

QUINCY PARK DISTRICT
1310 Washington Street
Quincy, Illinois

Board Study Session
Board Room-Emerson Community Center

April 25, 2011
5:30 P.M.

The Quincy Park District Board of Commissioners of the Quincy Park District held a Board Study Session in the Board Room at Emerson Community Center, 1310 Washington, Quincy, IL.

ROLL CALL:

Present: President John Frankenhoff, Vice President Behrens and Commissioner Patty McGlothlin

Absent: Commissioner Mike Ridder, Don Adolfs, Chris Hogge and Terry Anastas.

Staff in attendance included: Executive Director – Dan Gibble, Director of Business Services Hilgenbrinck, Director of Parks Ed Seger, Director of Program Services Mike Bruns, Director of Golf Matt Burry, Maintenance Supervisors Chris Veihl, Rome Frericks and Rick Miles, Recreation Supervisors Mark Callaway and Melinda Murk, Park Safety Supervisor Robin Schild and Recording Secretary – Vicky Egbert.

President Frankenhoff called the meeting to order and recognized Vice President Behrens for his recent award from Kiwanis Club. Frankenhoff asked Commissioners-elect Tom Ernst and Jeff VanCamp to come up to the table and take the empty seats for the study session.

Executive Director Gibble started the meeting and spoke about the assets of the Quincy Park District with the riverfront being one of those assets. He stated that information from the focus group process showed there is significant attention to the riverfront and recently he has become involved with community leaders and the QBAREA group and plans they are working on. Mike Klingner is here tonight to speak about things to come, planning and issues in Quincy that might impact the Park District.

Commissioner Mike Ridder entered the meeting at this time.

Director of Parks Seger pointed out soundings that the Corps of Engineers recently made and conveyed how this helps/hurts the Quincy Park District and how it relates to Quincy bay. Seger stated that our perspective is preserving Art Keller Marina and pointed out areas of concern. He stated the cut through has deep water and the water that flows along the island creates a natural channel to get in and out of the marina. The corps recent dredging filled our spoil site and any further dredging will have to be trucked out. He wanted to update board on the bay and reminded them that it is owned by the State of Illinois and the corps has the authority to dredge bank to bank but congress no longer funds small boat dredging and there are no more funds for that

kind of dredging. Gible stated that even though we do not own the bay, we do maintenance dredging to keep the marina open.

Mike Klingner of Klingner & Associates, gave some history of Quinsippi Island. He stated that the Park District split the Renaissance plan into stages and was able to accomplish most of the plan by doing so. He gave a 25 year history on things that have been accomplished in the past and talked about the potential of an Intermodal facility on the riverfront. He discussed the 1987 water survey and stated the Corps maintains a 300 ft channel. He stated that the cut through provides cleansing flow for the lower bay and wouldn't recommend closing it, but would possibly modify it.

Commissioner Chris Hogge entered the meeting at this time.

Mike Klingner continued with information about the riverfront parks and how they were designed to withstand flooding. In 1994, the Quincy Park District started planning the Cedar Creek trail and put a plan in place with conservation easements. In 1999, plans were developed for a Mississippi River interpretation and heritage center but nothing has happened with that idea. He stated that the State of Illinois currently has funding for museums on the riverfront and that's what QBAREA is working on. In 2000, the USACE deauthorized the cut-through to allow closure or modification with Congressman Evans help but we haven't decided that it's the best idea. In 2010, the Intermodal facility concept was developed to unload Amtrak passengers at 2nd & Oak and would attract people to the riverfront. It would include bus, train and bike trails all connecting. He stated that potential goals of the Quincy Park District would be connecting trails, improving the Q. Island bridge, building a walkway bridge to the island near the foot of Broadway, working with QBAREA on the intermodal facility and riverfront museum. He stated that the state looks for AAA starred attractions of which Quincy has none at this time. He stated that he looks forward to working with the district and has enjoyed working with them in the past.

Director of Parks Seger stated that Klingner's has looked at the inside and outside of the Lorenzo Bull (Women's City Club) house and stated the club is taking care of the inside and the Park District is taking care of the outside and grounds. Klingner's has prepared a list of projects that need repairs. Cullan Duke, of Klingner's, stated that they completed the structural, HVAC, plumbing and electrical review and has prioritize those items that need attention in their report. Cullan Duke stated that there some downspout issues, bricks that are trip hazards, and the handicapped parking spot does not meet ADA standards. Gible stated that now that we have a report on the house we will share the report with the Women's City Club so they know what they are responsible for and it shows we are being pro-active as owners of the house.

Mike Carter of Klingner's did the architectural study, which included inspection of the wood, aluminum siding, asphalt shingles and galvanized sheet metal. He stated that all the aluminum siding is in good shape but the wood surfaces need painting but the actual wood is in good shape and recommends using a high quality brush on it, not spraying. The north side of the porch is in need of repair and recommends coating it with high performance enamel paint. He feels that we can get 8-10 yrs on the shingles. The galvanized gutters need work and there are corroded areas on the widows walk and the gutters need to be cleaned twice a year. Interior areas are in good shape with the exception of the attic and the undersides of the rafters. He stated that overall the building is in good condition and found one rafter that has split.

John Neyens of Klingner's did the HVAC, plumbing and electrical review. He stated that there are no immediate safety issues but #1 priority is missing electrical cover plates and none of the smoke detectors are working. He said that the #2 priority is disconnected duct work, change light bulbs to energy efficient ones, repair illegal drain joints and damaged sanitary pipe. #3 priority is the 30 year old HVAC unit in the attic used to heat the second floor is not functioning and they are using space heaters to heat it. The addition has a separate newer heating system. Gibble stated that he is hoping to meet with them to discuss our findings and focus on fund raising to make these improvements/repairs over time.

Director of Parks Seger explained that the OSHA study is not ready at this time and will be moved to the May board meeting.

Seger presented the facility audit and explained the process staff used to complete the audit. Maintenance Supervisor Chris Veihl explained that facilities are basically anything with a roof on it and they made a list of items that would need repaired. He stated this is a working document with ongoing changes. He stated the dollar amounts are contractor costs, not in-house labor and would need to be adjusted for inflation. Total replacement value of all park improvements is \$20,876,500. Maintenance Supervisor Rome Frericks explained the columns of the detailed summary and gave an example on page 51 Johnson Park shelter house and showed what improvements would need to be made and when, and the costs involved with those improvements. Seger stated that that it will be updated and brought back to the board at a future meeting.

Commissioner McGlothlin questioned the rating on Batting Cage as being average and wondered since it was so new, should it be rated higher? Seger stated that the carpet would need to be replaced in a year or two so it wouldn't be excellent but should be included on the list as a needed repair. Gibble stated that we might have to refine the key and staff will look at the definitions and make them consistent with Westview's audit. Commissioners complimented staff on the hard work involved in developing the facility audit.

Executive Director Gibble passed out a service area map review and stated its relevance to considering the location of future parks and open space and tied it to information

from the national standards of parks and recreation guidelines for neighborhood parks offering both active and passive space. He stated that a park serves as a social aspect of the neighborhood. He stated that uninterrupted distance means there are no major road or barriers and is accessible with sidewalks and trails, is adjacent to a school with 5 acres minimum, 7 to 10 acres maximum, with no bathrooms. The map shows some gaps in a couple of areas. He presented this as a reference and President Frankenhoff asked us to include the schools if we are using it as a reference and that would help to fill some of those gaps.

With no further business to discuss, COMMISSIONER HOGGE MOVED, SECONDED BY COMMISSIONER RIDDER TO ADJOURN. UNANIMOUS. PRESIDENT FRANKENHOFF DECLARED THE MOTION CARRIED.

Secretary

President

Date

Date