

Tri-Township Park Special Board Meeting
Land acquisition
Park Board House
March 1, 2004

3/10/04
Phil

Meeting called to order at 7:00 by Phil

The Pledge of Allegiance was recited.

Roll call: Phil Loethen, Randy Wiesemeyer, Norm Beck, Doug Brendel, and Terry Ball
Absent: Kevin Woodring and Todd Moore

Also in attendance: Louie, Simpson, Mary Kmetz, Roger Tegmeyer, Laura Wise, Kevin Rickman (TSC), and Oscar Figueroa

Additions to the agenda – None

Approval of Minutes -

Motion: Approve minutes from February 11th, 2004 meeting. Randy/Doug 5-0 Ayes

Motion: Approve Executive Session minutes – Land Acquisition from the February 11th, 2004 meeting
Norm/Doug 5-0 Ayes

Motion: Approve the Executive Session minutes – Personnel – to remain sealed from the February 11th,
2004 meeting. Norm/Randy 5-0 Ayes

Citizens Discuss Land Acquisition –

Phil said that the park is working on purchasing the Louie Meier property adjacent to the southwest corner of the park. This is approximately 40 acres and we have agreed to pay \$600,000 for the property. We will get financing through the Bank of Edwardsville. Bonds will be issued through our bond attorney, Kurt Froehlich of Evans, Froehlich, Beth, & Chamley. The interest rate on the loan will not be any higher than 4.85%.

Phil presented some handouts for everyone in attendance. **ATTACHED** The first was a seven year history of the tax rates levied by the park district. The tax rate was .1968 in 1998 rising each year to .2191 by the year 2,001. The tax rate dropped 2.42% to .2138 in 2002, 5.99% to .2010 in 2003 and is planned to drop another 4.2% to .1925 in 2004. Phil showed examples of the tax levy for the last three years.

Phil then said that the tax rates are merely applied to the EAV, which determines our tax revenues. Lowering the taxes is only one half of the equation. Phil showed the equalized assessed valuation and the tax bill on his personal home as an example. In 2000, his home was assessed at \$113,700. He paid \$75.37 to the park. In 2001, his home was assessed at \$120,970. He paid \$78.72 to the park. While the tax rate dropped, his home valuation rose at a greater rate than the tax decrease. In 2002, his home was assessed at \$127,630. He paid \$78.48 to the park. Phil noted that while his assessment had gone up 5.8%, his tax bill for the park had dropped. He also noted that no other taxing body had a decrease in their amounts received.

Phil then handed out copies of the park budget. This showed income and expenses by category over the past three years. Through a very conscious effort at cost reduction, the park board has been able to literally remove hundreds of thousands of dollars in costs from the park budget and as result have several hundred thousand dollars of unencumbered funds sitting in contingency funds. Phil showed a copy of the 2004 General Fund showing approximately \$400,000 in contingency funds being available.

Phil showed a map of the grounds. He said that we have been very busy for almost three years working to complete the OSLAD grant and this purchase would eat into a lot of our available contingency money and that at the present time there were no plans to develop the property.

Phil said the closing costs for the loan would be \$2,700.

Phil
3/10/04

Phil said that we are able to fund this acquisition due to cost containment. He detailed some of the changes made by the park board resulting in \$76,000 a year in reductions in spending over the last two years. Phil asked the audience if there were any questions.

Roger Tegmeyer asked what we paid per acre and if the property had been appraised.

Phil said that we paid \$15,000 per acre and that the Bank had said this was comparable to other recent sales and was willing to loan the full amount against the value of the land.

Louie Simpson asked what the annual payment would be.

Phil said that it was approximately \$47,000 per year.

Louie said that this wasn't high enough and that it couldn't be right.

Phil said that is the number the bank gave us so he assumed it was correct.

Louie asked if we were going to have a back door tax to have the public pay for this.

Phil said that as he had shown, we have reduced our annual expenses by an amount much larger than the amount of this loan payment and that we could pay for more than two thirds of the total loan value out of contingency funds already in the bank.

Terry said that not only would we not raise taxes to purchase this property, he wanted to go on record as saying he was certain that the park would again lower taxes next year, for the fourth year in a row.

This was the end of the discussion on the land acquisition.

Motion: Approve ordinance 2004-01 raising the copy cost to \$.25 per page. Terry/Doug 5-0 Ayes

Motion: Transfer \$5,000 from the Grant fund to the Recreation Fund. Terry/Norm 5-0 Ayes

Motion: Buy a plaque for #14 pavilion. Cost not to exceed \$500. Norm/Doug 5-0 Ayes

Motion: Approve free use of the upper level of the Wiesemeyer Center, including liquor permit, for October 9th, 2004, for the Chamber of Commerce. Doug/Randy 5-0 Ayes

Motion: Approve Ordinance 2004-2 Obsolete Park Property (Park Van & Miscellaneous items), not including the heaters. ATTACHED. Norm/Doug 5-0 Ayes

Motion: Approve fireworks in the Park on July 4th. Norm/Terry 5-0 Ayes

Phil asked the board if they would be interested in selling hot dogs and drinks to raise money again this year for any cause.

Randy said that it was a great time last year.

Phil said that we used that money to go towards the bandstand and would need to decide what we wanted this money to go towards.

Phil also said that we had non-profit groups asking to sell things to raise money last year and we allowed it. We also had for-profit vendors selling things and agreeing to provide 10% of their income to the park.

gross sales

Motion: Sell hot dogs, sodas, and bottled water to raise funds, also allow non-profit groups to sell for free if specifically pre-approved, and allow for-profit groups to sell and give 15% of profits to the park, if pre-approved. Doug/Terry 5-0 Ayes

SALES

Select Soccer Teams –

Phil said that he has been fielding numerous phone calls from numerous groups wanting to use the park soccer fields and wanting to use the lights. He said that he has been trying to forward them all to Norm for approval but that he is concerned it is getting to be quite a lot to handle. He said that he had recently discussed this issue with Oscar Figueroa of the TSC and Oscar had volunteered to handle this coordination. Oscar thought that the TSC should handle all of the scheduling, be responsible for lining the fields, and then collect the fees paid by the teams.

*Phil
3/19/04*

Randy asked Oscar if he had any personal affiliation with any of the Select teams wanting to use the fields. Oscar said that he did.

Terry said that he wasn't concerned with the \$200 annual team fee going to the TSC but that the light fee could get to be quite a bit and should be paid to the park.

Norm said that he believed this should all be handled by the park.

Phil said that it gets to be quite a bit and he was trying to take a load off of Norm and the board.

Terry said that he wanted anything that would lessen the workload but that he wanted to maintain total control over all management of usage of the park. If TSC had difficulty or worse yet, it would all fall back on the park board and we are dealing with yearlong agreements.

Randy said that he was aware of three River Bend teams, up to three Lou Fusz teams, a t least one Glen Ed team, and maybe an O'Fallon team.

Norm said that he thought we needed to clarify what our policy was regarding district kids per team.

Terry said that he had never seen an official printed policy, but that years ago when his daughter's select team had used the park, the policy was that at least half of the kids had to be from Troy.

Phil said that he would check with Tim to see if that was in writing anywhere.

Randy asked how much we should charge out of district teams.

Terry said that it should be at least double the price to district users. The current fee is only to cover costs. To rent the fields and lights out at cost to out of district users is not what we should be doing.

Norm asked if it should be higher than that to discourage out of district users from taking it away from taxpayers. Norm also said that he did not have any issue with continuing to be in charge of this.

Phil suggested tabling the issue, giving it some thought, and then deciding how to proceed at the next meeting.

Kevin Rickmann asked if we could look at getting the kick board repaired. He said there were screws sticking out of it.

Phil said that he would be out of the office from the 13th through the 18th. Tim will handle the office and call Tom in to cover for him outside as need be.

8:20 Motion: Adjourn to executive session. Terry/Randy 5-0 Ayes

8:25 Return from executive session.

Motion: Adjourn the meeting. Norm/Doug 5-0 Ayes

Respectfully submitted by

Terry Ball, Secretary