

Missouri Valley Complex Committee  
(MVCC)  
Minutes of Meeting Held  
January 22, 2025

Members Present: K Laco, S Olson, K Klipfel, W Martineson, T Peters, M Hilzendege, M Horning,  
T Kralicek, D Gawrylow  
Commissioner Munson, Commissioner Jeske

Members Absent: A Heim

Item 1. Meeting Called to Order:

Chair LaCoe called the meeting to order with quorum.

Item 2. Approval of Minutes.

The minutes of November 18, and December 3, 2024, meetings were presented for approval. Motion by M Horning, seconded by T Peters that the minutes of November 18 and December 3 be approved as presented. Motion was approved.

Item 3. Commissioner Munson Briefing.

Commissioner Munson advised the committee that he had no specific briefings of any Commission action related to the MVC and deferred comment on the MVC zoning and plating to Landon with Swenson Hagen. Commissioner Munson also informed the Committee that no updated information has been received on the MVC Fund.

The question from the committee was asked, since there was again no MVC Fund information, if it was time to make a formal request for the information and to who the request should be made to. The previous requests have been a verbal to Auditor Splonskowski and a general report was received that did not fully explain the fund other than the current balance and broad investment summary. There was no detail provided on history, revenues, expenditures or fund usage.

The question was again asked who a formal request should be made to. Auditor Splonskowski or to the Commission? Is it time to ask for information with a "opens records request"?

Commissioner Munson explained that the current fund information is in the new accounting system and this is the third accounting system with the fund start being long hand. The committee recognized receiving the earlier report in 2024, but greater detail is wanted of the fund history, the sources of revenue, expenditures, investments and balance to understand what funds are available to the development of the complex.

The committee further discussed developing a formal written request to include a written open records request.

A motion was made by D Gawrylow seconded by M Hilzendege to formally request a summary of the MVC Fund and address the request to the County Commission.

As the request was discussed, Commissioner Munson asked that the request be directed to him as the portfolio holder and that the request be written very specifically for the information requested and utilize information available on the current computer software.

Missouri Valley Complex Committee  
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Discussion by the committee was held and agreed to address the request to Commissioner Munson and not ask for an open records request. It was felt that an open record request was not necessary since the committee is a committee of the County and this information should be available to the committee. The information is in line with the objectives of the committee in performing its duties and responsibilities as a county appointed committee.

The request was reviewed by Chair LaCoe that on behalf of the committee, a formal request be made to Commissioner Munson to provide an overview of the MVC Fund utilizing the information available in the current software utilized by the County. The information requested would be to provide the MVC Fund summary, not the MVC Operating Budget, and that additional historical information may be needed with review of past accounting programs and minutes.

The Committee agreed to the information request and agreed to Chair LaCoe and S Neu working with Commissioner Munson.

The original motion was withdrawn.

Item 4. Update on MVC Zoning and Platting Development

Landon Niemiller, Swenson Hagen Engineering updated the committee that the rezoning change was approved for public hearing at the January 22 Planning Board and moved to their regular agenda on February 26<sup>th</sup>.

Landon also briefed the committee on the plat work underway with preliminary drawings and conversations with the City Planning Department. The plat work is underway with identification of roadways, utilities, easements, stormwater management and use areas.

Landon felt a first look at the plat will be available for the MVCC meeting in February.

Item 5. Discussion on Site Development and Operating Agreements

K Klipfel provided the Committee with an overview and summary of several examples of development and operating agreements used by the park district with organizations, and boards for both park district owned and not owned properties. The examples provided information on facility use, operation and development, maintenance and management (McDowell Dam) and maintenance, operation, development and management (Missouri Valley Complex).

K Klipfel reviewed the agreements as examples for the committee members to look at as possibilities for future operating discussions as replacements of current leases of operation at the complex and for future discussions.

Item 6. Discussion on Developing and Update Presentation to the County Commission

The Committee discussed the opportunity to update the County Commission with activity and schedule of rezoning, plat development to include the recommendation of public road and utility development and project development opportunities. The presentation would also be an opportunity to update the Commission on the events and activities of the past year and planned for 2025.

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The presentation date proposed is March 3<sup>rd</sup>, which also fits with the Planning Board schedule. This date also fits the Planning Board Schedule if any adjustments or changes had to be made to the plat after review of the Commission and before action by the City Commission.

The idea of a County Commission presentation was felt to be a good idea. Chair LaCoe would work with Commissioner Munson to prepare for the presentation with help from Swenson Hagen and committee members.

Item 7. Review of MVCC 2025 Roster, Contact List and 2025 Meeting Schedule.

Chair LaCoe reviewed the committee roster and contact list along with the meeting schedule for 2025. The meeting schedule was reviewed by the County Auditor and has been scheduled for the Tom Baker Room.

With no comments or changes the roster, the contact list and meeting schedule was agreed to.

Item 8. Next Meeting.

The next meeting of the MVCC is scheduled for Wednesday February 19 – 12:00 noon in the Tom Baker Room.

Respectfully submitted.

Steven M Neu, Secretary