

Missouri Valley Complex Committee
Minutes of Meeting
Wednesday June 5, 2024

Members Present: K LaCoe, A Heim, K Klipfel, M Horning, T Kralicek, M Hilzendeger, W Martineson, D Gawrylow, T Peters, Commissioner W Munson, Commissioner J Jeske, S Neu.
Members Absent: S Olson

Chair LaCoe called the meeting to order with quorum

Item 1. Approval of Minutes

Minutes of the May 14, 2024, MVCC meeting were presented for approval.
Motion by T Peters, seconded by D Gawrylow to approve the minutes as presented.
Motion was approved.

Item 2. Update and Briefing: Commissioner Munson

Commissioner Munson provided the committee with an update on the 2025 Burleigh County budget schedule, an overview and considerations of the preliminary budget of the MVCC and tentative schedule for presentation to the budget committee. The considerations for the 2025 budget were the ongoing general operations of the complex and planning needs to develop a new site plan for improvements to the complex. The planning consideration included contracting with a firm to provide site plan updating, new project considerations, complex and stakeholder needs.

A second consideration in developing the budget was funding and to request general revenues of the county or to request use of the Missouri Valley Complex Fund. Commissioner Munson would continue developing the 2025 Budget and update the committee at our next meeting.

Item 3. Update and Briefing: Commissioner Munson

Commissioner Munson briefed the committee on securing planning services for the Complex and a proposal from Swenson-Hagen and Company (who has previous site experience planning at the Complex) to update the site plan of the Complex to current position of development, city codes, flood plain mapping, utilities update, consideration of future projects and the current PUD zoning.

Commissioner Munson introduced Jason Petryszyn, of Swenson-Hagen who provided a overview of developing a proposal for a phased planning process to update the site plan to current position, engaging the committee in the planning process and development of new new improvement options at the complex. Commissioner Munson further briefed the committee on timeline for the proposal to be in and his thoughts on funding of the planning contract. An update would be provided at the next meeting.

The committee, in reference to funding, asked the status and past use of the Missouri Valley Complex Fund to better understand the development and use of the fund, revenues, interest earned and if the fund was a possibility for funding of the plan. Auditor Splonskowski was asked for

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information and responded that he would have to research the fund to provide the answers to the committee and would do so for the next meeting.

A brief discussion was held on previous MVCC plans that had been developed including the most recent plan of 2017 and the review of the PUD zoning of the site as provided by City Planning. The consensus of the committee was the proposed planning by Swenson-Hagen was a good idea to review current conditions and use the complex as the base for a new updated site plan. It was also pointed out to the committee the 2017 plan was not officially adopted as the "Master Plan" for the complex and that no components of the 2017 Plan were adopted or approved for development. The current zoning is PUD, adopted in 2005, the existing development on site, and proposed development is the present position and starting point for development of the new site plan.

Item 4. Discussion on Current MVC PUD (Planned Unit Development) Zoning and Consideration of P (Public) Zoning Change

The committee discussed the presentation provided by City of Bismarck Planning Manager Daniel Nairn, and the consideration to begin the complex planning process in a direction to either develop the new site plan with continuing the PUD or with consideration to change the zoning to P (Public). Discussion considered the process to change the zoning and understood that the City Planning Department would be a key part of the process. Such a change request would also include approval of the Burleigh County Commission.

After discussion the committee felt the greatest opportunity and flexibility for future development would be to recommend a zoning change to Public and be a consideration in developing the updated site plan.

A motion was made by M Horning, seconded by W Martineson, that the MVCC Committee recommends and request that the zoning at the Missouri Valley Complex be changed from PUD to P and that the site plan development process includes this consideration. Motion was approved.

Item 5. Next Meeting

The next meeting of the MVCC is scheduled for Tuesday June 25, 12:00 noon. It was also noted the meeting would be held in the 1st Floor Conference room as the Tom Baker Room is booked.

Item 6. Meeting Adjourned.

A motion was made by A Heim, seconded by T Kralicek, to adjourn the meeting. Motion was approved.

Respectfully submitted
Steven M Neu, Secretary