

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

January 14, 2015

The Champaign Park District Board of Commissioners held a Regular Board Meeting on Wednesday, January 14, 2015 at 7:00 p.m. at the Bresnan Meeting Center, 706 Kenwood Road, Champaign, Illinois, pursuant to notice duly given. President Petry presided over the meeting.

Present: President Joseph Petry, Vice President Alvin S. Griggs, Commissioners Barbara J. Kuhl, Jane L. Solon, and Timothy P. McMahon, Treasurer Gary Wackerlin and Attorney Guy Hall.

Staff present: Joseph DeLuce, Executive Director, Cindy Harvey, Assistant to the Executive Director/Board Secretary, Andrea Wallace, Director of Finance, Kevin Crump, Director of Operations and Planning, Megan Kuhlenschmidt, Director of Recreation and Marketing, Jameel Jones, Director of Cultural Arts, Tammy Hoggatt, Director of Human Resources, Information Technology and Risk, Tiffany White, Douglass Park Manager, Darius White, Senior Coordinator, Mitch Marlow, Virginia Theatre Front of House Coordinator, and Stacey Cornell, Administrative Specialist.

Several members of the public were in attendance. Tim Mitchell, a reporter with *The News-Gazette*, was also present along with other media.

Call to Order

President Petry called the meeting to order at 7:01 p.m.

CPD Highlights

Commissioner Kuhl complimented staff on the outstanding job they have done removing snow from parking lots, trails and sidewalks.

Commissioner McMahon thanked Mr. DeLuce and Mr. Marlow for the extensive tour of the Virginia Theatre.

President Petry reported he has received several unsolicited positive comments on the Douglass Park improvements. He thanked staff and fellow Board members for making it possible.

President Petry asked Commissioners and they concurred with the proposal to move the McKinley Aquatic Center matter up on the agenda to accommodate the public and other attendees.

Comments from the Public

Dean Ekberg, 1615 East Lake of the Woods Court, Mahomet, addressed the Board regarding the McKinley Aquatic Center. He is the swim coach for Mahomet-Seymour High School (Club team). He stated that they have enjoyed using the facility for the past two years. McKinley is a fantastic facility with a six lane, 25 yard pool. He hopes there is a way for the Park District to be involved and keep the McKinley Aquatic Center open. In his opinion, it is a tremendous facility for competitive swimming.

Harith Tamimie, 1613 Beckman Court, Urbana, addressed the Board regarding the McKinley Aquatic Center. He asked to be “unemployed in” order to help preserve the facility. In recent weeks he was aware the Board has had numerous contacts from McKinley members asking it to consider supporting the facility either on a permanent bases or temporarily. The McKinley Aquatic Center serves mostly senior citizens. The deep warm water therapy pool and 25 yard lap pool provide a unique combination of two pools. He went on to express other opinions about the facility.

Mary Schultz, 914 West Daniel, Champaign, addressed the Board regarding Dodds Park and the relocation of Central High School. She expressed an opinion that the Park District considers making it available for a new high school. Ms. Schultz went on to articulate the bases for her opinion.

Rochelle Funderburg, 2622 Natalie Drive, Champaign, addressed the Board regarding Dodds Park being used as a park. She stated Dodds Park is heavily used and a valuable asset to the community. In her opinion, maintaining the park as such is important. She indicated her view that the Park District’s mission is to provide recreation and park facilities for this community, not provide a location for a school. She urged the Board to continue its prior stance regarding Dodds Park.

Roger Inman, 510 West Clark, Champaign, addressed the Board regarding the McKinley Aquatic Center. He expressed his support for McKinley Aquatic Center and articulated his reasons as well as suggestions for improving its utilization.

President Petry thanked all individuals for their comments.

Communications

President Petry circulated the communications.

Presentation

None.

Treasurer’s Report

Consideration of Acceptance of the Treasurer’s Report for the Month of December 2014

Treasurer Wackerlin presented the Treasurer’s Report for the month of December 2014. He stated that the Park District’s finances have been reviewed and found to be in appropriate order.

Commissioner Solon made a motion to accept the Treasurer’s Report for the month of December 2014. The motion was seconded by Vice President Griggs. The motion passed 5-0.

Executive Director’s Report

Employee Introductions

Ms. Kuhlenschmidt introduced Mitch Marlow, Virginia Theatre Front of House Coordinator. Mr. Jones introduced Darius White, Senior Coordinator, and Tiffany White, Douglass Park Manager.

Volunteer of the Month

Mr. Jones reported that Mark and Sandy Williams were chosen as December Volunteers of the Month. They were recognized for their efforts at the Virginia Theatre. Mr. and Mrs. Williams were in attendance and were presented with bags of gifts in appreciation.

The Board thanked Mr. and Mrs. Williams for their efforts.

Distinguished Budget Presentation Award

Mr. DeLuce announced the Park District received the Distinguished Budget Presentation Award from the Government Finance Officers Association. He recognized Ms. Wallace for her outstanding effort in attaining the honor.

Douglass Improvements Update

Mr. DeLuce reported the Douglass Park improvements budget was \$985,115 and \$1,034,074 had been spent to date. Staff time associated with the installation of the playground totaled approximately \$11,400. The horseshoe pits, fitness equipment installation and batting cage relocation will be completed in the spring when weather conditions are more favorable.

General Announcements

Mr. DeLuce reported he attended a meeting with several other agencies that are involved with trail plans. There were approximately 20 people in attendance. The next meeting is planned for either March or April in Urbana.

Committee Report

Champaign Parks Foundation

Commissioner Solon reported that the Foundation discussed its upcoming car raffle to raise funds for youth scholarships. She also stated the Foundation Board was not in favor of financially supporting the McKinley Aquatic Center in the event the Park District takes over the facility.

Report of Officers

Attorney's Report-Ordinance No. 592

Attorney Hall recommended approval of Ordinance No. 592, Annexing Territory Pursuant to Petition (304 Tiffany Court).

Vice President Griggs made a motion to approve Ordinance No. 592. A copy of the ordinance is attached to the minutes. The motion was seconded by Commissioner Kuhl. The motion passed 5-0.

President's Report

President Petry reminded the Board and staff of the upcoming Illinois Association of Park Districts/Illinois Park and Recreation Association conference January 22-24 in Chicago.

Discussion Items

McKinley Aquatic Center Update

Mr. DeLuce introduced Neil Strack and Brian Kesler from Architectural Expressions. Mr. Strack presented a cost estimate of \$2,902,553.24 or \$100.62 per square foot for renovating the existing 28,847 square foot McKinley Aquatic Center building footprint. He also gave a conceptual design for the site which included the demolition of Thompson Hall and an aquatics addition. The cost for that scenario was \$8,374,632.59.

President Petry thanked Mr. Strack for his presentation.

Ms. Kuhlenschmidt presented a staff report on cost estimates for operating the McKinley Aquatic Center if the Park District were to take it over. She recommended extending the current McKinley hours which would increase staff costs. Potential programming and membership fees were outlined.

Mr. DeLuce reported that the McKinley Aquatic Center currently has 150-175 members. He also stated the Urbana Park District (UPD) has a budgeted subsidy of \$50,000 per year for its indoor aquatic center. At the end of the fiscal year, UPD meets with the Urbana School District and they divide the actual costs, which have been as much as an additional \$100,000-\$200,000.

Mr. Crump stated he thought the estimated monthly operating costs of \$17,130 were valid. Chemicals in a warm water pool would double that of the Sholem Aquatic Center.

Mr. DeLuce reported staff contacted Park District's insurer, Park District Risk Management Association, regarding liability coverage. It would not be an issue and there would be no premium increase. Mr. DeLuce also contacted the Illinois Department of Public Health. The inspector had concerns if the Park District took over the facility. Accessibility would be a major issue to be resolved. Mr. DeLuce stated the management team toured the facility. They had concerns regarding accessibility along with condensation and equipment condition.

Mr. DeLuce presented options for consideration regarding the facility. One option would be leasing the property, with the exception of the carriage house, for \$4 per square foot. Depending on what areas the Park District assumed, the cost would be \$80,000-\$120,000 per year. The completion of some repairs may be included. The other option would be to purchase the facility, including the 150 space parking lot. The current owner, Leon Jeske, purchased the property in May 2011 for \$450,000. He has made some improvements since then and is asking \$2 million.

Comments from the Public (continued)

Roger Inman, 510 West Clark, Champaign, addressed the Board regarding the McKinley Aquatic Center. He spoke in favor of acquiring and/or renovating it in some manner. He proposed addressing the questions...Do you want an indoor pool? Yes or no. Secondly, what population do you want to serve?

Becky Moore, Third Street, Tolono, addressed the Board regarding the McKinley Aquatic Center. She stated that citizens from nearby communities cannot get what is being offered at the McKinley Aquatic Center anywhere else, including the YMCA. She spoke in favor of the facility for senior citizens.

Glenn Rasmussen, 802 West Healey Street, Champaign, addressed the Board regarding the McKinley Aquatic Center. He heard concerns about the longevity of the pools. If there is any way possible he would like to see the Board move forward in a way that would allow those members that are currently there to continue. He realizes the Board is putting in a lot of time, effort and what could be a significant amount of money.

Craig Gambles, 715 West Washington, no city given, addressed the Board regarding the McKinley Aquatic Center. He supported what the previous speakers said, particularly senior citizens. In his view, it would be a good use of tax revenues to support a facility for a number of senior citizens in the neighborhood and the rest of town.

Vice President Griggs requested more information regarding a possible indoor pool at Spalding Park and a lease of the McKinley Aquatic Center before making a decision.

Commissioner Solon asked what the bare minimum would be to make the facility compliant with legal requirement. She is concerned about spending taxpayer money on a facility that is not the Park District's.

Commissioner Kuhl stated it was a very difficult decision to make. She believes the Board needs to decide whether it wants a pool, and if so who it will serve. Serving all residents that want to use the facility is preferable. She has been on the Board over ten years and this issue has generated the most comments; however, the price tag of \$2 million is in her mind too high. She felt there are a few unanswered questions, but was leaning toward the costs being prohibitive on this issue.

Commissioner McMahon echoed Commissioner Kuhl's comments. His heart was torn and he appreciated the passion. He thinks more information is needed before proceeding, but indicated a willingness to support the McKinley Aquatic Center with a subsidy based on the fact that other facilities are also subsidized.

Commissioner Kuhl noted the importance of the cost to bring the facility up to code. No Board members were in favor of purchasing the facility for \$2 million. Commissioner Kuhl suggested obtaining the minimal costs and meeting with the owner to obtain his lease terms.

President Petry stated he had been on the Board 12 years and the Virginia Theatre marquee was the only other issue that had drawn as much passionate interest. He noted an indoor aquatic center is not currently part of the Park District's strategic plan. The financial burden has been viewed as being too high. A \$300,000 subsidy for 200 people, many of whom are not residents, is \$1,500 per person. He thought it was time to re-evaluate if the Park District should have an indoor aquatic center. President Petry was also cautious about taking over older buildings.

After soliciting further staff input, it was the consensus of the Board that staff gather additional information as follows: (1) If leased, what would be the minimum amount that could be put into the facility to make it operational; (2) A concept for a new indoor aquatic center in Spalding Park; (3) Alternative operating costs and hours after checking with the owner and YMCA to determine peak use; and (4) Determine if there are any options regarding the purchase price.

Commissioner Kuhl suggested the information be brought to the January 28, 2015 Board meeting. She suggested that it be a Special meeting so the Board could take action to resolve the issue.

Update on Possible Aquatic Center at Spalding Park

Mr. DeLuce reported the presentation from BLDD Architects regarding a possible aquatic center at Spalding Park had not been finalized and would be presented at a future meeting.

McKinley Aquatic Center - Action

No formal action was taken on this item.

Champaign Parks Foundation Quarterly Financial Update

Ms. Wallace presented the staff report and responded to questions from the Board. She reported that compared to the prior year revenues, current revenues were \$3,294 less and expenses were \$7,260 less resulting in a favorable variance of \$3,965. The Foundation had net assets as of October 31, 2014 of \$564,323.

Champaign Park District Quarterly Financial Update

Ms. Wallace presented the staff report and responded to questions from the Board. She reported revenues were 1.1% ahead of target. Virginia Theatre concession sales have been phenomenal showing an increase of \$23,407 compared to the same time period last year when the facility was closed some for renovations. The increase in charges for services is attributable to Leonhard Recreation Center memberships which are 54% of budget with 1,300 sold and daily

admission fees of over \$25,000. Leonhard rental income was \$17,630 and has already exceeded budgeted projections. The Leonhard Recreation Center had an expected deficit of \$59,000 but the actual is \$47,000 through six months. The Virginia Theatre was \$90,000 ahead of budget before \$72,000 in refunds for the Bill Cosby show cancellation were subtracted. Ms. Wallace stated expenditures were 50.7% of budget. Park District reserves were \$3 million above the requirement.

Overage on Debt Service Levy Update

Ms. Wallace presented the staff report and responded to questions from the Board. She outlined three options for correcting an overage on the debt service levy. Option 1: Maintain status quo and use the funds collected towards future debt service payments. Option 2: File an abatement in February 2015 against next year's property tax revenues. That would reduce the property tax revenue received in fiscal year 2016 by \$358,110. It would have no impact on the amount of the General Obligation (GO) Bond issued in November 2015. Option 3: Reduce the November 2015 GO Bond issue by \$358,110. Ms. Wallace stated that Option 2 and Option 3 produce the same result but have different timelines. It was noted the funds can only be used to pay debt principal and interest. They cannot be used for any other purpose.

It was the consensus of the Board to make the correction as soon as possible using Option 2. The item will be added to the January 28, 2015 Special meeting agenda for Board action.

Budget Amendment for FY14-15

Ms. Wallace presented the staff report and responded to questions from the Board. She stated several budgetary items exceeded their original appropriations. The main expenses were the Illinois Municipal Retirement Fund (IMRF) payoff and capital related to Douglass Park improvements. Original revenues were projected at \$15,968,926. The proposed amended revenues would be increased to \$17,128,984. Ms. Wallace reported the \$1,250,000 grant for the new Leonhard Recreation Center was received this fiscal year but was originally scheduled for the prior fiscal year. However, this was partially offset by the Douglass Park renovation. Due to various issues and weather, that project will not be completed until spring, so the \$300,000 grant will not be received until after April 30, 2015. The grant funds of \$379,500 for Sunset Ridge were received in May or June, but were budgeted for the prior fiscal year. Also, recreation and museum fund revenues were decreased \$176,000 to adjust seasonal programs down to actual. Ms. Wallace stated expenditures were \$16,442,984 originally and were increased to \$16,674,147 in the proposed amendment. The majority of the increase is due to capital expenses and the debt service fund. There was also a \$200,000 transfer to cover the additional IMRF unfunded liability payment. Ms. Wallace was hopeful the amendment would reduce the number of fiscal year end transfers. She stated a tentative budget and appropriations ordinance would be presented at a future meeting with a request to set a public hearing. A formal vote is expected to be taken at the March Regular Board meeting.

Consent Agenda

President Petry stated that all items on the Consent Agenda are considered routine and shall be acted upon by one motion. If discussion is desired, that item shall be removed and discussed separately. The items are as follows:

1. Approval of Minutes of the Regular Board Meeting, December 10, 2014

Commissioner Solon made a motion to approve the consent agenda. The motion was seconded by Commissioner Kuhl. The motion passed 5-0.

New Business

Approval of Disbursements as of December 10, 2014

Staff recommended the approval of disbursements for the period beginning December 10, 2014 and ending January 13, 2015.

Commissioner Solon inquired about the storage spaces the Park District rents. Mr. DeLuce stated that youth theatre and the Virginia Theatre use them for building and storing sets. Dance arts and special events also have units.

Commissioner Kuhl made a motion to approve the list of disbursements for the period beginning December 10, 2014 and ending January 13, 2015. The motion was seconded by Vice President Griggs. The motion passed 5-0.

Approval of Bids for Mowing Services

Staff recommended the Board accept bids as proposed by staff and authorize the Executive Director to enter into contracts with the low bidder on each respective site for mowing services as presented and authorize the Executive Director to enter into a contract with the next lowest responsive bidder in the event of a contractor forfeiting a contract prior to its completion for the remainder of the original contract.

Mr. Crump stated that there are 22 property groups to be mowed. Groups 1-11 were up for bid this year. Next year it will be groups 12-22.

Vice President Griggs made a motion to accept bids as proposed by staff and authorize the Executive Director to enter into contracts with the low bidder on each respective site for mowing services as presented and authorize the Executive Director to enter into a contract with the next lowest responsive bidder in the event of a contractor forfeiting a contract prior to its completion for the remainder of the original contract. The motion was seconded by Commissioner Solon. The motion passed 5-0.

Approval of Patient Protection and Affordable Care Act Policies (PPACA)

It was the consensus of the Board that this item be tabled until the January 28, 2015 Special Board Meeting.

Comments from Commissioners

Commissioner Kuhl commented that the March 25, 2015 Study Session meeting is during the University of Illinois spring break. Staff will let the Board know if items have been scheduled for the March 25th meeting.

Executive Session

Commissioner Solon moved as set forth below to convene into Executive Session. The motion was seconded by Vice President Griggs. The motion passed 5-0. Upon roll call vote, the vote was as follows: Commissioner Solon – yes; Commissioner McMahon – yes; Vice President Griggs – yes; President Petry – yes; and Commissioner Kuhl – yes. The Board convened into Executive Session under the Illinois Open Meetings Act, specifically 5 ILCS 120/2(c)(1) for the discussion of the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body, or legal counsel for the public body; 120/2(c)(5) for the purchase or lease of real property for the use of the public body; and 120/2(c)(6) for the setting of a price for sale or lease of property owned by the public body.

Return to Regular Meeting

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

Adjourn

There being no further business to come before the Board, Commissioner Solon made a motion to adjourn the meeting. The motion was seconded by Commissioner Kuhl. The motion passed 5-0 and the meeting was adjourned at 10:31 p.m.

Approved:

Joseph A. Petry, President

Cindy Harvey, Secretary