

**Wheaton Park District  
Building, Grounds and Capital Projects Subcommittee  
May 3, 2017  
5:00pm Museum**

**In attendance: Commissioner Vires, Commissioner Hodgkinson, Commissioner Morrill, Commissioner Kelly, Executive Director Benard, Director of Special Facilities Bendi, Director of Parks and Planning Sperl, Superintendent of Planning Hincee, Restaurant Manager Whitkanak**

**Guests: Kevin Fahey, Chip Barber, Larry Kmiecik**

**Possible Full Board Action Required – Indicated by Underlining**

**A. Previous Minutes**

1. April 5, 2017 – approved in April

**B. Discussion**

1. Cosley Zoo Master Plan – Need vote of support for the Master Plan as a vision worth pursuing

Commissioner Morrill said the plan is visionary, costs a lot, and would be paid for by the foundation. The key is obtaining the property across the street for parking and connection to the zoo. Director Benard identified that the foundation approves of the concept if the park board agrees. Fundraising would start in 2018. We would like to announce the vision publicly in July. The foundation has already invested through the purchase of the Lanzarotti property. The park district will contribute through the purchase of the Williams property. Approval of the concept will be on the agenda.

**C. Action Items for April 19<sup>th</sup> Board Meeting**

1. Community Center Building Envelope Bid – Bids Results

The bid results were under budget and the firm with the low bid is reputable. Williams has provided a letter recommending approval. Commissioner Kelly thinks the bid spread is acceptable. A summary of the work was provided by Hincee. A 7.5% contingency was recommended by Commissioner Kelly. There is also a budgeted allowance for spray fireproofing repair that we would contract directly.

2. Scottsdale Playground Equipment – Staff Recommendation

A revised statement was distributed. Hincee provided a summary of the playground bidding process. The budget is \$171,000; half for the surfacing would be paid through our accessibility funds. Director Benard asked about whether a pavilion is included since it has been requested by residents. A separate line item is included. Commissioner Kelly requested an estimate of this for the next meeting. There is a need for shade at this park. Additional amenities will be selected based on the location.

3. Kelly Park / Edison Backstop Replacement – Bid Opening 5/3 – pending

The budget was \$105,000 and bids came in at \$115,392.00. This is partly in response to improved specifications and the increased cost of materials. Bigger kids play at Kelly and the

larger backstop is needed to reduce foul balls. Baseball is not contributing to this project. The work will be scheduled in between seasons.

4. Rec & Roll Drop-off Lane – Quotes

Quotes for the drop off lane were received from contractors. The low quote was from Evans and Son. Half will be paid for by the park district and half by WDSRA funding. Director Benard summarized our planned ADA projects and the revenue source.

5. Cosley Quarantine Change Order 3

The water meter was installed per plan however the city inspector required relocating. The contractor has also requested a time extension verbally but has not submitted a formal request.. They have cited things such as NICOR scheduling for delays.. Commissioner Kelly inquired what the liquidated damages are. The contractor should finish as soon as possible. *(Substantial completion May 5, 2017, Final completion May 26, 2017, no liquidated damages referenced in the contract).*

6. Sanitary District Easements - WPD owned Lincoln Marsh and Northside parcels remaining

Sperl summarized the agreements requested at this time for the district owned properties within Lincoln Marsh.

7. Hillside Tot Lot Lease

The lease has been revised with new dates based on the remaining life of the playground equipment.

**D. Discussion/Future Action Items**

1. Cosley Zoo Station Deck Replacement – separating materials and labor

No Discussion

2. Seven Gables Paths– Concept Plan

Our consultant has provided concepts for routing the paths. It is expected that we could proceed with fall asphalt.

3. Seven Gables/Loretto Development Stormwater Review – ERA review letter – pg. 46  
ERA has reviewed the preliminary stormwater plans. Currently there are no adverse impacts expected. Director Benard was asked by a neighbor to save the church and improve parking by condemning two acres for park use. Benard is not recommending that we get in the way of the development. Kmiecik will photo the existing house for historical purposes. The consensus was that we should not interfere at this point since stormwater is not an issue.

4. Central Storage Building Options – Estimates

Kmiecik summarized the plans for heated versus unheated spaces. Code enforcement may be a concern. Benard is working on these issues with the city. During the recent flooding we did not have concerns at that site.

5. Disc Golf Designer

The consensus was that it is OK to spend money on the design. Quality design is important. Commissioner Morrill supported this before; he believes that the companies may provide design for free though. Bendy felt it was popular with teens. Location is not currently determined.

**E. Previous Discussion/Pending Follow Up**

1. City Partnership for Right of Way mowing – Quote provided to City

The city has been provided with the price and has not responded at this point. Commissioner Morrill identified that the plantings maintained by the city at Main and Roosevelt are making our park look bad. Benard has communicated this to the city. Several people have commented that the tulips planted throughout the district are looking good.

2. Districtwide Lead Testing – Buildings OK – outdoor results pending  
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 complete for September bid  
No Discussion
7. Request to utilize county flood control properties for recreation – 810/814 S. Williston  
No Discussion
8. Roofing
  - i. Taylor Barn Specs – bid docs being developed for November construction  
No Discussion
  - ii. Other repairs – Work being scheduled  
No Discussion
9. Northside Monument – in progress  
No Discussion
10. Northside Park Exercise Equipment – gathering feedback from community  
No Discussion

### **General Administrative Items**

1. Arrowhead Residence
  - a. Quotes / Estimates for restoration and rehab
  - b. Proposal from employee to rent the house

Benard summarized where we are at with demolition versus fixing; the costs are currently approximately the same either way. Commissioner Morrill recommends demolishing and being done with housing; liability and maintenance are concerns. Commissioner Hodgkinson feels the same and is concerned about equity to others. Director Bernard identified that there is a history of park district's using houses as a common incentive for recruitment, longevity, and having a quality community. He does not feel it would be an equity issue since it would be leased. Commissioner Kelly recommended selling the house and would like to further discuss. Director Benard will provide a summary of what he feels the drawbacks are for selling. Commissioner Kelly feels it is an asset now. The consensus was not to rent it at this time. Director Benard feels if there is potential for other uses, we should save it because demolishing cannot be undone. Commissioner Vires suggested selling, tearing down, or fixing in that order. Commissioner Morrill asked if the Off The Street Club would consider buying. Director Benard did not feel they would be in a position to do this. Commissioner Fahey requested a tour. Director Benard stated that the access easement goes through the East course.

2. Golf Exhibit at Museum and AGC  
No Discussion
3. Atten Park Cell Tower
  - a. Consultant actively marketing vacant tower area  
No Discussion
4. Additional Wireless Facility Sites on WPD property
  - a. Review & Discussion  
No Discussion
5. Park Naming  
No Discussion
6. Land available for purchase (Owner contacted WPD)  
No Discussion

The meeting was adjourned without objection at 6:05pm.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, positioned below the meeting adjournment text.