

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 JANUARY 22, 2008 AT 7:00 P.M.

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

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CALL TO ORDER @ 7:00P.M.

Commissioners Present

Jennifer Rogers, Vice President  
Susan Gould, Treasurer  
Andrew McPherson  
John Cozza

Absent

Robert Schultz, President

Staff Present

Ron Gbur, Executive Director  
Debbie Smith, Supt. of Finance & Personnel  
Pat Moser, Supt. of Parks & Planning  
Keith Williams, Supt. of Recreation  
Dan Hotchkin, Head Golf Professional  
Tina Becke, Asst. Supt. of Finance

Ed Tynczuk, Asst. Supt. of Parks  
Pam Stoltz, Recreation Manager  
Jill Kernan, Recreation Coordinator  
Joshua Ludolph, Facilities Coordinator  
Lisa Guthrie, Special Events Coordinator  
Cathy Laegeler, Secretary

Citizens and Guests

Bob Alexander, PHGA  
Terry Ellis, Celtic Soccer  
Janet Leigh, Palatine Jaycees  
Brad Haun, Palatine Jaycees  
Chrissy, Trilling-Raices, Palatine Jaycees  
Dan Reinholtz, Palatine Jaycees  
James Brustad, PPD Swim Team  
Dan Anderson, PPD Swim Team

Bob Haas, Palatine Police  
Andy Dogan, PHN Architects  
Doug Holzrichter, PHN Architects  
Susan Palello, Whispering Oaks II Assoc. Bd.  
Wayne Barazowski, Whispering Oak I Assoc. Bd.  
Dorothy Benish, Nichols Grove Condo Board  
Mr./Mrs. Vogts, Whispering Oaks II  
Mike Rink, Corporate Construction

APPROVAL OF AGENDA

Commissioner McPherson moved, and Commissioner Gould seconded, that the Board approve the meeting Agenda. By a voice vote, the Agenda for the Regular Meeting of January 22, 2008 was unanimously approved as submitted.

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

NAY: None

ABSENT: Robert Schultz

APPROVAL OF MINUTES

Commissioner Gould moved, and Commissioner McPherson seconded, that the Board approve the Minutes of the Regular Meeting of January 8, 2008. By a voice vote, the minutes of the prior meeting were unanimously approved as submitted.

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

NAY: None

ABSENT: Robert Schultz

DEPARTMENTAL REPORTS

The Board reviewed the previously distributed written Parks and Planning Department Report. Moser stated that he would like to make a change to the last paragraph regarding the storage building at Celtic; we can't do a design build, but Celtic Soccer can; if Celtic wants to go in that direction, they will need to hire an architect; we will meet with Celtic Soccer to see how they want to proceed with this project.

The Board reviewed the previously distributed written Revenue Facilities Report. There were no questions regarding this report.

Gbur said that there were no more Departmental Reports.

RECOGNITION OF CITIZENS

Vice President Rogers recognized Janet Leigh the 2007 President of the Jaycees who introduced Chrissy Trilling-Raices and Brad Haun the 2008 President. Thanking the Board and staff for their support they presented a plaque to the Park District recognizing the time and support that the Park District has given to the Jaycees for 50 years. Next Ms. Trilling-Raices presented a check to the Park Board for \$10,000 for movie projection equipment that can be used at the amphitheater or Cutting Hall. The Board thanked them for the generous gift.

Mr. James Brustad, Swim Team President, mentioned they had a Splash meet for junior swimmers at UIC in Chicago; about 600 swimmers and 2,500 spectators were there; it gives them experience for upcoming events. He also advised the Board that this year's 'Summer Splash' in July will be one of the national time trials for the 2009 Deaf Olympics in Taipei.

UNFINISHED BUSINESS

Vice President Rogers noted 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 appointment of Secretary Pro Tem for the period of January 22 until January 28, 2008. Commissioner McPherson moved, and Commissioner Gould seconded, that upon the advice of Attorney Holtz and due to Secretary Bennett's

absence, the Board appoint Ron Gbur as the acting Secretary of the Palatine Park District effective January 22 until January 28, 2008 when Secretary Bennett is expected to return. It was asked if this could be done permanently. Director Gbur said that it could be done at the annual meeting in May. Vice President Rogers requested a roll call vote on the motion, the result of said vote follows:

AYES: John Cozza, Andrew McPherson, Susan Gould, Jennifer Rogers

NAYS: None

ABSENT: Robert Schultz

Motion approved.

The Board reviewed a previously distributed Board Summary pertaining to Ordinance #08-01. Vice President Rogers said that in 1998 the Park District issued General Obligation (Alternate Revenue) Park Bonds in the amount of \$5,000,000 for the purpose of constructing and equipping a new pool for the Park District, and building, maintaining, improving, and protecting existing facilities of the District. The Park Board has determined that it is in the best interests of the Park District to refund a portion of those bonds. The proceeds of the bond issue under consideration this evening will be used for that purpose.

MBDCO, an investment company that purchases securities on behalf of Harris Bank, Chicago, has offered to purchase a single bond in the principal amount of \$197,500 at par plus accrued interest at the rate of 3.50% per annum to the date of delivery. This rate compares favorably with current market rates for issues of similar size and maturities. Delivery is expected to occur on or about May 1, 2008. The Bond is dated May 1, 2008 and will mature on May 7, 2008. The Bond is being purchased by MBDCO for its own investment purposes and not for resale to the public. It will accept a single typewritten bond and it has agreed that the Park District can act as the registrar and paying agent, thereby saving the District money on printing costs and registrar/paying agent fees. Given current market conditions, and the size of the issue the purchase terms offered by MBDCO appear to be favorable, within statutory limits, and in the best interest of the Park District.

I would, therefore, entertain a motion to accept the offer of MBDCO, Chicago for the purchase of the Bond pursuant to the foregoing terms, to authorize the Vice President and Secretary to sign a purchase agreement with MBDCO indicating the District's acceptance, and to deliver a copy thereof to MBDCO. Commissioner Gould so moved and Commissioner Cozza seconded the motion. Vice President Rogers requested a roll call vote, the result of which follows:

Aye: John Cozza, Andrew McPherson, Susan Gould, Jennifer Rogers

Nay: None

Absent: Robert Schultz

Motion carried.

Vice President Rogers stated that the Board would proceed to consideration of Bond Ordinance #08-01, copies of which have been distributed to each of the Park Commissioners present at the meeting. She asked that Gbur summarize for the Board the legal aspects of the Bond Ordinance.

Gbur said that our attorneys, Friedman & Holtz, P.C., provided the following summary of the legal aspects of the Bond Ordinance. The Ordinance serves essentially three purposes: 1) It serves as its own budget and appropriation ordinance with respect to the revenues generated by the issuance of the Bond; 2) it serves as its own tax levy ordinance: i.e. the County Clerk extends the taxes necessary for repayment of the Bond based on the authority provided in this Ordinance, rather than the general annual tax levy ordinance of the District; 3) it serves as a contract between the District and the purchaser of the Bond. The District has designated the Bond as a "qualified tax-exempt obligation" pursuant to the small issuer exemption provided by Section 265(b)(3) of the Internal Revenue Code, which generally affords banks and thrift institutions purchasing the Bond more favorable treatment of their deduction for interest expense than would otherwise be allowed. In connection with that designation you will see that the Ordinance contains various representations and agreements by the District in Sections 11 and 12 relative to qualifying for and maintaining that tax status of the Bond.

Vice President Rogers said that she would now entertain a motion to pass the Ordinance entitled: "An Ordinance providing for the issue of a \$197,500 General Obligation Park Bond (Limited Tax), Series 2008, of the Palatine Park District, Cook County, Illinois, and for the levy of a direct annual tax to pay the principal and interest on said bond." Commissioner McPherson so moved, and Commissioner Cozza seconded the motion. Vice President Rogers requested a roll call vote, the result of which follows:

Aye: John Cozza, Andrew McPherson, Jennifer Rogers, Susan Gould

Nay: None

Absent: Robert Schultz

Motion carried.

Vice President Rogers stated that this concludes the business with respect to the issuance of the \$197,500 General Obligation Park Bond (Limited Tax), Series 2008.

The Board reviewed a previously distributed Board Summary pertaining to the Jaycees Hometown Fest Celebration 2008. Commissioner McPherson moved, and Commissioner Gould seconded, that the Board of Park Commissioners authorize use of Community Park, Tuesday July 1 through Monday, July 7, 2008 with the hours and dates as recommended by staff, and that staff be directed to coordinate assistance for the celebration with the fireworks planned for Thursday July 3 and the parade for Saturday July 5, 2008. Chrissy Trilling-Raices and Dan Reinholtz, co-chairs of this year's Hometown Fest, said that it is the same approximate schedule as last year. Responding to some concerns, Trilling-Raices said that Family Day will begin at noon; Fest will be using all the parking lots; Fest will be 5 days this year instead of 6½ days. The motion was amended with the addition of "that the Park District will waive Section 202B of the Conduct Ordinance thus allowing the sale of alcohol; furthermore, if there was a sound ordinance, that too, is waived". Vice President Rogers requested a roll call vote on the motion, the result of said vote follows:

AYES: John Cozza, Andrew McPherson, Susan Gould, Jennifer Rogers

NAYS: None

ABSENT: Robert Schultz

Motion approved.

The Board reviewed a previously distributed Board Summary pertaining to Falcon Park Site Plan Review. Giving the audience some background about Falcon Park, Gbur said that in the early 1990's it was determined that there was a need for another recreation center in Palatine's northeast quadrant; the Board and staff looked at the Charlie Club, in the area where Luke's and Torres is being relocated, as well as other property in the general area; in the spring of 2004, the Park District purchased 14 acres directly north and east of Rand and Hicks Roads; during the spring and summer of 2006, the Board and staff visited several recreation centers and ranked the various amenities each offered; architects qualifications were sent out in 2007, 11 of 22 responded, staff reviewed these and pared the number to six; these six were interviewed by a committee consisting of Superintendents Moser and Williams, Director Gbur, and Commissioner McPherson, they narrowed the list to three finalists - these three firms were given \$1,500 to design a conceptual design; plans were received and presented in August 2007, and in September the plans were reviewed with about 15 residents from the Falcon Park area at Birchwood; PHN Architects of Wheaton was selected to design the site; the park opened for public use - picnics and nature walks - in late fall with a parking lot; a Board/staff Workshop was held with PHN in November.

Gbur then said that Doug Holzrichter and Andy Dogan of PHN were in attendance. Dogan reviewed where we are in the project and offered copies of drawings and other information to those who wanted them; he said that at the November 5<sup>th</sup> workshop PHN got different ideas and came up with four diagrams of where the different features might be placed on the site; they took in issues that were important to the Park District, i.e. preservation of trees, storm water runoff, and pedestrian and vehicular safety were all items that were taken into consideration; components that staff wants in the recreation center are a large gym, soccer field, running track, a meeting room for 200 people, family changing rooms, staff offices, storage and recycling space; PHN emphasized that this was not a floor plan but ideas for how spaces could be organized; discussed possibly partially sinking building or doing some underground parking; this site plan does a good job of addressing PPD concerns, e.g. tree preservation by homes remains undisturbed, there are pathways for pedestrians, access from Hicks Road through site to Coach Road, a building drop-off area, 13 parking spaces, spray ground, playground (adjacent to child care space), and a lighted multi-purpose field (baseball/soccer/football); parking is spread throughout the site - not a huge parking lot in the middle. During the Workshop an exercise was conducted to assist in developing an exterior/elevation look, a conceptual image of building finishes, i.e. natural brick, stone; and looked at ways to minimize the horizontal look to building developed from drawings. At the end of the report are estimates of probable budget costs covering site work, construction and contingencies, e.g. furniture, fixtures, and equipment; for the full scope of the work, the cost comes out to about 15.4 million, whereas another page shows the cost at 13.8 million when the scope of the work is reduced. The project schedule allows time for design approval, approval of construction manager, obtaining bids, and produce drawings; depending on complexity and soils found on site, it can take 12 to 15 months to build; final date for completion would be May 2010, although it could happen quicker; once the Park Board gives the go-ahead, it can take about 2 years to complete the project; the sooner we submit application for site work permits the better. We will be talking to neighbors and sports users and see what they need/want out there; this is not being built tomorrow.

Mr. Vogt (Whispering Oaks I) said the design shows the football fields behind his house; he isn't happy; would like them put on the other side right by townhouses. Mr. Barazowski would like to see us get maximum use of the property and pedestrian traffic. Ms. Palello (Whispering Oaks II) said the residents are bothered by the very bright, newly installed lights from an increase in new commercial development around them; a better idea would be to flip flop the site plan. Commissioner Gould said the Village has a spill ordinance, but not an ordinance for light glare. Ms. Benish of Nichols Grove said that they have a couple of concerns; there are no objections to fields and other green areas, they would like to see that rather than the back of a building. Gbur said athletic field lights stay on until 10:30 or 11:00; the light on the park sign and security lights would be on around the clock so that the police can view the area. Mr. Barazowski said his development, Whispering Oaks I, also likes the green, they're more concerned with "people activity"; light technology has improved and light spill can be controlled, not a big concern. Ms. Palello said that in general,

putting something there is a great idea; Ms. Benish asked if the north drive to the east was for pedestrians only and Commissioner Cozza responded yes, that way it can connect to Osage Park. Commissioner McPherson said that what he is hearing at this time is that depending on where your house is determines what is wanted out there; remember that we need to keep room for the building to grow; these are all good comments/suggestions that we need to work on. Mr. Vogt asked why the retention pond is so close to the fields; could it be a dry area. Mr. Ellis asked about facility use; as we haven't talked to Celtic Soccer yet will the affiliates be asked to contribute? Gbur responded that this has not been discussed; we wanted to get neighbors' comments first. Dan Anderson asked about locker rooms and Dogan replied that there would be family changing rooms for users with adequate lockers for teams; Gbur said that participants come to play then they leave, no one would use them. Mr. Barazowski asked if the road at the east end would still be one-way and Gbur responded that it is designed to be two-way so we don't have to circle Nichols Grove; Ms. Benish said that she doesn't want a two-way street, would prefer to have it one-way in or one-way out; a two-way road would be very close to their buildings. Gbur said that their request would be considered, however we have to see how the site works best. Mr. Barazowski said that it would be 20 feet from their property lines, 30 feet at the most, and Commissioner McPherson said that the south end is 6' to the property line. Moser said our normal ingress/egress roads are 28' wide. Ms. Palello noted the area is densely populated. Commissioner Cozza said that if townhomes that were proposed were built, there would be 222 units there. Mr. Vogt noted that there aren't very many kids in their townhomes, and Commissioner Cozza responded that there are about 12,000 people in that corner of the district. Mr. Barazowski asked if there were trees in the way of the athletic field and Moser responded yes, a couple will be removed. The conceptual square building was questioned; it's set up for easy expansion. Dogan said that the shape came from staff discussions about the indoor soccer field and gyms, i.e. putting them together or splitting them up; staff needs more detail on the number of courts – 2 basketball, 3 volleyball and an indoor soccer field - in terms of operational budget. Gbur said that west of the building there is room for future expansion. Dogan said that parking had been pulled back to the building. Commissioner Cozza said to be careful that major amenities are not designed on the area for future expansion. Responding to a question, Dogan said that the building drop-off area will be one-way, but will be accessible from the east or west. Looking at ingress and egress on west side of building; there will be one central control point with an elevator. Commissioner McPherson said that when touring other facilities the Board looked at gym space and its flexibility for football and soccer, e.g. could you get two soccer fields in that space; Dogan said that size can be negotiated; some fields can be different sizes while some have to be specific sizes. Commissioner McPherson asked if the multipurpose room could be used for basketball; could it be that flexible. Dogan said that ceiling height and the lighting were the main factor. Mr. Barazowski said to leave the athletic fields where they are shown, open area holds a lot of water and there is a drainage problem there; good drainage is needed. Ms. Benish reiterated they would like to see the road on the south be one-way only; what about the north driveway - residents have one now; they are concerned about the lights, how high and how bright when lit. Moser said that athletic field lights are 75-80 feet high; we have a shortage of multi-use fields (soccer, baseball and football) with lights; field lights go off at 10:30 or 11:00; parking lot lights are a 'shoebox' style light; signage lights spot directly on sign. Ms. Benish said the light to the street is right next to them. Gbur said that two or perhaps three 20 foot high street lights might be needed at the entrance and exit of the parking lot; He then asked the complex representatives if they would prefer that the building be placed in the center with the athletic field to the east; they responded they would.

Gbur said we are in the process of moving forward; Gbur continued saying that we need to meet with the architect again to review the site concerns presented tonight; we are always open to comments; and, we will then meet with the affiliates and different governmental agencies that have yet to give their input. Questions or comments can to be sent directly to him.

The Board reviewed a previously distributed Board Summary pertaining to an Agreement with Parkside-on-the-Green; Birchwood Detention Pond. Commissioner McPherson moved, and Commissioner Cozza seconded, that the Board of Park Commissioners approve the agreement and easement between the Park

District and Parkside-on-the-Green Condominium Association for use of a storm sewer pipe line. Commissioner McPherson had one comment regarding a letter by Scott at WT - don't lobby for candidates, keep professional business from personal. Responding to a question about their attorney fees, Moser said that we are responsible for paying it as well as their engineering costs; water area will be deeper and we are doing a berm; area can take on more water; this is an MWRD request. Vice President Rogers requested a roll call vote on the motion, the result of said vote follows:

AYES: John Cozza, Andrew McPherson, Susan Gould, Jennifer Rogers

NAYS: None

ABSENT: Robert Schultz

Motion approved.

The Board reviewed a previously distributed Board Summary pertaining to the 2008-2010 Portable Toilet Bid. Commissioner Gould moved, and Commissioner McPherson seconded, that the Board of Park Commissioners award the 2008-2010 Portable Toilet Bid to Waste Management of Franklin Park, IL for a total of \$65,64.00 (\$21,240 in 2008, \$21,400 in 2009 and \$23,005 in 2010). Commissioner McPherson asked if they are green in color; would staff get a picture. Vice President Rogers requested a roll call vote on the motion, the result of said vote follows:

AYES: John Cozza, Andrew McPherson, Susan Gould, Jennifer Rogers

NAYS: None

ABSENT: Robert Schultz

Motion approved.

The Board reviewed a previously distributed Board Summary pertaining to the 2008 Program T-shirt Bid. Commissioner Gould moved, and Commissioner Cozza seconded, that the Board of Park Commissioners award the 2008 Program T-shirt Bid to Sunburst Sportswear of Glendale Heights, IL and direct staff to issue a purchase order to Sunburst Sportswear in the amount of \$31,156.86. Vice President Rogers requested a roll call vote on the motion, the result of said vote follows:

AYES: John Cozza, Andrew McPherson, Susan Gould, Jennifer Rogers

NAYS: None

ABSENT: Robert Schultz

Motion approved.

The Board reviewed a previously distributed list of bills. Commissioner McPherson moved that Warrant #2, in the amount of \$498,795.94, be approved and released for payment. Commissioner Gould seconded the motion. There were no questions. President Schultz requested a roll call vote, the result of which follows.

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

NAY: None

ABSENT: Robert Schultz

Motion carried.

Gbur said there was no more new business.

EXECUTIVE DIRECTOR'S REPORT

The Board reviewed the previously distributed Executive Director's Report. Gbur stated that during the meeting he received two messages from President Schultz saying that he had to go back to work due to a light problem. Also, regarding item #4, Patty Herman is the new director at Salt Creek Park District.

The Board reviewed a previously distributed Board Summary pertaining to the Master Plan 2007, Update and Carryover. Commissioners Gould moved, and Commissioner McPherson seconded, that the Board of Park Commissioners approve the carryover amount of \$1,319,448 from the Appendix 2007 Master Plan and that the Fiscal Year Budget 2008 be amended to include these amounts. Vice President Rogers requested a roll call vote on the motion, the result of said vote follows:

AYES: John Cozza, Andrew McPherson, Susan Gould, Jennifer Rogers

NAYS: None

ABSENT: Robert Schultz

Motion approved.

COMMISSIONERS' COMMENTS

Commissioner Cozza said that Golf Nation is now open on Quentin Road; they have a driving range and a par 3 hole; the cost is \$100 a month with a \$500 joining fee - it is 25,000 square feet which is quite large.

ADJOURNMENT

There being no further business to come before the Board on this date, Commissioner Gould moved that the regular meeting be adjourned. Commissioner McPherson seconded the motion, which was unanimously approved by a voice vote at 8:30 p.m.

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

NAY: None

ABSENT: Robert Schultz

Respectfully submitted,  
Cathy Laegeler

ATTEST:

/s/ Bonnie M. Bennett  
Secretary

APPROVED:

/s/ Robert G. Schultz  
President

Next regularly scheduled Park Board meetings: February 12, 2008  
February 26, 2008  
March 11, 2008