

APPROVED

SPECIAL BOARD MEETING

A Special Meeting of the Mt. Prospect Park District, Cook County, Illinois, was held on Wednesday, January 21, 2015 at Central Community Center Facility of said Park District. President Kurka called the meeting to order at 6 p.m. On roll call, the following officers and commissioners were present:

Tim Doherty  
Bill Klicka  
Ray Massie  
Bill Starr  
Lisa Tenuta  
Susan Walsh

Administrative Staff:

Greg Kuhs, Executive Director  
Lee Howard, GAI  
Brad O'Sullivan, GAI  
Cathy Miller, Director of External Affairs  
Brett Barcel, Director of Golf Operations  
Jim Jarog, Director of Parks & Planning  
Brian Taylor, Director of Recreation  
Barry Kurcz, Director of Business Services & HR  
Teri Wirkus, Executive Professional Compliance Manager  
Sarah Thompson, Aquatics Manager  
Tiffany Barson, Aquatics Coordinator

Visitors:

Mike Murphy  
Judy Paczko  
Patty Wolfe  
Laura Traviolia

CHANGES OR ADDITIONS TO AGENDA

None

APPROVAL OF AGENDA

Commissioner Doherty motioned to approve the Agenda; seconded by Commissioner Tenuta and carried by unanimous voice vote.

## DISCUSSION ITEMS

### A. BIG SURF POOL- Review/discussion of Options for Potential Renovations

Brian Taylor, Director of Recreation gave a power point presentation on a possible Big Surf Renovation Project. He touched on the following points:

- Scope of the project; history; methodology; current conditions, code of deficiencies, accessibility, observations and provided recommendations.
  - Under Option #1- Continue to operate pool as is. Director Taylor reviewed the advantages and disadvantages.
    - Advantages: the pool is well maintained; Revenue vs Meadows Pool; Staff Costs and Budget standpoint.
    - Disadvantages: Pool & Bathhouse functionally obsolescence; maintenance time and expense increasing; attendance & revenue are on the decline; single attraction pool; aren't competing with area water parks and from the budget standpoint.
  - Under Option #2- Re-build existing pool/bath house and concessions.
    - Advantages: a wave pool would still be unique attraction in the Northwest suburbs; reduction in maintenance time & expense; aesthetics of the pool & bathhouse would improve and meet current codes; could be step one in a phase renovation process; remaining funds could be used toward other Capital Projects and could improve attendance.
    - Disadvantages: funding could be allocated toward other capital projects in the District; still a one dimensional pool with lack of amenities needed to address the needs of variety of age groups and from the budget standpoint.
  - Under Option #3- Build a new pool with new features amenities.
    - Advantages: new facility compliant with current ADA & Illinois Department of Health; significant reduction in maintenance time & expense; opportunity to address the needs of the community with multiple amenities; state of the art pump room & filter system and increased attendance with aesthetically pleasing bathhouse and concession stand.
    - Disadvantages: funding ability through bond issuance will not enable the district to compete with neighboring park district facilities; bond funds would be limited for future major projects.
- Under Option #4- Close the pool in the future-financial reasons and/or cost of repairs.
- Advantages: reduce operations expenses includes staffing and maintenance
  - Disadvantages: loss of a community pool-no outdoor pool sound of Northwest highway; loss of revenue; increases usage at Rec Plex & Meadows pool and could be a negative public perception.

Other possible discussion considerations: outdoor pool on south side of town; invest in less expensive aquatic amenities throughout the District.

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Director Taylor also stated another fact to consider is the park district is an aging district (repairs, etc.) and presented examples:

- Lions Recreation Center was built in 1955
- Friendship Park Conservatory was built in 1988
- Rec Plex opened their doors in 1991 and
- Central Community Center open to the public in 2001

The District also has future projects that should be brought into the discussions, ie:

- The development of the O'Hare Cup Site
- The development of Kopp Park
- The information presented in the ACG report to the Board in 2014.
- Reviewed the pool renovations comparisons hand out from other Park Districts.

"Open Discussion": questions from the Board

Commissioner Tenuta:

- Stated some of the critical needs are the bath house, concession areas, life guard chairs, etc; and requested those needs be taken care of first; then possibly have phases.

Director Taylor:

- FGM & John addressed every need in his report: bringing Big Surf to code for about 3.5 million would be astatically pleasing and included replacing lifeguard chairs, filter system, upgrade concession stand etc.; once we start bringing Big Surf Pool up to code we must complete the process; can't do a portion of it.

Executive Director Kuhs:

- Discussed the cost could be more if renovation is spread over a period of time.

President Kurka: what is the time frame from start to finish?

John , FGM :

- Construction time-for example: if Big Surf was closed in the middle of August then there's a good possibility the pool would be open the following Memorial Day.

Commissioner Walsh and Executive Director Kuhs:

- Discussed what year the renovation was planned for since 2016 & 2017 has been discussed. Executive Director Kuhs stated that 2017 would be the desirable year because of the timing and finances of other capital dollars being available.

Commissioner Walsh:

- Stated she never heard the suggestion of closing the pool and would not be in favor of the pool closing; would like to get residences opinions.
- Suggested taking the closing of the pool off the table if the other Commissioners agree.

Commissioner Tenuta:

- Agreed that the pool closing was not an option; at one time Big Surf pool was the gem of the community; need to bring back our beloved pool.
- Discussion should be who are we servicing-is this a pool for the residents; a community pool.

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Commissioner Klicka:

- Not in favor of closing of the pool just for repairs; would love to open a pool for the south side but realizes can't do it at this time.

Commissioner Starr and Brian Taylor discussed:

- attendance is down 3%; have to look at the outside factors- wave pool is one dimensional and unique but 30 years old; residents are looking for all ages to be serviced; Big Surf Pool is the only wave pool in the immediate area and only really services the pre-teens and teens; need to discuss the options and develop a pool that all ages could be serviced; possible keep the wave pool and add amenities; need to look at the cost.

President Kurka:

- To summarize- it appears it's the consensus of the Board not to permanently close Big Surf pool.

Commissioner Walsh:

- needs an option "in between" of closing the pool updating or total renovation; possible phases for the pool; people have been waiting a long time for the renovation of the pool house
- In 2011 the discussion started on Big Surf being in dire need of repair and now it is 2015; what would the cost be if we just knock down the pool house and phase the rest of the amenities in.

John Dearnowski, FGM Architects explained: if renovations is the pool only then we must bring up to code but if only the pool house then we do not; is great to get a committee to discuss with residents different options and the feeling of the community but need to know what can be spent to put together all the options.

Director Taylor explained that the District will not exclude the public; just need to have a direction (establish parameters).

Commissioner Massie:

- We as a Board need to discuss before having a committee, to set parameters.

Commissioner Walsh responded:

- Let's look at other park districts on how they proceeded; going to the IAPD/IPRA convention for ideas; don't have the Board decide first- listen to the residents-get a committee together to get ideas of what the public wants

Commissioner Tenuta:

- What has worked well with other District projects: we had parameters set by the Board, heard great ideas, had residents input either with a direct committee or public meetings (example the dog park, etc); We must have parameters set before introducing information to the public, Board makes certain discussion first.
- Favors the idea of getting the bath house done first and then moving into the pool renovations with amenities for smaller children (kiddie pool or spray pads).

Director Taylor stated historically the wave pool was built for the option of bringing in outside groups (revenue) as a Board discuss if that still what the Board wants, does the Board want to compete with other District pools.

Executive Director Kuhs explained the Board could issue up to 8 million dollars now but once you do that then the District is done for 20 years- need to leave some room for other projects that could come along.

Commissioner Tenuta:

- Would like to hear the feedback from staff; what has the public said over the years.

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Director Taylor stated a few things to look at: financial future of this District- many facilities & parks are older and will need attention in the future.

Commissioner Kurka:

- o Main costs to get Big Surf ready for the season

Director Jarog gave an example of the man power to get Big Surf ready: need four employees or more full time every day for about six weeks (nonstop); each year gets very difficult; very labor intensive.

Public Comment:

Laura Traviola addressed the Board:

- o Lived in Mt. Prospect for 15 years
- o Talked to a Commissioner 15 years ago and it was stated that the Wave Pool was going to be done soon.
- o Important to have two outdoor pools in the community for families
- o Meadows needs a wading pool- very scary for young children (& parents) in a large pool
- o A lot of young families would go to Arlington Hts because they had a wading pool.
- o District is losing revenue and need to attract young families to Mt. Prospect and if you don't have some nice facilities you won't attract them.
- o A lot on the golf course and seriously consider doing the right with this pool.

Commissioner Walsh:

- o Necessary to get the pool done; it has been promised to complete Big Surf Pool;
- o Suggest getting a five or ten year capital plan done and then we will know what to spend on the pool.
- o Residents do have opinions on the pool and we just heard articulately what one resident suggested.
- o Teens and preteen really like the wave pool (rather special).
- o Years ago the wave pool (without the waves) opened early in the morning for the preschoolers; bring back the preschool swim in the morning at least twice a week.
- o Encouraged the fellow board members to go to the annual convention: get ideas on how to get residents opinions; suggest a pool committee to get residents involved from the very beginning; appreciate the residents that came out tonight.

Commissioner Doherty

- o A lot of the numbers are based on weather related factors with the 3% drop in revenue.

Director Taylor went on to explain that the weather does play into the factor of numbers.

- o Agrees with having parameters and residents should be involved at the beginning.
- o Look at a few more options: phases and estimated costs; more research on different options.

President Kurka then summarized:

- o Possibilities of doing renovations in phases – cost, time etc.
- o More options between the 3.5 million and 6 million price range.
- o What type of amenities of just fixing the bathhouse (add spray pads, kiddie pool, etc.)
- o Get that information together and then proceed on getting residents involvement with meetings and committees.

Executive Director Kuhs explained:

- o If we are going to proceed then we would have to engage an architect to give out the different phase options and/or levels of costs.
- o Options of funding;

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- Two options: go out for an RFP to hire a new architect or have FGM Architects do a study and present a proposal at a future Board meeting for review.

Commissioner Walsh:

- Like to see three proposals from architects (variety of choices); go to annual convention and meet with different architects.
- Agree with the suggestion from a resident Carol Kelly to rename Big Surf to Veterans Memorial Pool with a Veterans theme, (at the annual convention a few years back talked with several architects about a veterans theme; great pictures).

Executive Director Kuhs asked for direction to proceed with one of the two options.

Commissioner Klicka:

- Need to promote the facilities to get the attendance up (ie-buy one and get one free);

Commissioner Starr:

- The examples from the renovation comparison sheet from other districts showed where the revenue funding came from: five of the six pools had referendums that were passed and paid for; the key is to find out what the people want.
- Let's find out if any of these districts had to do their pools over again would they do it the same way: spend the same, have the same amenities, do a referendum again.

President Kurka:

- Suggested (per Commissioner Walsh) to wait until after the annual convention and add the continued pool discussion to the February agenda.

ADJOURNMENT

There being no further business to discuss Commissioner Starr moved to adjourn the Special Board Meeting at 7p.m.; seconded by Commissioner Tenuta and carried by unanimous voice approval.

Respectfully submitted

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William J. Starr, Secretary