

**MINUTES OF THE REGULAR BOARD MEETING
CHAMPAIGN PARK DISTRICT BOARD OF COMMISSIONERS**

September 10, 2008

The Champaign Park District Board of Commissioners held a Regular Board Meeting on Wednesday, September 10, 2008 at 7:00 p.m. at the Bresnan Meeting Center, 706 Kenwood Road, Champaign, Illinois, pursuant to notice duly given. President Kuhl presided over the meeting.

Present: President Barbara Kuhl, Vice President Jane Solon, Commissioners Newton Dodds, Alvin Griggs, and Joseph Petry, Treasurer Gary Wackerlin and Attorney Guy Hall

Staff: Bobbie Herakovich, Executive Director/Secretary, Jan Plotner, Director of Finance, Joe DeLuce, Director of Recreation, Jim Spencer, Director of Operations, Laura Auteberry, Marketing and Development Director, and Andrew Weiss, Park Planner

Other staff were present as well as members of the public.

Call to Order

President Kuhl called the meeting to order at 7:00 p.m.

Comments from the Public

There were no comments from the public.

Communication

President Kuhl circulated the communication.

Presentations

Presentation by Hallbeck Homes

Shawn Luesse, Hallbeck Homes, reported that Hallbeck Homes was in the early stages of a new development subdivision in the Thompson Tract. He stated that one of the first steps involved is to enter into an annexation agreement with the City of Champaign. Mr. Luesse reported that a task force has been set up with developers, City staff and Park District staff to try and develop some sort of formation for park land dedication during and in conjunction with the development process. He stated that he is before the Board for two reasons: (1) to correct the situation with Hallbeck Park and (2) to offer a format to use with all developers for donation of park land. Mr. Luesse commented on the Park District's commitment to improve Hallbeck Park with a simple plan that could include a sidewalk and seeding. He stated that Mr. Hallbeck would like to know the timeframe as well as a commitment from the Park District to develop Hallbeck.

He also commented on the plan to dedicate additional land in the Thompson Tract to the Park District in the form of a deed. Mr. Luesse reported that Hallbeck Homes is willing to make a commitment to convey the land to the Park District to be developed within a certain timeframe and upon other conditions. If the park is not developed with the specified timeframe, it would revert back to the developer. He stated that such terms would be included in the annexation agreement with the City.

In response to a question about the timeframe for development of the park in the Thompson Tract by President Kuhl, Mr. Luesse stated that the timeframe for improvements to be made for work to commence would be give (5) years from platting and be nine (9) years from the time it is conveyed or whatever timeframe it takes to make the plan work. He expressed his view that a park will be an asset to the development. Mr. Luesse commented that he is trying to structure a format that will work for other developers as well. He stated that the formula involves engaging the Park District early in the process and finding a solution that works for the developer and the Park District that would be written

into annexation agreements. Mr. Luesse stated that developers are opposed to mandatory land dedication.

Ms. Herakovich commented that the Board will be discussing the proposed park land dedication further.

Ms. Herakovich commented that generally land to be donated should be conveyed to the Park District in graded condition, with drainage issues resolved.

President Kuhl noted that this will be an opportunity to work with Hallbeck Homes. She thanked Mr. Luesse for his time.

Commissioner Dodds expressed concerns with potential drainage issues similar to what has occurred in Hallbeck Park. Mr. Luesse noted that he is familiar with the issues. He stated that with the City's current permitting plan, this is less likely to happen as it did in Hallbeck Park.

Presentation by Unit 4 School Board

School Board President David Tomlinson introduced Gene Logas, Chief Financial Officer, Arthur Culver, Superintendent, and School Board Members Nathaniel Banks and Sue Grey. He stated that it was a pleasure to be before the Park Board to address continuing its relationship with the Park District.

Mr. Tomlinson reported that there is a potential for expanding the partnership with the Park District in connection with the proposed plans for B. T. Washington and Gardens Hills Schools. He stated that the Operation Hope project entered into by the Park District, City, and School District proves that three governments can work together in a positive way.

Mr. Tomlinson reported that Unit 4 has been under a consent decree for a number of years and that one of the requirements of it is that Unit 4 makes a good faith effort to add additional seating capacity north of University Avenue. He stated that a committee has been working on finding suitable sites and is ready to make a recommendation to the Unit 4 School Board. Mr. Tomlinson reported that a committee will recommend that Unit 4 School Board move forward with the plans to rebuild Washington School and add a strand to Garden Hills School.

Mr. Tomlinson reported that the proposed plans are contingent upon the sales tax referendum passing in November. He stated that the money can only be used for facility related items. Mr. Tomlinson reported that the committee will be making the recommendation to the Unit 4 School Board on September 15, 2008. He stated that Unit 4 would like to discuss with the Park Board becoming a full partner in the Washington School proposed plan.

President Kuhl asked what happens if the sales tax referendum does not pass in November. Mr. Tomlinson commented that Unit 4 will pursue using alternate revenue bonds and seek another referendum in spring 2009. He stated that Unit 4 has to make a good faith effort to fund these projects and will continue to do so. Mr. Tomlinson reported that if the referendum passes it would allow Unit 4 to update the two schools, complete some long term updates at other schools and pay off bond debt.

Commissioner Griggs asked if the sales tax would solve Unit 4's problem with revenue. Mr. Tomlinson reiterated his prior remarks.

It was the consensus of the Board that Item No. 5, J. New Business, Consideration of Approval of a Resolution Supporting a Park/School Concept, be moved up on the agenda and voted upon.

Consideration of Approval of a Resolution Supporting a Park/School Concept

Ms. Herakovich reported that the proposed Resolution states that the Park Board supports the Champaign Unit 4 School District's request to work together to address, determine and implement a fair and responsive method for providing additional classroom space at B. T. Washington Elementary

School located adjacent to Douglass Park and Garden Hills Elementary School located adjacent to Gardens Hills Park in the event that the sales tax referendum is approved; provided that the integrity of park facilities and services at those locations is maintained or enhanced thereby. She stated that staff recommended approval of the Resolution.

Commissioner Petry made a motion to approve Resolution supporting a Park/School Concept. The motion was seconded by Commissioner Griggs. The motion passed 5-0.

School Board President Tomlinson thanked the Park Board Members for their support. Commissioner Dodds commented that during his 35 years on the Park Board, the Park District has always worked with the School District and that he did not feel that a resolution was needed to continue working together. He stated that the Park District has invested financially in two of the School District's schools that the public is not aware of.

Mr. Tomlinson stated that the Park District and the School District should hold a joint press conference to inform the public of the joint efforts.

Treasurer's Report

Consideration of Acceptance of the Treasurer's Report for the Month of August

Treasurer Wackerlin presented the Treasurer's Report for the month of August 2008. He stated that the Park District's finances have been reviewed and found to be in appropriate order.

Commissioner Dodds made a motion to accept the Treasurer's Report for the month of August 2008. The motion was seconded by Commissioner Griggs. The motion passed 5-0.

Executive Director's Report

Volunteer of the Month

The Bubble City Babes Motorcycle Club members were chosen as volunteers of the month for September for their assistance at C-U Days. Mr. DeLuce introduced the members of the club and Barbara McGee, senior program coordinator. Ms. McGee stated that the Club members helped with the Senior Luncheon, donating and handing out school supplies during C-U Days. Mr. DeLuce presented the Club members with a Certificate of Appreciation, gift certificates and a bag of goodies from the Park District.

C-U Optimist Club Support

Ms. Herakovich reported that the Park District received \$3,500.00 and \$500.00 checks from the C-U Optimist Club. She stated that the money was donated to help defray cost of the accessible pier and maintenance upkeep at Kaufman Lake.

Champaign Parks Foundation

Ms. Herakovich presented the Board with a financial summary of Foundation funds. She reported that the Foundation's fund balance as of August 31, 2008 was \$577,280.69.

Updates

Ms. Herakovich announced upcoming Park District events: Shakespeare in the Park on September 18, 19, and 20, 2008 in Hessel Park and CU on the Trails on September 20, 2008 in Morrissey Park.

Ms. Herakovich informed the Board that construction of Robert Porter Family Park will begin soon. She suggested a groundbreaking ceremony and asked if the Board would be interested in participating. Discussion ensued. Staff will schedule a groundbreaking ceremony and invite Ann Porter and the press to attend.

Ms. Herakovich reported that the Park District received a \$15,000 grant from the Illinois Arts Council. She stated that the money is used for marketing programs and events at the Virginia Theatre and Springer Center.

Ms. Herakovich presented the Board with a report from Mr. Spencer on problems and proposed solutions for Sholem Aquatic Center.

President Kuhl asked if this problem had been the contractor's responsibility if they would share the expense for repairs. Commissioner Dodds noted for various reasons that it would be a waste of time to pursue the contractors.

An end of the season report of Sholem Aquatic Center will be presented at a future Study Session.

Ms. Herakovich updated the Board on a Legislative Breakfast. She stated that the Park District will host the breakfast and that the Urbana Park District and Champaign County Forest Preserve District will participate. Ms. Herakovich reported that if the Off Track Betting facility at Jupiters at the Crossing is approved, the Park District will be entitled to a share of the funds. However, she stated that the Park District will be required seek and obtain amendatory legislation to make that possible.

Ms. Herakovich reported that she met with Park District senior citizens this month. She stated that the Douglass Annex and Hayes Center senior programs have been combined and are working well.

Attorney's Report

Attorney Hall referenced Items 3 and 5 on the agenda. He suggested that the Board approve the items but not execute the documents until signatures have been received from the Ironwood West and Parkland College representatives.

President's Report

None

Consent Agenda

President Kuhl stated that Consent Agenda items were items that had been discussed at a Study Session meeting or were considered routine in nature. These items were:

1. Minutes of the Regular Board Meeting, August 13, 2008
2. Minutes of the Closed Session Meeting, August 13, 2008
3. Minutes of the Study Session Meeting, August 27, 2008
4. Minutes of the Closed Session Meeting, August 27, 2008

Commissioner Dodds made a motion to approve the Consent Agenda. The motion was seconded by Vice President Solon to approve the Consent Agenda. The motion passed 5-0.

Action Items

Consideration of Approval of the Final Design for Toalson Park

Ms. Herakovich reported that staff recommended Board approval of the final design for Toalson Park.

Commissioner Dodds made a motion to approve the final design for Toalson Park. The motion was seconded by Commissioner Griggs. The motion passed 5-0.

Consideration of Approval of the Final Design for Hallbeck Park

Ms. Herakovich presented three proposed designs for Hallbeck Park for the Board's consideration. She reported that after the final design is chosen it will be presented to the neighbors for their input.

Commissioner Griggs stated that he preferred Option A.

Vice President Solon stated that she preferred Options B or C. She commented that Option A, at a proposed cost of \$100,000, is too expensive and that part of the sidewalk would be under water part of the year due to the drainage problems at the site.

Commissioner Dodds stated that the drainage solution should be resolved by the Hallbecks.

Commissioner Petry stated that he preferred Options A, B and C in that order, and correction of the drainage issues.

President Kuhl stated that a \$100,000 is a significant amount of money to spend on Hallbeck Park when it is not accessible. She expressed her concerns about future widening of Duncan Road (to the west) and the sidewalk. President Kuhl stated that none of the options excited her for the amount of money proposed to be spent.

Commissioner Dodds asked if staff could find out from the County about the future design for Duncan Road.

Ms. Herakovich stated that there are still many details that need to be worked out with the City of Champaign and the residents.

Commissioner Dodds stated that drainage will be put in if the road is widened and that until an outlet is added there is no place for the water to drain. He also stated that he would not recommend adding a sidewalk at this time. Commissioner Dodds commented that trees could be planted but that he would not want to make a commitment until the Park District has positive drainage out of the park.

President Kuhl asked that staff bring back more extensive drawings of existing and proposed plans, and a dollar amount proposed.

Commissioner Petry made a motion to table this item until additional information and an updated plan is provided. The motion was seconded by Vice President Solon. The motion passed 5-0.

Consideration of Approval of a Request for an Easement from Parkland College

President Kuhl stated that staff recommended approval of the request for an easement from Parkland College to install a fiber optic line from their main campus to their east campus training center through Dodds Park and waive the fee.

Commissioner Dodds made a motion to approve the Easement request from Parkland College and waive the fee. The motion was seconded by Commissioner Griggs. The motion passed 5-0.

Consideration of Approval of an Agreement with Fountain Head Drainage District

President Kuhl stated that staff recommended approval of an agreement with Fountain Head Drainage District which will allow the Park District an easement to build a bridge over the Copper Slough in Ironwood Subdivision as part of the Pipeline Trail.

Commissioner Dodds made a motion to approve the agreement with Fountain Head Drainage District. The motion was seconded by Commissioner Petry. The motion passed 5-0.

Consideration of Acceptance of an Easement from Ironwood West LLC

President Kuhl stated that staff recommended acceptance of the easement for the purpose of constructing a bridge over the Copper Slough pending confirmation of escrow funds and necessary signatures.

Vice President Solon made a motion to accept an easement from Ironwood West LLC. The motion was seconded by Commissioner Griggs. The motion passed 5-0.

New Business

Consideration of Approval of List of Bills for August 2008

Staff recommended that the List of Bills for August 2008 be approved.

Commissioner Dodds made a motion to approve the List of Bills for August 2008. The motion was seconded by Vice President Solon. The motion passed 5-0.

Consideration of Approval of a Resolution Regarding Disposal of Audio or Video Recordings of Closed Meetings

President Kuhl stated that staff recommended approval of the proposed Resolution regarding disposal of audio or video recordings of Closed Session meetings as listed in the proposed Resolution.

Commissioner Dodds made a motion to approve the Resolution regarding disposal of audio or video recordings of Closed Session meetings. The motion was seconded by Vice President Solon. The motion passed 5-0.

Consideration of Approval of a Resolution Initiating the 2008 General Obligation Bond Issue

President Kuhl stated that staff recommended approval of a resolution stating the Park District's need and intent to issue \$975,000 of General Obligation Bonds for FY 08-09.

Vice President Solon made a motion to approve a Resolution initiating the 2008 General Obligation Bond issue. The motion was seconded by Commissioner Griggs. The motion passed 5-0.

Consideration of Approval of a Resolution Setting a Public Hearing on Proposed Bond Issue

President Kuhl stated that staff recommended approval of a Resolution setting a public hearing for Wednesday, October 8, 2008 at 7:00 p.m. at the Bresnan Meeting Center to discuss the issuance of \$975,000 of bonds for the purpose of providing funds for capital improvements.

Commissioner Griggs made a motion to approve a Resolution setting a Public Hearing on the proposed Bond issue. The motion was seconded by Commissioner Petry. The motion passed 5-0.

Old Business

Consideration of Approval of Concrete Replacement Bid

President Kuhl stated that staff recommended that the Board reconsider the action taken at the August 13, 2008 Board meeting and act upon the staff recommendation to award the contract to low bidder, Shaw Bros. Concrete, in the amount of \$99,684.00.

Commissioner Griggs made a motion to reconsider the action taken at the August 13, 2008 Board meeting. The motion was seconded by Vice President Solon. The motion passed 5-0.

Vice President Solon made a motion to award the bid for concrete replacement to low bidder, Shaw Bros. Concrete, in the amount of \$99,684.00. The motion was seconded by Commissioner Dodds. The motion passed 5-0.

Discussion Items

None

Comments from Commissioners

None

Closed Session

Vice President Solon made a motion, seconded by Commissioner Griggs to convene into Executive Session under the Illinois Open Meetings Act, specifically 5 ILCS, Par. 120/2(c)(5) regarding the purchase or lease of real property for the use of the public body, and Par. 120/2(c) (6) the setting of a price for sale or lease of property owned by the public body. Upon roll call vote, the vote was as follows: Commissioner Petry – yes; Vice President Solon – yes; President Kuhl – yes; Commissioner Dodds – yes; and Commissioner Griggs. The motion passed 5-0.

Return to Regular Meeting

Following the adjournment of the Closed Session, the Board reconvened in open meeting.

Closed Session Items - ActionConsideration of Approval to Move Forward to Secure Future Neighborhood Park Land

There was no action taken on this item as the Board continues to consider the matter.

Adjourn

There being no further business to come before the Board, Commissioner Petry made a motion, seconded by Commissioner Dodds to adjourn the meeting. The motion passed 4-0 and the meeting was adjourned at 8:20 p.m.

Approved:

Barbara J. Kuhl, President

Bobbie Herakovich, Secretary