

**Wheaton Park District
Building, Grounds and Capital Projects Subcommittee Meeting Minutes
April 5, 2017
5:00pm Museum**

In attendance: Commissioner Kelly, Commissioner Mee, Commissioner Morrill, Commissioner Vires, Executive Director Benard, Executive Assistant Siciliano, Director of Parks and Planning Sperl, Superintendent of Planning Hinchee; Director of Special Facilities Bendy

**Guest: Kevin Fahey
Daniel Grove from Kimley Horn
Andy Dogan & Carrie Kotera from Williams Architects**

Possible Full Board Action Required – Indicated by Underlining

A. Previous Minutes

1. March 1, 2017 – approved in March

B. Presentation

1. Memorial Park Master Plan – Concept drafts

Daniel Grove from Kimley Horn gave a presentation on the concept drafts for Memorial Park. He stated that the band shell would have minimal storage and dressing areas. It will have a roof that extends past the band shell that will cover between 200-300 seats. The Dough Boy would be relocated and there would be a new garden installed around it. The south side of the Lubko Center would be expanded and used for VIP seating. There is also an option to have a deck on top of the Lubko Center which would require an elevator installed inside the building; which we could use 5/8 Levy money for. The Petanque area can be upgraded to be used as a wedding site. There are a couple of different cost points for the additional items mentioned.

Commissioner Morrill thought this was a good opportunity to partner with the city, DWA, Chamber, and VFW. He would like to see a meeting scheduled with all of these entities in the future.

Executive Director Benard stated that he is just looking for concept approval at this point from the board. The board members present were in favor of approving the concept. Benard stated he could create a report on additional revenue that can be generated from this project. Commissioner Kelly would like Kimley Horn to give a presentation at the regular board meeting in April so that it can be videotaped for the public's knowledge. Benard asked Kimley Horn for them to do a presentation for President Hodgkinson since she was not present at this meeting.

Community Center Interior-

Carrie Kotera from Williams Architects gave a presentation on some options for the interior of the building. She stated that the color pallet that was chosen to go with the colors that are already existing in the building. She showed the board some tiles that can be installed over the existing ceramic that would be more cost effective than ripping up the ceramic tile first. Commissioner Kelly was concerned about the ceramic tiles being damaged underneath should something heavy fall on the floor.

Commissioner Kelly recommended that we buy new doors and put over the existing cabinets. Kelly stated that he could ask some of the people he works with to give us an estimate on what a typical room/hallway would cost to remodel for carpeting, painting, cabinet fronts etc. He thought that we need to decide what we want to do with the hallways quarry tile first than the rooms. We will then have an idea of how long the project will take.

C. Action Items for April 19th Board Meeting

1. Cosley Animal Welcome Center – Change orders

Commissioner Kelly stated that staff can put this on the April agenda after they review the hourly rate against the certified payroll.

2. Hillside Park/Playground Renewal with City of Wheaton

The board members that were present were agreeable to renewing this lease. Director of Parks and Planning Sperl stated that there is a neighbor who wants us to put a higher fence on his side because of problems with kids in the park. The board members present were not in favor of this and instructed Sperl to tell the resident if there is a problem he needs to call the police.

3. Monarch Waystation Resolution

The Board members present were agreeable with this.

4. Rathje Park Improvements – Bid results

Commissioner Kelly stated he was in favor of spending the \$33,000 to do the extra dredging. He thought it was important to do it now while we can. The other board members present agreed with him.

5. Central Tennis – Quotes

Commissioner Kelly asked that Hinchee include on his statement of the issue that this is under budget and that we received another quote but it was higher. The board members present were agreeable with putting this on the agenda.

6. Spring Asphalt –April 4 Bid Opening - to be provided at meeting

Hinchee stated that this is for repair work Park Services Center, the North side of Atten Park and cart repairs at AGC. He stated that Evans and Sons made an error on their bid and sent a letter asking for us to withdraw their bid. Benard stated that we will check with legal counsel on if we need to formally vote on rejecting the bid. Commissioner Kelly asked Hinchee to adjust his numbers that were not correct on the bid breakdown.

7. Seven Gables Playground Surface – Quote/NJPA –
Sperl stated that we are having problems with the top surface. They can buy the new surface through the joint purchasing. The board members present were agreeable to this.

D. Discussion/Future Action Items

1. Cosley Zoo Station Deck Replacement – separating materials and labor
No discussion
2. Gateway Gardens Phase 2 – PRI Proposal
No discussion
3. Community Center Building Envelope Bid – Bids available April 10th
4. City Partnership for Right of Way mowing
Benard stated he thought that this partnership would be good for intergovernmental relations. Benard stated that we would offer this work to the city for \$23,000 plus \$5,000 for wear and tear on our equipment. The board asked that we only do a one year contract to start with.
5. Seven Gables Paths– Concept Plan
No discussion.
6. Seven Gables/Loretto Development Stormwater Review – Seeking Engineering Firm
No discussion.
7. Central Storage Building Options – pending design
No discussion.

E. Previous Discussion/Pending Follow Up

1. Districtwide Lead Testing – Results pending
No discussion.
2. Central Ice – Summer use and storage building – in design
No discussion.
3. CAC Lobby & Front Doors – in design
No discussion.
4. Rice Pool Master Plan – Long term debt capacity report pending; Focus Group/Survey
No discussion.
5. YMCA Partnership for Facility Development
No discussion.
6. Alarm Project – specs being developed for September bid
No discussion.
7. Sanitary District Easements - WPD owned Lincoln Marsh and Northside parcels remaining
No discussion
8. Request to utilize county flood control properties for recreation – 810/814 S. Williston
No discussion

9. Roofing
 - i. Taylor Barn Specs – bid docs being developed for November construction
No discussion

- ii. Other repairs – Working on separate contracts
No discussion
- 10. Arrowhead Subdivision Possible Annexation
No discussion
- 11. Northside Monument – delay to spring due to moisture- requires temps over 50
No discussion
- 12. Northside Park Exercise Equipment - grant received – order through co-op following community feedback
No discussion
- 13. City of Wheaton Road Program- Park Ave. (Prairie Path Park), neighborhood east of Graf Park, Hazelton (Jefferson Pre-school) & Naperville Rd. (CAC)
No discussion

F. General Administrative Items

- 1. Arrowhead Residence
 - i. Quotes / Estimates for restoration and rehab
No discussion
 - ii. Proposal from employee to rent the house
No discussion
- 2. Atten Park Cell Tower
 - i. Consultant actively marketing vacant tower area
No discussion
- 3. Additional Wireless Facility Sites on WPD property
No discussion
- 4. Park Naming
No discussion

At 6:20 P.M Commissioner Kelly moved to adjourn the meeting. Seconded by Commissioner Mee. Motion carried by voice vote.