

**LAKE BLUFF PARK DISTRICT  
BOARD OF COMMISSIONERS  
MINUTES OF SPECIAL REGULAR BOARD MEETING  
JULY 26, 2010**

The Regular Board Meeting of the Board of Commissioners of the Lake Bluff Park District, Lake County, Illinois, was held at the Recreation Center, 355 W. Washington Avenue, Lake Bluff, Illinois.

Visitors: Ron Salski (Executive Director), Dave Peterson (Director of Facilities and Recreation Services), Rob Foster (Director of Golf & Park Maintenance), Micah Kamin (Facility Maintenance Services Manager), Diane Delorenzo (Aquatic Facilities Manager), Eric Anderson (BMO Capital), Bob Troyer, Ginny & Win Fliess, Carolyn Tribble, Dennis Streppa, Bill Minor, Karen Royer, Barb Ruffolo, Dutch Wood, Dave McElvain, John Marozsan, Frank Swanton, Maria Ferretti, Lauren Kuetemeyer, Sharon Dewart, Pam Russell, Dean & Faye Holm, Wayne Spath, DeAnn Pennella, Lauren Jacobs, Dale Lomax

**1. CALL TO ORDER:**

President Gronau called the meeting to order at 6:30 p.m.

**2. ROLL CALL:**

The following Commissioners were present when the roll was called:

Commissioners: Douglass, Hart, McKendry, Nickels, Gronau

Commissioner Ehrhard arrived at 6:34 p.m.

Absent with prior notice: Commissioner Considine

**3. APPROVAL OF AGENDA:**

A motion was made by Commissioner Hart and seconded by Commissioner Douglass to approve the agenda of July 26, 2010 as presented.

**On the roll call, the vote was as follows:**

**Ayes:** Douglass, Hart, McKendry, Nickels, President Gronau

**Nays:** None

**Abstain:** None

**Absent:** Considine, Ehrhard

**4. STATEMENT OF VISITORS:**

None

## 5. OLD BUSINESS

### A. Blair Park Swimming Pool

Executive Director Salski outlined the pool process to date.

The Board has agreed to renovate the Blair Park Swimming Pool only if grants, donations, naming rights and/or referendum support the full cost of the pool. The Board would like to commit funds for the Capital Replacement and Improvement Plan and is currently reviewing the funding options and finalizing a strategy to pay for the pool and/or Capital Replacement and Improvement Plan.

The Board is recommending a \$7.15 million comparable existing pool with “updated/new” amenities and features.

*Carolyn Tribble:*

**Q:** How long will the pool last and what is the expected maintenance cost per year?

**A:** The pool lifespan is approximately 40 years with standard yearly maintenance costs.

*Sharon Dewart:*

**Q:** How many lanes? Do you need 50 meters for swim competitions?

**A:** Six lanes of each 25 yards and 50 meters. The in-house Park District swim team competes in 25 yards and does host swim meets at Blair Pool. The swim clubs who rent pool time compete in 50 meters but do not currently host swim meets at our facility.

*Lauren Kuetemeyer:*

I think the design is great, however after attending the in-house swim meet here last week I’m concerned with the depth of water near the starting blocks. Some competitive clubs are not allowed to dive into water less than 4 ½ feet deep. Some older swimmers also require 4 ½ foot water for flip turns.

**Q:** Is it possible to move the starting blocks or increase the water depth?

**A:** Starting blocks location can be changed. Information will be passed on to the Architect for review.

Yes, taxes are high and we’re currently experiencing a recession. but a pool makes our community more valuable. The current pool is part of our community, people move to Lake Bluff for the excellent schools and the community aspect. A pool helps create a healthy lifestyle for our children.

*Dean Holm:*

I care about the taxes and would like to see projected revenues for the pool designs.

**A:** The projected revenue for all pool designs were based on percentages and are on the website.

*Dave McElvain*

**Q:** If the swim team revenue is only \$7,000 per year, why would we build 50 meter lanes for them?

**A:** Rates will be increased according to USA Swimming standards beginning next year. A second swim club has rented space this year increasing the revenue stream.

**Q:** Why not decrease the dollars – smaller pool – so the pool becomes a capital investment we can afford?

**A:** A smaller pool will not allow current programming to continue.

*Dennis Streppa:*

**Q:** If the Community Survey indicated the top 3 areas for improvement as beach, parks and pool; why are we spending money on the 3<sup>rd</sup> choice? Are there on going meetings for the beach and park improvements? Will the revenue cover the expenses?

**A:** At the time of the Community Survey the pool issues were not know. Residents have responded that they would have rated it higher in the survey if they had known the extent of repairs needed. The beach and parks are being addressed in the Capital Improvement Plan as part of a potential referendum. Projected 15 year pool budgets indicate a break even entity.

*DeAnn Pennella:*

I also care about the tax increase associated with a new pool. However, if the community does not have a pool many families will need to find alternate camps and summer programs for their children. It would be impossible for the Park District to increase revenue if programs are being decreased due to lower participation.

*Karen Royer:*

My family and I have been swimming at the Blair Park pool since its opening. To this day my extended family still uses Blair Park pool. As a former middle school teacher, I feel the pool offers a healthy and wholesome place for all ages to be with their friends.

#### B. Capital Replacement & Improvement Plan (CRIP)

Executive Director Salski indicated the five year Capital Replacement and Improvement Plan would require \$3.751 million dollars. Staff believes \$2.5 million would be sustainable for five years and would actively pursue grants and partnerships. The Board needs to determine whether the CRIP should be incorporated with the pool capital project through a referendum question and if so, determine the appropriate amount.

*Dave McElvain*

**Q:** Are reserves in place for capital replacement?

**A:** The master plan fund was used for Golf Course debt.

Elaborate on plans to increase revenue.

**A:** Fees will be increased and the focus will be on gaining more memberships.

#### C. Pool & Capital Plan Funding Options

Eric Anderson, BMO Capital, presented the two types of referendums, and the tax implications of various referendum amounts.

*Bond:* Bond propositions are very direct, and ask for an amount certain to fund a specified project or projects. Bond proceeds cannot be used to fund operating costs.

- Ask for a specific amount, and a specified project
- Can be retired over a maximum period of 25 years
- Once fully retired, property tax no longer levied
- Operating taxes + bond levy  
Equalized Assessed Valuation = total tax rate

*Tax Rate:* Tax rate propositions contain significantly more complex information, and are more restrictive in their use of proceeds given the perpetuity of the increase. Questions are substantially more involved than bond questions. Greater restrictions are imposed on the use of funds.

- Ask for a specified tax increase amount for a specific purpose to be implemented over a specific time
- Bonds can be issued against future tax increment
- Tax rate referendums are permanent tax increases
- Amount of taxes approved must be used only for the purposes approved by via referendum
- Operating taxes  
Equalized Assessed Valuation = total tax rate
- Arbitrage rebate- repay the federal government for any earnings above the average yield paid to investors. Regulations are strict and governed by the IRS.

*Cost:* A referendum asking for \$9,900,000 would equate to the following:  
A home valued at \$700,000 would see taxes increase \$239.

Resident Dave McElvain stated that \$0.105 per EAV is a significant tax burden to the community.

Executive Director Salski presented timelines for both \_\_\_\_\_ the November and April referendum.

A motion was made by Commissioner Ehrhard and seconded by Commissioner McKendry to move forward with a November referendum.

**On the roll call, the vote was as follows:**

**Ayes:** Douglass, Ehrhard, Hart, McKendry, Nickels, President Gronau

**Nays:** None

**Abstain:** None

**Absent:** Considine

**6. VERBAL COMMUNICATIONS**

A. Department Reports - None

B. Executive Director - None

C. President's Report - None

**7. EXECUTIVE SESSION**

A motion was made by Commissioner Ehrhard, and seconded by Commissioner Hart to move into Executive Session for the following reasons:

- A. The establishment of reserves or settlement of claims as provided in the Local Governmental and Governmental Employees Tort Immunity Act, if otherwise the disposition of a claim or potential claim might be prejudiced, or the review or discussion of claims, loss or risk management information, records, data, advice or communications from or with respect to any insurer of the public body or any intergovernmental risk management association or self insurance pool of which the public body is a member as mandated by Section 2.06 per 5 ILCS 120/2(c)(12).
- B. Appointment, employment, compensation, discipline, performance or dismissal of an employee, pursuant to Section 2 (c)(1) of the Open Meetings Act.

**On the roll call, the vote was as follows:**

**Ayes:** Douglass, Ehrhard, Hart, McKendry, Nickels, President Gronau

**Nays:** None

**Abstain:** None

**Absent:** Considine

Executive Session began at 8:53 p.m.

A motion was made by Commissioner Ehrhard and seconded by Commissioner Nickels to move out of Executive Session.

**On the roll call, the vote was as follows:**

**Ayes:** Douglass, Ehrhard, Hart, McKendry, Nickels, President Gronau

**Nays:** None

**Abstain:** None

**Absent:** Considine

Executive Session ended at 9:12 p.m.

**8. ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION**

A. Head Paddle Tennis Professional

A motion was made by Commissioner Hart and seconded by Commissioner McKendry to approve the Head Paddle/Tennis Professional and Manager as a full-time position with responsibilities detailed in the job description.

**On the roll call, the vote was as follows:**

**Ayes:** Douglass, Ehrhard, Hart, McKendry, Nickels, President Gronau

**Nays:** None

**Abstain:** None

**Absent:** Considine

B. Action on other matters from Executive Session

No other action needed.

**9. ADJOURNMENT**

There being no further business, a motion was made by Commissioner Hart and seconded by Commissioner McKendry to adjourn the meeting at 9:15 p.m. The motion carried by unanimous vote.

Approved this 2 day of August 2010  
Board of Commissioners  
Lake Bluff Park District