



Tuesday, June 10th, 2025  
Grafton Parks & Recreation Board Room  
715 West 5<sup>th</sup> Street  
Grafton, ND 58237  
5:15 p.m.

**Minutes:**

- I. Call to Order by Kristi Olson at 5:18 PM
- II. Board Members Present:
  - A. Board Members Present: Kristi Olson, Scott Hills, Cory Burns, Jon Jelinek
  - B. Board Members Absent: Darrin Wollitz
  - C. Staff Present: William Dahl, Matt Oppegard
  - D. Media Present: Mike Steinfeldt
  - E. Public Present: Karen Anderson, Vonda Collette
- III. Kristi asked if there were any additions or deletions to the agenda.
- IV. Kristi asked for approval of the minutes from the April & May Park Board Meetings held on 04/09/2025 & 05/14/2025. Scott made a motion to approve the minutes from the April & May Park Board Meetings. Seconded by Jon, the motion passed all approved.
- V. Kristi asked for a motion for the authorization of expenditures as listed. Cory made a motion to approve the expenditures as listed. Seconded by Jon, the motion passed all approved to pay bills.
- VI. Matt will present the May bank statement report at the next Park Board meeting.
- VII. Reports:
  - A. Recreation Manager
    - i. Matt reported that swim lessons had started and all levels are full. Monday's lessons were cancelled due to cold weather. Those lessons will be made up on Friday.
    - ii. Plenty of room open for Golf with 9 registered. Golf lessons starts Monday, June 16<sup>th</sup>.
    - iii. The gymnastics camp registration is almost full. Gymnastics camp starts on Monday, July 7<sup>th</sup>.
    - iv. CAMP registrations are open. The 7-9 year old group is already full. CAMP starts July 15<sup>th</sup>.
    - v. Pickleball Clinic will start on August 4<sup>th</sup>. Registrations will be online starting July 1<sup>st</sup>.
  - B. Director
    1. Parks
      - i. Bill reported that the Leistikow Park Road repair has come in under what was originally estimated. The total project is now estimated to cost \$182,753. The Special Roads Fund Grant will cover \$88,099. It will be filed the same way as last time with the project going through the city and the Park Board will reimburse the city through specials.
      - ii. Bill has received the letter to start the Leistikow Park Trails Bridge project. The contract has been signed with Wheeler Lumber for the new bridge. The bridge will be shipped in 16 to 18 weeks. The work has been approved for KLJ to engineer the abutments. Bids will go out to install the abutments this summer/fall. Hopefully there is enough time to install the bridge this winter

but maybe done next spring/summer depending on fall schedules. Once the bridge project starts, that portion of the trails will be closed off until the bridge is completed. Bill mentioned that the Corn Maze wagon train ride will continue to run while the project is going on but will have a different route.

- iii. Bill reported that the Grafton Park Board was not awarded the Grafton Community Foundation Super Grant. Bill explained that he will submit for the high school court basketball hoops this fall for the annual grant then reapply for the super grant for the rest of the project this spring.
- iv. 66 trees have been planted throughout Leistikow Park and in the orchard. The trees will be paid for by the Soil Conservation Forestry Grant. Mulch and deer protection will be installed next week.
- v. Bill reported that the park staff have cleaned up the Arbor, removed the shrubs, and pinned fabric for landscape rock.
- vi. Bill extended a thank you to the Grafton Beautification Committee for the addition of the Butterfly Sculpture. A beautiful addition to the front of Leistikow Park.

## 2. Campground:

- i. Bill reported that there is a 2021 40' 5<sup>th</sup> wheel camper from Florida that has not returned emails or calls from the office. They are now a month late on their payment. Bill has contacted the city attorney to start the procedure for abandoned property. The Grafton Police Department is checking for any leans on the camper.
- ii. Cabins are full for most of the summer. Only a couple of nights are available periodically. Bill mentioned that he would like to see where the campground is at the August Board meeting and possibly ask for approval to add 1 more cabin for next year.
- iii. When the construction starts with the second ice sheet at the Centennial Center, the excavated fill will be placed in the low area just west of the campground in preparation for future campsite additions. At that time the manhole that was built up will be lowered to the proper height.

## 3. Pool:

- i. Bill reported that a group toured the pool facility with Tanner Naastad with ICON Architectural Group. Tanner's dad is a retired pool engineer who toured the facility on Saturday. ICON will perform a facility condition assessment of the current pool to determine what the cost of repairing it would be. Bill presented the ICON proposal to the Grafton Park Board. The cost for the assessment is \$5,100. Cory made a motion to approve the ICON facility condition assessment proposal for \$5,100. Scott seconded the motion, motion passed all approved. Cory asked how long the assessment would take. Matt mentioned that the contract states 45 days from when they receive it that puts it out to the end of July.
- ii. Scott is glad that the feasibility study, but there is no way that he can vote for a plan that loses \$400,000 annually. He can entertain an indoor option, but it must be at a level that Grafton can afford. Bill asked the board to keep an indoor option open and continue to explore what could be affordable along with exploring the outdoor option. Kristi voiced concerns over deferred maintenance. Scott explained Thief River Falls deferred maintenance funding issues with the "Mini-Ralph" hockey arena that was donated to the city from Ralph Engelstad. Matt explained that the best thing that Ralph could have done was leave the city an endowment fund that could handle the deferred maintenance, which is why we would look at building an endowment fund. Matt explained that the IBIS study had us borrowing \$14 million, which is why the bottom-line loss is so high. We cannot take on that much debt but get a couple partners onboard and it will dramatically change that bottom

line to something that we can manage. Kristi asked if we would be charged more if we wanted to change the business plan. Bill explained that yes we would be charged more for any additional work done by IBIS. Bill asked Karen Anderson to explain what happened at the last legislative session. Karen explained that the state did not have an opportunity to see the business plan since it came out after the session was over, but the appropriations committee was interested in finding a solution for the empty buildings on the Life Skills and Transition Center campus. Karen read the bill that was passed this last session that approved a master plan that will identify the portions that are necessary for the Life Skills and Transition Center and identify the portions that are no longer needed that could be conveyed to a local government or non-profit for the betterment of the community. Karen explained that Collette Fitness Center is an aging facility, and they are interested in working with a local group to help the community and northeast region grow. Bill explained that if we miss this opportunity to partner with the state, we may never get another one to build something that would be great for the growth of the community and surrounding area. The indoor facility would be a great recruiting tool for local businesses. Let's keep an open mind, see what this assessment shows, and not shut the door on either option. Kristi asked what phase 2 would be for Kristi Wilfahrt that was approved by the Grafton Parks & Recreation Foundation since the project is being managed by them with the sales tax revenue. Kristi mentioned that Matt shared the phase 2 agreement with her after she asked for it and the board had not seen it until then. Kristi asked how we are going to approach potential donors when we are still gaining information as to which direction we will go. Bill explained that we cannot stop moving forward on either project. We are going to need additional funding for any direction we go. Scott explained that it was said that there were things left out due to confidentiality so then we need confidentiality agreements, and we will sign them so we are all on board with the same information. He has felt the transparency has gotten better in the last week. Bill assured the Park Board that they will be included in the emails from Kristi W. from now on and he will ask her to forward the confidentiality agreements to the Park Board members. Bill explained that this is the largest project that the Park Board has ever been a part of and that is why we hired consultants to gather the information help us navigate through the process. That is how we are able to get as far as we have so far. Kristi mentioned that she thought she was going to get more then the indoor option presented by IBIS and they were unaware that all of our eggs are in the indoor basket. Bill explained that we have 2 organizations working on the pool project (Grafton Park Board & Grafton Parks & Rec. Foundation). The foundation is collecting and managing the sales tax dollars. It was set up that way since public perception is that any money going into the Grafton Park Board is used for other things like raises, which is not true. That is why we felt it was better for public perception to have the sales tax be managed the Park's non-profit board that does not get paid for what they do. The Foundation was formed in 2020 due to the public perception that fundraisers go to the Park Board general fund to guarantee the separation so the funds easily showing that they are allocated to what they were raised for. Scott also mentioned that it gave a way to make a tax-deductible gift to the Parks being a 501(c)3. The foundation is paying for the development of a pool project with the sales tax funds which is why they have signed all the contracts with the consultants. Kristi asked that anything being paid for by the foundation or the park board is shared with the park board. Bill and Matt agreed that they could do that. Matt explained that at the time Kristi W. Phase 2 contract was signed, we were

seeing if there was a way to get any funding at the state level for the pool project in this biennium knowing that if this opportunity was missed it would be 2 years until we can try again. Bill added that this year opened the door that will allow us to present something at the next biennium. Vonda thanked the board for everything that has been done before. Asked the Park Board not to shut the door on the indoor pool option and keep an open mind. She sees the potential with state partnership. She sees how much of an indoor facility would benefit the community. She wants to see more people come together to join "Team Grafton" with the common goal of growing the community and the surrounding area.

4. Arenas:

- i. Bill reported that the Grafton Blue Line Club has found a used ice plant from Thief River Falls for \$100,000. They are currently checking to see if it is large enough to run both ice sheets.
- ii. The ice plant distribution hub leak will be repaired in July when Lunseth gets caught up on large projects that they are currently working on.

5. Athletic Fields:

- i. Bill extended a thank you to Jasson Latraille for building 3 cement pitch mounds for practice outside of the 8<sup>th</sup> Street Diamond playing field.

6. Elmwood:

- i. The Elmwood porch project has been completed with the siding and porch railings reinstalled. Bill submitted pictures to the Community Foundation and closed out the grant.

C. Business Manager:

- i. Matt asked what date would work best to schedule the 1<sup>st</sup> Budget Committee the board agreed to have the 1<sup>st</sup> budget meeting on Monday, June 30<sup>th</sup> at Noon.

X. Old Business:

XI. New Business:

XII. Public Comments:

XIII. Adjournment: Kristi asked for adjournment. Jon made a motion to adjourn the meeting. Scott seconded the motion, motion passed all approved. Meeting adjourned at 6:06 pm.