

KINDRED CITY COUNCIL SPECIAL MEETING MINUTES
Wednesday, March 13, 2024 | 6:30 pm | Kindred City Hall

Present: Mayor Darrell Kersting, CMs Adam Spelhaug, Julie Johnson, Shad Stoddard and Ozzie Peraza.

Others present: Park Board Members Rob Sahr, Lydia Ronningen, and Kevin Mehrer, Parks Director Mike Brown, PWS Rich Schock, Auditor Tabitha Arnaud, Engineers Brandon Oye and Brandon Smith, Brian Ordahl, David Braaten, Bryce Knowlen, Mark Ottis.

Mayor Kersting called the meeting to order at 6:31 pm.

Review Bids Received for Improvement District No. 2024-1 and 2024-2, Newport Ridge and 7th Avenue Paving:

City Engineer Brandon Oye presented the three bids received for the project at the opening on March 7, 2024:

- Northern Improvement Company bid \$2,807,127.00
- KPH, Inc. bid \$3,024,592.01
- Dakota Underground Company bid \$4,987,983.91
- The Engineer's Estimated Construction Cost of the project was \$3,350,500.00 (including contingencies)

Oye also provided an updated Preliminary Special Assessment breakdown for District 2024-1, along with the original preliminary breakdown dated September 6, 2023. These estimates include cost reductions from the Cass County Flood Sales Tax Cost-Share (detention pond) and City reserves from Newport Ridge Phase 1. The preliminary special assessments are estimated to be slightly lower than what was provided last fall. Should the contingencies not be needed for the project, the special assessments would be reduced further. It is Moore Engineering's recommendation is to award the contract to the lowest bidder, Northern Improvement Company contingent on NDDEQ approval for the SRF loan. **MOTION, passed – To award a construction contract to Northern Improvement Company for the Improvement District 2024-1/2024-2 project with the base bid of \$2,807,127.00 contingent on NDDEQ approval for the SRF loan. Spelhaug moved, Stoddard seconded. RCV (Roll Call Vote); MCU (Motion Carried Unanimously).**

Items for Discussion with Park District

Pool Related: Review of the annual [Sub-Lease/Management Agreement](#) for 2024. No changes from last year. **MOTION, passed – To approve the 2024 Kindred Pool Sublease Agreement. Stoddard moved; Peraza seconded. RCV; MCU.** The new pool liners are still on the schedule to be installed this spring.

Kindred Parkland Dedication Policy: Discussion regarding Kindred Ordinance Ch 4-0811 requiring land subdivision to dedicate 10% of the platted land for parks and playgrounds. Should the land be too small or unsuitable to meet the needs of the development, cash-in-lieu may be considered. Discussed the new Parkland Dedication Policy that the Park Board drafted with legal guidance. This provides guidance and defines how the value of land is determined. Discussion regarding recent Norman Acres development. Determined payment upon approval of the developers agreement would be most efficient. **MOTION, passed – To approve Kindred Parkland Dedication Policy as presented. Spelhaug moved; Peraza seconded. RCV; MCU.**

Beautification: Discussed plans to get watering tank to make watering planters easier. Brown, Schock, and Spelhaug said they could likely come up with a 125-gal tank for this. Ronningen noted she is still working with RDO to get crates that can be converted to planters, possibly looking at additional benches as well. Brown reported December ice storm created a lot of tree damage; will further assess park trees for additional removal or cleanup.

City Park Updates: Discussed improvements and grant options for upgraded playground equipment. Plans were halted a bit with recent discussion of a new community center possibly being put in City Park. Mayor Kersting and CM Spelhaug noted that if a new community center is planned, it would potentially be 5-10 years out, making any investments to the park (and Memorial Building) worthwhile; also, the area west of the north/south sidewalk by the shelter/pool would not go away and would remain greenspace.

Ice Rink: The gravel lot at Gilbertson Park creates issues with the rink liner so PB would like to consider trying the ice rink in the downtown "triangle" lot across from the fire hall/grocery store. Council agreed it would be nice to try a new location.

Proposed Community Center Planning: CM Spelhaug reported on the exploratory group of people who were considering concepts for a new community center. If we were to "dream" of a new community center, what would you like to see in it? Spelhaug and Kersting both noted that although it would be a great addition to the community, it will be very expensive and would be many years out from now. So, holding off on improving current properties in place of waiting, may not be ideal.

Others: CM Stoddard reported that Kindred Wildlife Club finally located a new stainless-steel sink for the Memorial Building. PWS Schock and PD Brown reported the flag pole by the pool has finally been removed. Mayor Kersting thanked all board members and staff for their attendance and continued involvement in the community!

MOTION, passed – To adjourn meeting at 7:19 pm. Stoddard moved, Spelhaug seconded. RCV; MCU.

(Minutes subject to council approval.) (Agenda deadline is noon Wednesday the week before the meeting.)

Darrell Kersting, Mayor

Tabitha Arnaud, City Auditor

Date approved