

**Wheaton Park District
Building, Grounds and Capital Projects Subcommittee Meeting Minutes
September 6, 2017
5:30 pm Arrowhead Golf Club 26W151 W Butterfield Road**

In attendance: Commissioner Fahey, Commissioner Frey Commissioner Hodgkinson, Commissioner Kelly, Commissioner Morrill, President Vires Executive Director Benard, Executive Assistant Siciliano, Director of Parks and Planning Sperl, Superintendent of Planning Hinchee, Director of Special Facilities Bendy, Director of Golf Stoller

CALL TO ORDER –President Vires called the meeting to order at 6:00 p.m. Commissioners Fahey, Frey, Hodgkinson Kelly, Morrill were present.

Commissioner Mee arrived at 6:15 p.m.

Possible Full Board Action Required – Indicated by Underlining

Tour of Arrowhead Residence – Optional

Executive Director Benard stated that if the board has any comments on the house to send them to him and Executive Assistant Siciliano. Benard stated that it will cost \$50,000 to fix the house and \$30,000 to demolish it. He thought that we could make approximately \$20,000 a year renting it out to an employee of Arrowhead. Benard stated that we have several employees near retirement whose replacements might be interested in renting it and keeping an eye on the property. If we used it for programming we would need to fix the road at great expense. Benard stated that while the public's perception is that it's free housing, it is in fact a revenue generating activity. After some discussion, four board members were in favor of demolishing the house but keeping the water and electric lines for future use. Staff will put the demolition bid results on the September agenda.

Commissioner Mee arrived

Long Term Financing Tools

Dave Philips and Anthony Miceli from Speer Financial gave a presentation on our long term financing options available.

Overview of Capital Expenses

Benard stated that Arrowhead and ADA compliance projects not included on the spreadsheet that was given to the commissioners. Sperl, Hinchee and Benard gave a brief description of the items on the list. Hinchee stated that the numbers were adjusted for inflation as best as they could be. Commissioner Hodgkinson stated that the lowest score we received on the attitude and interest survey was obtaining public input. She asked how the public was going to be informed of big projects. Benard stated that the big projects will be surveyed through social media and focus groups The following projects were listed as possible future projects:

CC – Interiors

CAC – Lobby and Restrooms
Seven Gables Barn
Rosie O Reilly’s property
Field House
Memorial Park Master Plan
Indoor Pools at CC
CAC Splash Pad
Bestlers Pond
Rice Pool & Waterpark Masterplan

Benard stated that we could handle a five million dollar project now and still be able to maintain the rest of the park district. He thought that an indoor pool would be a better use of money than for a Rice pool renovation, since an indoor pool could be used all year long. The board was given time to prioritize the projects. Staff will compile the information received and will compile a report for the board.

A. Previous Minutes

1. July 12, 2017 – approved in August

B. Review of Updated Park Use Ordinance Draft

C. Action Items for September 20th Board Meeting

1. ADA Transition Plan – Public Comment – Approval

Director of Parks and Planning Sperl stated that shortly after the guidelines came out for the ADA the District hired a consultant to create a transition plan. We had a second consultant that did assessments in 2010 which looked at projects that were completed since the time of the first plan and new acquisitions. Park Planner Brian Morrow has done a lot of work to correct areas identified in the transition plan. Commissioner Hodgkinson asked if both of our pools have 2 access entrances. Sperl stated that our consultant John McGovern informed us that only one pool has to have disability access and since Rice Pool meets this we passed. Commissioner Hodgkinson stated she would like to see us do a graduated step where the step is wider. She stated that more people use the graduated step than they will a lift. Staff will bring possible solutions to the October subcommittee meeting.

Executive Director Benard stated that we will do a public hearing on the ADA plan at the September regular board meeting. We will invite people in the community to the meeting who use our services. Commissioner Hodgkinson stated that she didn’t think it was the park district’s fault that we didn’t have a hearing before. She stated that they didn’t perfect the law on this until 2013.

2. Arrowhead Residence Bids; Accept or Reject based on discussion

Discussion followed tour earlier in the meeting.

3. Rathje Park Improvements – Change Order 3 – No cost time extension

Superintendent of Planning Hinchee stated the project was done except for landscaping, the bridge and a small amount of concrete work. The final completion will be at the end of October.

4. Rec and Roll Flooring

Hinchee stated that they will have the Statement of the Issue for the board packet at the end of this week. A lot of the same companies that bid on the AGC carpet project applied for this one too.

5. Arrowhead Entrance Sign Specifications

Director of Special Facilities stated that there is \$50,000 in the 2017 budget for this. They could keep the existing pillars that are already out there for the new sign. Bendy stated that we can do more with an LED screen. He recommended that we put more money in the 2018 budget and push the existing \$50,000 from the 2017 budget to the 2018 budget. Staff likes the #3 option that was in the board packet. The cost for this sign is \$119,000. After some discussion it was decided that Bendy would push the \$50,000 and add \$69,000 more to the 2018 budget to pay for it. The board agreed with staff that #3 was the best option. Bendy will look into Commissioner Frey's request to see if both sides of the screen can advertise different things.

6. Arrowhead Golf Carts –

Director of Golf Stoller stated that they went out to bid and had 2 companies who do fuel injected carts that were the finalist. They were Yamaha and Club Car. Staff is recommending Yamaha. We would see a savings of \$13,000 if we turn them in early and take delivery in 2017. It was decided that we would turn them in early for this credit. After some discussion it was decided that Stoller will add the alternate club covers to the carts for approximately \$15,000. Stoller stated that should a club cover break its \$140.00 to replace it.

7. Shelter at Scottdale Park

Hinchee stated that a resident survey showed residents were in favor of new shelters at Scottdale Park. There is \$40,000 budgeted for this. Staff figured it was a good time to do this since we are replacing the playground equipment there too.

8. Garden Plot Price Increase

Sperl stated that we are currently charging \$25.00 for garden plots. After investigating the cost that goes into maintain the plots it costs the district \$39.00 a plot. Sperl would like to increase the cost from \$25.00 to \$40.00. Commissioner Hodgkinson stated she thought that would be a significant increase and recommended doing a gradual increase. After some discussion the majority of the board thought we should do it gradually. Sperl will do a \$10.00 increase this year.

D. Discussion/Future Action Items

1. Park Use Ordinance Reviewed by Mee, Benard and Sperl

Executive Director Benard thanked Commissioner Mee for his guidance on Ordinance update. It will appear on the September agenda.

2. Skate Park Equipment Joint Purchasing

Hinchee stated that there is \$125,000 in the budget for this. The skate park is 15 years old. We will be going with a pre cast concrete which should last longer and be quieter for the neighbors. Staff received concepts from 2 companies based on what a park and online survey showed residents wanted. The concrete bowl that was requested by residents was too

expensive to add. Marketing was going to take these concepts and put them on social media for people to vote on.

3. Approval of Easement with Sanitary District at Lincoln Marsh

Sperl stated that staff will seek approval for this at the October meeting.

4. Arrowhead Front Stairs and Apron - Concrete – working w/ Williams – The will be asked to present at the October meeting.

E. Previous Discussion/Pending Follow Up

No report

F. General Administrative Items

Executive Director Benard stated that he has been meeting with the school district about a land swap for Jefferson Preschool/Graf Park. Benard thinks this is a good local government partnership. The school district would like to open the new school addition in the fall of 2019.

Benard reminded the board about the Saturday October 28 Capital Budget meeting at the Community Center at 9:00 a.m.

Benard will be meeting with Rotary President Elect Steve Johnson in the next few weeks on the Rotary Park naming idea. Commissioner Hodgkinson offered to help Benard with this.

CLOSED SESSION

At 8:26 p.m. Commissioner Hodgkinson moved to enter closed session for the purpose of discussing the:

Purchase or Lease of Real Property, 5ILCS 120/2 (c) (5)

Commissioner Mee seconded.

Motion passed by roll call vote.

Ayes: Fahey, Frey Hodgkinson Kelly, Mee, Morrill, Vires

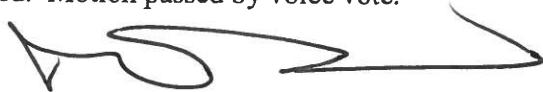
Nays: None

Abstain: None

Absent: None

ADJOURNMENT

At 8:35 p.m., Commissioner Fahey moved to adjourn the meeting. Commissioner Frey seconded. Motion passed by voice vote.

A handwritten signature in black ink, appearing to be 'Fahey', written over the adjournment text.