

Missouri Valley Complex Committee
Minutes of May 14, 2024

Members Present: K LaCoe, T Peters, K Klipfel, S Olson, M Horning, T Kralicek, M Hilzendeger
W Martineson, D Gwrylow,

Members Absent: Commissioner Munson, Commissioner Jeske, S Neu, A Heim

The meeting was called to order by Chair LaCoe with quorum.

Item 1. Minutes of April 23, 2024.

The minutes of April 23, 2024, were presented for approval by the committee with a change to the date indicated on the minutes of April 24, changed to the 23rd as a correction a motion was provided by Marie Horning, seconded by Missy Hilsendeger to approve the minutes as corrected. Motion was approved.

Item 2. Briefing by Commissioner Munson

Chair LaCoe, with the absence of Commissioner Munson elected to move to Item 3 and that the briefing items be placed on the June meeting agenda.

Wayne Martineson asked to address the item relating to the County Leasing the ag land east of Buckstop Junction and the outcome of the County Commissions RFP. Auditor Splonskowski responded that the Commission had called for a lease proposal on the property, received a proposal and approved a 1-year lease. Martineson asked if consideration had been given to the need of parking expansion for Buckstop Junction that may extend into the lease area. Auditor Splonskowski indicated that he was aware of the parking discussion and that the option may be to extend to the south on the Buckstop Junction property or up to the property line that appears was farmed in previous years. Auditor Splonskowski suggested that a request for the expansion be made to the County Commission.

Item 3. Presentation of MVCC Zoning (PUD) Planned Unit Development and Option for Rezoning to (P) Public. Daniel Nairn – City of Bismarck Planning

Chair LaCoe introduced Daniel Nairn of the City Planning Department to provide an overview of the current MVCC zoning PUD. Daniel provided an in-depth summary of the current uses of a PUD, restrictions, PUD philosophy and methods of making changes or amendments if desired and the overall PUD zoning designation for development options. The PUD zoning at the complex came into effect with the development of the initial plat being proposed resulting in the designation of a PUD in 2005, approved in 2006. The PUD came about with conversations of proposed development at the “Fairgrounds” and concerns in the review process of certain types of development allowed in a P Public zoning. The PUD provided for identifying specific development of the site and limited the non-desired. The last change or amendment to the current PUD was approved in 2013.

Daniel went on to explain the option for rezoning the property to (P) Public, which is the common zoning of property owned by a governmental or public entity is available to the MVCC. (P) Public Zoning provides for the ease in development by the public entity for public use with less defined restrictions or the requirement of amending a PUD.

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Daniel referenced a previous request to change the property back to Public that was denied by the City Commission due to concerns of certain allowable uses of public property and that no site plan was developed at the time. Daniel also provided insight into the option for a mixed-use zoning that provides for certain portions or areas to be set aside for specific development options (planned) and the remaining be open for development (public). Daniel, however, indicated that a site plan was very important to the development process of platting and rezoning for the planning department to react to any proposal. It was further explained that even though the MVCC is owned by the County it is annexed and lies within the City of Bismarck and that a request for a change would have to be formally made by the County Commission as the owner to the Planning Department. The Planning Department would assist in any requested zoning changes and site planning within the City of Bismarck Zoning Ordinances and, could be an advocate for change with the Planning Board and City Commission providing the change fall within the zoning ordinances.

Several committee members asked questions about current zoning, advantages and disadvantages of each and process to change.

What if there was a specific project being proposed with PUD zoning?

If not identified as part of the original plat it may require amendment to the PUD if not identified in current PUD.

If a new building were to be moved into Buckstop Junction, an existing site at MVCC, what restrictions are there and who would be involved in the project?

Since it is an existing approved part of the PUD other City departments would be involved (engineering, planning, inspections, public safety) and guidelines for a public project within the City of Bismarck.

What is the process to change?

Application/request from County, a new and/or updated survey and plat, site plan, review by planning staff of current zoning and proposed changes, submittal to Planning Board with planning department advocacy, final approval by City Commission.

Would County Engineering be involved with roads and access at MVCC?

Since the MVCC is within the city limits, City Engineering would have jurisdiction of all roads adjacent to the complex including East Main, Expressway and Midwest Drive.

How does previous denial affect the desire to make a change now?

With process followed and planning staff engagement working to support the change, the planning staff becomes an advocate for change and assists in making change. Previous denials would not be a concern to initiating the process.

Several other questions were raised and could not be answered at this time without MVCC discussion and addressing the County Commission engagement, development of a new plat, changes requested, proposed projects and developing a new site plan.

Chair Lacoé thanked Daniel for the great review of the PUD and P Public Zoning and the information for the committee to discuss and looked forward to discussing the zoning of the MVC.

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Item 4. Discussion of MVCC Budget Process.

Chair LaCoe asked Auditor Splonskowski for any update or information on the 2025 County Budgeting process and schedule he could provide the committee. Auditor Splonskowski reported the Commission has agreed to again have a Budget Committee of Commission and staff representatives to hear the budget request presentations from the county departments and committees. The budget meetings are being scheduled for June 25, 26, 27 and 28. Expected attendance for the MVCC Committee is expected to be Commissioner Munson, Chair LaCoe, Vice Chair Heim and Secretary Neu.

The Committee held general discussion of the 2024 budget of \$70,000 and what expectations would be for submitting the budget for the MVC in 2025. The overall goal of the budget would be for operations, planning, site plan development and infrastructure that will benefit the entire complex and current stakeholders. A greater discussion would need to be held by the MVCC in order to develop the budget proposal.

A question was raised on the availability of the Missouri Valley Complex Account which has a balance of over 5 million and generating interest such as access and availability of the funds, use, and can the funds be considered for projects. Auditor Splonskowski indicated that the fund is off budget and is at the discretion of the Commission to allocate funds from the account. A question was raised on the use of the interest of the account.

At this point in time, there has not been a plan for the fund use at the complex as there has not been a plan presented for the complex. The county Commission has utilized funds from the account in the past for balancing the budget and mill levy reductions.

It was the consensus of the committee that the budget process could clarify the use of the fund and develop a better understanding of the MVCC Fund and planning for future use.

Item 5 Stakeholder Presentation.

Chair LaCoe, recognized Burleigh Co Extension/4H, Tyler Kralicek and Marie Horning and Bismarck Park District, Kevin Klipfel as presenters.

Tyler provided the mission of Extension/4H as:

“to empower North Dakotans to improve their lives and communities through science-based education.”

Doing so in the following areas of work:

“Agriculture, Food and Nutrition, 4H, Family, Gardening and Horticulture, Leadership and Civic Engagement.”

4H in 2024 has membership of 336 including leaders. Up more than 100 members in the last year in 18 clubs. Archery, Static Exhibits, showing livestock, Horses, small animals, and service projects are key programs and offerings of 4H. The 2023 4H Achievement Days had 925 entries and 155 exhibitors as well 133 animals and 48 exhibitors.

4H future is to grow, expanding programs and delivery of programs, and utilizing technology
4H and Extension wish list for the future includes meeting rooms with capacity of 60 or greater, community kitchen, livestock building for showing and instruction as well 4H shows and education. Ability to provide education and showing of small animals, shooting range for expansion of archery, pellet guns and shotgun, concession stand, restrooms and gardens.

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Contact for information and program participation can be found at
NDSU.Burleigh.Extension@ndsu.edu.

Kevin Klipfel, Director of the Bismarck Park District briefed the committee on the current role of the Park District in providing some management services at the complex to the County as well as contracted maintenance and scheduling of the facilities including the rodeo grounds and community gardens.

Kevin provided an overview of the Joann Hetzel 4H Building, which the Park District owns after transferring the building to the Park District in 2021 by 4H, and the variety of activity/public use of the facility. The building is also the home for Extension and 4H. The overview included the number of events,(77 so far in 2024) and improvements the Park District has made to the building including the installation of a new playground.

The other significant offering to the public, managed by the Park District at the MVC, is the Community Garden. All total there are 130, 20x20 plots are available for rent.

Kevin felt the needs at the complex are a new message board, greater awareness of complex, storage, and additional parking.

Chair LaCoe thanked Tyler, Marie and Kevin for their informative presentations and increasing the awareness of activity at the Complex.

With no further business the next meeting of the MVCC is scheduled for Wednesday June 5th 12:00 noon, Tom Baker Room.

The meeting was adjourned.

Respectfully submitted.
Steven M Neu
Secretary

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