

**HOMEWOOD-FLOSSMOOR PARK DISTRICT  
SPECIAL MEETING OF THE  
BOARD OF PARK COMMISSIONERS  
MINUTES OF NOVEMBER 2, 2010**

The special meeting of the Board of Park Commissioners was called to order at 7:30 p.m. by Vice-President Johnson. Roll call was taken with Commissioners Nevins, Camin, Bertram and Johnson present. Also present were Executive Director Debbie Kopas, Attorney Matt Lulich, Superintendent of Recreation Tracey Anderson, Superintendent of Parks & Planning Doug Boehm, Superintendent of Finance & Administration Renae Ross, Administrative Assistant Pam Melnyk, Facility Supervisor Erik Enslin and Secretary Cathi Hurtubise. Commissioner Haderlein was absent.

**CHANGE IN AGENDA** – None

**COMMENTS FROM VISITORS** – None

**OLD BUSINESS:**

a. Dolphin Pool Demolition

Superintendent Boehm said six bids were received at the bid opening on October 25th for the Dolphin Pool demolition project. Impactor, Inc. of Schaumburg was the low bidder for total removal of the pool. After further inspection of all bid documents submitted, it was discovered that several of the bidders did not include a list of projects in similar scope. Staff discussed the issue with Attorney Lulich. It was Lulich's opinion that submitting a list of projects after the bid opening does not give anyone a competitive advantage and the irregularity should be waived in the Board's recommendation.

Boehm said previous projects completed by Impactor were not comparable to the pool demolition project. Boehm said one reference for Impactor was unsatisfactory due to Impactors inability to pay prevailing wages.

Boehm said after review of the remaining bids and following much discussion staff recommends saving \$26,000 and accepting the low bid from M.E.E. for partial removal of the pool. M.E.E. has completed projects similar in scope and references were verified.

Commissioners Nevins and Bertram were concerned with water drainage issues if the pool was only partially removed. Boehm said he is relying on the professional opinion and expertise of the architects who have taken drainage issues into account. Boehm said the sidewalks, gutters and up to 4 feet of the pool walls will be removed. The area will be graded so that water will drain towards the lake.

Commissioners expressed concern with the possibility of a major construction project in future years that would require the removal of the remaining concrete. Director Kopas replied if the area was chosen for a construction project the engineers will determine if removal is even necessary. Kopas said underground construction is highly unlikely because of the topography.

Commissioner Johnson said engineers have planned for partial removal of the pool and should be trusted for their knowledge.

Commissioner Nevins understands the perspective of staff but remains hesitant.

Commissioner Camin asked about timing of the project. Boehm replied he would like the project to be completed this fall. Commissioner Camin requested additional information on drainage from the engineers.

Commissioner Nevins moved to reject the bid from Impactor, Inc., as not being the lowest responsible bidder, and to waive bidding irregularities with respect to submission of comparable project lists and to accept the bid from M.E.E., Frankfort, IL., in the amount of \$87,865 for partial removal of Dolphin Pool and removal of the building and grading as specified. Commissioner Camin seconded the motion. Roll call vote with Ayes: Nevins, Camin, Bertram and Johnson. Nays: none. Motion approved.

#### **NEW BUSINESS:**

a. Apollo Park Fence

Superintendent Boehm said backstops at Apollo Park need to be replaced. Staff received proposals on the work and determined that only one backstop could be replaced during the current budget year. Five fencing companies submitted proposals with Discount Fence submitting the lowest price. After discussion, Commissioner Bertram moved to approve the proposal from Discount Fence, South Holland, IL., in the amount of \$7,500 for replacement of one backstop at Apollo Park. Commissioner Camin seconded the motion. Roll call vote with Ayes: Nevins, Camin, Bertram and Johnson. Nays: none. Motion approved.

b. Ordinance #567

Superintendent Ross said tax bills are expected to mail November 23rd with a due date of December 23rd. Bond payments are due December 1st. Ross estimates an additional \$500,000 may be needed to cover operating expenses until tax money is received.

Director Kopas said Charter One Bank has declined the park districts request for tax anticipation warrants. Staff met with Great Lakes Bank in Homewood who agreed to issue tax anticipation warrants if needed.

Commissioners were very pleased that Great Lakes Bank was willing to assist the park district. Following discussion, Commissioner Nevins moved to approve Ordinance #567, an Ordinance Authorizing the Issuance and Disposition of Tax Anticipation Warrants Drawn Against Taxes Levied for General Corporate Purposes for the Year 2009. Commissioner Bertram seconded the motion. Roll call vote with Ayes: Nevins, Camin, Bertram and Johnson. Nays: none. Motion approved.

#### **DISCUSSION TOPICS:**

a. Review of the 2010 Pool Season

Supervisor Enslin reviewed statistical information on the 2010 pool season with the Board. Enslin said it was challenging to merge two facilities however it was a successful season in keeping patrons safe and happy.

Highlights from the statistical report:

- Lions Pool was open for fourteen weeks.
- Pool pass fees have not increased since 2007.
- Pool pass sales were down 140.
- Daily admission increased.
- Total number of attendance increased.
- Concession sales were down slightly.
- Due to time restraints swim lessons were a challenge. Looking at alternatives for next season. Overall, lesson participation increased over previous years.
- Pool parties increased.
- Special events Teen Nights, Oodles of Noodles and Member Appreciation Day were very popular.

Enslin recommends that additional lounge chairs be purchased, the baby pool resurfaced and replacement of the slide tower stairs.

Commissioners commended all staff on a very challenging but successful season.

Superintendent Boehm said there are several significant purchases that need to be made for Lions Pool. Boehm shared with the Board pictures of the furnace, pumps and filtration tanks that are old, rusty and flaking. Director Kopas said the employee that managed the pools is no longer with the park district. The directive of this employee was to keep the pools running and not necessarily solving problems and being proactive. Some equipment is in bad shape due to lack of preventive maintenance. Some of the equipment should have been replaced. In many cases, equipment is functional but not efficient and not operating at capacity. Boehm said staff met with experts to obtain guidance and quotes for repair work. Due to budget restraints, staff has prepared a two year plan for repairs and replacement.

Commissioners were disappointed that the equipment was allowed to deteriorate and hope that with new staff this approach will not happen again.

b. Master Plan Proposals

Director Kopas had samples of master plans prepared by Heller & Heller Consulting and Houseal Lavigne for the Board to view. Both companies use the firm of Leisure Visions for the attitude and interest surveys. Commissioners agreed that since staff would be working directly with the company and the end product, staff should review both plans and make a recommendation to the Board.

## **DIRECTOR'S REPORT & COMMISSIONERS COMMENTS**

Director Kopas:

- NRPA Conference was very beneficial. Sessions were good. Hopes more board members will be able to attend in the future.
- Updated the Board on Northwoods lease payments. Will schedule a meeting with Steve Nemitz.

Commissioner Nevins:

- Enjoyed helping at Halloween Happenings.

Commissioner Camin:

- Please keep Manny Hoffman in your thoughts and prayers.

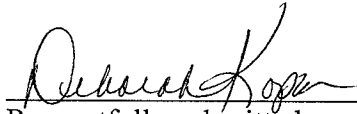
Commissioner Bertram:

- Concerned about old cottonwood trees at the southeast end of Millennium Park. Superintendent Boehm said he is checking to see if the trees belong to the park district or if they are owned by the village. Boehm received an estimate of \$4,700 to remove two trees and prune sixteen. Commissioner Bertram suggested that all the trees be cut down. Bertram suggested staff contact Wally's Tree Service.

Commissioner Johnson:

- Asked Administrative Assistant Melnyk about the Flossmoor board meeting and sign approval. Melnyk replied the meeting went well and all signs were approved. Permits should be issued tomorrow after the inspector fees are paid.

**ADJOURNMENT** – Commissioner Nevins moved to adjourn the meeting at 9:15 p.m. Commissioner Johnson seconded the motion. On a voice vote, the motion was approved.

  
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Respectfully submitted,  
Deborah Kopas, Secretary