

Tri-Township Park Board Meeting
Special Meeting
Park Board House
January 29, 2003

2/12/03
Phil

Meeting called to order at 7:00 by Phil

Pledge of Allegiance

Roll call: Phil Loethen, Terry Ball, Barb Wright, Norm Beck, Todd Moore, and Randy Wiesemeyer

Absent: Louie Simpson

Also in attendance; Park Superintendent Tim Greenfield, Dave Roady, Mike Arnold, and Roger Tegmeyer

Motion to approve Jan 16 minutes Terry/Barb Ayes: 5-0-1 Ayes Todd abstained

Motion to approve Jan 16 Executive session minutes Barb/Randy Ayes: 5-0-1 Ayes Norm abstained

Ballot Positioning –

Five candidates filed to be placed on the ballot for election to the two open park board commissioner positions. Phil took five identical pieces of paper, wrote a candidate name on each piece, and placed the five pieces into a can. The papers were mixed up and a volunteer was solicited from the attendees to pull out names. This is the process to determine the order the names will appear on the ballot. Mike Arnold from Hurst-Roche pulled the names. They should appear in the following order:

Doug Brendel

Gary Jarman

Kevin Woodring

Roger Tegmeyer

Sally Dempsey

Wiesemeyer Project –

Phil brought the group up to speed on the status of the Wiesemeyer renovation project that is underway. Mike Arnold from Hurst-Roche was also in attendance to answer any questions. Phil presented the change orders ~~ATTACHED~~ ATTACHED that we have received from Southwest.

The first change order was for installing drains in the bathroom floors. Phil presented the cost of the project in each phase. There were three choices in tile and the price was predicated on the tile choice. The most expensive choice would be \$4,742.48.

Louie arrived at 7:10

Motion: Approve change order #1 and spend up to \$4,742.48 to install drains in the bathrooms.
Todd/Norm 7-0 Ayes

Change order #2 is for replacing the steel door in the kitchen. This bid was for just over \$2,000.

Motion: Approve change order #2 and purchase kitchen door for \$2,003.80 Todd/Randy 7-0 Ayes

Change order #3 was for \$1,454.85 to make the downstairs bathroom ADA compliant.

Randy said that we had requested the bathrooms be ADA compliant and asked Mike Arnold if the original plans that he had drawn showed this. He also asked if this error was on the part of HR.

Mike said that it was and that he did not have an explanation for how this oversight happened.

Todd asked what portion of the bill was for labor.

Phil said it was approximately \$770

Randy said that he was not happy this occurred and felt the park should not have to eat the cost for this mistake.

Todd asked Mike if the plan was not ADA compliant

Mike said that HR drew the plan ADA compliant but the contractor didn't bid to make it ADA compliant.

Louie asked again what the labor portion of the bill was.

Phil said it was about half. Approximately \$770

Louie suggested that we split the difference and we pay for the materials and HR pays for the labor.

Terry said that the park is not being penalized for making the bathrooms ADA compliant. Whether the plans were not drawn correctly or the bid not bid correctly, the net result is that this is what it is going to cost us to get what we wanted all along. This would have been included in the original bid cost if it had been done right the first time. So I don't think we should expect anyone to pick up this tab for us.

Phil said that we need to give the contractor direction to move forward regardless of who pays for it. We can sort that out later.

Motion: Approve change order #3 of \$1,454.85 Randy/Todd 6-1 Ayes Norm was the no vote

Randy said that he was disappointed in the contractor, as they have not been on the job for almost two weeks.

Phil said that he had talked to Southwest today and they said they would be out on Thursday.

Mike reminded the board that the contractor has a completion date and as long as they meet that, there is no reason to ask them to work more sooner. It would be nice to have, but not part of the contract. As long as they meet the completion date, they are within their rights to go slowly now.

Phil brought up three additional change orders.

- 1) Shim floor to make it level. \$409.40
- 2) \$1,276.20 because the roof has two layers and this will make the roof work more involved than originally planned.
- 3) \$246.10 to relocate the light switches in the bathrooms.

Phil said that he was not looking for a motion on these changes as HR has not reviewed them yet and as Southwest will owe us some money as they are using our dumpster and they will be able to fish electrical wire through the ceiling instead of cutting, and repairing the ceiling as was originally planned.

Todd said we shouldn't have to pay them \$400 to shim up the floor. They should have come out and looked the project over before bidding.

Louie asked if there wasn't a requirement to attach electrical wire instead of just fishing it through or possibly run it through conduit.

Todd said that the electrical wire being used was in enough of a cover that it was considered to be the equivalent of conduit.

Phil said that Randy still needed to make a decision on bathroom partition colors.

Asbestos question –

Phil said that we had received communication from a citizen who was offering a free asbestos study for the Wiesemeyer Center.

Randy asked that, if given that this individual makes his living cleaning up asbestos, is he also offering a free clean up if he finds some?

Terry asked Mike if we had a legal requirement to have this study done.

Mike said that he was not sure.

Dirt Work –

Phil presented a letter that we have received from Mike Arnold and HR relative to the opening of our dirt work bid. ~~SEE ATTACHED.~~ Mike also provided bid tabulation. ~~SEE ATTACHED.~~

Korte-Luitjohan was the low bid.

The bids also included alternate bid prices for Mechanical seeding, Hydraulic seeding, Bituminous concrete barrier curb, Portland cement concrete barrier curb, and a Simplex sewage lift station and forced main.

Louie asked if we had heard from the City on this project and what were their concerns.

Mike said we had heard from the engineering firm that represents the City and the majority of their concerns were pertaining to water and sewer lines. The engineering firm felt that the City would own the water and or sewer lines.

Louie said that this was great.

Terry agreed

Todd asked if the City had received the revised plans showing the difference in slopes as we had improved this.

Tim said that they did.

Todd said he talked to Bud Klaustermeyer about this. Bud felt that a meter would be too expensive to maintain for the 32-acre expansion area. The City would want to own the water lines into the park and up to our taps.

Randy asked if the City owned the water lines, could they tap onto our water lines in the future when the City expands to the west of the 32 acres.

Todd said not without an easement.

Phil said that a few of our specifications in the bid were not good enough for the City, if they were to own it.

Mike said that the HR design was based on the park owning and maintaining the water and sewer lines in the park.

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Phil

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Mike

Terry said that if we were to try and meet the city's requirements, we would have to throw out the bids and start over. I am all for the City owning and maintaining the water and sewer lines from a financial perspective. However, this would be a dramatic change from how the relationship is now. The park owns and maintains all of its water and sewer lines in the existing park. I am not comfortable with the City owning anything in the park, especially an infrastructure item.

Phil said that the City has been running away from sewer line ownership in the community. I can't believe they would want to own this. I believe this is the engineering firm's interpretation of what the City will want.

Terry asked if there was a best guess on what it would cost to meet the City's requirements for the bids.

Mike said he couldn't guess.

Norm said that it would be at least \$40 to \$70,000

Randy said that the City has not approached us and should proceed as planned.

Randy asked if anyone was concerned about the price differential in the bids.

Mike said that Korte does a lot of work for HR and he finds that they tend to bid low during the slow seasons to keep the company going when most aren't busy.

Tim said that he had used them in the past and they had always done a very good job for him.

Louie asked if we had heard anything from the City about a possible water runoff problem going to the Meier property.

Phil said no that in fact the engineered plans predict less water run off than today.

Mike said that by leveling the ground off and seeding the 32 acres we would substantially reduce the runoff.

Randy asked if there was a guarantee with the hydro seeding.

Louie said that the grass would be up inside of 10 days as compared to 3 to 4 weeks just throwing it out on the ground and hoping the birds don't eat it.

Tim said that his history with bids like this was that a 10% overage on costs was within the acceptable range.

Phil said that he hoped this bid would be the closest to actual. For the most part, they are simply moving dirt. They won't find structural or electrical problems under the dirt.

Motion: Accept Korte-Luitjohan bid of \$322,400 for Base bid and the addition of Alternate bids 2, 4, and 5
Todd/Randy 7-0 Ayes

Mike said that he would send notice of acceptance and get the paperwork moving.

Randy asked about timing.

Mike said the bid had a completion date of 120 days.

Louie asked if we needed to notify the State that we have accepted the bid and are about to spend the money.

Phil said that we did not, but that he would anyway and would also be scheduling a groundbreaking ceremony.

Linda Hogatt Soccer Request -

Terry said that we have received a request from Linda Hogatt requesting to use the lighted outfield of the big diamond on Tuesdays and Thursdays starting Feb 4 and ending April 1. Last year we allowed this and charged her \$10 per hour for lights.

Terry said that the \$10 per hour charge for electricity was what we had determined our power costs to be two years ago. This does not cover any fixed costs and assumes that electrical rates have not increased for two years. He asked the board if we should consider increasing this fee to \$12.50 or even \$15 per hour.

Norm asked how we know that the \$10 per hour is accurate.

Phil said that this was an estimate from two years ago when a little research determined our costs were \$9 per hour just for electricity.

Randy asked if the bad lights on the big diamond had been replaced.

Tim said no. He has not been able to locate a boom truck.

Louie said that he and Randy were qualified boom truck operators and would volunteer. He also noted that this would be an expensive proposition.

Terry said that it still needed to be done as these lights were out last summer.

Louie said that we need to get someone in quick to get the work done. The increase in fees is justified because of these expenses, but not if we don't get it done.

Louie gave Tim the names of 3 boom truck companies and Tim agreed to get on this quickly.

Motion: Increase light fee to \$15 per hour. Terry/Randy 6-1 Ayes Norm was the no vote.

Terry agreed to email Linda Hogatt to tell her of this decision. Linda will keep track of her usage and pay the park after she is done on April 1.

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Phil

Wiesemeyer Scheduling –

Tim said that after the article appeared in the newspaper stating the park would need the free use policy organizations to provide all needed dates for 2003, he received a lot of letters. All free use policy organizations replied. Tim listed all of the needed dates. ~~SEE ATTACHMENTS~~ He noted that there were only a couple of conflicts and suggested a solution that solved those. He also noted there were only three weekend requests.

Motion: Approve all weekend requests as submitted. Randy/Todd 7-0 Ayes

Tim noted that in 2002, the Fraternal Order of Police had been given free use of the center. Tim found a letter from 2001 requesting this usage. Neither Tim nor Phil had ever seen it or been aware of the request. Mary must have scheduled the usage. No new letters have been received.

Louie asked how we were going to take Wiesemeyer and Pavilion rentals when Phil wasn't always in the office. Terry said that Tim's analysis shows that in 2002, we rented the Wiesemeyer Center 6 times Between October and January. 3 of those were in October and the Wiesemeyer is closed to rentals until construction is done.

Norm asked if we should advertise rentals on Channel 10.

Phil said that it is a rare day when he is not in the office and we are averaging less than one phone call per day. There is nothing going on.

Boy Scout Keys and use of park office –

Phil said that Steve Putz, from Cub Scouts Pack #38 has been having their meetings in the park office. Phil said that he suggests we give Steve Putz a key to the park office for them to have their meetings while the Wiesemeyer Center is renovated.

Motion: Allow Pack #38 to use the park office for meetings and provide them a key until the Wiesemeyer construction is completed. Barb/Todd 7-0 Ayes

#1 Pavilion Bricklaying –

Phil has contacted three different firms for bids to repair the structure and has not received any back yet.

Eagle Scout Projects –

Phil said that we have three Eagle Scout candidates looking for projects. Phil has again been working with Steve Putz, who is a scout leader and an engineer with IDOT about the possibility of working on the Gabion basket project to shore up the north wall of the lake.

Louie said that the boy scouts have a new leadership and will not allow Eagle Scout candidates to share projects. They will also not be allowed to do maintenance items like painting.

Phil said that he was not looking for action from the board or the scouts at this time, but wanted to remind everyone that the erosion problem on the north side of the lake is a top priority and hopefully there is a way to address that effort with three eagle scouts looking for projects.

Swings –

Phil reminded the board of the swing projects that are ongoing. A woman who wanted to purchase memorial slats for the swings approached us. We accepted her \$500 and while looking to purchase the slats, discovered that the swings had originally been purchased as a memorial to another person. We corrected this situation by ordering the memorial slats for the existing swings for the original memorial. We have now received the new memorial slats and will need to purchase two more swings. We already voted to do this in a prior meeting, but are going to proceed now that the slats have arrived.

Motion: Adjourn to executive session. 8:40 Barb/Norm 7-0 Ayes

Phil gave a short overview of some of the discussion of the executive session. Phil said the board recognized that Roger has worked over 1,000 hours in the current fiscal year, and that he was eligible for IMRF benefits.

Motion: Provide Roger Gum with IMRF benefits effective Jan 29, 03. Randy/Louie 7-0 Ayes

Phil said that he had recently attended the IPARKS symposium in Chicago. He learned that Illinois has one of the strongest Tort Immunity Laws in the U.S. Basically, the park board, the TBSL, and the TSC cannot be sued as an organization. Individuals can always be sued.

Dave Roady asked to address the board. Dave complimented the board on their financial responsibility and cost cutting efforts. As a result of this, he felt that he was being overpaid and asked the board to reduce his bookkeeping salary from \$400 a month to \$300 a month, effective Feb 1, 03.

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Louie

Motion: Accept Dave's reduction request and reduce his pay from \$400 a month to \$300 a month effective Feb 1, 03. Terry/Todd 7-0 Ayes

Motion: Provide Dave Roady with a \$75 gift certificate to the Galaxy in appreciation for his voluntary reduction in salary that will save the board \$1,200 a year. Louie/Norm 7-0 Ayes

Motion: Adjourn the meeting. 9:00 Todd/Louie 7-0 Ayes

Respectfully submitted by

Terry Ball, Secretary

