

Multi-Events Center Joint Powers Board Meeting

July 18, 2013

10 a.m.

NCTC, Room 735

MINUTES

Board Members present: Josh Balmer, Cody Hempel, Steve Crittenden, Larry Kruse (alternate for Glen Kajewski)

Board Member absent: Glen Kajewski

Other Alternate Board Members present: Laine Larson, Anne Temte, Mike Flaagen

Advisors/Operations Council Members present: Paul Peterson, Joe Amundson, Carl Clark, Clinton Castle, Mike Biermaier,

Recorder: Cindy Cedergren

Topic	Responsible Party	Discussion/Outcome
1. Call to order	Balmer	Chairman Balmer called the meeting to order.
2. Additions to Agenda		<ul style="list-style-type: none">A motion was carried to separate agenda item #8 to #8 a. & b. (City and county intents to withdraw)
3. Approval of Minutes	Board	<ul style="list-style-type: none">The minutes from the May 10, 2013 meeting were approved as distributed.
4. Financial Report & Approval of Bills	Cedergren	<p>Cindy Cedergren reported the following:</p> <ul style="list-style-type: none">Current MEC fund balance \$28,548.67All four entities have paid their annual \$2500 contributionBills paid since May meeting:<ul style="list-style-type: none">KK Masonry - \$3,512 – 2 dugout enclosuresTRF Lock and Key - \$693 – re-pin locks for MEC buildingTotal Revenue for July 1, 2012 through June 30, 2013: \$10,126.25Total Expenses for July 1, 2012 through June 30, 2013: \$4,205Motion carried to accept the financial report as presented.
5. Operations Council Report	Biermaier	<ul style="list-style-type: none">Minutes of the 5/22/13 Operations Council meeting were distributed with the agenda. Mike Biermaier reported on each of the items covered.<ul style="list-style-type: none">Snow Removal – decision on hold until lease agreement between city & school district is finalized. The tentative agreement made with all parties at the 4/24 Operations Council meeting is now void.Entity Duties –a revised Operations and Maintenance Agreement was presented for review and comment. It was determined that additional changes were needed and will be brought back at the next meeting (clarification on such things as NCTC's role at all games, removal of "future replacement" in various portions of the agreement, facility use fees – specifically regarding section competitions, soccer association use).Restrooms: Port-a-Potties – The Operations Council decided not to purchase the (3) units approved at the last Joint Powers Board meeting, due to higher purchase price than expected. The Operations Council

		<p>recommended renting (3) units this season (June-August) - for better service, less maintenance. A motion was made, seconded and carried to approve the rental of 3 units for this season. Mike Biermaier will get estimated costs for the season to Cindy Cedergren. It was recommended that units should be in place by June 1st each year. Next meeting – discuss a plan for port-a-potties for next season.</p> <ul style="list-style-type: none"> ○ John Deere Gator Lease: It was noted that the school district leases a John Deere Gator for use at the MEC; Cody Hempel suggested that Arctic Cat be approached to furnish a unit at no cost. Mike Biermaier will check on the expiration date of the current lease and will contact Cody on the status. ○ The Operations Council will define how each entity uses the MEC.
6. Follow-Up on Unresolved Issues from last meeting	Various members	<ul style="list-style-type: none"> a. Status of pit toilets – Joe Amundson reported that the city will maintain this building near the soccer fields. There was no mold as reported earlier. Some work needs to be done on the roof (aesthetic only). b. Handicapped parking near soccer fields – Mike Flaagen will provide portable signs. A motion was made, seconded and approved to place two handicapped parking signs, in locations recommended by the soccer association. Mike Flaagen will check into legal requirements for handicapped spots (in terms of size, markings, etc. and report findings at the next meeting. c. Water line to soccer fields – Joe Amundson will check on this. d. Land transfer information – Josh Balmer stated he had received information from Paul Ihle's office on transfers dating back to 1966 to date. Information did not contain intent of transfers. e. Purchase of port-a-potties – covered in Operations Council report. f. Reducing water service fees to MEC building – college currently pays \$277/month for water service, regardless of use; we don't use water 7 months out of the year, but the service is required for fire protection. Clinton Castle reported that he is waiting for a response from the city on his request to resize the meter, and will report results at the next meeting. g. Tree planting – Mike Biermaier is waiting to hear back from Eric Bergerson on his recommendation for better growth of trees, especially on the north end. On a side note, the idea of building a shelter and sandbox area was mentioned as a possible future project to consider. h. Playground equipment between Fields 1 & 3 – Joe Amundson met with the designer; waiting for information; will report at a future meeting. Concerns were raised about liability issues if the equipment is not up to normal standards for city playground equipment. The city's insurance representative told the city it is safe to install the equipment. i. Snow removal – covered in the Operations Council report.
7. Revenue/Expense Reports from all entities	Various members reporting	<ul style="list-style-type: none"> • Clinton Castle reported that some expenses were missing from the NCTC report; Anne Temte will check into whether NCTC paid debt service for the MEC, and if so, that should be added to the NCTC expense report. Clinton will present an updated report at the next meeting.

		<ul style="list-style-type: none"> • MEC Fund history – Cody Hempel inquired as to why private/individual donations weren't sought over the years to bring in revenue, as they were in the beginning stages of the MEC development. It was noted that private donations were sought to pay for specific projects to complete Phase I, not for general operating expenses. • Motion carried to accept the revenue/expense reports from each entity, pending NCTC's edits at the next meeting.
<p>8. Status of Intents to Withdraw:</p> <p>a. Pennington County</p>	Hempel	<ul style="list-style-type: none"> • Cody Hempel noted that the county has had very little expense, no revenue, and has no role in the MEC programs. • He reiterated the county's request to withdraw from the Joint Powers Board, with no ownership or reimbursement expected. • He stated that the county is willing to partner with the MEC in the future, if needed for future expansion. • The county will continue to maintain the county road as required. • The county will attend Joint Powers Board meetings if requested, but only in an advisory capacity, with no voting rights. • Steve Crittenden made a motion to approve the county's request to withdraw, to amend the Joint Powers Board agreement to remove Pennington County, with no reimbursement or compensation for any assets of the Board, effective July 19, 2013. Motion carried, with Larry Kruse opposed.
<p>8. b. City of TRF</p>		<ul style="list-style-type: none"> • Joe Amundson and Larry Kruse reported no change in the city's request to withdraw from the Board. • Josh Balmer asked about the city's exit strategy. Joe stated that the city's intent is that the city would continue to operate the MEC ballfields as they currently do. Josh brought up the fact that the school district had donated the land to the city, and enhancements to the ballfields had been purchased by the MEC fund, college, school district, as well as the city. It was unknown at the meeting who paid for the concessions and restrooms on the ballfields. • Anne Temte asked city representatives why they wanted to withdraw. Both Larry Kruse and Joe Amundson were new to their positions with the city, and the decision to withdraw was made from previous city administration. • Can one entity take assets that are part of the MEC? • Will the ballfields still be accessible for college and school district to use? Snow removal issues were discussed again. Larry Kruse stated that the city can accommodate snow removal on the fields if needed. • Laine Larson stated that better trust is needed among the entities. She brought up past key issues; can't each entity have a key? The Operations Council can further discuss issues regarding possession of keys. • Larry Kruse encouraged cooperation and working together to resolve the issues surrounding the city's intent. • Josh Balmer asked Larry Kruse if the City Council had been briefed on the impact of the city's withdrawal. • If the city reconsiders their intent, maybe the structure of the MEC should be

		<p>re-invented, with all costs being charged to the MEC, and all revenue going to the MEC, with close management oversight. The Board will entertain discussions for future direction of the Board.</p> <ul style="list-style-type: none"> • The Joint Powers Board could not agree to allow the city to withdraw from the Board until questions are answered by the city. • Steve Crittenden and Josh Balmer offered to attend a City Council meeting to discuss this matter. Larry Kruse will communicate this to the Council. • This item will be continued at the next meeting.
9. Planned use of college land adjacent to MEC	Crittenden	<ul style="list-style-type: none"> • Steve Crittenden reported that the college intends to utilize college-owned land west of the MEC building for the development of student housing, with a long-term land lease agreement with a private developer. The building is expected to provide 100-125 beds. • He reported that this land has no terms and conditions for use in place.
10. Joint Powers Board Agreement		<ul style="list-style-type: none"> • A motion was made to amend the Joint Powers Board agreement to read 2/3's vote required. The motion was tabled until the next meeting. The agreement will not be changed at this time, pending the formal withdrawal of the City.
11. Input from the Public		<ul style="list-style-type: none"> • None
Adjourned at 12:15 p.m.		
Next meeting	To be called by Chairman after further discussions with City Council have occurred; possibly September.	

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