

Tri-Township Park Board Meeting
Park Board House
December 10, 2003

Approved
12/17/03
Phil

Meeting called to order at 7:05 by Phil

The Pledge of Allegiance was recited.

Roll call: Phil Loethen, Randy Wiesemeyer, Todd Moore, and Terry Ball
Absent: Norm Beck, Doug Brendel, and Kevin Woodring
Phil said that he had heard from Norm and Doug who were both ill.

Also in attendance: Bookkeeper Dave Roady, Rollie Reiss, and Bob Welch (GL Warren).

Additions to the agenda -

Phil said we would move the discussion on the concession stand building, from Financial to after Citizens on the Agenda. That will allow Bob Welch to leave earlier.

Approval of Minutes -

Motion: Approve minutes from Nov 12, 2003 meeting. Todd/Randy 4-0 Ayes

Motion: Approve Executive Session minutes from Nov 12, 2003 meeting. Todd/Terry 4-0 Ayes

Phil stated that after he and Terry Ball had reviewed the Executive session minutes all minutes that are currently sealed from last year and this year would remain sealed.

Citizens on the Agenda -

Rollie Reiss -

Rollie said that he has been reading emails about his last visit to the park board meeting in October to discuss the Wiesemeyer Center. He said he was here tonight to let everyone know that he wanted to apologize for comments he had made and that he did not intend to offend any of the commissioners. He said that the seniors are allowed to operate at the Wiesemeyer Center because of the Park Board. Rollie said that he had stopped by the park and discussed the issue of the sunroom with Phil and Terry. Rollie said that the sunroom is paid for by the taxpayers and should be available to the taxpayers. He said that the senior's have no issue with the sunroom being rented out to the public. He said that Phil had assured him that if any senior's property were discovered missing that Phil had assured him that either the renter or the park board would replace what was missing. Rollie said that the senior's would keep their cabinets locked in the kitchen. Rollie said that the park board commissioners are not paid and they have spent a lot of time doing many nice things for the district and very rarely get the thanks that they deserve.

Concession Stand Building - Bob Welch, GL Warren

Phil introduced Bob Welch as the project manager for the concession stand building. Phil told the commissioners that he had asked Bob to come to the meeting. Phil gave a brief history of the bidding process. The building was bid out and the sealed bids were too high. The design was changed and the building was re-bid. GL Warrens bid was low at \$141,806.

Phil said that the bid specs we had provided to GL Warren were 14 pages long and very detailed. The engineering drawing we have received from GL Warren was very basic and did not show any plumbing, electrical, split-faced brick, etc. Phil said that Bob has notified us that the sewer and electrical allowances of \$15,000 and \$10,000 were not enough. \$16,500 and \$17,430 were what were actually needed. Phil said last month he had met with Bob, Tim, and Terry to try to reduce some costs. Phil reported that there was limited success. The new total cost of the building is \$151,211 (including two optional cupolas).

The project specifications that the park provided during the bidding process required the contractor to provide stamped engineered drawings, to the park for approval, prior to construction. Phil was concerned that the drawings provided by GL Warren were not detailed enough. Phil was also concerned that the contract that GL Warren had provided to the park did not encompass all of the park's specifications.

Bob said the plumbing, electrical, cupolas, and split face block were not pertinent to the construction of the building. This drawing is the generic engineering spec for the building.

Todd said that this drawing was consistent with what would be expected of the contractor. If we attached our bid specs to the contract, that would be the same as the drawing showing the detail.

Phil suggested that we attach all 14 pages of our bid specification detail to the contract.

Bob said that GL Warren would agree to this and then suggested two changes to the specs.

- 1) Item #6 under concrete. Want to use trench footing instead of spread footing.
- 2) HVAC and Insulation. Want to use forced air electrical heat instead of electrical heat.

Phil said that the contract called for terms of Net 15. The park board only meets once a month, so this will be need to be changed to Net 30.

Motion: We will agree to the two changes suggested by Bob Welch listed above, all adds and deducts discussed, the change to Net 30, and the adding of our 14 pages of specs to the contract with the understanding that if there is a discrepancy in any of the specs, the Park's specs will supercede.
Terry/Randy 4-0 Ayes

Phil said that he would have Dick Cain review the amended contract.

Thank-You notes -

None.

Roger Tegmeyer was to be presented with a recognition plaque for donating hay to the petting zoo. Roger was not in attendance.

Correspondence -

We received a Dept of Transportation contract for the tree.

We received notice of a Metro East Park meeting on Dec 15th. Phil said he would attend.

We received complimentary discount cards from the Chamber of Commerce. The cards were passed to the commissioners.

Treasurer's Report -

Dave gave the Treasurer report. There is \$418,662 in the bank. **ATTACHED**

Motion: Accept Treasurers report. Randy/Todd 4-0 Ayes

Bills were reviewed. ATTACHED

Phil said that we also have a bill for \$1,500 for Mike Dacruz for his additional work on the TBSL building and an Illinois Power bill for \$1711.94. The total of the bills is \$15,393.28.

Phil said that we have also received a request from Korte-Luitjohan for payment of half of the remaining retainage (\$16,120). Phil asked for a motion to add this amount to the bills. No one made the motion.

Randy and Terry both said they did not want to pay this bill.

Phil said that it would not be included in the monthly bills and that we would further discuss this matter under financial.

Randy noted that the sewer bill from the City was again very high.

Dave and Phil produced bills for sewer and water from the same period a year ago. Dave Roady stated that the difference was the sewer bill.

Randy said that this change occurred when we let the City put the water meter in at the Wiesemeyer Center.

Terry said the bills have increased by \$500 to \$600 a month. Usage has not apparently changed.

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Phil said Bud Klaustermeyer had said he would look into the higher bills. To date nothing has been heard from Bud.

Dave Roady said Rollie Reiss who was still in attendance (and is a city alderman) could get water bill history. Phil asked Rollie for the monthly history for the last two years.

Terry said that if this were not resolved soon he would make a motion in the spring to request a payment of the differential from the City in order to allow them to have the 4th of July fireworks in the park.

Motion: Pay all bills totaling \$15,393.28 Todd/Randy 4-0 Ayes

Park Superintendent Report – Tim **ATTACHED**

Tim was absent. Phil presented for Tim.

Tim has gathered quotes for a spreader he feels the park needs for fertilizer and seeding.

Randy said that we would not need to buy this now and could wait until February.

Motion: Spend up to \$854 on spreader option #1. Terry/Randy 4-0 Ayes

Tim has gathered quotes on a PA system for the Wiesemeyer Center. The lowest bid is for \$1,375.

Terry said that this was a lot more than he was willing to spend.

Phil suggested this item be tabled and we continue to seek bids.

Phil said both he and Tim have been trained on the new lift stations. While being trained, it was noted that the TSC pump station, which has had quite a bit of business through the soccer season had ran a total of 2 hours. The TBSL pump station which has had a toilet flushed a couple of times had ran 14 hours. As there is no water currently going into the TBSL building, this is impossible. It has to be ground water. Phil hired a crew with a camera to come in and scope the sewer lines to find the leak. It was found in the seal area that is the responsibility of Korte-Luitjohan.

Tim has reported that he has placed the bulletin board in the sunroom and that the wood trim will be placed next week.

The 870 John Deere tractor needs repairs. The clutch is weak and the 4X4 is out. The estimate for repair is \$7,000. Both Phil and Tim have recommended that we not repair the tractor and only use it for trash runs and other minor work.

Motion: Accept Park Superintendent report. Randy/Todd 4-0 Ayes

Friends of the Park –

Phil said that he had received a call from Mary Ann Barkley and that due to illness she would be unable to attend.

TBSL Report – Terry Ball

Terry said that current TBSL President Randy Thurman has accepted a work position that will move him to Kansas City and would be resigning from the board. Phil presented an appreciation plaque that Terry said he would try to deliver to Randy. Terry said that Randy had been a tireless and dedicated leader of the TBSL for many years and would be greatly missed.

TSC Report –

No one from TSC attended.

Phil said that we have recognition plaques for both Steve West and John Simmering.

Phil said that he has not yet received payment of the \$4,950 for the purchase of lights for Diamond \$4 and has not received payment for the background checks performed on all coaches before the soccer season.

Financial – Phil

No action on the Dell computer.

*Approved
12/17/03
Phil*

Phil said that he had completed the tax levy and it is for \$390,500. The revenue increase will be 4.7% as the EAV is estimated to rise by 9.7% and the tax rate will be decreased by 4.2%. No public tax meeting will be necessary and Phil said that the park tax rate has been reduced by 12% in the past three years.

Motion: Pass the tax levy for \$390,500 Terry/Todd 4-0 Ayes

Phil said the intergovernmental agreement for purchase of the Meadow Drive park had been signed and returned to the City of Troy. The City was writing an ordinance.

Phil said that we have had no word on OSLAD reimbursement.

Phil said that our auditor, Joe Barth had been in the park looking at meeting minutes and reviewing the budget and the levy,

Phil said that we have had more vandalism and that most of the damage has been repaired. Four trees have been destroyed, a walking bridge damaged twice and one of the bathrooms vandalized three different times. Police reports have been made.

Phil said that we have a problem with lake drainage. Tim rented a "sewer snake" and tried unsuccessfully to alleviate the blockage. The drainpipe at the east end of the lake has a bend in it and is blocked. The City came out with their truck but they reported that with the bend in the pipe they could not clean out the blockage.

Phil said he brought in a sewer company from Granite City and they tried in vain for four hours to clean out the pipe with a water blasting technique. The company called back and suggested another machine that would bore through the pipe. Phil said our options were to hire this firm again for another \$450, or to call in a backhoe, dig the area up, use a torch to cut the top out of the pipe, clean the pipe out and re-weld the top back on. Phil said this would be very costly and cause a major mess.

Terry said that \$450 is a lot cheaper alternative than the backhoe solution.

Motion: Spend up to \$450 to hire someone to drill out the drainpipe. Randy/Terry 4-0 Ayes

Phil presented several dates for the commissioners to consider for a Christmas dinner.

Motion: Have commissioners dinner at Blue Springs Café on Saturday 12/20. Terry/Randy 4-0 Ayes

Phil said that since building the insulated work area at the Lee Leonard building, we have not received a heating bill.

Phil said that Bud Klaustermeyer is looking into getting us light poles for the 32 acres.

Phil said that the playground bid for the 32 acres needs to be out in January. He will begin to put together specs.

Phil has been looking into backstops and fencing for the ball diamonds on the 32 acres. He presented an option.

ATTACHED

Motion: Phil investigate and bid out for four of the \$2,200 style and two 10 X 10 Tee ball backstops.
Randy/Terry 4-0 Ayes

Phil said we would also need at least five new water fountains for the 32 acres.

Motion: Spend up to \$5,000 for five new water fountains. Terry/Randy 4-0 Ayes

Phil brought the board up to speed on the status of the dirt work project. Korte-Luitjohan is asking for payment of half the remaining retainage. John Whitworth has sent us a letter detailing two items left on the punch list that he wants to not complete and reimburse us for and two items that he feels were add-ons that he wants us to pay for.

ATTACHED

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Phil said there was other deducts that we should be seeing and John is not acknowledging. A sewer line was shortened. We eliminated an electrical junction box. Korte was allowed to take the water line over the Phillips gas line instead of having to bore under it as specified in the bid.

Phil also presented a listing of the remaining items from the punch list. There are eight items remaining on the list that are not completed.

Phil said that in his opinion, if we were at this point on June 30th when the project was supposed to have been completed we would have no issue with paying Korte-Luitjohan.

Terry said that he was disappointed that the letter from John Whitworth only acknowledged two of the eight unfinished punch list items were remaining. Terry also said that John's recent emails seemed to have real attitude about them and that John pointing fingers did nothing towards getting the job complete.

Motion: Phil writes a letter to John Whitworth responding to his letter documenting all adds and deducts we feel are overlooked, and details what we believe to be left undone. Todd/Terry 4-0 Ayes

Athletics – Norm absent - No report

Insurance – Kevin absent No report

Phil said that in Kevin's absence he had reviewed all of our value appraisals for insurance coverage purposes. The commissioners reviewed all of the appraisals.

The Maintenance building was increased to \$125,000.

The bunker toilet was increased to \$25,000.

Two CXT bathrooms were added at \$25,000 each

Terry said that insurance was a simple game. We assume we will lose it all. They assume we will lose nothing.

The use tables that calculate the risk and charge us accordingly. Like in Las Vegas, the tables are set so that if nothing unusual happens they will come out ahead. He said that he believes the Wiesemeyer Center should be insured for replacement value but that we are being overly cautious insuring all of the equipment and all of the pavilions. The tornado that would hit us would need to cover over 80 total acres of ground. That is so unlikely it is next to impossible. Terry said that is why he would take a chance on those items and insure at about half of their value. For a \$20,000 plus annual bill, this would be a good calculated risk to take to lower the bill.

Grounds – Todd (absent) No report.

Special Events – Doug (Phil reported for Doug)

Motion: Approve engraving a pocketknife for Bob Evans retiring as scoutmaster and for Cody Rowe as Eagle Scout. Terry/Randy 4-0 Ayes

Motion: Approve free use of the Wiesemeyer Center; with use of the sunroom for the YMCA Sr. Prom dance for Sat, Aug 21, and Sat, Nov 13 Terry/Randy 4-0 Ayes

Motion: Approve Boy Scout Order of the Arrow for free usage of the upper level of The Wiesemeyer Center on Sat Jan 31. Todd/Randy 4-0 Ayes

Personnel & Safety - Terry Nothing to report.

Phil asked Terry to come to the Jan meeting with recommendations and proposals for all employees for next year relative to possible increases and or changes in salary structure. Phil also thinks we should add a job description for people who only mow grass and or weed eat.

Beautification – Randy Nothing to report.

10:00 Motion to adjourn. Terry/Randy 6-0 Ayes

Respectfully submitted by

Terry Ball, Secretary

Approved
12/17/03
Dive