

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

October 13, 2010

PUBLIC HEARING

The Champaign Park District Board of Commissioners held a Public Hearing on Wednesday, October 13, 2010 at 7:00 p.m. at the Bresnan Meeting Center, 706 Kenwood Road, Champaign, Illinois, pursuant to notice duly given. President Solon presided over the meeting.

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

Staff: Bobbie Herakovich, Executive Director/Secretary, Joe DeLuce, Director of Recreation, Jan Plotner, Director of Finance, Jim Spencer, Director of Operations, Laura Auteberry, Marketing and Development Director, Terri Gible, Planner, Cindy Harvey, Administrative Assistant, and Elaine Self-Calvin, Office Staff.

Other staff was present as well as other members of the public.

President Solon opened the Public Hearing. She reported that the purpose of the public hearing was to discuss and receive public comments on the intent to issue between \$982,000 and \$1,020,000 in General Obligation Bonds. A Notice of Public Hearing was published in *The News-Gazette* on October 1, 2010.

President Solon called for comments from the public. There were no public comments received.

Commissioner Petry made a motion, seconded by Vice President Griggs, to close the Public Hearing. The motion passed unanimously.

REGULAR MEETING

Call to Order

President Solon called to order the Regular Board Meeting immediately following the Public Hearing, pursuant to notice duly given to all parties entitled thereto. President Solon presided over the meeting.

Upon roll call, the Commissioners, Officers and staff present at the Public Hearing were in attendance at the Regular Meeting as well as other staff members and members of the public.

Comments from the Public

President Solon called for comments from the public.

Pat Fitzgerald, 1212 Waverly Drive, Champaign, addressed the Board about a proposed real estate transaction that involves property that he owns on Bradley Avenue. The property is approximately 1.25 acre tract located between Bradley's Bar and the Park District's material storage facility. He reported that he approached the Board two years ago about the concept of building apartments on his property and potentially the need for additional real estate. At that time there was discussion about whether or not the Park District had any interest in selling the ground that the material handling storage sits on. At that time the indication was that there was no interest in selling. However, there was potential interest in exchanging for additional real estate upon which a new material storage facility would be constructed. Mr. Fitzgerald discussed his interest in pursuing a \$12 million apartment project that would feature approximately 81 units geared toward Parkland College students. He reported that in his discussions with Tom Ramage, president of Parkland College, and the City of Champaign, the proposed project was met with enthusiasm as it is perceived to be a suitable location for Parkland students to live. Mr. Fitzgerald stated that in his opinion there are three options for the

Board to consider. The first option would be to consider an exchange of real estate. Mr. Fitzgerald reported that he has an option agreement with the Atkins Group for an approximate 4.32 acre tract of real estate in southwest Champaign located west of the Urbana-Champaign Sanitary District's Southwest Treatment Facility. He proposes to construct a new material storage facility and then exchange the 4.32 acre site with a new storage facility for the Park District's 3 acre site with the current storage facility. The second option would be to enter into a lease where he would lease the 3 acre site from the Park District. The third option would be to decline the proposal. Mr. Fitzgerald expressed an interest in being able to start construction of the apartment complex in 2011. Mr. Fitzgerald stated that he would like feedback from the Board on whether it would like to pursue any of the options.

Commissioner Kuhl asked if another option would be an outright purchase of land without any exchange. Mr. Fitzgerald stated that an option to purchase would be an option if it was statutorily possible to do so. Attorney Hall commented that with 3 acres it is possible. However, certain factual and legal determinations would need to be made.

The Board thanked Mr. Fitzgerald for addressing the Board.

Communications

President Solon circulated the communications.

Presentations

Audit – Martin, Hood, Friese & Associates, LLC

Introduction of Mark Czys and Greg Douglass from the firms of Martin, Hood, Friese & Associates, LLC were made. Mr. Czys stated that his firm does the annual audit and required filings for the Park District.

Mr. Douglass reviewed the various statements contained in the audit, the Financial Statement, the Independent Auditor's Report, management's discussion, and analysis report. He stated that the Park District received an unqualified opinion.

Mr. Czys reviewed the Post Audit Communications Letter which describes how the audit proceeded operationally. He also reviewed the Internal Control Letter. Mr. Czys reported that the auditors pointed out new government standards that management is aware of, and that the auditors will be working with management to make sure they are properly implemented in the future. He stated that at the end of the month the Annual Financial Report is due to the Illinois Comptroller and is on schedule to be filed timely. Mr. Czys stated that the auditors appreciated the help from Ms. Herakovich, Ms. Plotner and their staff.

Treasurer's Report

Consideration of Acceptance of the Treasurer's Report for the Month of September, 2010

Treasurer Wackerlin presented the Treasurer's Report for the month of September, 2010. 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 September, 2010. The motion was seconded by Vice President Griggs. The motion passed 5-0.

Executive Director's Report

New Staff and Interns

Ms. Herakovich introduced new Champaign-Urbana Special Recreation staff; Jessica Butti and Lisa Moran. She also introduced Amanda Falk, an intern, who is from Michigan State University.

Volunteer of the Month

Ronda Kipp was chosen as Volunteer of the Month of October. Mr. Oligney-Estill reported that Ms. Kipp was chosen for volunteering with Champaign-Urbana Special Recreation's trip to the Apple and Pork Festival on September 25, 2010. She volunteered for seven hours on that day and was very involved with both participants and staff. Ms. Kipp was presented with a Certificate of Appreciation and a bag of goodies.

Boulder Ridge Park

Ms. Herakovich introduced Steve Konters and Craig Kurckenberg with Hitchcock Design Group (Hitchcock), consultants for Boulder Ridge Park.

Mr. Konters reported that Hitchcock has been working with staff and the community regarding development of Boulder Ridge Park since July 2010. He stated that Hitchcock received community input, staff direction and created several options, which were narrowed to two ideas. There are two goals Hitchcock would like to accomplish: obtain Board direction regarding the two concepts for final community input and determine Board preferences for the final master plan. Once the master plan is approved, it is Hitchcock's goal to proceed with stage one improvements in 2011.

Mr. Konters presented the two concepts. The general amenities included in Concept A2 and C include a small parking lot, tennis court, basketball court, playground area, picnic shelter, tree grove and berm material, baseball and soccer field, path system and sled hill. He stated that the differences between the two concepts are primarily a sand volleyball and skate park shown in one of the concepts. All other amenities are in both concepts with the difference being the layout and arrangements.

Commissioner Kuhl asked how many miles were in the trail system for both concepts. Mr. Konters stated that they would have to determine that. Commissioner Kuhl inquired about making the trail shown in Concept A2 farther away from Staley Road, as with Concept C. Mr. Konters stated it could be if that was the Board's preference. Commissioner Kuhl stated that she would prefer to see the trail away from Staley Road as much as possible with some type of buffer, but not a chain link fence. Mr. Konters questioned whether a natural buffer would be appropriate. Commissioner Kuhl responded "yes." Commissioner Kuhl commented that the ideas look great. She inquired how many people attended the meeting. Mr. Konters indicated approximately 30.

Commissioner Petry asked about the typical slope for a sled hill. Mr. Konters explained the standards that start off with a 3 to 1 or 4 to 1 at the top and then reduced. Commissioner Petry asked about the slope for the hill in Morrissey Park. Staff responded that the hill in Morrissey Park has a less steep hill. Commissioner Petry asked why parking was being included in Boulder Ridge Park. Ms. Gibble responded that the park is not centrally located in the subdivision, so some people will drive to the park.

Vice President Griggs asked if the skating area could be used for other activities. Mr. Konters stated that the concept provides for a linear design for street style skating using prefabricated portable elements which could be removed to allow for different uses.

Discussion ensued about the skating areas proximity to the path. Commissioner Dodds commented that there could possibility be a conflict between skaters and walkers.

Ms. Herakovich asked about the width of the paths. Mr. Konters stated that the proposed paths would be eight feet wide.

Ms. Gibble stated that normally a skate park would not be included in a neighborhood park. The option is being shown because some residents expressed an interest in a skate park. Mr. Konters further explained that a skate park for a community park would be much larger. Commissioner Dodds stated that he would not include the ramps in the skate park.

President Solon asked if residents expressed an interest in a tennis court. Mr. Konters stated that of the 30 residents attending the meeting, 2 to 4 people expressed such interest. He noted that the most common interest was for play equipment, trails and family activities.

Commissioner Kuhl indicated that residents should be informed that if a soccer or baseball field is included there is no guarantee that it will not be used for organized activities. She also suggested that the developer be approached about assisting with the cost of the parking lot.

Commissioner Dodds stated that he agreed with Commissioner Kuhl about fencing along Staley Road. He agrees that the path should be farther back from Staley Road and that more plantings be added. Commissioner Dodds stated that the plantings should be farther back because eventually Staley Road will be widened. He also suggested that a fence be installed on the east side before any residential activity occurs.

Ms. Herakovich asked if there was a preference of the two concepts. There was no consensus for either Concept A2 or C, although three commissioners favored concept A2.

Discussion ensued about the cost of entire project and the parking lot. Mr. Konters stated that estimated cost of the project with the primary amenities was \$1.2 million and the cost of parking lot was \$60,000 to \$70,000 of this. He stated that the Boulder Ridge Park would need to be constructed using a phased approach.

The Board thanked Mr. Konters for his presentation.

Virginia Theatre Update

Mr. Spencer updated the Board on his discussion with Wagner Signs, the marquee contractor. He also updated the Board on the proposed design of the marquee and his discussions with the contractor about expediting the design and installation. The contractor is expecting a partial demolition in approximately two weeks and drawings for the Board's review should be available shortly thereafter.

President Solon suggested that staff follow up with the City of Champaign about lighting restrictions. President Solon asked what will happen to the existing marquee. Mr. Spencer stated that the existing marquee belongs to the contractor with the exception of the two "Virginia" signs.

Mr. Spencer updated the Board on the other stages of construction at the Virginia Theatre. The design issues for the duct work have been resolved and that the HVAC unit should arrive in two weeks. Lighting issues on the first floor have been resolved and half of the lights have been installed. Ceiling and wall repairs on the first floor should begin soon. Mr. Spencer reported that on the second floor three-fourths of the plaster work has been completed and lighting issues have been resolved. A paint sample for the second floor should be ready for review. He also reported that the entry doors into the Theatre are approximately 10 days from delivery; entry doors and framing will be at the end of October or first week in November; and glass for the second floor windows is approximately two weeks from delivery. He reported that the large pattern carpet previously shown to the Board will be installed at the Theatre.

In response to a question by President Solon, Ms. Herakovich responded that the Park District is being told that it still needs to be in compliance with IHPA. She stated that staff is following up with the Illinois Department of Commerce regarding the grant to see if the Park District could substitute another infrastructure grant. Ms. Herakovich stated that staff would recommend substituting Kaufman Lake.

In response to a question by Commissioner Kuhl about the bathrooms, Mr. Spencer responded that the deadline will not be met. The design has not been received yet.

Ms. Herakovich reported that staff has a cost estimate for all remaining projects at the Virginia Theatre. She reported that the estimated cost is approximately \$2.8 million.

The next Study Session will be October 27, 2010. Ms. Herakovich stated that Ms. Plotner will cover the meeting in her absence as she will be attending a Joint Legislative Conference at the NRPA Congress.

Commissioner Petry asked if the Board would receive detailed information on the cost estimates to complete the Virginia Theatre. Ms. Herakovich responded "yes", but that staff has not had an opportunity to review the information. She will provide the information to the Board. Ms. Herakovich stated that she would like the cost estimates to be reviewed by Commissioner Dodds.

Committee and Liaison Reports

Champaign Parks Foundation

Commissioner Dodds reported that the number of board members has been reduced to 11, which makes it more manageable. Board members have been assigned to different committees to work on various projects. Commissioner Dodds reported that the Foundation continues to receive donations. He stated that the final donation amount from the Rock Paper Scissors Tournament has not been received. The amount raised will probably be similar to the amount raised in 2009. Commissioner Dodds stated that Ms. Auteberry has been working on an event for the spring to raise funds for the Foundation.

Cultural Arts District

Ms. Herakovich reported that the Champaign Center Partnership is moving forward and it will be presented to the Champaign City Council later in the month for approval and ratification of the \$150,000 to which the City committed. Ms. Herakovich reported that eventually a Board or staff representative will need to be appointed to the group.

Attorney's Report

Attorney Hall reported that he was undertaking various contracts and legal matters.

President's Report

President Solon thanked those who attended the Police and Fire Memorial Dedication Ceremony in West Side Park. She stated that KaBoom was a success and thanked staff for all the work they did. President Solon reported that it was great to see everyone working together and the project is a really nice attribute to Hazel Park. She thanked Commissioner Petry for participating in the Rock Paper Scissors Tournament.

Consent Agenda

President Solon stated that Consent Agenda items for action 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, September 8, 2010

2. Minutes of the Study Session Meeting, September 22, 2010
3. Minutes of the Closed Session Meeting, September 22, 2010
4. Awarding Bid and Authorizing the Executive Director to enter into a contract for shop yard repairs to Schomberg & Schomberg at the bid price of \$43,738.61
5. Awarding Bid and authorizing the Executive Director to enter into a contract for Kaufman Lake Road and Embankment repairs to Duce Construction at the bid price of \$77,921.56

Commissioner Dodds made a motion to approve the Consent Agenda items. The motion was seconded by Commissioner Petry. The motion passed 5-0.

Action Items

Consideration of Approval of a Temporary Transfer of Funds

President Solon reported that staff recommended approval of a temporary transfer of up to \$500,000 from the General Fund to the Bond Proceeds Fund.

Commissioner Dodds made a motion for a temporary transfer of funds of up to \$500,000. The motion was seconded by Vice President Griggs. The motion passed 5-0.

New Business

Consideration of Approval of the List of Bills for September 2010

President Solon reported that staff recommended approval of the list of bills for September 2010.

Vice President Griggs made a motion to approve the list of bills for September 2010. The motion was seconded by Commissioner Dodds. The motion passed 5-0.

Consideration of Acceptance of the Audit

President Solon reported that staff recommended Board acceptance of the 2009-10 Audit.

Commissioner Dodds made a motion to accept the 2009-10 Audit. The motion was seconded by Commissioner Petry. The motion passed 5-0.

Consideration of Approval to Solicit Bids for the Issuance of General Obligation Bonds

President Solon reported that staff requested that the Board confirm authorizing the Treasurer to solicit bids for the issuance of between \$982,000 and \$1,020,000 in General Obligation Bonds for the purpose of providing funds to pay for the building, maintaining, improving and protecting the parks and boulevards of the Park District and for the payment of expenses incident thereto, as provided in a resolution adopted by the Board at its Regular Meeting held September 8, 2010.

Vice President Griggs made a motion to approve the request to confirm authorizing the Treasurer to solicit bids for the issuance of between \$982,000 and \$1,020,000 in General Obligation Bonds. The motion was seconded by Commissioner Petry. The motion passed 5-0.

Consideration of Approval of a Resolution Estimating Taxes to be Levied for FY 2011-2012

President Solon reported that staff requested Board approval of a Resolution setting the tax levy for fiscal year beginning May 1, 2011 and ending April 30, 2012 at \$10,475,384 and scheduling a public hearing on the Tax Levy Ordinance for Wednesday, November 10, 2010 at 5:30 p.m. at the Bresnan Meeting Center as required by the Truth in Taxation Act.

Ms. Herakovich noted that Commissioner Petry made staff aware of an error, which has been corrected.

Vice President Griggs made a motion to approve a Resolution setting the tax levy for fiscal year beginning May 1, 2011 and ending April 30, 2012 at \$10,475,284 and scheduling the public hearing for November 10, 2010 at 5:30 p.m. at the Bresnan Meeting Center. The motion was seconded by Commissioner Dodds. The motion passed 5-0.

Consideration of Approval of an RFP for Professional Services to Rebuild the Virginia Theatre Organ
Ms. Herakovich reported that detailed reports are available if the Board was interested in learning more about restoration of organs. She stated that a donation of \$30,000 was received toward the repair of the organ. The donor may donate an additional \$20,000. In soliciting Request for Proposals, staff found that there are only a few companies capable of restoring these types of organs. She stated that staff underestimated the cost to restore the organ.

Mr. DeLuce reported that the local firm of Buzard Pipe Organ Builders was the only firm to submit the proper bid on time and in the proper format. The bid was \$55,000 less than the bid received from Carlton Smith. Mr. DeLuce reported that Mr. Buzard is willing to hire a Wurlitzer Specialist to assist with the restoration. Staff feels confident about Buzard's ability to complete the work. Mr. DeLuce reported that funds are available from Museum Fund reserves should the Board choose to restore the organ.

Discussion ensued about the priority of the restoration of the organ. Commissioner Kuhl stated that she thinks the organ is a very important part of the Virginia Theatre, and that ultimately the organ needs to be refurbished and maintained on an ongoing basis. She questioned whether or not \$150,000 would be spent on the organ if a partial donation had not been received. Commissioner Dodds noted that the proposal from Mr. Buzard includes a guarantee for 10 years. Further discussion ensued. Ms. Auteberry reported that the donor was given the naming opportunity for a donation of \$50,000. She stated that she will inform the donor of cost to refurbish the organ.

Commissioner Dodds made a motion to accept the RFP from John-Paul Buzard Pipe Organ Builders to complete the entire restoration of the organ in the amount of \$145,375.00. The motion was seconded by Commissioner Petry. The motion passed 5-0.

Consideration of Approval to Apply for IPARC Funds

Ms. Herakovich reported that it has been announced that IPARC funds will be made available and the conditions and guidelines for which funding could be applied for. She stated that basically it is a facilities grant. However, it does allow for acquisition, but an area suitable for redevelopment is a higher priority as far as income levels and ADA needs. Ms. Herakovich reported that there is no maximum on the number of grants that can be applied for. She distributed a list of Park District facilities and costs that have been discussed with the Board, along with the Park District's financial status. She noted that Leonhard Recreation Center, Douglass Community Center, Spalding Pool, acquisition and development all have been discussed and are included on the list. She reported that the match is 25% up to \$2.5 million. If a grant is considered for a lower income area, it is possible to receive up to 90% of the grant. Ms. Herakovich reported that staff recommends considering Leonhard Center, Douglass Center and Spalding Pool.

Discussion ensued. Ms. Herakovich asked the Board about facility priorities. Commissioner Petry stated that his priorities would be the Virginia Theatre and Leonhard Recreation Center. Vice President Griggs stated that his priorities would be Douglass Community Center, Leonhard Recreation Center, Spalding and the Virginia Theatre. President Solon stated that her priorities include Spalding, Leonhard Recreation Center and Douglass Community Center. Commissioner Kuhl stated that her priority includes the Virginia Theatre. Commissioner Dodds stated that his priorities include the Virginia Theatre and Spalding. Ms. Herakovich reported that staff will do further research and report back to the Board at a later date.

Consideration of Ratification of Change Orders to Virginia Theatre Phase 2 Renovations

Ms. Herakovich reported that staff requested Board ratification of the change orders to the base bid of the Virginia Theatre Phase 2 renovations in the amount of \$23,270.

Commissioner Dodds made a motion to ratify the change orders to the base bid of the Virginia Theatre Phase 2 renovations in the amount of \$23,270. The motion was seconded by Commissioner Kuhl. The motion passed 5-0.

Old Business

None

Discussion Items

None

Comments from Commissioners

Vice President Griggs asked staff to contact the person who made negative comments about the Park District regarding Boulder Ridge Park.

Closed Session

Commissioner Petry made a motion, seconded by Vice President Griggs to convene into Executive Section under the Illinois Open Meetings Act, specifically 5 ILCS, Par. 120/2(c)(5) to discuss purchase or lease of real property for the use of the public body, and Par. 120/2(c) (6) to discuss 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 Griggs; President Solon – yes; Commissioner Kuhl – yes; and Commissioner Dodds – yes. The motion passed 5-0.

Return to Regular Meeting

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

Closed Session Item - Action

Consideration of Land Matter Proposal

There was a motion to decline a trade of land at Dodds Park material handling site for property near the Sanitary District by Vice President Griggs. The motion was seconded by Commissioner Dodds and approved.

The Board of Commissioners directed staff to continue to work with the developer.

Adjourn

There being no further business to come before the Board, Vice President Griggs made a motion to adjourn the meeting. The motion was seconded by Commissioner Petry. The motion passed 5-0 and the meeting adjourned at 9:45 p.m.

Approved:

Jane Solon, President

Bobbie Herakovich, Secretary