Joe Deutsch, Commissioner Dawn Morgan, Dave Leker, Susan Faus, Dave Bietz, Kevin Boe, Brock Lietz, Carolyn Boutain, Tori Benders, Luke Evenson, Stephanie D'Ambrosio, Stacy Kruger, Dan Farnsworth and Ari Del Rosario-Fargo-Moorhead Metro COG and Maelo Maldonado-Confluence, Ana Rusness-Petersen, Jeremy Gordon-City of Fargo, and Jodi Buzick

- Red River Greenway Study Presentation

Tyler Kirchner and Dan Farnsworth, presented. Tyler introduced the team. The presentation was to provide an update on the Metro COG Red River Greenway Study. It is a great documented effort to provide insight as to what the future may hold, identify gaps, and lay groundwork for potential funding to implement some of the projects. Dan Farnsworth introduced Ari Del Rosario from Metro COG and Maelo Maldonado from Confluence.

Ari presented:

- Project Scope
 - Extend/enhance the Red River corridor on the North Dakota side.
 - Shared use paths/trails, parks, opens spaces, natural habitats, and cultural areas.
 - The study is meant to identify where we could fill facility gaps, extending greenway to the north and south, connecting to existing or planned facilities, and incorporate Drains 27 and 53 in the south corridor.
 - This study builds on the Red River Greenway Study completed in 2008 and Moorhead River Corridor Master Plan completed in 2014.
- Report Contents Includes
 - Existing conditions
 - Community vision and goals through numerous stakeholder meetings and pop-up events, and interactive website for feedback from others.
 - Greenway trail assessment, criteria, and guidelines.
 - Segment alternatives; and
 - Implementation plan.
- Key Stakeholders
 - Most notable in the beginning of the project was the Fargo VA Hospital.
- Public Engagement
 - Interactive website, map and signs posted at parks along corridors.
 - Pop-up meetings
 - Reviewed data polled from public engagement. Questions regarding trail surface types and people's preferences, benches, boat access, courts, or fields, drinking fountains, picnic areas, playground, public art, restrooms, shelters, trail lighting and signage, trash receptacles, etc. Helpful for this study and those in the future for how the public will react to certain surface types and amenities. Differed between in person and pop-up meetings.
- Key Goals and Objectives
 - Top 5 priorities: trail expansion, trail amenities, native habitat restoration, bridge crossings, and trailhead amenities (greenway access locations, parking, restrooms, bike racks, small shelters, etc.).

- Goal 1 - connectivity and assessment improvement
- Goal 2 – partnerships and funding strategies list
- Goal 3 – land/environmental stewardship
- Goal 4 – communication and branding strategy
- Goal 5 – inclusivity
- Goal 6 – transportation safety and priorities

Dave Leker asked about trail signage. Arie stated signage is in the trail head amenities. Commissioner Dawn Morgan discussed restrooms, are they placed where they are easily visible and accessible in terms of inner maps. Arie stated it is ultimately up to the Park District where they feel would be most appropriate location. Metro COG could recommend based on public input, but this is a document to spur discussion internally about what that could look like. Dave Leker inquired if any standard for miles between restrooms. Dan Farnsworth stated it was asked of the public where they thought restrooms would be appropriate, but no standard distance was used in the study. Dan stated the maps show proposed locations of amenities. Maelo added the purpose of the study was to find out what amenities are desired. Design and implementation are another phase. Arie reported the study results are outlined into 5 segments each listing a timeframe. Assessment criteria used with design guidelines and trail types. A lot of research combined with best practices will depend on use type and where to place the along trails. Dan discussed the analysis with different gaps that are missing and proposed facilities and other amenities. Reviewed proposed trails. The struggle are trails that have homes with private property. Discussed current trails and proposed trails with short term possibility of city streets and long term along the river. Potential to go behind the Fargo VA Hospital. The VA maybe interested to work together to get a potential easement. Mentioned the City of Fargo applied for a grant from Harwood drive to 40th Avenue with a pedestrian bridge at 4th Avenue.

Commissioner Morgan inquired as to how long the process is taking and the plan for implementation. Historically, Fargo parks and the City of Fargo leverage grant dollars to put in trail segments and it has gone at the pace of securing funding. There are short-, mid-, and long-term plans. It is up to the Park District, City of Fargo, and local authorities how quickly any amenity on its lands gets implemented. Discussed imbedding trails development into hard surface long range planning. Would prioritize and at end of year, look at where we are and how the team wants them disbursed. Dave Bietz discussed budgeting \$1.25 million to \$1.5 million to new trails and repairs of existing trails. Last year \$1.3 million was spent mostly for existing trails. This project would fall under the long-term planning. Commissioner Morgan commented this could become a priority when looking at funds left at end of the year to put towards implementation of this. Jeremy Gordon stated the grant the City applied for was through the transportation program. Fargo Parks and City have a relationship to do these grants together and work towards filling in some of the identified trail gaps. Jeremy stated 80% of the transportation grants are federally funded, meaning the city and or parks would fund the remaining 20%. Tyler discussed partnerships and how working with the City has started to open the doors to public/private relationships. Commissioner Morgan discussed land not being for sale all the way up to the body of water due to public wanting to have access to beaches/trails. Jeremy added future developments have a 350' setback, but existing areas we do not have that standard set. Dave Bietz added being very aware of that now and more diligent to make sure future accessibility for public for trails and utility easements. Where there are a lot of gaps in older established areas, that was not the case.

Discussed budgeting and keep in long range planning. Tyler stated this study is a great tool to apply for grants. Dave Leker added Jeremy has been good about getting grants. The City and Fargo Park District will set up meeting with the Fargo VA Hospital. Dan stated they would help with that.

- **Discuss combining Fargo Parks Sports Complex Phase I and II into one project**

Dave Leker, presented. As Phase II design drawings and price escalations come in, the finance team thought about combining Phase I and Phase II into one project. It would allow more efficiency in managing finances, changes, contingencies, and fund raising for the project. It will also help reduce interest rates with the financing company by combining into one project. Discussed still using funds dedicated to this project, not adding additional tax money to increase the budget, just internally to use the funds within the scope of the project. Commissioner Joe Deutsch stated we need to deliver what we have promised to the citizens. Broc Lietz added needing to be aware of board action or does that happen when it goes to bids. Commissioner Deutsch wants one decision to be made at a board meeting. Discussed board action would take place after bids received when we have information of the cost of the second phase of the project.

Commissioner Dawn Morgan asked about the higher costs and what are the contractor and architect willing to do to help with the higher costs. Dave Leker advised he is following up and has met with JLG and McGough. Commissioner Deutsch stated there needs to be accountability on the table from them too. Dave Leker stated this is a shared partnership, but we do not expect this cost share to cover the entire escalated costs. We want our partners to help the Park District be part of the solution to get us to where we need to be. There are construction contingency and owner contingency that will also be leveraged as part of Phase I, so there is the potential of savings. Commissioner Deutsch and Commissioner Morgan are in support of combining Phase I and Phase II into one project.

No action by the Committee.

- **Discuss utilizing private funds raised for the pool by the Fargo Park District Foundation to increase funding for Island Park Pool Construction project**

Dave Leker, presented. Discussed using private funds raised for the Island Park Pool to offset escalating construction costs. Looking to increase the budget from \$16.9 to \$17.9 million. The proposed adjustment to the budget would not increase the public funding, the idea would be to utilize private dollars that have been raised. Construction costs have continued to escalate and with this escalation we may have to reduce scope of the project to maintain the budget. Discussed an additional \$400,000 remediation which involves adding proper stabilizing fill to get a proper base under the pool. This is one major item the increased cost we are seeing with this project.

Looking for approval from the Commissioners to use secured private funding, to raise the budget to get to \$17.9 million and get all the scope items and amenities we need with this project. Dave Leker wants to make sure the project comes in budget. If bids come in at \$16.9 million, we have a \$1 million to start planning add alternates. Broc stated if we do not increase budget, we will have to reduce scope and not get what is needed. Commissioner Joe Deutsch

stated it is important we prioritize and ask ourselves what the value system at Island Park Pool is. Parking lot and landscaping are things to cut versus the scope of the lazy river pool, starting blocks. Dave Bietz clarified the biggest factor with the change to the lazy river is the encroachment on the city easement. Commissioner Deutsch looking for confirmation by increasing \$1 million, we anticipate we will get the scope of the project. Dave Leker stated the changes will be in amenities, the starting blocks will remain. Broc stated this project has not bid yet, today we believe the \$1 million can get us whole, but that could change. There may still need to be tough decisions if the \$1 million does not get us to what we need. Dave Leker added they will give staff recommendations to the board for add alternatives. Susan Faus discussed working with the Foundation to get sponsors for other amenities on the list. Kevin Boe advised they have started that process right now on the shade structures. When it comes to action by the board, we may ask for an increase to the budget after we understand the bid numbers. Commissioner Dawn Morgan commented looking in the community for additional public support to add other amenities. It will show the public is willing to come in and support it. Susan added it being a positive sign of community support with the private funding that has been secured. Discussed waiting until bid opening to decide if we would need to ask to increase the budget.

No action by the Committee.

- **Review bids for Forestry truck and chassis**

Dave Bietz, presented. The forestry truck was budgeted in 2021. The truck was to be purchased through state bid process. In the fall of 2022, a vendor with the state contract advised us the truck kept getting pushed back. After more research, we learned several vendors were pushing purchases by public entities on state contracts back in favor of filling orders not associated with state contracts due to a higher margin for he manufactures. At that time we made a decision to hold our own bid. Three bids were received. Prices came in right about where they would be on the state contract list. Nelson International with the state contract submitted a bid with a delivery date of 2024. Aspen Equipment, LLC, the vendor that was awarded the bid in 2021 for the apparatus that will sit on the truck, submitted a bid with a delivery date in 2023. Nelson international and Aspen Equipment, LLC were both researched. Nelson International advised even though they have kept our place in line from the state contract process, they could not guarantee they can deliver by 2024. They would not know until July 2023 when the truck will be built after that time they would be able to tell us when the truck would be scheduled to be built. They also noted we need to be aware of potential surcharges coming from manufactures, in the event surcharges are added, they would pass these on to the Park District. Aspen Equipment, LLC has already placed the order so they can guarantee the truck towards the end of 2023, possibly August. Staff feels the higher price can be justified due to receiving the truck at least 6 months or earlier versus going with Nelson International. Commissioner Joe Deutsch asked what the negative would be waiting for a year. Dave Bietz advised waiting will increase costs and we do not have the equipment we identified a need for in 2021. Commissioner Dawn Morgan asked that for which the truck is used. Dave Bietz stated it is the used on a log loader to pick up and load out trees that our forestry teams cut down. Discussed the current equipment we use is going beyond our replacement plan. If we keep our current truck longer it will impact the resale of our truck on the used market which will cost us additional dollars. For safety with work Forestry does, we do not typically use them beyond their best use. Commissioner Deutsch and Commissioner Morgan both approve of this recommendation.

The Committee recommends moving to the full board and place on the Consent Agenda for consideration and approval.

Bring to full Board: February 14, 2023

- **Discuss change to Restream from MS Teams Live for streaming Fargo Park Board Meetings**
Carolyn Boutain and Tori Benders, presented. In 2020 we started virtual meetings using MS Teams Live. The marketing team started using Restream for Muni Misfits and State of the Parks recently so we already pay for a subscription. Tori Benders discussed marketing team goals to increase community engagement. Making meetings more accessible and enjoyable to use. Restream allows the use of graphics, music, lower thirds for speakers to show who is speaking, and is much more accessible to the public for YouTube, LinkedIn, and makes the backend easier to manage as well. A computer is needed to join virtually using MS Teams Live. Restream allows the use of any device to join virtually. The hope is to see an increase in usership. Commissioner Joe Deutsch inquired if Restream will give public notifications on social media when meetings are live. Tori stated it would give public notifications, also adding the meetings will still get posted, and posts on public access will stay the same. Dave Leker asked if it is a software purchase. Tori advised marketing has been using the online streaming platform for about a year. The cost is \$49/month so not an added cost because it is already being used. Carolyn Boutain advised everyone will still get the same notices from Tara Nielsen. There will be a different link for speakers so they will not be able to talk or be involved in the meetings. The plan is to use Restream for the February board meeting.

- **Update on potential sale of Robert D. Johnson Building**
Dave Leker, presented. Originally met with the Facilities Committee at the August 26, 2022, meeting on the verbal offer of \$750,000 for the RDJ property. At that time, the committee directed staff to get an updated appraisal. After receiving the updated appraisal, we reached out to the County to let them know of the new appraisal and to see if there was still interest from them regarding the purchase of this property. The appraisal from 2018 was \$950,000 and the new appraisal completed in 2022 is \$1,270,000. Park District representatives and County representatives met on January 5, 2023, to discuss the new appraisal. At that time, the County indicated it may still be committed to their \$750,000 offer. Discussed putting it up for sale on the open market and if no offer received was better than \$750,000, would the board accept their offer. At the meeting it was discussed to have representatives from each board to meet to discuss a potential offer. Broc Lietz added the County was clear the \$750,000 is their solid offer. Need to determine what the board is willing to accept for the property. Commissioner Dawn Morgan stated the parking lot would have value to the County. It was also stated a buyer would have a huge investment to remodel in the building and that should be considered when establishing a price. In real estate you can look at it “as is” but buyer looks at what do they want it to be. Commissioner Morgan feels a joint meeting would be interesting to find out what their use would be. Dave Leker stated he is not sure they have any long-term plan. The County agreed to the Park District still using the offices. Discussed the building is not generally used by the public. Kevin Boe added a handful of rentals for the boardroom. Maybe a few people to use the gym for younger kids’ volleyball. Commissioner Morgan stated it is underutilized. Commissioner Joe Deutsch commented if we are in no hurry to sell why not wait. Broc added that building will need significant improvements even if we keep it.

Unfortunately, the location gets limited interest. The County is an obvious partner. More than anything the urgency is we have one buyer. Historically a facility of that type in that location, the \$750,000 might be a good offer. Not an active market for that. Commissioner Morgan added partnering with the County would be good. Dave Bietz, mentioned it fits in our long-range plan with the Depot, RDJ, and old north shop. We have discussed previously to potentially sell the RDJ Building and the Depot once the Sports Complex is complete. Part of the long-range plan is to repurpose those assets with another buyer and utilize those funds within the Park District to rehab the Metro Recreation Center into a centralized warehouse to house our concessions and facilities department for the Park District. Commissioner Morgan and Commissioner Deutsch are in favor of the meeting. Commissioner Deutsch recommended discussing with all commissioners to find out who would like to be involved in the meeting. Discussed having a counteroffer as part of the general discussion. Commissioner Morgan would like to be a part of the meeting. Dave Leker stated they will reach out to the County and set it up.

No action by the Committee.

Broadway Square Update

Ana Rusness-Petersen, presented. The update is a review of the same material and statistics presented quarterly to the Block 9 Partners Advisory Board from October to December 2022:

- a. Previous Quarter Data
 - a. Number of events and activities: 36 (+ 8 rentals)
 - b. Visitors: 28,395
 - c. Social Media Followers: Facebook - 7,526; Instagram - 2,902
 - d. Events: Ax-Throwing, Red River Market, Square Scare, Dia de los Muertos, Tree Lighting, Holiday Express
- b. 2022 Year-In-Review Data
 - a. Number of events and activities: 242 (+ 50 rentals)
 - b. Visitors: 155,282 with average dwell time of 9:18
 - c. Started year-to-year attendance comparison spreadsheet for Signature series and events
 - d. Social Media Followers: Facebook - 7,526; Instagram - 2,902
- c. Upcoming Quarter Preview & Dates to Note
 - a. Number of scheduled events and activities: 82 (+ 3 rentals)
 - b. Events to Mark Calendars for:
 - a. 2/9 at 7 pm – Rink Reels (final of season)
 - b. 2/10-2/28 – Frostival Mural Cube at The Square
 - c. 2/14 from 4-6 pm – Fargo Love event
 - d. 2/24-2/26 – Broadway Square @ The Home & Garden Show (FargoDome)
 - e. 2/25 from 10 am - 2 pm – DCP Coffee & Cocoa Crawl
 - d. Current Top Priorities at The Square
 - e. Next Block 9 Partner Board Meeting: April 20, 2023 at 1 pm

Started doing year-end review of 2022 in its entirety. Less financially driven and more attendance/event number driven. Overall events down but rentals were up. Up on skate rentals. With 2-years of operational data will see more value and be able to make educated decisions. Discussed cutting back on some of the series to accommodate making room for

other events and rentals.

Kevin Boe discussed a meeting following the Facilities Committee Meeting with Commissioner Aaron Hill to update the agreement and get clarification. Plan to go into February and meet with representatives from Block 9 Advisory Group. Commissioner Joe Deutsch asked if we will be requesting, they bring more money to the table and share in the cost of replacement of equipment and capital items. That needs to be clearly defined in the new agreement.

- **Other:**

Discussed the pool variance from the City and Dave Leker being able to sign.

Carolyn Boutain discussed a meeting scheduled Monday on an agreement with Rose Creek.

Notes submitted by Jodi Buzick, Administrative Specialist