The meeting was called to order at 7:03 p.m. and the roll was called.

Committee Members present: Steve Gaines, Chair/Commissioner
Lisa Brooks, Treasurer
Andre Lerman, Commissioner

Staff present: Lisa Sheppard, Executive Director/Secretary
Carol Mensinger, Director of Finance/HR
Chris Leiner, Director of Parks & Maintenance

Commissioners present:
Seth Palatnik, President
Dudley Onderdonk, Vice President

Members of the Public in attendance who signed in or spoke: There was no one from the public in attendance.

Discussion on Master Plan projects – Kalk Park Gazebo and Shelton Park Playground: Executive Director Sheppard, Director Mensigner, and Director Leiner presented a PowerPoint presentation on potential funding sources, property conditions report, education on the difference between conceptual design and design development, and discussion ensued on Kalk Park and Shelton Park. A consensus was reached to proceed with a property conditions assessment and to begin design development for Kalk Park and Shelton Playground. The presentation is attached to these minutes.

Other: There was no other business.

Matters from the Public: There was no one in attendance wishing to address the Committee.

Adjourn: Commissioner moved to adjourn the meeting at 8:58 p.m. Commissioner seconded the motion, which passed by unanimous voice vote.

Respectfully submitted,

Lisa M. Sheppard
Secretary
Special Projects and Facilities Committee Meeting

November 3, 2015
POTENTIAL FUNDING SOURCES – 

Future Capital for the District

We have a duty and obligation to maintain our current infrastructure.

Fund 69: Master Plan Funds

$2.1 million current balance (Any additional monies to this fund are not guaranteed, and are dependent on future operating surpluses.)

Fund 65: Annual Capital Improvement Funds

$500,000/per year (Comes directly from annual Corporate Fund tax levy)
OTHER POTENTIAL “SECONDARY” FUNDING SOURCES

FUND 30 – Special Recreation Fund – Given that the District is not at the maximum levy rate (.04) for this fund, monies can be levied each year to use towards ADA-related costs for facility and playground replacements estimated at $75,000/per year. However, because these monies are NOT under the tax cap, it will mean a minimal tax increase to taxpayers.

FUND 70 – Safran Trust Fund – The remaining balance is around $100,000 and must be specifically used on Beach related capital.
OTHER POTENTIAL “SECONDARY” FUNDING SOURCES

FUND 75 – Impact Fund – Current balance of $53,000; use is restricted to the area from where the development occurred

OTHER – Potential Sale of Linden Residence – Estimate unknown

OTHER – Non-referendum General Obligation Bonds – Per the review by BMO Capital during the Fall of 2014, the ability to issue G.O. Bonds in the amount of approximately $3.5 million was possible based on District’s current ability to annually levy $245,000 in the Bond and Interest Fund. However, this will mean a related increase to District taxpayers.
Property Condition Report

Staff is recommending that we do an existing Property Conditions Report that will give staff a detailed timeline regarding infrastructures replacement. For example the study will suggest when we will need to replace roofs or heaters/air conditioners.

So instead of taking a Wait an See approach we will be able to effectively plan our facility infrastructure for the next 10 – 15 years.
Property Condition Report

This report will allow the Board and Staff to balance current infrastructure needs versus possible master plan concepts.

This means we will not be expending our resources without a clear picture of the District’s future infrastructure needs.
Property Condition Report

Board Discussion Needed

Does the Committee approve of the idea of the Property Conditions Report?

If yes, then we will continue to interview qualified companies and bring the best proposal to the Board for approval in December for a target to have the Assessment done by late February.

Estimated cost is $15,000 - $25,000
Difference Between Conceptual Design and Design Development

Conceptual Design is the part where we explore potential concepts for new projects. This design phase assists staff in developing a reasonable budget for specific projects.

Once an agreed upon concept is chosen and a budget range is set, then we move into detail design development.
Kalk Park Gazebo

The Gazebo has been fenced off and is no longer in use due to safety concerns. The Gazebo will be demolished either this winter or next spring.

Examples of Contemporary Gazebos at Ground Level
Contemporary Gazebo Design
Contemporary Gazebo Design
Kalk Park Gazebo

Board Direction Needed

• Demolish Gazebo and choose not to replace it due to cost? Estimated cost: $12,000-$20,000

• Demolish Gazebo and hold off on any decision until the Property Conditions Report is done

Con: Gazebo will not be installed for Summer Season
Kalk Park Gazebo

• Demolish Gazebo and pursue a Contemporary Gazebo Design with ADA Pathway improvement
  Estimated cost: $280,000 - $300,000

• Demolish Gazebo and pursue a Gazebo with Signature Finishes with ADA Pathway improvement
  Estimated cost: $310,000 - $325,000

• Any of above options, but install Gazebo at grade level. Avoids an additional foundation and ADA ramp costs. Estimate savings: $12,000 - $22,000.
Shelton Park

Shelton Park is quickly approaching its useful life. Following winter, staff will determine if it must be removed in the spring.

- A conceptual discussion is needed on the direction the Board would like staff to pursue in this community park.

- The current footprint would be used as a cost saving measure.
Shelton Park

The following are examples of different types of playground equipment available on the market and what is appropriated for this project.
Nature Based Playground Example
Nature Based Playground Example
Nature Based Playground Example
Non-Traditional Playground Example
Non-Traditional Playground Example
Traditional Playground Example
Traditional Playground Example
Traditional Playground Example
Traditional Playground Example
Traditional Playground Example
Signature Destination Playground
Example
Signature Destination Playground Example
Signature Destination Playground
Example
Signature Destination Playground
Example
Signature Destination Playground
Example
Shelton Park

Board Direction Needed

• Hold off on any decision until the Property Conditions Report is done?
  Con: Take a chance on having to remove the playground during the season without a plan for replacement.

• Replace with a Traditional Playground?
  Estimated cost: $335,000 - $360,000

• Replace with a Signature Destination Playground?
  Estimated cost: $360,000 - $380,000
What about Watts/West/Skate Park

With the exception of the repairs to the Basketball Courts at Watts due to heavy use, staff is recommending to wait to make any decision until the Property Conditions Report has been complete.