



Monday, August 20th, 2025
Facility Committee Meeting
Centennial Center Lobby
722 West 15th Street
Grafton, ND 58237
12:00 p.m.

Minutes:

- I. Call to Order by Cory Burns at 12:03pm
 - A. Board Members Present: Cory Burns, Kristi Olson, Scott Hills, Jon Jelinek, Darrin Wollitz
 - B. Staff Present: Bill Dahl, Matt Opegard
 - C. Media Present: Todd Morgan
 - D. Public Present: Kristi Wilfahrt
- II. Facility:
 - i. Bill presented the ICON Leistikow Park Pool Assessment. Bill explained that ICON did not include pricing in the assessment since they do not recommend repairing the existing facility due to the current issues with the electric, mechanical, sewer, plumbing, and pool structure. Kristi Olson asked if the pool can open next year with some of the issues stated in the assessment. Bill explained that the legs of the pool boiler will be extended and shored up. Bill warned that if the sand filter tips over then the pool will be done.
 - ii. Bill explained that the Northeast Regional Wellness Center option was explored and found that without a major medical partner that project is not feasible. Left with only 1 option, build a new outdoor pool at the current site. Bill has contacted Jon Markusen with KLJ to start developing a new pool build since the Park Board has a contract with KLJ for an outdoor pool design. Jon is going to see what can be built for \$4-\$5 million, but Bill stipulated that it must be roughly the same capacity as the current pool. Scott asked if \$3 million could get a new pool with no extra features. Bill will check, but explained that reducing the size of the pool just to reduce the cost would be a disservice to the community. Kristi Wilfahrt explained the gift charts that have been developed. She also explained that the gift giving software shows that there is a tremendous amount of gift giving capacity within the area. Kristi W. explained the comments that she has received from donors that the outdoor pool is only open 10 weeks out of the year, which limits the amount they want to donate to the project. She expects donations in 5-year pledges along with leveraging the tax incentives for gifting endowments. Her goal would be to raise \$2-3 million between capital and an endowment that would handle any shortfalls and future maintenance. Kristi W. explained that one way to reduce the cost maybe to build the splash pad outside the pool area. Kristi W. urged the committee to think of the full strategy.
 - iii. Bill explained that he wants to consider ownership of the Collette Fitness Center if it is offered to the Park Board, but it would have to be in the right situation that could help cover its annual deficit and future maintenance issues. Bill sees the benefits of the Park Board owning and operating the Collette Fitness Center. Kristi W. explained that Heather Jenkins has been tasked with "Right Sizing" the Life Skills and Transition Center. The park board along with the city and other local entities have been named to help with the master redevelopment plan. Bill asked if the committee would be in favor of taking over the Collette Fitness Center or would be against. The committee agreed that under the right circumstances the Grafton Park Board would be interested in owning and operating the Collette Fitness Center.

- iv. Kristi Wilfahrt had written a letter to the Grafton Park Board that was shared with the committee. Kristi W. explained that there needs a course correction and what it takes to move forward with positive momentum with strong leadership using the Foundation as support to share the fundraising workload. Raising \$2 million will be a "heavy lift." A plan for a basic pool could be all the community can afford. Kristi W. explained the committees that should be developed to handle all the tasks that it will take to manage the project, fundraising, and endowment. Team Grafton needs to come together to help with the LSTC Campus redevelopment. The Capital Campaign Committee needs to be developed. Scott asked when KLJ will be done with their portion of the planning. Bill explained that it will take a couple of months. Scott would like to keep the ball rolling. The committee agreed to move forward with a joint meeting with the Grafton Parks Foundation in the next month or 2. Matt will reach out to the Foundation and see when it will work to schedule a combined meeting with the Park Board.

III. New Business:

IV. No Public Comments:

- V. Adjournment: Kristi O. made a motion to adjourn. Jon seconded the motion, motion passed all approved. Meeting adjourned at 12:52pm.