

**CITY OF BLOOMINGTON
parks and recreation**

AGENDA

City of Bloomington Board of Park Commissioners
Special Meeting: Tuesday April 7, 2009 4:00 – 5:30 p.m.

McCloskey Room
401 North Morton

CALL TO ORDER - ROLL CALL

A. PUBLIC HEARINGS/APPEARANCES

B-1. Public Comment Period

C. OTHER BUSINESS

C-1. Review/Approval of re-funding the 1999 Cascades Golf Course Revenue Bond (Vickie Renfrow)

C-2. Review/Approval of Lease Agreement for BACC Building (Mick Renneisen)

ADJOURNMENT



**CITY OF BLOOMINGTON
parks and recreation**

A-1
04/28/09

Board of Park Commissioners
Regular Meeting
Minutes

Tuesday, April 7, 2009
4:00 – 6:00 p.m.

McCloskey Conference Room
401 N. Morton St.

CALL TO ORDER

The meeting was called to order by Mr. Carter at 4:05 p.m.

Board Present: John Carter, Joe Hoffmann, Jane St. John

Board Absent: Les Coyne

Staff Present: Mick Renneisen, Judy Seigle, Daren Eads, Julie Ramey, Bev Johnson, Paula McDevitt, Leslie Brinson

City Administration: Vickie Renfrow, Mike Trexlar

Others: Brad Wilhelm

A. PUBLIC HEARINGS/APPEARANCES

A-1. Public Comment Period

No public comment at this time.

B. OTHER BUSINESS

B-1. Review/Approval of re-funding the 1999 Cascades Golf Course Revenue Bond

Ms. Renfrow addressed the Board and stated that two resolutions are being presented for approval to refund (refinance) the 1999 Cascades Golf Course Revenue bond. The purpose of this is to refinance the bonds at a lower interest rate which will decrease the amount due on the bonds. She stated that if this is approved, new bonds will be sold and the money refunded to the current bondholders. The savings to the department for this refunding is a net of about \$84,000 (about 3.25% of the principal balance). This does not extend the length of the bond payment schedule and it will be paid off in ten years. An appropriation resolution will be presented for final approval at the April 28 meeting should this first step be approved. The bond refunding will be presented to City Council for approval on April 22 and again on April 29.

Mr. Renneisen stated that in addition to the savings to the department, this refunding will allow for a flat payment schedule. The current payment schedule has had an escalating payment each year.

Mr. Trexler reiterated a savings of about \$84,000 will be realized through this refunding. The City is currently looking at refunding four other City bonds as well.

Mr. Hoffmann asked what happens if the market is less than favorable. We're not locked in?

Ms. Renfrow confirmed that we are not locked in and the bond payment schedule will remain the same.

Don Lichtenberg asked the Board if there is a penalty for prepaying the bonds?

Ms. Renfrow stated that there is no penalty.

Ms. St. John made a motion to approve Resolution 09-06 Refunding the Revenue Bond for Cascades Golf Course. Mr. Hoffmann seconded the motion. Motion unanimously carried.

B-2. Review/Approval of Lease Agreement for BACC Building

Mr. Renneisen addressed the Board seeking approval of the lease agreement for the BACC building. He stated that the BACC has served as a community center for citizens 50 and over since 1978. Over time, users have indicated that the building has limitations preventing it from meeting the needs of current and future users. Recent Citizen Attitude and Interest Surveys also indicate that the 50 and over population has identified limitations of the existing BACC building for this population's recreational needs. With the acquisition of the SportsPlex, staff saw this as an opportunity to better meet the needs of the senior population by relocating current programs from the BACC to the SportsPlex and other department facilities or partner agency facilities. In addition, the acquisition of the SportsPlex will create additional opportunities to expand programs for the general population as well as the 50 and over population. Staff has been working with existing BACC users and user groups to identify the most appropriate locations for each service currently offered at the BACC. Relocating current programs and services from the BACC to more favorable locations creates an opportunity for the department to offer the BACC for other community uses. Mr. Renneisen was contacted by real estate agency Becky Wann indicating that her client, the Project School, was interested in leasing the BACC for use as a Charter School. The Project School is a local 501(c)3 not-for-profit. The department has advisory councils made up of users representing their respective areas, including the BACC Advisory Council. Staff met with the BACC Advisory Council on February 23 to discuss this opportunity. Staff also began meeting with user groups regarding relocation of their programs. He reiterated that not all programs and services will be relocated to the SportsPlex; rather, a variety of locations will be utilized based on user group preferences and availability. The department will still have access to the facility on nights and weekends for some programs and services. He added that the initial length of the lease will be 10 years (in two, five (5) year options) with an option to continue beyond that for a total gross payment over those 10 years of \$780,000. The Project School will renovate the facility, adding 5,000 additional square feet and \$1-1.2 million in improvements. Mr. Renneisen introduced Daniel Baron and Kathy Doersing with the Project School.

Ms. Doersing addressed the Board and thanked the public in attendance for coming. She stated that this is a charter school and is now the third school district in Monroe County with a charter through Ball State University. They have a sister school in Indianapolis chartered through the City of Indianapolis Mayor. As a public school, partnerships with other agencies are very critical and the location of the BACC is ideal for partnering with such agencies. The proposed addition to the facility will make the facility ideal in size as well and will remain two stories, not three stories. Parking, transportation, drop-off/pick-up remain a challenge that they are working to address. The goal of the school is to meet the needs of many students that may not be successful in other school settings and to have a diverse student population crossing all races, classes, gender, and special capacities so all children can succeed. Their mission is to "uncover, recover, and discover the unique gifts and talents in every child..." The school will have access to Boys and Girls Club facilities, Rhino's, 3rd Street Park and the Allison Jukebox Community Center, the Monroe County Public Library, and many arts venues downtown. They hope to involve multi-generational volunteers, such as college students, seniors, and parents. The school received 301 applications in time for the lottery from Martinsville, Bedford, Spencer, Nashville, and Bloomington and almost every school in the surrounding area. Another 14 applications were received past the deadline. Only 188 applications could be accepted with almost 130 children on the wait list. She stated that she feels schools are community centers and other groups should have access to the schools during evenings and weekends. Parks and Recreation programs and services will have priority over anything else (other than school functions) during non-school hours.

Mr. Baron addressed the Board and stated that one of the most positive influences on the children in their sister school in Indianapolis has been the relationship of the children with seniors that volunteer at their school. He sees the seniors as valuable resources and hopes to find concerned seniors that will help provide this connection.

Ms. McDevitt addressed the Board and stated that the BACC Advisory Council has been involved with staff since the Citizen Survey results came in and have been working with staff since February 23 to discuss the SportsPlex opportunity and discuss the relocation of programs. She presented the proposed BACC programs/services relocation proposal:

Class/Program	New location/responses	# of participants
*Fitness & Wellness		
Aerobic Exercise	BBCC	8-13 people
Steady Steppers	BBCC - do not want to move to SP - too far	10-15 people
Senior Volleyball	Leave at BBCC - may visit SP and consider moving	8-16 people
Int'l Folk Dance	BBCC thru May; SP when BPR is moved in and space is ready	8-10 people
Folk Dancing Around the World	Bell Trace	5-10 people
FITSHOP	Twin Lakes through summer months. SP beginning in the fall	6-15 people
Jump Start to Fitness	YMCA	10-15 people

*Arts & Crafts		
Weaving Group	Still looking for a location	3-5 people
Lap Quilting	BBCC thru May; SP when BPR is moved in and space is ready	6-10 people

*Cards & Games		
Drop-In Bridge	BBCC thru May; SP when BPR is moved in and space is ready	8-12 people
Bingo	Bell Trace (day/time will change from BACC day/time to Bell Trace schedule)	8-10 people
Bunco	BBCC thru May; SP when BPR is moved in and space is ready	4 people
Euchre Tournaments	BBCC thru May; SP when BPR is moved in and space is ready	4-20 people
Cards & Games	BBCC thru May; SP when BPR is moved in and space is ready	8-20 people
Ping Pong	BBCC thru May; SP when BPR is moved in and space is ready	2 people

Educational		
Spanish	Rhino's - BACC will provide copy machine, tables/chairs/dry erase board/3-hole punch	6-10 people
SeniorCybernet	SP - space preparation will take time. Working with ITS staff	7-12 people

Beginning Spanish	**Rhino's- BACC will provide copy machine, tables/chairs/dry erase board/3-hole punch	6-10 people
-------------------	---	-------------

***Other/Social Activities**

	New location/responses	# of participants
Golden Age Radio	SP - space preparation will take time. Working with ITS/CATS staff	1-2 people in station
The Golden Age of Hollywood	BCT	75-300 people
Travel With Us	Summer trips departing from FSC; Fall trips will leave from SP	8-40 people

Facility Rentals/Private Use

Duplicate Bridge Groups (Mon & Thurs)	Bell Trace	24-32 people
Monroe County Council on Aging	Bell Trace	10-20 people
Senior Nutrition Site	**Still researching (2nd Baptist, Fairview Church,); daily updates	6-10 people
Options for Better Living	BBCC	10-24 people
Bridge Club	BBCC thru May; SP when BPR is moved in and space is ready	8 people
People's University Classes	SP; BACC; AJB; Twin Lakes;MCCSC sites; City Hall	10-50 people
Tax Class - AARP	SP	15-25 people
Tax Preparation	SP	20-50 people
Hand	SP	30 people
Borrowed Time Club	Bell Trace	35-50 people
AARP	They have disbanded; possible start up again at SP	10-20 people
Red Hat Society	BBCC thru May; SP when BPR is moved in and space is ready	10-15 people

Partnered/Sponsored Programs

Hearing Screenings - Hoosier Hearing Solutions	BBCC thru May; SP when BPR is moved in and space is ready	1-6 people
Read with the BACC - MCPL	SP - Possible bookmobile or portable racks in SP during visits	6-10 people
Breakfast Bash - Golden Living Center	BBCC thru May; SP when BPR is moved in and space is ready	15-30 people
Legal Counseling - Attorney Tom Bunger	BBCC thru May; SP when BPR is moved in and space is ready	2-12 people
Breakfast Get Together - Western Southern Financial	BBCC thru May; SP when BPR is moved in and space is ready	15-30 people

Blood Pressure Checks - Nightingale Home Healthcare	BBCC thru May; SP when BPR is moved in and space is ready	6-10 people
---	---	-------------

Mr. Renneisen added that a bus tour has been scheduled for Monday, April 13 leaving the BACC at 9:00 for BACC users to tour the SportsPlex. He invited all interested persons to attend this tour.

Mr. Carter stated that he likes the idea of working with CATS for the Golden Age Radio program.

Mr. Hoffmann expressed concern about access to the SportsPlex facility for participants that don't drive and parking for those that do drive and have mobility concerns.

Mr. Renneisen stated that the SportsPlex is 1.7 miles from the BACC on a very busy road during peak times of the day (rush hours in the morning and evenings). It is a challenge to turn left during those times of the day, however, based on a traffic study a traffic signal was not warranted, but can be installed (for around \$100,000 to \$200,000) at the department's expense. The department is researching this possibility. If installed, the light would be yellow during the day and rotate red, green, and yellow during peak times. City Transit does service this area and their staff is willing to move drop-off locations to a more suitable drop-off site but riders coming from the west side will be dropped off across the street from the SportsPlex and will have to cross traffic. Bike lanes and sidewalk improvements are being researched as well.

Mr. Hoffmann also expressed concerns about parking on the SportsPlex lot and asked if there is a possibility to allocate additional spaces for people with physical disabilities.

Mr. Renneisen stated that this is a reasonable request. He added that between the hours of 9-4 parking and turning left from the parking lot is not as difficult. The difficulties are usually between 7-9 a.m. and after 4 p.m. He added that there are 300 members of the Silver Sneakers whose insurance companies pay their memberships. He hopes to see that number increase.

Mr. Hoffmann asked about renaming the SportsPlex.

Mr. Renneisen stated that staff have discussed this and agree that a sense of community be in the title. Staff anticipates closing early in May and the transition process will occur during the summer with the naming process to occur sometime after staff move in. He added that the City owns three other downtown community centers and most are not being utilized to their potential during the daytime hours (Allison-Jukebox Community Center, Banneker Community Center, and Rhino's through a partnership agreement). By relocating some of the BACC programs to these facilities, staff is making better use of tax dollars.

Public Comment:

Don Lichtenberg addressed the Board and asked if the Charter School was for profit or non-profit and asked if the Charter School is in direct competition with public schools? He expressed concern about taking students from far away locations and feels they don't need a downtown location. Many seniors don't like the idea of driving out to the SportsPlex because they can walk or bike to the downtown location. He feels this is totally going against global warming and he his wife will not be going to go to the SportsPlex!

Glee Noble addressed the Board and stated that she has been in education since she was five years old. She teaches the Spanish classes and three of those students bike and she walks to the BACC. She feels like this is a "parceling out" of the programs. She appreciates the school and thinks the SportsPlex would be a great place for the project School! She encouraged the Board to think about the future and think of a place where seniors can go downtown.

Graham Wilson addressed the Board and stated that the Intermediate German class should be added to the list of programs that need to be relocated. It has been at the BACC for nearly 20 years and he has been very happy at that site. This class is taught by Fred Peidmont.

Anne Watzel addressed the Board stating this is her first year of being fully unemployed and was looking forward to spending more time at the BACC. She is disappointed that during the presentation no one has mentioned the word “community.” Nowhere in the list of classes has it addressed the interaction between the seniors and the social engagement with their peers. Older adults need a sense of community.

Dave Stewart addressed the Board and stated that he has taken ballroom dance classes at the BACC and would NEVER take a class at the SportsPlex. He feels that the SportsPlex is unsafe. He thinks the new name should be THWOP (The Hell with Old People).

Claire Gregory addressed the Board and stated that she has been a long time resident of Bloomington and a big supporter of Parks and Recreation and thanked the Board for sponsoring the many programs at the BACC. She hopes that the Board can include some of the seniors in the next five-year planning cycle for the department. She looks forward to working together in the future.

Carol Polsgrove addressed the Board and stated that a downtown community center is important and feels the SportsPlex is not hospitable. She walks to Spanish class, the library, and lunch. She avoids 2nd Street at all costs!

Charlotte Zeitlow addressed the Board and stated that she is over 50, over 60, and over 70 and feels the sense of community is very important. She feels the Project School is a very good use of the BACC facility. She feels there are many children in public schools that can not succeed for whatever reason and this new school may be able to help them. She is a board member of the new Project School. She also feels the seniors need a location and she works with the nutrition site. She feels the best use of the facility, however, is for the Project School and feels the staff has done a good job of finding alternative sites for the many programs offered at the BACC.

Richard Barrett addressed the Board stating that he is a Bloomington native and has seen a lot of changes in Bloomington he does not like. He feels it is inconvenient to get to the SportsPlex with unsafe traffic and hopes the daily programs from the BACC will not be adversely affected by the move. He feels a traffic light is necessary. He asked where the school buses will go when they’re dropping off students at the new Project School.

Linda Doug addressed the Board and stated that this process has been so quiet and it doesn’t seem right. Splitting up the users and the user groups doesn’t seem right! She feels the school should go someplace else.

Ashley Hillman addressed the Board, representing the Area 10 Agency on Aging and the Active Living Coalition. The SportsPlex move sounds great as does the Project School. However, the dispersion of the programs feels like a step backward. She asked if there is a vision for the future to “re-centralize” the BACC programs and facilities to provide a space so seniors have the social opportunities they currently have at the BACC.

Sarah Clevenger addressed the Board stating that she is a third generation teacher and appreciates the new school. However, as a biologist she is worried about global warming and feels the BACC should stay downtown closer to the bus station. As people age, their mobility is a challenge and relocating the facility so far out of downtown that it will prohibit them from going. She also feels the school will be a very valuable asset too!

James Mance addressed the Board and stated that he is on the BACC Advisory Council. He has concerns about “spreading out” of the users and asks the Board to consider what they’re trying to do. He wants them to consider trying to bring seniors together rather than spreading them apart.

Ms. St. John asked staff how many groups are moving activities to the SportsPlex.

Ms McDevitt stated that 17 groups are moving to the SportsPlex (some classes meet on a weekly basis and some meet on a monthly basis).

Mr. Hoffmann stated that he feels the desire to find a location near downtown for the sense of “community” makes sense; however, it will take some effort to find such a facility. Community surveys indicate that the BACC facility

does not meet the needs of the programs that many community members would like to see offered. “Soon to be seniors” want to continue to play basketball and other sports as they age. The Board knows that the participation numbers have decreased for many years but the BACC remains a very valuable asset for those that continue to use it. He added that he is already making a list of possible future sites to “recentralize” activities downtown, mentioning the Convention Center as a possibility. There are many other facilities downtown that are not being fully utilized that may be possible sites. He added that community concerns about the Project School is not a function of this Board, although he supports the concept and feels all children deserve the opportunity to succeed. He likes the idea that the school can be made available during non-school hours and hopes they pull off the intergenerational mix. He also feels the same argument for keeping a senior center downtown can be made for having a school downtown, but that’s also not the role of this Board. He stated that a good message has been sent today by the BACC users to not lose sight of a downtown community center for seniors looking for social interaction. He also agrees that there are access issues at the SportsPlex that will make it so that it will never be appropriate for some activities. However, it is the best site for many activities such as the fitness and sports activities, especially for people that can not afford to attend other fitness facilities in town.

Mr. Carter stated that he too supports the idea of a Charter School because it’s all about the kids. He added that he appreciates the “community” comments and agrees with Mr. Hoffmann that the staff and Board should find a site downtown where seniors can meet and call their own. He added that seniors and volunteers are needed in all schools and we need seniors at the SportsPlex and other facilities too! He likes the idea of different generations socializing together but understands the desire of the seniors to be with their peers.

Ms. St. John stated that this has been a challenge because she shares similar values as those stated today. She lives in Bloomington across the street from her parents that are in their 70’s and her children that are 14 and 11. She feels this lease agreement is the right decision as a Board member and steward of City-owned facilities. However, she agrees the process seems somewhat “disjointed” because sometimes discussions can not be made in public because the Parks Board does not always have the final say. She encouraged the public to create their own sense of “community” in the facilities where their programs have been relocated. She also likes the idea of “recentralizing” programs for more social interaction because this age group is only going to expand and get stronger. She thanked everyone for coming and asked that they help be part of the solution for “recentralizing.”

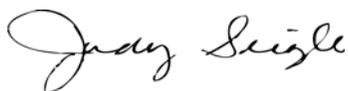
Mr. Renneisen added that the staff values the users and hopes these program relocation efforts reflect that. He hopes these transitions will be smooth. He does not want staff to be viewed as adversarial and recognizes that there will be bumps in the road and it may be difficult. Staff will continue to work with the seniors to “recentralize.”

Mr. Hoffmann made a motion to approve the lease agreement for the BACC. Ms. St. John seconded the motion.

ADJOURNMENT

Meeting adjourned at 6:00 p.m.

Respectfully Submitted,



Judy Seigle, Secretary Board of Park Commissioners