

March 13, 2026

**TO:** Commissioners Gilbertson, Herzog, Jeske, Redmann, and President Zimmerman  
**FROM:** Kevin Klipfel, Executive Director (KLJ)  
**SUBJECT:** March 19, 2026 Park Board Meeting Packet and Overview

Commissioners:

Enclosed you will find the packet of information and overview for the Park Board meeting on March 19, 2026 at 5:15 pm.

- Item 1.** Call Meeting to Order and Roll Call
- Item 2.** Pledge of Allegiance
- Item 3.** Approve Agenda
- Item 4.** Featured Partners and Programs - Capital Curling Club  
Ryan Lagasse, President of the Capital Curling Club, will provide an update on the USA Curling Junior Nationals.
- Item 5.** Disposition of Bids
- World War Memorial Roof – These bids will be opened March 17<sup>th</sup>. We will provide the bid results to the Board prior to the Board meeting. Jeff Ubl from Ubl Design Group will review the information with the Board.
  - General Sibley Day Use Road Project – Brad Krogstad with KLJ will present the bid results and recommendation to the Board.
- Item 6.** Tyler Coulee Regional Stormwater Project  
City Engineer Gabe Schell will present this project to the Board.
- Item 7.** Clairmont Road Sidewalk Project  
Operations Director David Mayer will review the information in the Board packet.
- Item 8.** Recreation Center Feasibility Study  
Please see the memo provided in the Board packet. City Administrator Jason Tomanek and I will be available to answer questions.

*A nationally accredited park and recreation agency.*

- Item 9.** City of Bismarck Fire Station Land  
City Administrator Jason Tomanek has provided information in the Board packet which he will review at the meeting.
- Item 10.** Bismarck's Red, White and Boom Proposal  
Jake Armstrong with the Funatix will present this item to the Board.
- Item 11.** Mahatma Gandhi Statue Gift  
I had the honor of meeting with the Consulate General of India, Seattle, in February. The Government of India would like to gift a statue of Mahatma Gandhi to the state of North Dakota with the statue being placed at Peace Park. The information in the packet provides additional information.
- Item 12.** 2027 Budget Development Schedule  
Finance Director Kathy Feist will review the 2027 budget development schedule with the Board.
- Item 13.** Consent Agenda  
A variety of items have been placed in a consent agenda. A consent agenda can be approved with one motion, or an item or items can be removed for additional discussion and separate action. Staff recommends approval of the following items:
- Consideration of February 19 and February 23, 2026 Board Meeting Minutes  
The minutes are included for your consideration.
  - Request Approval to Submit Recreation Trail Program Grant Application –  
Please see the memo provided by Operations Director David Mayer.
  - Satchel Paige Statue Request to Call for Bids – Please see the memo provided in the Board packet.
  - Request to Dispose of Obsolete Equipment – Please see the memo provided by Operations Director David Mayer.
- Item 14.** Approval of Bills
- Item 15.** Consideration of Executive Director Applicants and Possible Executive Session  
The Board must pass a motion to go into executive session if you wish to discuss confidential applications. The Park Board has the authority to go into executive session for this purpose pursuant to NDCC 44-04-18.27.

Individuals or organizations who wish to appear before the Board on an existing agenda item will also make the request in writing or emailed, delivered to the Bismarck Parks and Recreation District office by 12:00 noon, 2 days prior to the regular monthly meeting of the Board of Park Commissioners.

Next Regular Board Meeting: April 16, 2026 at 5:15 pm in the Tom Baker Meeting Room

March 17, 2026

Bismarck Park Board Commissioners  
Mr. Kevin Klipfel, Executive Director  
Bismarck Parks and Recreation District  
400 East Front Avenue  
Bismarck, ND 58504

**RE: Bid Recommendation:  
World War Memorial Building Reroofing**

**Via: E-mail only.**

Dear Bismarck Park Board Commissioners and Mr. Klipfel,

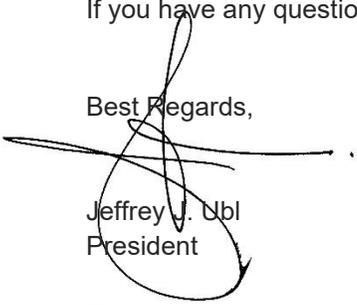
On Tuesday, March 17, 2026, at 1:30pm the Bismarck Parks and Recreation District called for bids for the above-mentioned project.

At the time and place designated, the Bismarck Parks and Recreation District received two bids. Following a complete review of the submitted bids and bid procedures, I am recommending the Park Board commissioners consider accepting the bid from Twin City Roofing LLC for \$374,980.00.

Attached to this letter is a copy of the bid tab and estimate for the project.

If you have any questions regarding this bid process, please call me at 701-426-2544.

Best Regards,



Jeffrey J. Ubl  
President

Enc



## TABULATION OF BIDS

PROJECT: World War Memorial Building Reroof

BIDS RECEIVED BY: Kevin Klipfel, Executive Director  
Bismarck Parks and Recreation District

Architect's Estimate \$ 380,000.00

BID TIME & DATE: Bids Received at 1:30 PM Central Time  
Bid Opening at 1:30 PM Central Time  
Tuesday, March 17, 2026

BID LOCATION: Bismarck Parks and Recreation District  
400 East Front Avenue  
Bismarck, ND 58504

## ROOFING SUMMARY OF BIDS

	CONTRACTOR NAME City, State	ADDENDA			ENVELOPE #1		ENVELOPE #2		Base Bid	-		TOTAL BASE BID
		Addendum #1 June 23, 2025			Bid Bond (5%)	ND Contractor's License #	Bid Form					
1	Twin City Roofing	x			x	x	x	\$374,980.00				\$374,980.00
2	Tecta America Dakotas	x			x	x	x	\$382,698.00				
3												
4												
5												
<b>TOTAL OF LOWEST PRIME BID</b>												<b>\$374,980.00</b>



March 11, 2026

Kevin Klipfel  
Executive Director  
Bismarck Parks and Recreation District  
400 E Front Ave  
Bismarck, ND 58504

**Re: Bid Opening Results; General Sibley Park Roadway Improvements**

Dear Kevin,

Bids for the construction of the **General Sibley Park Roadway Improvements** project were due on March 11, 2026, at 2:30 pm. The project was advertised three times in the Bismarck Tribune with the advertisement(s) running on February 17, February 24, and March 3, 2026. No addenda were issued.

Construction costs were requested for the work which consisted of a Base Bid to overlay the existing asphalt roadways and parking lots within the day use park, install new asphalt pavement on the boat ramp access road and parking lot, replace existing speed bumps, stripe/restripe the parking lots and crosswalks, and construct ADA accessible parking stall improvements. One Alternate Bid was requested to replace existing wooden wheel stops with new concrete wheel stops near Shelter 2.

The Engineer's Opinion of Probable Cost is based on recent 2026 bid prices from similar projects in Bismarck, as follows:

- Base Bid: \$611,965.00
- Alternate A: Concrete Wheel Stops: \$1,400.00
- TOTAL Base Bid plus Alternate A = \$613,365.00

Two (2) bids were submitted, opened, and read aloud and are summarized as follows:

Strata Corporation

- Base Bid: \$587,289.10.
- Alternate A: Concrete Wheel Stops: \$4,386.20
- TOTAL Base Bid plus Alternate A = \$591,675.30

Northern Improvement Company

- Base Bid: \$594,364.50
- Alternate A: Concrete Wheel Stops: \$2,954.00
- TOTAL Base Bid plus Alternate A = \$597,318.50

Work on the boat ramp access road and parking lot is scheduled to begin after spring conditions allow and be completed prior to September 3, 2026. Boat ramp access road and parking lot work performed after May 1, 2026 will be limited to a Monday through Thursday work week and a maximum duration of 3 consecutive weeks. All other work is scheduled to occur between September 8, 2026 and November 5, 2026, and be performed on a Monday through Saturday work week.



The lowest responsible bid received from Strata Corporation was approximately 4% lower than the Engineer's Opinion of Probable Cost. Pending availability of funds, we recommend the Park Board **award the Base Bid and Alternate A in the amount of \$591,675.30 to Strata Corporation.**

We plan to present the results of the bid opening and summary to the Park Board at their regularly scheduled meeting on March 19, 2026.

If you have any questions, please feel free to contact me at 701-355-8437.

Sincerely,

**KLJ**

A handwritten signature in blue ink, appearing to read 'Brad Krogstad', is written over a light blue horizontal line.

Brad Krogstad, PE  
Client Services Manager

Enclosure(s): Bid Tabulation, Bid Summary

Project #: 2514-11024

cc: file



**TABULATION OF BIDS**  
**GENERAL SIBLEY PARK ROADWAY IMPROVEMENTS**  
**BISMARCK, NORTH DAKOTA**  
 3/11/2026

BASE BID ITEM	SECTION	DESCRIPTION	UNIT	QUANTITY	Engineers Opinion of Probable Construction Cost			Strata Corporation (Knife River)			Northern Improvement Company		
					UNIT PRICE	TOTAL COST	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST		
1	00 700	CONTRACT BOND	LS	1	\$ 6,000.00	\$ 6,000.00	\$ 2,050.00	\$ 2,050.00	\$ 2,360.00	\$ 2,360.00			
2	01 4000	MATERIALS TESTING	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 7,175.00	\$ 7,175.00	\$ 7,173.00	\$ 7,173.00			
3	01 5500	TRAFFIC CONTROL	LS	1	\$ 8,000.00	\$ 8,000.00	\$ 7,600.00	\$ 7,600.00	\$ 1,620.00	\$ 1,620.00			
4	01 5713	EROSION CONTROL	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 5,865.00	\$ 5,865.00	\$ 2,700.00	\$ 2,700.00			
5	01 7113	MOBILIZATION	LS	1	\$ 55,000.00	\$ 55,000.00	\$ 44,950.00	\$ 44,950.00	\$ 19,050.00	\$ 19,050.00			
6	01 7123.10	CONSTRUCTION STAGING AND LAYOUT	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 18,900.00	\$ 18,900.00	\$ 18,900.00	\$ 18,900.00			
7	02 4110	REMOVE ASPHALT SURFACING	SY	217	\$ 25.00	\$ 5,425.00	\$ 17.00	\$ 3,689.00	\$ 24.10	\$ 5,229.70			
8	02 4110	REMOVE CONCRETE SURFACING	SY	104	\$ 25.00	\$ 2,600.00	\$ 21.00	\$ 2,184.00	\$ 42.60	\$ 4,430.40			
9	31 1000	SITE CLEARING & GRUBBING	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 3,155.00	\$ 3,155.00	\$ 2,870.00	\$ 2,870.00			
10	31 2200	COMMON EX WASTE - PATCHES & TOPSOIL WASTE	CY	41	\$ 40.00	\$ 1,640.00	\$ 39.45	\$ 1,617.45	\$ 59.70	\$ 2,447.70			
11	31 2200	COMMON EX WASTE - SUBGRADE REPAIR	CY	74	\$ 40.00	\$ 2,960.00	\$ 39.45	\$ 2,919.30	\$ 59.70	\$ 4,417.80			
12	31 2200	IMPORT & INSTALL TOPSOIL	CY	236	\$ 75.00	\$ 17,700.00	\$ 52.50	\$ 12,390.00	\$ 56.70	\$ 13,381.20			
13	31 2316	12" SUBGRADE PREPARATION-FULL DEPTH PATCHES	SY	176	\$ 10.00	\$ 1,760.00	\$ 14.50	\$ 2,552.00	\$ 18.20	\$ 3,203.20			
14	31 2316	12" SUBGRADE PREPARATION-SUBGRADE REPAIR	SY	220	\$ 10.00	\$ 2,200.00	\$ 13.75	\$ 3,025.00	\$ 18.20	\$ 4,004.00			
15	32 0116.71	COLD MILLING ASPHALT PAVEMENT	SY	121	\$ 15.00	\$ 1,815.00	\$ 67.50	\$ 8,167.50	\$ 20.40	\$ 2,468.40			
16	32 1123	SALVAGE & RESHAPE AGGREGATE BASE	CY	145	\$ 15.00	\$ 2,175.00	\$ 64.50	\$ 9,352.50	\$ 18.20	\$ 2,639.00			
17	32 1123	AGGREGATE BASE COURSE - FILL TYPE 3	TON	642	\$ 55.00	\$ 35,310.00	\$ 38.25	\$ 24,556.50	\$ 66.90	\$ 42,948.80			
18	32 1123	AGGREGATE BASE COURSE - FILL TYPE 3 - 12" MIN. SUBGRADE REPAIR	TON	138	\$ 60.00	\$ 8,280.00	\$ 48.90	\$ 6,748.20	\$ 81.80	\$ 11,288.40			
19	32 1216	ASPHALT LEVELING COURSE (FAA 43) W/ TACK	TON	16	\$ 150.00	\$ 2,400.00	\$ 131.25	\$ 2,100.00	\$ 300.00	\$ 4,800.00			
20	32 1216	2" ASPHALT OVERLAY (FAA 43) W/ TACK	TON	1,959	\$ 130.00	\$ 254,670.00	\$ 117.50	\$ 230,182.50	\$ 132.90	\$ 260,351.10			
21	32 1216	4" ASPHALT PAVING (FAA 43) W/ TACK	TON	874	\$ 130.00	\$ 113,620.00	\$ 127.55	\$ 111,478.70	\$ 132.90	\$ 116,154.60			
22	32 1216	4" ASPHALT PATCH (FAA 43) W/ TACK	TON	47	\$ 150.00	\$ 7,050.00	\$ 137.00	\$ 6,499.00	\$ 370.00	\$ 17,390.00			
23	32 1313	4" UNREINFORCED CONCRETE	EA	91	\$ 75.00	\$ 6,825.00	\$ 135.50	\$ 12,330.50	\$ 156.00	\$ 14,196.00			
24	32 1710	SALVAGE CONCRETE WHEEL STOPS	EA	140	\$ 50.00	\$ 7,000.00	\$ 93.00	\$ 13,020.00	\$ 40.70	\$ 5,698.00			
25	32 1710	RESET CONCRETE WHEEL STOPS	EA	139	\$ 100.00	\$ 13,900.00	\$ 116.50	\$ 16,193.50	\$ 75.60	\$ 10,508.40			
26	32 1710	SALVAGE WOOD WHEEL STOPS	EA	25	\$ 50.00	\$ 1,250.00	\$ 69.75	\$ 1,743.75	\$ 31.50	\$ 787.50			
27	32 1710	RESET WOOD WHEEL STOPS	EA	14	\$ 100.00	\$ 1,400.00	\$ 70.00	\$ 980.00	\$ 54.00	\$ 756.00			
28	32 1723.13	YELLOW PVMT MKNG PAINTED - 4" LN	LF	4,446	\$ 1.50	\$ 6,669.00	\$ 1.80	\$ 8,002.80	\$ 0.80	\$ 3,556.80			
29	32 1723.13	BLUE PVMT MKNG PAINTED - 4" LN	LF	1,214	\$ 1.50	\$ 1,821.00	\$ 2.80	\$ 3,399.20	\$ 0.80	\$ 971.20			
30	32 1723.13	YELLOW PVMT MKNG PAINTED - 24" LN - SP/EE BUMPS	LF	98	\$ 7.50	\$ 735.00	\$ 26.30	\$ 2,577.40	\$ 5.90	\$ 578.20			
31	32 1723.13	WHITE PVMT MKNG PAINTED - 24" LN	LF	228	\$ 7.50	\$ 1,710.00	\$ 8.85	\$ 2,017.80	\$ 3.80	\$ 866.40			
32	32 1723.13	PVMT MKNG PAINTED - SYMBOL	EA	19	\$ 250.00	\$ 4,750.00	\$ 245.00	\$ 4,655.00	\$ 48.60	\$ 923.40			
33	32 1729.10	ACCESSIBLE ADA PARKING STALL SIGN & POST	EA	2	\$ 750.00	\$ 1,500.00	\$ 400.00	\$ 800.00	\$ 432.00	\$ 864.00			
34	32 1729.10	SALVAGE & RESET SIGN & POST	EA	4	\$ 350.00	\$ 1,400.00	\$ 300.00	\$ 1,200.00	\$ 324.00	\$ 1,296.00			
35	32 9219	SEEDING - NONIRRIGATED MIX	ACRES	0.77	\$ 12,000.00	\$ 9,240.00	\$ 850.00	\$ 654.50	\$ 918.00	\$ 706.86			
36	32 9219	HYDROMULCH	ACRES	0.77	\$ 8,000.00	\$ 6,160.00	\$ 3,400.00	\$ 2,618.00	\$ 3,672.00	\$ 2,827.44			
<b>TOTAL: BASE BID = \$</b>					<b>611,965.00</b>								

ALTERNATE A ITEM	SECTION	DESCRIPTION	UNIT	QUANTITY	Engineers Opinion of Probable Construction Cost			Strata Corporation (Knife River)			Northern Improvement Company		
					UNIT PRICE	TOTAL COST	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST		
A-1	32 1710	RESET WOOD WHEEL STOPS	EA	-14	\$100.00	\$ (1,400.00)	\$ 76.70	\$ (1,073.80)	\$ 54.00	\$ (756.00)			
A-2	32 1710	SUPPLY & INSTALL CONCRETE WHEEL STOPS	EA	14	\$200.00	\$ 2,800.00	\$ 390.00	\$ 5,460.00	\$ 265.00	\$ 3,710.00			
<b>TOTAL ALTERNATE A = \$</b>					<b>1,400.00</b>								
<b>TOTAL: BASE BID + ALTERNATE A = \$</b>					<b>613,365.00</b>								

<b>TOTAL ALTERNATE A = \$</b>					<b>1,400.00</b>
<b>TOTAL: BASE BID + ALTERNATE A = \$</b>					<b>613,365.00</b>

Engineers Opinion of Probable Construction Cost: \$ 611,965.00

Strata Corporation (Knife River): \$ 587,289.10

Northern Improvement Company: \$ 594,364.50

Engineers Opinion of Probable Construction Cost: \$ 1,400.00

Strata Corporation (Knife River): \$ 4,386.20

Northern Improvement Company: \$ 2,954.00

Engineers Opinion of Probable Construction Cost: \$ 1,400.00

Strata Corporation (Knife River): \$ 591,675.30

Northern Improvement Company: \$ 597,318.50

Prepared by: Brent Noonan

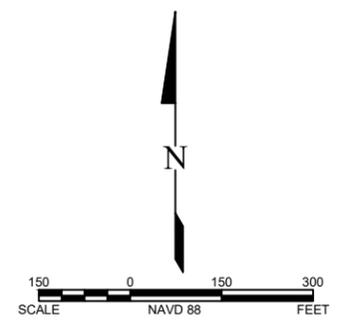
Date: 3/11/2026

**General Sibley Park Roadway Improvements  
Bismarck Parks and Recreation District**

Bids Opened: March 11<sup>th</sup>, 2026 2:30 PM CT

**Bid Summary**

Bidder Name	Contractor License	Bid Bond	Base Bid	Alternate A: Concrete Wheel Stops	Total: Base Bid + Alt A
Strata (Knife River)	Yes	Yes	\$587,289.10	\$4,386.20	\$591,675.30
Northern Improvement Company	Yes	Yes	\$594,364.50	\$2,954.00	\$597,318.50
<b>Engineer's Estimate</b>			<b>\$611,965.00</b>	<b>\$1,400.00</b>	<b>\$613,365.00</b>



NO.	DATE	REVISION

DRAFTED  
 JP  
 REVIEWED  
 ADW  
 PROJECT NUMBER  
 2514-11024  
 ISSUE DATE

**GENERAL SIBLEY PARK - ROADWAY IMPROVEMENTS**  
 BISMARCK PARKS AND RECREATION DISTRICT  
 BISMARCK, NORTH DAKOTA  
**SITE LAYOUT - OVERVIEW EXHIBIT**

SHEET  
**EX 1**

## ACCESS EASEMENT

This indenture made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, between **Bismarck Parks and Recreation District.**, whose address is 400 E Front Avenue, Bismarck, North Dakota 58501, Grantor, and the **City of Bismarck**, a municipal corporation, whose post office address is P.O. Box 5503, Bismarck, North Dakota 58506-5503, Grantee.

1. For and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor grants to Grantee, its successors and assigns, an exclusive easement to construct, operate, maintain, and repair an access (the "Work") under or upon the real property hereinafter described, together with the right to ingress and egress across Grantor's real property adjacent to the Easement Area to the extent reasonably necessary in order to allow Grantor to complete the Work and to maintain and repair the Work within the Easement Area.

2. This Easement is, except for right of access, limited to:

A 0.36 acre portion of Lot 20, Block 1, Eagle Crest Addition according to the record plat filed with the Burleigh County Recorder's office as Document number 602023 July 23, 2003 being more particularly described as:

BEGINNING at an unmarked point on the west line of said Lot 20, Block 1 common to the east line of Lot 50, Block 3, Elk Ridge Third Addition, Document No. 965922 filed 5/18/2024 with the Burleigh County Recorder's office from which the southwest corner of Section 17, T.139 N., R.80 W. 5th P.M. bears S0°15'27"W, 331.08 feet;

THENCE over and across said Lot 20, Block 1, N41°06'23"E, 241.16 feet to a point of intersection with the southwest line of Lot 19, Block 1 of said Eagle Crest Addition for the southerly, northeast corner of the herein described easement;

THENCE N48°00'00"W, 10.00 feet along the said southwest line of Lot 19 to the southwest corner marking the reentrant corner of the herein described easement;

THENCE N48°00'00"E along the northwest line of said Lot 19, 77.29 feet to the southeast corner of Lot 31, Block 1 marking the northeasterly most corner of the herein described easement;

THENCE N42°00'00"W along the southwest line of said Lot 31, 41.05 feet to the southwest corner of said Lot 31 marking the northerly most corner of the herein described easement;

THENCE S47°59'55"W, along a portion of the southwesterly line of a 40 foot wide storm water easement, at 189 feet pass the reentrant corner of said easement, in total 243.03 feet to a point of intersection with the said east line of Lot 50, Block 3, Elk Ridge Third Addition for the unmarked northwesterly corner of the herein described easement;

THENCE southerly along said east line of Lot 50, Block 3, Elk Ridge 3rd. Addition, S0°15'27"W, 108.00 feet to the Point of Beginning. The whole of which contains 15,894.65 square feet or 0.36 acre more or less.

See Exhibit No. 1

3. Grantee shall, after completing the above-described Work, or after the exercise of any rights granted by this easement, restore the lands to as near their original condition as reasonably possible and remove all debris, spoils, and equipment resulting from or used in connection with the Work or access to the lands.
4. Grantor agrees to not erect or permit any new structure or obstruction, change the ground elevation, or perform any act that interferes with Grantee's rights under this easement, except with the written consent of Grantee.
5. The term of this easement herein reserved is ninety-nine (99) years, beginning upon execution of this easement.
6. Grantor hereby reserves title to and any interest in any and all archeological and paleontological materials, whether located on or below the surface of said land.



Acceptance of dedicated lands by the **City of Bismarck**:

\_\_\_\_\_  
Michael T Schmitz  
President, Board of City Commissioners

Attest: \_\_\_\_\_  
Jason Tomanek  
City Administrator

STATE OF NORTH DAKOTA    )  
  ) SS  
COUNTY OF BURLEIGH     )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me personally appeared Michael T Schmitz, President of Board of City Commissioners, and Jason Tomanek, City Administrator, known to me to be the persons who are described in, and who executed the within and foregoing instrument and who severally acknowledged to me that they executed the same.

\_\_\_\_\_  
Notary Public



SCALE  
1" = 60'

LOT 50 BLOCK 3 ELK RIDGE 3RD ADD.  
PLAT No. 965922

S0° 15' 27"W 108.00'

S0° 15' 27"W 331.08' P.O.B."



S.W.C. SECTION 17  
T.139 N, R.80 W. 5TH P.M.  
N432604.1 E1889749.5

LOT 20

LOT 21

LOT 20

LOT 31

LOT 19

LOT 20

40' STORM WATER EASEMENT DEDICATED  
PLAT No 602023 7/23/03.  
S47° 59' 55"W 243.03'  
15,894.65 S.F.  
0.36 ACRE

THIS EASEMENT  
15,894.65 S.F.  
0.36 ACRE

N42° 00' 00"W  
41.05'

N48° 00' 00"E  
77.29'

N48° 00' 00"W 10.00'



STORM WATER EASEMENT DEDICATED  
PLAT No 602023 7/23/03.

### ACCESS EASEMENT

A 0.36 acre portion of Lot 20, Block 1, Eagle Crest Addition according to the record plat filed with the Burleigh County Recorder's office as Document number 602023 July 23, 2003 being more particularly described as:  
BEGINNING at an unmarked point on the west line of said Lot 20, Block 1 common to the east line of Lot 50, Block 3, Elk Ridge Third Addition, Document No. 965922 filed 5/18/2024 with the Burleigh County Recorder's office from which the southwest corner of Section 17, T.139 N., R.80 W. 5th P.M. bears S0°15'27"W, 331.08 feet;  
THENCE over and across said Lot 20, Block 1, N41°06'23"E, 241.16 feet to a point of intersection with the southwest line of Lot 19, Block 1 of said Eagle Crest Addition for the southerly, northeast corner of the herein described easement;  
THENCE N48°00'00"W, 10.00 feet along the said southwest line of Lot 19 to the southwest corner marking the reentrant corner of the herein described easement;  
THENCE N48°00'00"E along the northwest line of said Lot 19, 77.29 feet to the southeast corner of Lot 31, Block 1 marking the northeasterly most corner of the herein described easement;  
THENCE N42°00'00"W along the southwest line of said Lot 31, 41.05 feet to the southwest corner of said Lot 31 marking the northerly most corner of the herein described easement;  
THENCE S47°59'55"W, along a portion of the southwesterly line of a 40 foot wide storm water easement, at 189 feet pass the reentrant corner of said easement, in total 243.03 feet to a point of intersection with the said east line of Lot 50, Block 3, Elk Ridge Third Addition for the unmarked northwesterly corner of the herein described easement;  
THENCE southerly along said east line of Lot 50, Block 3, Elk Ridge 3rd. Addition, S0°15'27"W, 108.00 feet to the Point of Beginning. The whole of which contains 15,894.65 square feet or 0.36 acre more or less.

#### \* SURVEYOR'S CERTIFICATE \*

I, R. SCOTT McCLINTOCK, Sr., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THIS DRAWING AND DESCRIPTION WAS PREPARED UNDER MY SUPERVISION AND DIRECTION, THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**PRELIMINARY**

R. SCOTT McCLINTOCK, Sr. DATE: \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR  
N.D. REGISTRATION NO. LS-41227  
221 N. 5TH ST. BISMARCK, NORTH DAKOTA 58501

EXHIBIT No. 1



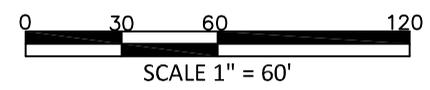
#### ACCESS EASEMENT

15,894.65 S.F. PORTION OF LOT 20  
BLOCK 1 EAGLE CREST ADDITION

PROJECT NO. SE-576

DRAWN BY: RSM

DATE: 02/27/26



## STORM SEWER, DRAINAGE and GRADING EASEMENT

This indenture made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, between **Bismarck Parks and Recreation District.**, whose address is 400 E Front Avenue, Bismarck, North Dakota 58501, Grantor, and the **City of Bismarck**, a municipal corporation, whose post office address is P.O. Box 5503, Bismarck, North Dakota 58506-5503, Grantee.

1. For and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor grants to Grantee, its successors and assigns, an exclusive easement to construct, operate, maintain, and repair public utility facilities including storm sewer, drainage and grading under or upon the real property hereinafter described, together with the right to remove trees, brush, undergrowth, and other obstructions interfering with the location, construction, and maintenance of said utility. Grantee shall have the right to ingress and egress across real property of Grantor for the purpose herein granted.

2. This Easement is, except for right of access, limited to:

### **Easement 1:**

That part of Lot B of the Northwest Quarter (NW1/4) of Section 30, Township 139 North, Range 80 West of the 5<sup>th</sup> Principal Meridian, Burleigh County, North Dakota, being further described as follows:

*Commencing at the southwest corner of Lot B as described in Doc. No. 907775, Records of Burleigh County; thence N18°00'27"E on the west line of said Lot B a distance of 313.91 feet to the Point of Beginning; thence continuing N18°00'27"E on said west line of Lot B a distance of 103.42 feet; thence continuing on said west line of Lot B 112.04 feet on the arc of a tangential curve, concave to the west, having a radius of 533.00 feet, a central angle of 12°02'37", and a long chord length of 111.83 feet bearing N11°55'29"E; thence N90°00'00"E a distance of 375.38 feet; thence S00°00'00"E a distance of 207.77 feet; thence N90°00'00"W a distance of 430.46 feet to the Point of Beginning.*

Said easement contains 1.90 acres, more or less and is subject to all prior easements, reservations, restrictions, and conveyances of record, and

## Easement 2:

That part of the East Half (E1/2) of Section 25, Township 139 North, Range 81 West and that part of the West Half (W1/2) of Section 30, Township 139 North, Range 80 West of the 5th Principal Meridian, Burleigh County, North Dakota, being further described as follows:

*Beginning at the north corner of Auditor's Lot S-1 as described in Doc. No. 466441, Records of Burleigh County; thence N35°27'54"E on and along the southeasterly line of Auditor's Lot S-3 as described in Doc. No. 664847, Records of Burleigh County a distance of 116.51 feet; thence N35°19'40"E a distance of 102.34 feet; thence S79°54'20"E a distance of 49.04 feet to the west right-of-way line of River Road; thence S32°47'13"E on said west right-of-way line a distance of 27.80 feet; thence S31°20'23"W a distance of 18.83 feet; thence S09°25'19"W a distance of 223.48 feet; thence S05°10'22"W a distance of 389.30 feet; thence S35°32'53"W a distance of 122.28 feet; thence S10°25'53"W a distance of 127.79 feet; thence S33°45'01"W a distance of 233.89 feet; thence S01°33'59"W a distance of 261.03 feet; thence N43°29'00"W a distance of 56.94 feet; thence N31°19'59"W a distance of 303.97 feet to the south corner of Auditor's Lot S-2 as described in Doc. No. 466441, Records of Burleigh County; thence N20°27'40"E on and long the southeast line of said Auditor's Lot S-2 a distance of 387.36 feet to the southwest corner of said Auditor's Lot S-1; thence continuing N20°27'40"E on and along a line common to said Auditor's Lots S-1 and S-3 a distance of 527.85 feet to the Point of Beginning.*

Said easement contains 5.90 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

See Easement Exhibit.

3. Grantee shall, after completing the above-described construction or installation, or after the exercise of any rights granted by this easement, restore the lands to as near their original condition as reasonably possible and remove all debris, spoils, and equipment resulting from or used in connection with the construction or installation or access to the lands.
4. Grantor agrees to not erect or permit any structure or obstruction other than fences or driveways, change the ground elevation, or perform any act that interferes with Grantee's rights under this easement, except with the written consent of Grantee.
5. The term of this easement herein reserved is ninety-nine (99) years, beginning upon execution of this easement.
6. Grantor hereby reserves title to and any interest in any and all archeological and paleontological materials, whether located on or below the surface of said land.

SIGNATURE PAGE

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By \_\_\_\_\_

Mark Zimmerman, President of the Board  
Bismarck Parks and Recreation District

STATE OF NORTH DAKOTA            )  
  ) SS  
COUNTY OF BURLEIGH            )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me personally appeared Mark Zimmerman, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same.

\_\_\_\_\_  
Notary Public

Acceptance of dedicated lands by the **City of Bismarck**:

\_\_\_\_\_  
Michael T Schmitz  
President, Board of City Commissioners

Attest: \_\_\_\_\_  
Jason Tomanek  
City Administrator

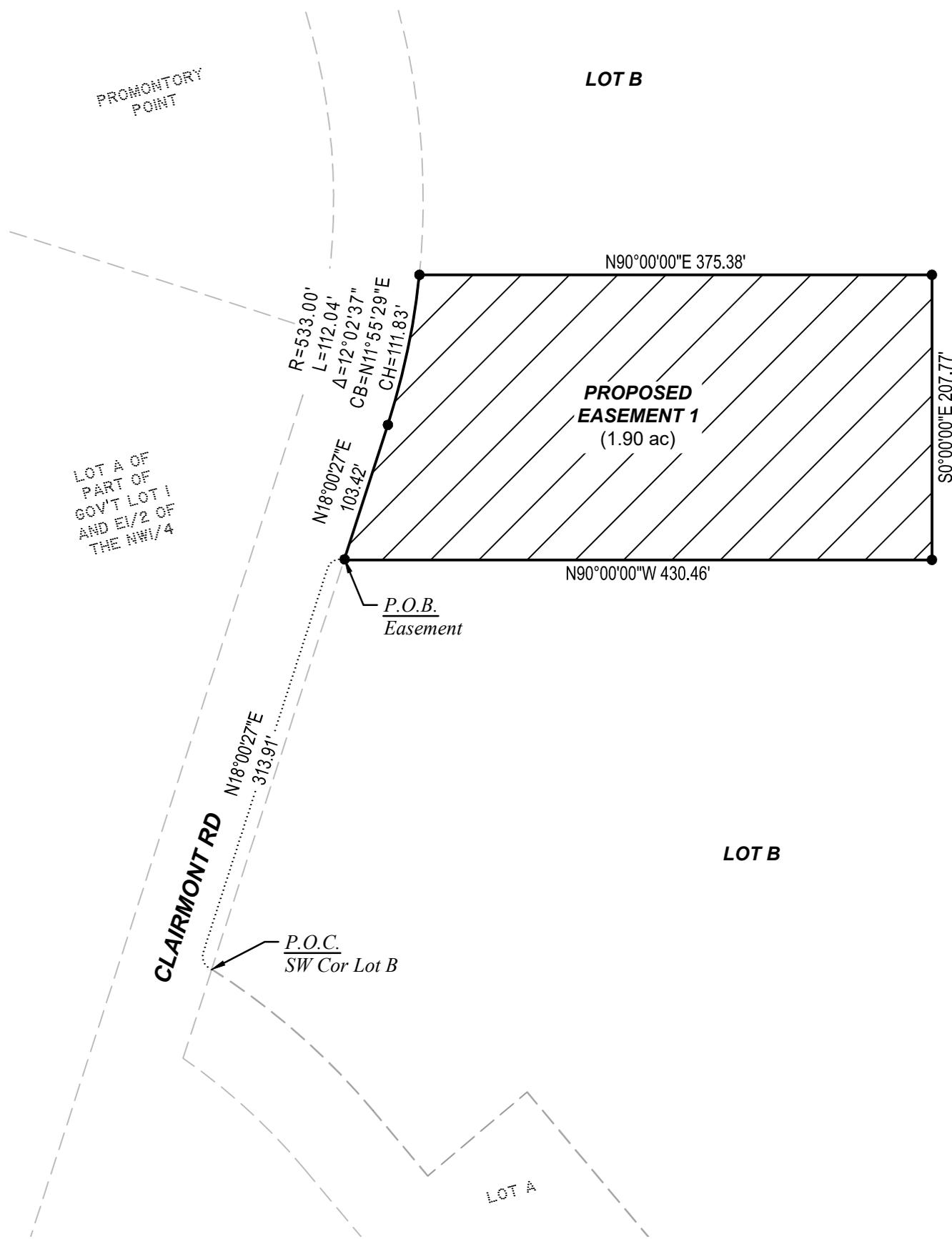
STATE OF NORTH DAKOTA    )  
  ) SS  
COUNTY OF BURLEIGH    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me personally appeared Michael T Schmitz, President of Board of City Commissioners, and Jason Tomanek, City Administrator, known to me to be the persons who are described in, and who executed the within and foregoing instrument and who severally acknowledged to me that they executed the same.

\_\_\_\_\_  
Notary Public



# EASEMENT EXHIBIT



PROMONTORY POINT

LOT B

LOT A OF PART OF GOVT LOT 1 AND E1/2 OF THE NW1/4

**PROPOSED EASEMENT 1**  
(1.90 ac)

P.O.B.  
Easement

$R=533.00'$   
 $L=112.04'$   
 $\Delta=12^{\circ}02'37''$   
 $CB=N11^{\circ}55'29''E$   
 $CH=111.83'$

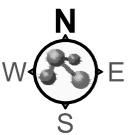
$N18^{\circ}00'27''E$   
313.91'

**CLAIMONT RD**

P.O.C.  
SW Cor Lot B

LOT B

LOT A



### LEGEND

- EASEMENT DEFLECTION POINT
- ⊙ FND IRON MON. W/ PLASTIC CAP
- FND IRON MON.
- SECTION LINE
- - - QUARTER LINE
- - - EXIST. PROPERTY LINE
- NEW EASEMENT LINE
- ▨ PROPOSED EASEMENT

**PRELIMINARY**

BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS SURVEYS DUE TO DIFFERENT METHODS OF MEASUREMENT.

PROJECT NO: 00501-2014-011	<b>STORM WATER DRAINAGE &amp; ACCESS EASEMENT - LOT B</b>	DATE: FEB 2026
DRAWING TYPE: EASEMENT	OWNER: CITY OF BISMARCK - PARK DISTRICT	PREPARED BY: TH
LEGAL DESCRIPTION: <b>LOT B OF THE N1/2 SEC 30 T139N R80W BURLEIGH, NORTH DAKOTA</b>	Advanced Engineering and Environmental Services, LLC <a href="http://www.ae2s.com">www.ae2s.com</a>	CHECKED BY: JE
		APPROVED BY: TN

Plotted By: Trembor Hitz Date: Thursday, February 12, 2026  
 File: W:\Bismarck\00501-2014-011 Bismarck - Park District\Storm Water Drainage & Access Easement - Lot B.dwg

# EASEMENT EXHIBIT

## PROPOSED EASEMENT 1 - LEGAL DESCRIPTION

That part of Lot B of the Northwest Quarter (NW1/4) of Section 30, Township 139 North, Range 80 West of the 5th Principal Meridian, Burleigh County, North Dakota, being further described as follows:

Commencing at the southwest corner of Lot B as described in Doc. No. 907775, Records of Burleigh County;  
thence N18°00'27"E on the west line of said Lot B a distance of 313.91 feet to the Point of Beginning;  
thence continuing N18°00'27"E on said west line of Lot B a distance of 103.42 feet;  
thence continuing on said west line of Lot B 112.04 feet on the arc of a tangential curve, concave to the west, having a radius of 533.00 feet, a central angle of 12°02'37", and a long chord length of 111.83 feet bearing N11°55'29"E;  
thence N90°00'00"E a distance of 375.38 feet;  
thence S00°00'00"E a distance of 207.77 feet;  
thence N90°00'00"W a distance of 430.46 feet to the Point of Beginning.

Said easement contains 1.90 acres, more or less.

## CERTIFICATE OF SURVEY

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota.

\_\_\_\_\_  
Todd Norton  
Professional Land Surveyor  
N.D. Registration No. 4624

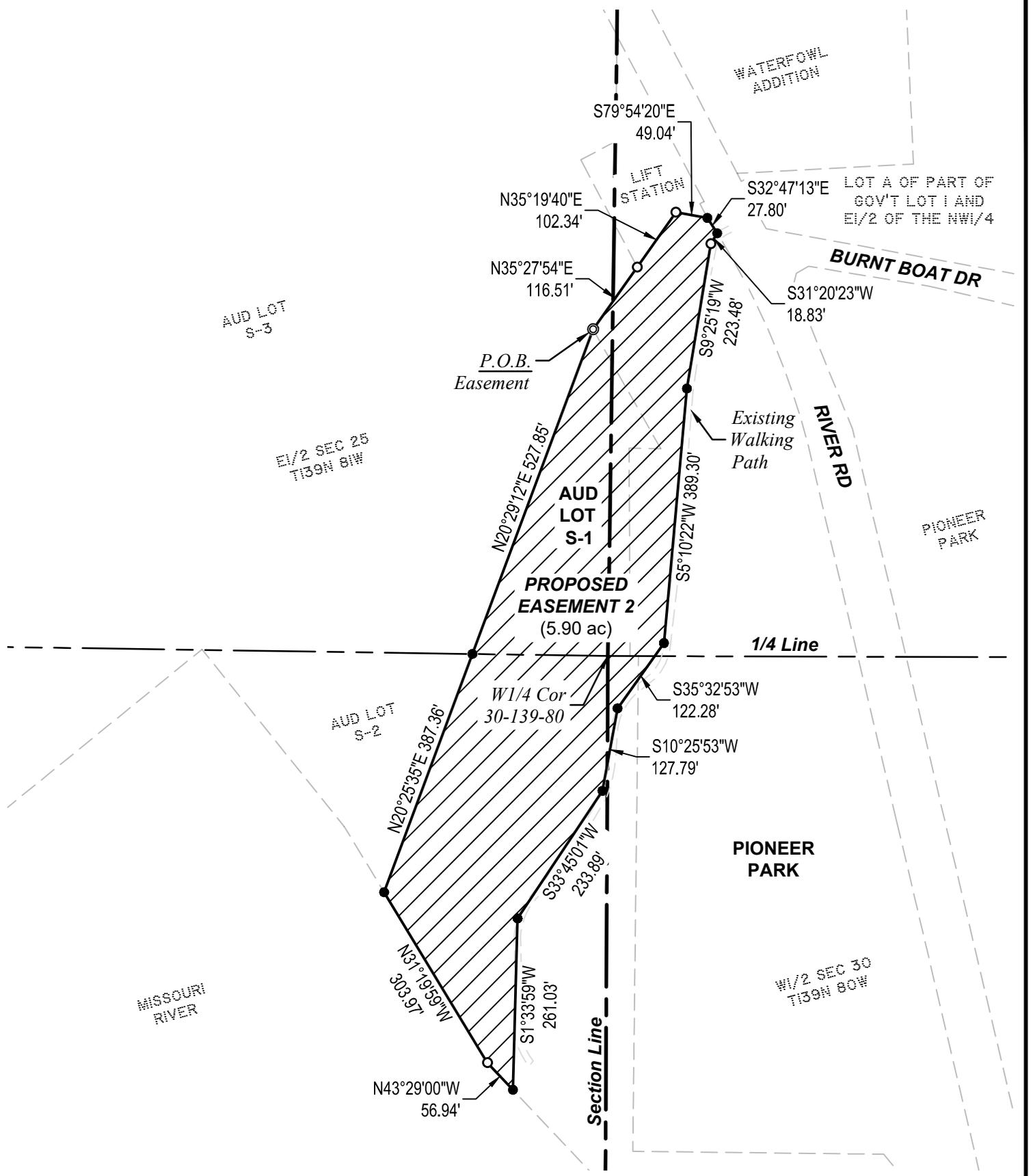
Date: \_\_\_\_\_

**PRELIMINARY**

PAGE 3 OF 5

PROJECT NO: 00501-2014-011	<b>STORM WATER DRAINAGE &amp; ACCESS EASEMENT - LOT B</b>	DATE: FEB 2026
DRAWING TYPE: EASEMENT	OWNER: CITY OF BISMARCK - PARK DISTRICT	PREPARED BY: TH
	LEGAL DESCRIPTION: LOT B OF THE N1/2 SEC 30 T139N R80W BURLEIGH, NORTH DAKOTA	CHECKED BY: JE
		APPROVED BY: TN

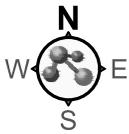
# EASEMENT EXHIBIT



## LEGEND

- EASEMENT DEFLECTION POINT
- ⊙ FND IRON MON. W/ PLASTIC CAP
- FND IRON MON.
- SECTION LINE
- - - QUARTER LINE
- · - · - EXIST. PROPERTY LINE
- NEW EASEMENT LINE
- ▨ PROPOSED EASEMENT

**PRELIMINARY**



0 200  
Scale in Feet

BEARINGS AND DISTANCES  
MAY VARY FROM PREVIOUS  
SURVEYS DUE TO DIFFERENT  
METHODS OF MEASUREMENT.

PROJECT NO: 00501-2014-011	<b>STORM WATER DRAINAGE &amp; ACCESS EASEMENT - PIONEER PARK</b>	DATE: FEB 2026
DRAWING TYPE: EASEMENT	OWNER: CITY OF BISMARCK - PARK DISTRICT	PREPARED BY: TH
LEGAL DESCRIPTION:	W1/2 SEC 30 T139N R80W AND E1/2 SEC 25 T139N R81W BURLEIGH, NORTH DAKOTA	CHECKED BY: JE
	Advanced Engineering and Environmental Services, LLC www.ae2s.com	APPROVED BY: TN

Plotted By: Tremor Hitz Date: Thursday, February 12, 2026  
 File: W:\Bismarck\00501-2014-011\_Bismarck\_Tier 2\Drawings\Survey\Drawings\Easements\CITY - Stormwater Drainage & Access Easement - PIONEER PARK.dwg

# EASEMENT EXHIBIT

## PROPOSED EASEMENT 2 - LEGAL DESCRIPTION

That part of the East Half (E1/2) of Section 25, Township 139 North, Range 81 West and that part of the West Half (W1/2) of Section 30, Township 139 North, Range 80 West of the 5th Principal Meridian, Burleigh County, North Dakota, being further described as follows:

Beginning at the north corner of Auditor's Lot S-1 as described in Doc. No. 466441, Records of Burleigh County; thence N35°27'54"E on and along the southeasterly line of Auditor's Lot S-3 as described in Doc. No. 664847, Records of Burleigh County a distance of 116.51 feet; thence N35°19'40"E a distance of 102.34 feet; thence S79°54'20"E a distance of 49.04 feet to the west right-of-way line of River Road; thence S32°47'13"E on said west right-of-way line a distance of 27.80 feet; thence S31°20'23"W a distance of 18.83 feet; thence S09°25'19"W a distance of 223.48 feet; thence S05°10'22"W a distance of 389.30 feet; thence S35°32'53"W a distance of 122.28 feet; thence S10°25'53"W a distance of 127.79 feet; thence S33°45'01"W a distance of 233.89 feet; thence S01°33'59"W a distance of 261.03 feet; thence N43°29'00"W a distance of 56.94 feet; thence N31°19'59"W a distance of 303.97 feet to the south corner of Auditor's Lot S-2 as described in Doc. No. 466441, Records of Burleigh County; thence N20°27'40"E on and long the southeast line of said Auditor's Lot S-2 a distance of 387.36 feet to the southwest corner of said Auditor's Lot S-1; thence continuing N20°27'40"E on and along a line common to said Auditor's Lots S-1 and S-3 a distance of 527.85 feet to the Point of Beginning.

Said easement contains 5.90 acres, more or less.

## CERTIFICATE OF SURVEY

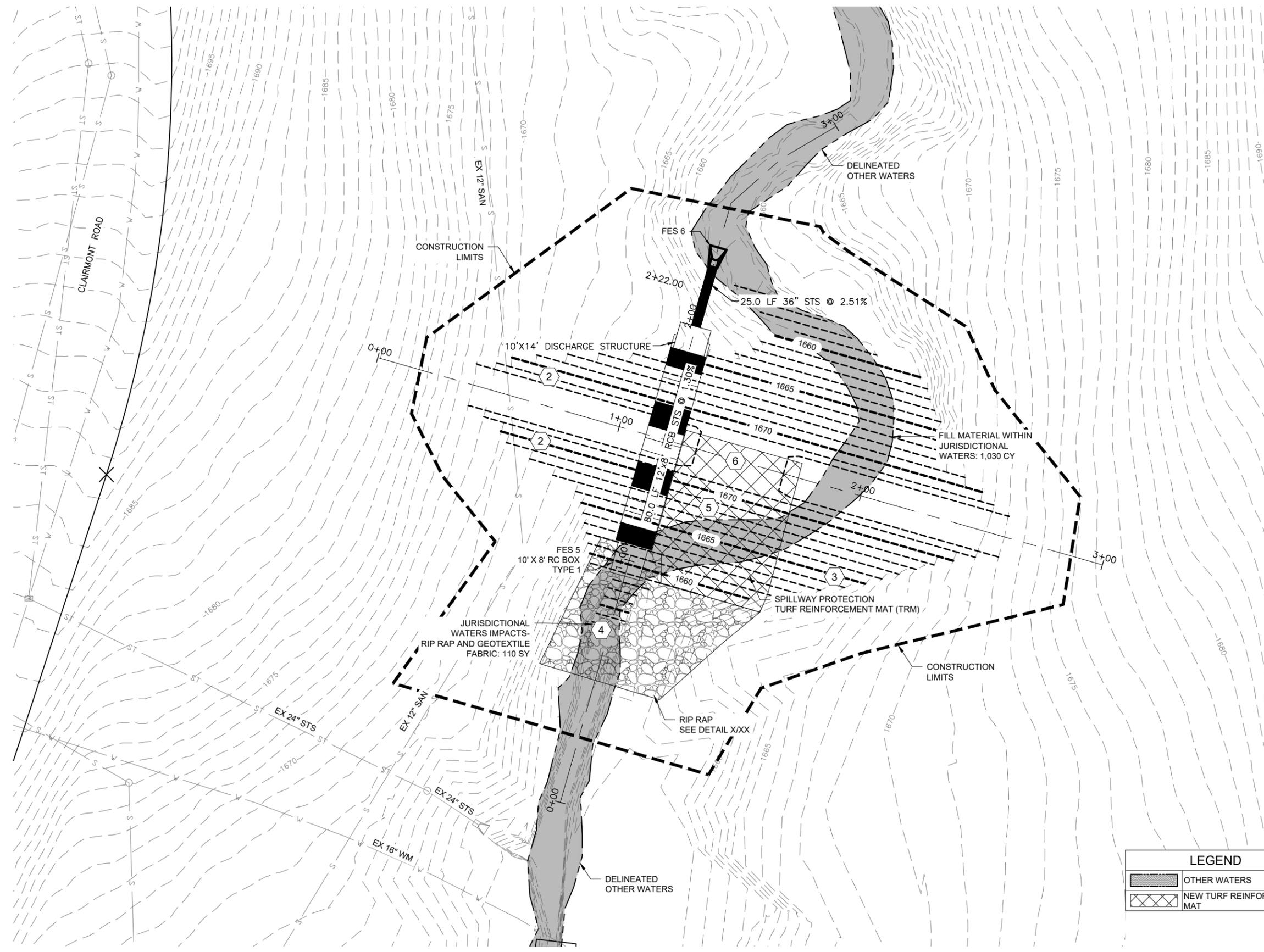
I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota.

\_\_\_\_\_  
Todd Norton  
Professional Land Surveyor  
N.D. Registration No. 8888

Date: \_\_\_\_\_

**PRELIMINARY**

PROJECT NO: 00501-2014-011	<b>STORM WATER DRAINAGE &amp; ACCESS EASEMENT - PIONEER PARK</b>	DATE: FEB 2026
DRAWING TYPE: EASEMENT	OWNER: CITY OF BISMARCK - PARK DISTRICT	PREPARED BY: TH
	LEGAL DESCRIPTION: W1/2 SEC 30 T139N R80W AND E1/2 SEC 25 T139N R81W BURLEIGH, NORTH DAKOTA	CHECKED BY: JE
	Advanced Engineering and Environmental Services, LLC www.ae2s.com	APPROVED BY: TN



CLAIRMONT BASIN EARTHWORK QUANTITIES			
SPEC NO.	ITEMS	QTY	UNIT
202-4.3	BORROW EXCAVATION	4460	CY
SP NO. 5	INSPECTION TRENCH EXCAVATION	1450	CY

CLAIRMONT BASIN APPROXIMATE QUANTITIES			
SPEC NO.	ITEMS	QTY	UNIT
1201-4.1	TOPSOILING	350	CY
1201-4.6A	SEEDING CLASS VI	4350	SY
1204-4.1A	MULCHING - TYPE I	4350	SY
SP NO. 3	TEMPORARY STREAM DIVERSION	1	EA
SP NO. 15	TURF REINFORCEMENT MAT	325	SY

- CONSTRUCTION NOTES**
- 1 BACKFILL SHALL BE CLASS "A".
  - 2 UNLESS OTHERWISE NOTED, ALL EMBANKMENT SIDE SLOPE GRADING SHALL BE 4:1 HORIZONTAL TO VERTICAL.
  - 3 SEED AND MULCH ALL DISTURBED AREAS.
  - 4 FURNISH AND INSTALL NEW RIP RAP. SEE DETAIL X/XX.
  - 5 FURNISH AND INSTALL NEW TURF REINFORCEMENT MAT. SEE DETAIL XXX.
  - 6 INSTALL CONCRETE SILL PER DETAIL 3/47.

HORIZONTAL DATUM IS NAD 83 (86 ADJUSTMENT) BASED ON CITY OF BISMARCK MONUMENTS AND ADJUSTED TO GROUND DISTANCE. VERTICAL DATUM IS NGVD 29. DRAWING UNITS ARE IN INTERNATIONAL FEET.

**\*CAUTION\***  
 THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. NOT ALL EXISTING UTILITIES ARE SHOWN. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES OR REPAIRING ANY DAMAGE WHICH OCCURS DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

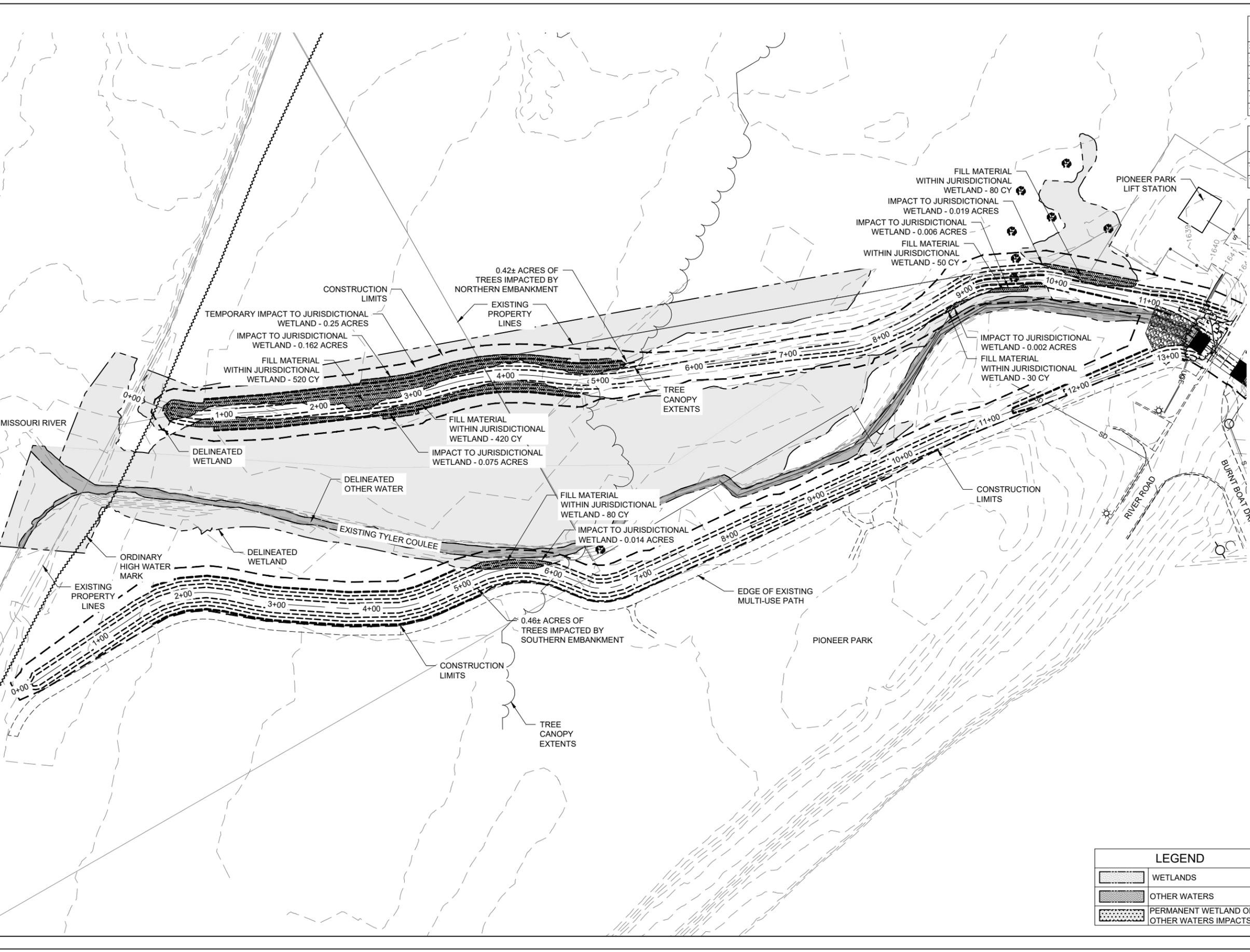
LEGEND	
	OTHER WATERS
	NEW TURF REINFORCEMENT MAT

  
**CLAIRMONT BASIN  
 SITE PLAN**  
 STORMWATER IMPROVEMENTS PROJECT  
 SEWER IMPROVEMENTS DISTRICT NO. 576  
 UNIT NO. 1  
 SHEET NO. 16 OF 51 SHEETS  
 BISMARCK, N.D. DATE: NOVEMBER 2022

Plotted: By: John Erickson Date: Monday, November 28, 2022  
 Last Saved: By: John Erickson Date: Tuesday, November 22, 2022 5:21:29 PM  
 File: W:\Bismarck\PO0501-2014-011 Bismarck Tyler Coulee\Tyler Coulee\Pioneer Park Improvements.dwg

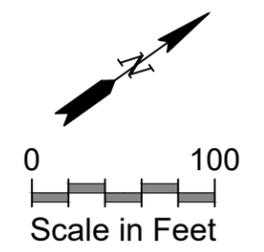
Layout: 03 PIONEER PARK  
 60%



PIONEER PARK APPROXIMATE QUANTITIES			
SPEC NO.	ITEMS	QTY	UNIT
201-3.2	CLEARING AND GRUBBING	1	LS
201-3.3	TREE REMOVAL (13" TO 24")	TBD	EA
1201-4.1	TOPSOILING	7350	SY
1201-4.6A	SEEDING CLASS VI	7350	SY
1204-4.1A	MULCHING - TYPE I	7350	SY

APPROXIMATE AQUATIC RESOURCES IMPACT QUANTITIES		
AQUATIC RESOURCE	QTY	UNIT
WETLAND (PERMANENT)	0.28	ACRE
WETLAND (TEMPORARY)	0.25	ACRE

PIONEER PARK EARTHWORK QUANTITIES			
SPEC NO.	ITEMS	QTY	UNIT
202-4.3	BORROW EXCAVATION	5035	CY



HORIZONTAL DATUM IS NAD 83 (86 ADJUSTMENT) BASED ON CITY OF BISMARCK MONUMENTS AND ADJUSTED TO GROUND DISTANCE. VERTICAL DATUM IS NGVD 29. DRAWING UNITS ARE IN INTERNATIONAL FEET.

**\*CAUTION\***  
 THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. NOT ALL EXISTING UTILITIES ARE SHOWN. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES OR REPAIRING ANY DAMAGE WHICH OCCURS DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

LEGEND	
	WETLANDS
	OTHER WATERS
	PERMANENT WETLAND OR OTHER WATERS IMPACTS

  
  
**PIONEER PARK**  
**OVERALL SITE PLAN**  
 STORMWATER IMPROVEMENTS PROJECT  
 SEWER IMPROVEMENTS DISTRICT NO. 576  
 UNIT NO. 1  
 SHEET NO. 03 OF 51 SHEETS  
 BISMARCK, N.D. DATE: NOVEMBER 2022

Let's Play!

**To:** Commissioners Gilbertson, Herzog, Jeske, Redmann, and President Zimmerman  
Kevin Klipfel, Executive Director

**From:** David Mayer, Operations Director 

**Date:** March 11, 2026

**Subject:** Request board approval for sidewalk construction

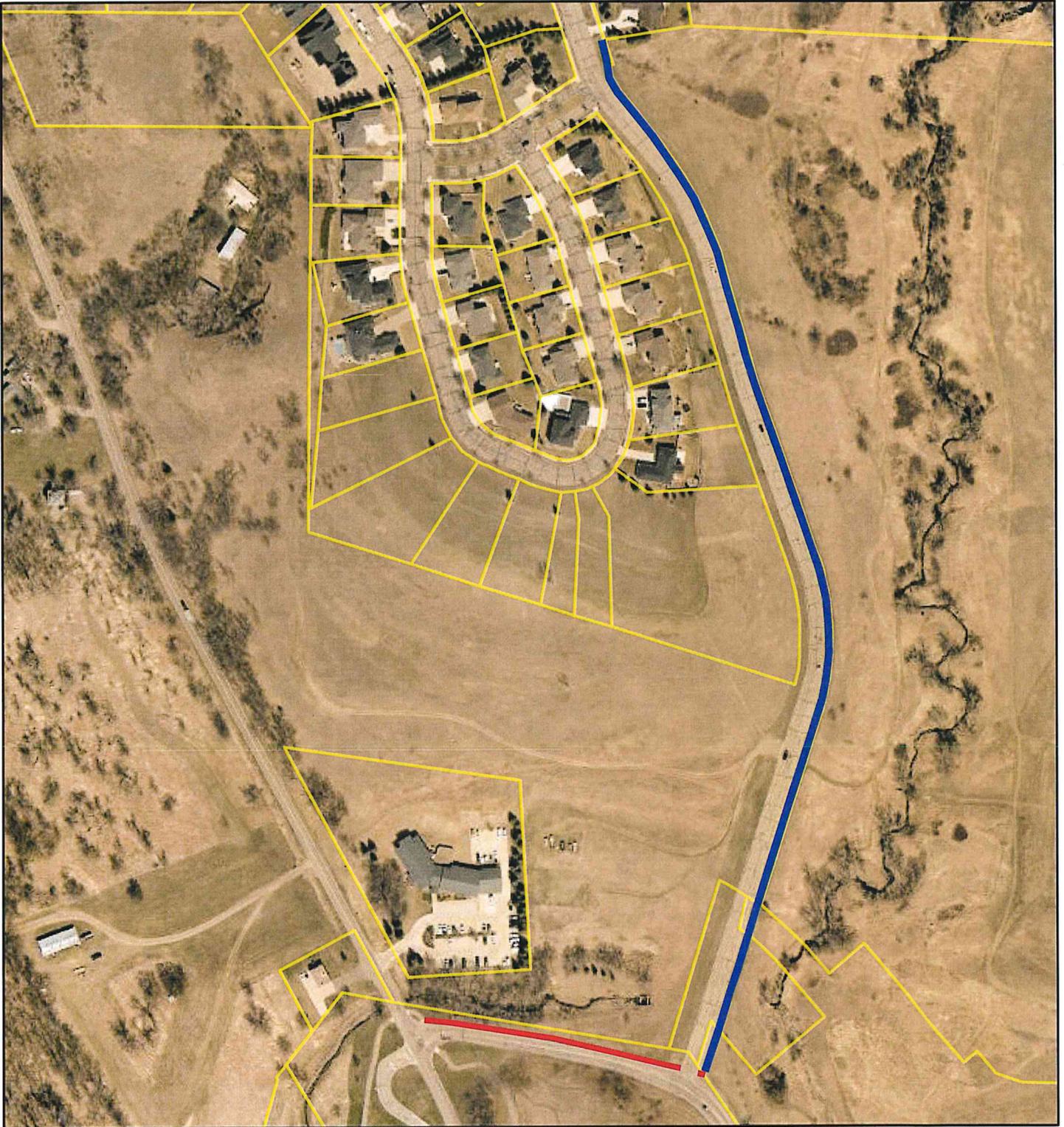
Commissioners and Executive Director Klipfel:

Staff is requesting board authorization to proceed with the construction of the sidewalk along the east side of Clairmont Drive in northwest Bismarck. The 6' sidewalk construction would be the first step towards increasing pedestrian access to the Clairmont Family Conservation Park property. Staff has been working with the City of Bismarck engineering Department to include the sidewalk in a planned street improvement project in 2026. This project will make improvements to Burnt Boat Road, its intersection with Clairmont Drive and River Road. Also included in the project is the addition of a sidewalk from River Road to Clairmont Drive, this will complete the connection to the northwest portion of Bismarck from the river. The construction of the sidewalk is estimated to cost approximately \$143,000. There is \$29,891.27 available from the C Family Trust that was placed in a CD for future construction of a sidewalk in this location. If approved, this money would be used for the proposed sidewalk construction project.

Staff is requesting board approval to proceed with the sidewalk project along the east side of Clairmont Drive and ask the City assess the final cost of this project to the Park District.

*A nationally accredited park and recreation agency.*

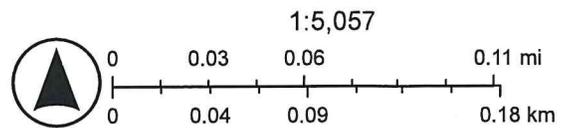
# Engineering Viewer



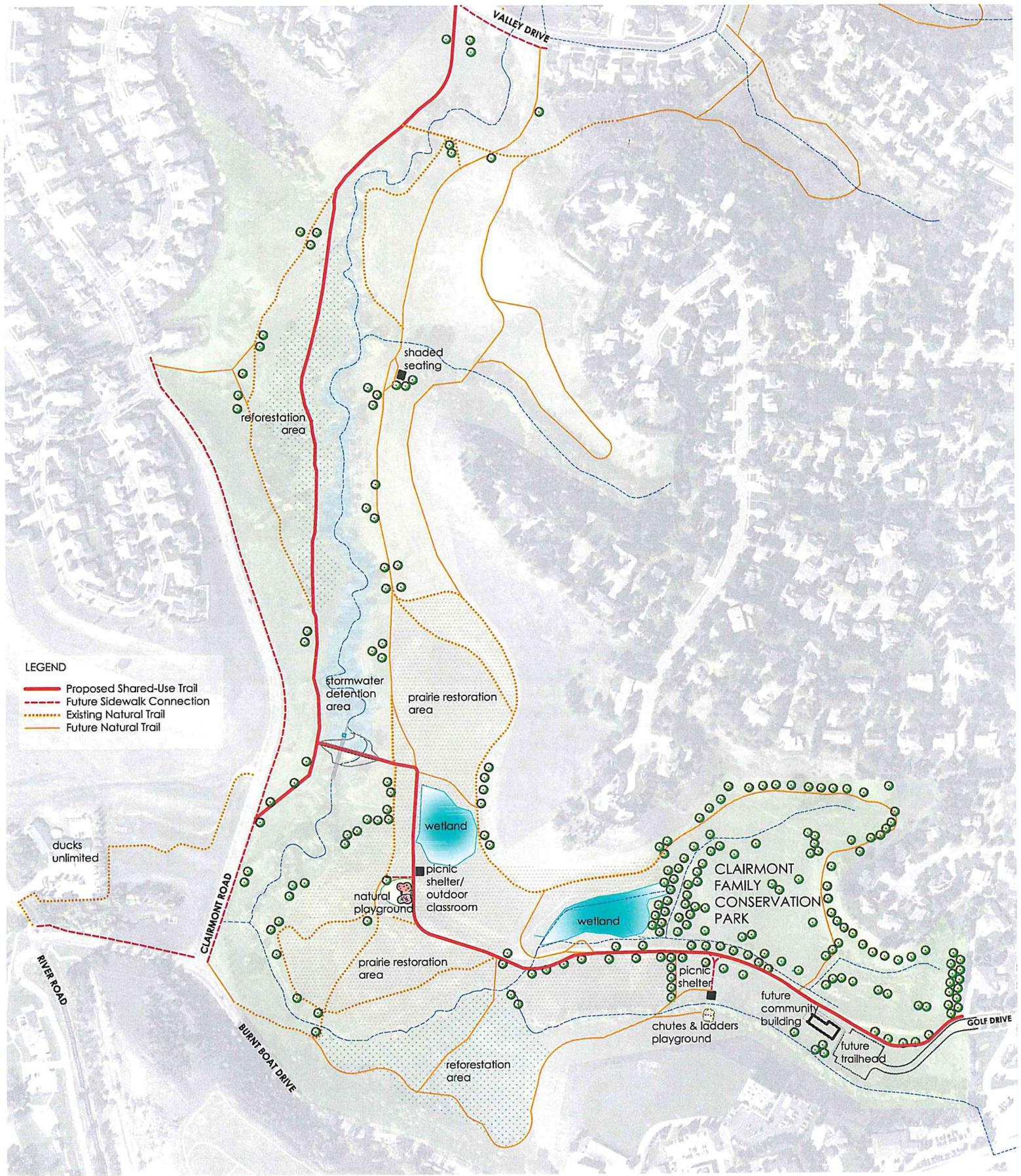
3/10/2026

 Approx. 2,250 LF of 6' sidewalk

 Approx. 535 LF C&G, 1.5' brick pattern, 6' sidewalk



City of Bismarck GIS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



- LEGEND**
- Proposed Shared-Use Trail
  - - - Future Sidewalk Connection
  - - - Existing Natural Trail
  - Future Natural Trail

reforestation area

shaded seating

stormwater detention area

prairie restoration area

wetland

natural playground

prairie restoration area

CLAIRMONT FAMILY CONSERVATION PARK

wetland

picnic shelter

future community building

chutes & ladders playground

future trailhead

reforestation area

ducks unlimited

RIVER ROAD

CLAIRMONT ROAD

BURNT BOAT DRIVE

VALLEY DRIVE

GOLF DRIVE

March 12, 2026

TO: Commissioners Gilbertson, Herzog, Jeske, Redmann, and President Zimmerman  
FROM: Kevin Klipfel, Executive Director   
SUBJECT: Request to Partner with City of Bismarck on Feasibility Study

Commissioners:

Staff propose that Bismarck Parks and Recreation District partner with the City of Bismarck on a feasibility study for a community recreation center.

As background, a feasibility study for a community recreation complex was completed by a consultant in 2019. In June 2020 during the height of the pandemic, a ballot measure to approve a half-cent sales tax to fund the community recreation complex was defeated. A 2021 survey was conducted by a consultant to assess the vote results and community interest in components of a community recreation complex.

The proposed scope of work for the RFP from consultants to complete the study includes:

- Research & Discovery Phase: document review of past BPRD studies, surveys, reports, and plans; identification of potential facility locations
- Engagement Phase: identification of desired recreational amenities for the facility through a statistically valid survey, stakeholder meetings, and public meetings; analysis and ranking of potential locations
- Findings & Report Phase: preparation of final report to include facility elements, business plan, and one conceptual design; estimates of probable construction costs; estimates of probable operations and maintenance costs; and estimates of economic impact

We will have an updated estimated cost for this study to present at the Board meeting. The estimated timeline for study completion is 6-9 months after the consultant agreement is approved.

Staff request authorization to work with the City of Bismarck to develop and issue an RFP for a community recreation center feasibility study.

*A nationally accredited park and recreation agency.*