

MINUTES OF A REGULAR MEETING OF THE BOARD OF PARK COMMISSIONERS OF THE PALATINE PARK DISTRICT, COOK COUNTY, ILLINOIS, HELD IN THE PALATINE TOWNSHIP SENIOR CENTER, IN SAID DISTRICT, AT 505 S. QUENTIN ROAD, PALATINE, ILLINOIS ON JUNE 12, 2007 AT 7:00 P.M.

These Minutes are not a verbatim record of what was said during the meeting.

---

CALL TO ORDER @ 7:00P.M.

Commissioners Present

Robert Schultz, President  
Jennifer Rogers, Vice President  
Susan Gould, Treasurer

Andrew McPherson  
John Cozza

Staff Present

Ron Gbur, Executive Director  
Debbie Smith, Supt. of Finance & Personnel  
Pat Moser, Supt. of Parks & Planning  
Keith Williams, Supt. of Recreation  
Raul Zaldivar, Supt. of Revenue Facilities

Tina Becke, Asst. Supt of Finance & Personnel  
Ed Tynczuk, Asst. Supt. of Parks  
Donelda Danz, Asst. Supt. of Recreation  
Brad Helms, Golf Course Superintendent  
Bonnie Bennett, Secretary

Citizens and Guests

Jim and Charlene Wilson  
Eric Anderson, Harris Bank

Bob Alexander, PHGA  
Kyle Kerulis

APPROVAL OF AGENDA

Commissioner McPherson moved and Commissioner Gould seconded, that the Board approve the Agenda for the Regular Meeting of June 12, 2007. Upon a voice vote, the agenda for the meeting was unanimously approved as submitted.

AYE: John Cozza, Andrew McPherson, Susan Gould, Jennifer Rogers, Robert Schultz

NAY: None

ABSENT: None

APPROVAL OF MINUTES

Commissioner Gould moved, and Commissioner Rogers seconded, that the Board approve the Minutes of the Regular Meeting of May 22, 2007. Upon a voice vote, the minutes of the prior meeting were approved as submitted.

AYE: Andrew McPherson, Susan Gould, Jennifer Rogers, Robert Schultz

NAY: None

PASS: John Cozza

ABSENT: None

DEPARTMENTAL REPORTS

The Board reviewed the previously distributed Finance and Personnel Department Report. Adding to her written report, Smith said that Pool Passes are up 12% compared to May 31, 2006; pools are packed.

The Board reviewed the previously distributed Recreation Department Report. Highlighting the Big Trucks event, Williams said that we are getting more and more trucks each year; pool receipts were down from last year due to cooler weather – but better than 2005. Commissioner Gould said that she received some very favorable comments about the Cemetery Walk.

Gbur said that there were no more Departmental Reports.

RECOGNITION OF CITIZENS

At this time, President Schultz read aloud and presented to Mr. James V. Wilson Resolution #07-01 recognizing Mr. Wilson for his dedication and significant contributions to the residents of the Village of Palatine and the Palatine Park District through his service as a twenty-seven year member of the Village Council. President Schultz noted that Jim Wilson has also been a long-time friend and a community volunteer since their early days in the Palatine Jaycees. Commissioners commented that Mr. Wilson was an ally in favor of Open Space – does not advocate building on every square inch of vacant space, helpful in our acquisition of Falcon Park, and he always returned phone calls. Mr. Wilson thanked the Board, saying that he and the Park District have a long history working together to benefit our community; a Resolution from the Park District is deeply appreciated.

The Board then recognized Mr. Kyle Kerulis who stated he was representing the owners/association of the apartment buildings located on Winslowe Drive, abutting Celtic Park. He said he was present to request that the Park District erect a chain-link fence along the property line in order to keep high school kids and soccer players from going through their property at 10 and 11 o'clock at night. President Schultz asked if he were speaking for the whole complex; had he let #211 staff know there was a problem. Commissioner McPherson asked how long a fence was he speaking of and where; Commissioner Cozza noted there was a fence behind the school but it does not go all the way across. Mr. Kerulis said about 125 feet, near the water tank and the Brentwood Apartments; there is little response from the police who are not too enthusiastic about patrolling area; all private streets except for Winslowe; thirty-three buildings with six apartments each; he owns the building closest to the park and a member of the Palatine Square Association. Mr. Kerulis then showed drawings of the area. Commissioner Rogers said that residents need access to the park and playground and Commissioner McPherson added that there is normally public access – this is a private street. Gbur said he understood not want users using parking lot, however, Mr. Kerulis said that his problem is not with the Celtic group participants, it is the older users drinking at night and the high school kids. Gbur said that staff would look at the area and will contact him.

UNFINISHED BUSINESS

President Schultz noted that there was no unfinished business to come before the Board at this time.

NEW BUSINESS

The Board reviewed a previously distributed Board Summary pertaining to the Prevailing Wage Ordinance. Commissioner Cozza moved, and Commissioner Gould seconded, that the Board adopt Ordinance #07-04 providing for the adoption of prevailing wage rates to be paid to laborers, mechanics and other workers performing construction of public works for the Park District. Commissioner McPherson said he may not agree with President Schultz' reasons for opposing the ordinance, he would like to know what the 'criminal penalties' are for not requiring contractors to pay the "Cook County prevailing wage as determined by the State of IL". Moser responded that the State of Illinois comes back at us and involves the Department of Labor. President Schultz requested a roll call vote, the result of which follows.

AYE: John Cozza, Susan Gould, Jennifer Rogers

NAY: Andrew McPherson, Robert Schultz

ABSENT: None

Motion passed.

The Board reviewed a previously distributed Board Summary pertaining to revising our competitive bidding policy. Commissioner Cozza moved, and Commissioner Gould seconded, that the Board revise the Competitive Bidding Threshold Amount from \$10,000 to \$20,000 in accordance with Illinois state legislation which became effective January 1, 2005. Staff explained that even though we don't have to go out to competitive bidding, the Board will still need to approve these purchasers; staff gets verbal quotes up to \$5,000, written quotes for \$5,000 to \$20,000, and out to bid over \$20,000. Discussion ensued with comments about not going out to competitive bidding as frequently because as a public entity hopefully we will do everything to get the best price; staff knows there are areas where it will be most beneficial for us to go out to bid; over the years – with inflation - more and more items are over \$10,000 limit; sometimes a lot of time and paperwork for nothing, particularly when there is a 'sole source'; competitive bidding is a good business practice, hopefully staff will shop around; explained increasing Executive Director's purchasing authority from \$4,000 to \$8,000 on unbudgeted items without prior Board approval, items would show up on warrant. President Schultz requested a roll call vote, the result of which follows.

AYE: John Cozza, Andrew McPherson, Susan Gould, Jennifer Rogers, Robert Schultz

NAY: None

ABSENT: None

Motion passed.

The Board reviewed a previously distributed Board Summary pertaining to proposed Golf Course projects. Commissioner Gould moved that the Board approve the projects recommended by staff through the corporate fund of the Park District rather than using Golf Course revenues. For discussion purposes, President Schultz seconded the motion. President Schultz said that he would make the financing a loan, eventually to be paid back over the years. Gbur noted that these are special projects; the Golf Course debt to the corporate fund is around \$750,000 now; possibly consider sharing revenue with Stables. Zaldivar said cash flow debt from capital projects is what creates Golf Course loses. Lengthy discussion ensued regarding the need to protect the Park District's property investment same as any other park, land is valuable; actual operation is profitable; golf course and park provide open space, some capital items maintenance – not upgrade; how are we to determine what qualifies as help and what doesn't, e.g. erosion control – corporate or operations; how do we fund, need a tangible way to justify to residents when their rate is X and non-resident is X+; should we subsidize resident rate (\$8 difference) when resident rounds are around 19,000; do not have \$50,000 to put toward Palatine Hills so it will take more support from corporate for these projects; show as some kind of loan,

let citizens know we don't make a lot of revenue from the Golf Course and can track funds; need to provide some revenue from some place, take another look at options; why it isn't part of regular budget; if Board decides to do this then it needs to go into Golf Course budget for 2008 and staff needs to develop some creative funding; if Golf Course and Stables together, Golf Course always needs something, Stables will suffer and the Stables has some capital items it want to accomplish; wouldn't wipe out Stables balance as it is needed for new roof, Stables produces revenue; some projects postponed to avoid additional debt, regular players unhappy with conditions; last year everything came to a boiling point. Commissioner Gould moved that staff present the Board with budget and that Gbur present a tax rate. Gbur stated that the Board has not supported previous tax rate suggestions; perhaps tax rate should be done before budget. Commissioner McPherson said that we need to send a message to Golf Course users that we are addressing these issues. President Schultz seconded Commissioner Gould's motion. The motion was unanimously approved by a voice vote as follow

- AYE: John Cozza, Andrew McPherson, Susan Gould, Jennifer Rogers, Robert Schultz
- NAY: None
- ABSENT: None

The Board reviewed a previously distributed informational Board Summary pertaining to a detention pond for the Birchwood Pool renovation project. Moser gave a presentation with plats showing all the properties contiguous to Birchwood noting that the last component of the Birchwood Pool project is to provide a storm water detention area; he reiterated much of the background information provided in his written summary; using the drawings, Moser pointed out both options: one, extending the existing piping to a new detention basin on Park District property which would need approval from Parkside-on-the-Green homeowners – homeowners reluctant, want guarantees there would be no adverse effect, i.e. mud flats, this would be most cost effective for us at approximately \$15,000 additional; option two, costing about \$44,000 more, is to put the entire system on Park District property would cost more and require that a 30 foot wide berm along southern border to deflect runoff from PotG; homeowners want aesthetics, see no benefit to them, and have consulted with an attorney; MWRD's approach is 'their way or the highway', and they can impose fines; have also talked with WT Engineering and Village Engineer Mike Daneki, outflow is the issue. Commissioner McPherson suggested that we approach the homeowners again and offer them something of value; Moser said that he is meeting with Jack O'Connor, a PotG resident and realtor, for further discussion and will keep the Board updated.

The Board reviewed a previously distributed list of bills. Commissioner Rogers moved that Warrant #11, in the amount of \$967,800.40, be approved and released for payment. Commissioner Gould seconded the motion. There were no questions or comments. President Schultz requested a roll call vote on the motion.

- AYE: John Cozza, Andrew McPherson, Susan Gould, Jennifer Rogers, Robert Schultz
- NAY: None
- ABSENT: None

Motion approved.

Taking the floor Eric Anderson stated that he had been asked to perform a study to self fund the building of a recreation center; he passed out an information packet (copy attached to official minutes) to commissioners and staff, commenting that the Park District has never used the borrowing limits it is entitled to. Going page by page, Anderson verbally highlighted our debt capacity and current operating debt which the Park District has dedicated funds to retire soon; interest rates are up ¾% in past six weeks – highest in three years, thinks cycle will correct itself; home assessment cap not renewed so to optimize debt, a small (3¢) tax rate increase would be needed; only one more payment due on FAC bonds; most we could get is around \$23M at 4.75%

over twenty-five years or \$19.1M at 4.50% over 20 years; using all reserve would leave us cash flow poor – District should have absolute minimum of three months revenue in reserve at all times – five months is better; drawing down reserves would affect bond rating; have DSEB equivalent of \$10.6M available over twenty years with good headroom, zero coupon bonds is not a good policy; with 1998 Alternative Debt almost done, District could manage an equivalent of \$8.5M at 4.5% over twenty years, Bond Fund could levy taxes for \$10.6M; maximum financing for alternate revenue bonds is thirty years by state law; other options are to partner with an outside (corporate) source or go to taxpayers with referendum; referendum would be good, could borrow all or a portion of the project’s fund, it would increase corporate fund allowing for other capital projects, and could be structured to phase in limited tax rate increases; rates may not be favorable now; taxes on a \$400,000 home would increase about \$100; hopefully, revenue/operations would breakeven; without referendum debt is limited, with referendum amount is flexible – could campaign for 50/50; the major purpose of study is to let the Board know what they have available.

Gbur said that at the next Board meeting, the Board and staff have to start narrowing down square footage and basic components; Community Center is quickly heading for obsolescence – no way to do both without going to referendum – don’t want to choke the Park District off for the next ten years, need to keep some reserves; donations plus partnership plus referendum. Gbur continued that we must keep in mind that #15 will be going to referendum in 2009 or 2010, this would set ours back, or we have to go ahead of them; election dates are February or November 2008, April 2009; haven’t gone to voters in a long time, need a really good project or package, and question has to be crystal clear. Commissioner McPherson asked Anderson to bring back an analysis of neighboring park districts’ tax rates and similar referendum questions – particularly for recreation facilities. Anderson said that Palatine Park District has one of the lowest tax rates and is the eighth largest park district. Gbur asked that the Board contact him prior to the next Board meeting with any questions.

### EXECUTIVE DIRECTOR'S REPORT

The Board reviewed the previously distributed Executive Director’s Report. Gbur highlighted the Birchwood Pool opening and thanked commissioners for their support for the project; people loved the design and the project was done on time. He noted the Grand Opening of Degner Park on the 23<sup>rd</sup> and asked commissioners to park away from Middleton (the entrance), the program should be short. He said that at the next meeting we will be reviewing square footage and components for Falcon Park Rec Center; over the last three Saturdays, Commissioner McPherson and staff interviewed six architectural firms, three firms will be selected for Board approval at our next meeting.

Responding to a question, Gbur said that the Tiger Shark slide didn’t function right, too much space between slide and pad and was abrasive; it was tested but we had complaints that kids were hitting their tailbone and getting scraped; architects and engineer looked at it – will move slide further into the water. Moser said if we cut it down, it would take 6 to 8 weeks to get back from manufacturer, temporarily closed it down; had same issue with the slide at the FAC when it opened. It will be fixed.

### COMMISSIONERS' COMMENTS

Commissioner Cozza said that he attended the opening of Jewel Park (Citizen’s Park) in Barrington; Williams and Associates, the architects, did a great job – natural looking; cost \$17 million; tree house is really neat, worth the trip to just walk around; mostly passive with some active areas. Continuing, Commissioner Cozza said that at the pool opening, he had been asked about recycling containers; staff responded that we are working on it and have started at Hamilton Fields; we have to pay for pick-up; biggest problem is contamination – garbage mixed with recyclables.

Commissioner McPherson thanked staff for a great grand opening.

Responding to Commissioner Cozza, Zaldivar said that staff needs to address the speed bumps and the center line; road is great, speed bumps are doubled up at the bike trail crossing, but staff is thinking of removing one set as the double bumps are not good; the Fire Department (responding to a false alarm) said they liked the road but the speed bumps must go – hinders safety and adds to response time.

Commissioner Rogers said she attended the Liverpool Legends concert; great to hear announcement regarding ‘no smoking/no dogs’; she received an email regarding an indoor golf facility going in next to the Palatine Prairie. Zaldivar said that it will have an indoor and outdoor driving range. Commissioner McPherson said that there will be no change to the existing structure.

Commissioner Gould congratulated the Board and staff on Birchwood Pool; fun to see the kids enjoying it.

President Schultz said that he missed the pool opening as he was out of town but he believes he sent a message to the golf course regarding pond algae control; regarding the Open Meetings Act, one method that could be used to have commissioners speak with one another is to have Secretary Bennett send out a notice stating specifics of the meeting (where/when/subject) and that no action will be taken; best to hold at Park District facility; cumbersome but this is the way the law is written; this is one possible method.

President Schultz’ requested Future Agenda Items; there were none.

ADJOURNMENT

There being no further business to come before the Board on this date, Commissioner McPherson moved that the meeting be adjourned. Commissioner Cozza seconded the motion, which was unanimously approved by a voice vote at 8:59 p.m.

AYES: John Cozza, Andrew McPherson, Susan Gould, Jennifer Rogers, Robert Schultz  
NAYS: None  
ABSENT: None

Respectfully submitted,  
Bonnie Bennett

ATTEST:

Secretary

APPROVED:

President

Next scheduled Park Board meetings: June 26, 2007  
July 10, 2007  
July 24, 2007