

**Wheaton Park District
Building, Grounds and Capital Projects Subcommittee
October 4, 2017
5:00 pm Museum**

In attendance: Commissioner Fahey, Commissioner Hodgkinson, Commissioner Kelly, Commissioner Mee (arrived at 5:10 p.m.) Commissioner Morrill, President Vires Executive Director Benard, Executive Assistant Siciliano, Director of Parks and Planning Sperl, Superintendent of Planning Hinchee

Commissioner Frey was absent

CALL TO ORDER –President Vires called the meeting to order at 5:00 p.m. Commissioners Fahey, Frey, Hodgkinson Kelly, Mee, Morrill were present.

Possible Full Board Action Required – Indicated by Underlining

A. Previous Minutes

1. September 6, 2017 – approved September

B. Review of Updated Park Use Ordinance Draft

C. Action Items for October 18th Board Meeting

1. Review of Cell Tower Proposals- Consultant Present

WPD Consultants (Wiverse) J.T. DelAlcazar and Jeff Borske gave a presentation on three opportunities they are exploring on behalf of the District.

Atten Park Tower

The Wheaton Park District currently has a lease agreement with Crown Castle. The current annual lease revenue to the WPD is \$32,024. The lease can be terminated by Crown every five years. The current five year cycle ends in 2020 and the current lease ends in 2025. The consultants are concerned that our tower is difficult to market to co-locaters due to our high rent cost and limited ground space available in relation to nearby towers and is therefore a likely candidate for decommission. Co-location rent on the order of \$12,000 per year was recently lost due to cell phone company consolidation. Crown Castle has offered to prepay the lease to obtain the rights to the tower for 10 years for a lump payment of \$250,000 and wants to option to add 750 square feet in lease area for a total of 1,500 square feet. The 50/50 revenue share on co-locaters would remain for the 10 years prepay. The offer also includes the addition of 4 more 5 year cycles ending in 2045.

Commissioner Kelly suggested that Wiverse attempt to negotiate less restrictive costs and terms for our current lease that would allow Crown Castle to more easily market to co-locaters rather than taking a lump sum discounted 10 year prepay. JT will follow up with Crown Castle to explore this suggestion and report back at the November 1 meeting.

Sprint Small Cell Program

Sprint is proposing to install 16 small cell sites in 16 locations across the park district. The poles are existing or new wooden (telephone pole like) and range in height from 30 to 45 feet which would appear to be less visually off putting to neighbors than a typical 75-100 foot tower. The license fee would be \$200 per site per month and would use existing electrical hook up where possible. A 5 year term with 5 additional 5 year terms with a 3% increase in fees every 5 years (unless otherwise terminated) is offered. Concerns over where in each park the pole could be located were shared.

Benard asked if the Board was in favor of continuing to pursue this and similar options as a means to increase non-property tax revenue. Kevin Fahey stated that he was not interested in the pursuit of any more cell towers or poles. Terry Mee stated that he was in favor of pursuing non-traditional sources of income for the district. The majority of the Board was in agreement that the Sprint Small Cell Program research should continue and a final proposal be brought to the Board for consideration.

Staff will review with Wiverse and Sprint the best locations in each site with Wiverse reporting back to the Board at the November 1 meeting. Benard will seek legal counsel opinion on the proposed license document provided by Sprint.

Verizon New Monopole Proposal - Seven Gables Park Near the Barn

Would generate \$2,000 a month. Two locations were reviewed. A 5 year term with 5 additional 5 year terms with a small regular percentage increase in revenue (unless otherwise terminated) is offered. Commissioner Fahey was not in favor of pursuing this option. The majority of the board was in agreement that the lease terms should be reviewed by legal counsel before continuing the dialogue. Benard suggested that the matter be tabled until the first of the year with the understanding that the offer could be withdrawn. A dialogue with neighbors would need to be undertaken in advance of continued negotiation / review. The Board agreed with undertaking legal review and carefully considering neighbor communication strategy.

JT and Jeff left at 5:42 p.m.

2. Fuel Bid

Hinchee stated that they opened the bids yesterday. The low bid will provide 42,000 gallons of fuel for AGC and PSC. The bid is for delivery costs rather than fuel costs. The lowest bidder came in at 14.8 cents per gallon. We have been paying 13.1 cents per gallon for the last 2 years. The previous low bidder stated the bid was mailed, but his bid never arrived. Commissioner Kelly recommended that staff call legal counsel to get an opinion on whether we should open that bid if it arrives.

3. Taylor Barn Roof

IRCA helped to write the specs and drew up the plans for this project. The lowest bidder came in at \$29,500 we budgeted \$35,000 for this. We will also need some siding repair and some 1X decking that needs repair. Staff has requested that IRCA review the bid with the low bidder to make sure they have a clear view of the project specified. The bids were far apart in price causing some concern

4. Rathje Park Improvements – Change Order 4
Hinchee stated that the construction is substantially complete except for the concrete work. Change Order 4 addresses some additional concrete work and asphalt work that was necessary.
5. Fall Asphalt - Atten Path Change Order 1
Hinchee stated that the contingency was approved by the Buildings and Grounds Chair and Co-Chair prior to this meeting. The culvert had collapsed, it was still functional but the contractor thought it should be replaced.
6. Easement with Sanitary District at Lincoln Marsh
An easement agreement was negotiated with the Sanitary District for work that will be occurring through the south end of Lincoln Marsh.
7. Skate Park Equipment Joint Purchasing
Staff is presented concepts to the community. The only thing being discussed is making the ramp higher with the clear winner on the survey. Ramps would be purchased through a NJPA cooperative agreement.
8. CAC Batting Cage Netting
Hinchee is working with the athletic department. They want to be able to raise and lower the nets to increase rentals. He is getting quotes on netting and the wall padding.
9. CAC Batting Cage Wall Padding
See above
10. CC Floor Repair; Insurance Settlement
Hinchee stated that the insurance company offered us \$13,500. The lowest quote we received to do the repair was \$9,200. The board that was present was agreeable to the \$13,500 settlement.
11. CAC Heat Exchanger Invoice/Warranty
Sperl stated that board action is not required at this time. Commissioner Kelly inquired if our consulting engineer is continuing to be involved.

D. Discussion/Future Action Items

1. Pool Chemtrol Replacement
Sperl stated that there is a low cost / low quality system in there now. It caused a problem twice this summer with over chlorination. We have a few options to replace it. It will cost \$6,000 for the chemical controller. This system uses an erosion tablet. If we add this in it will cost \$11,635. We will still have liquid chlorine at Northside and if we like this we can do it at Northside at a later date. We don't have to buy the tablets from this company.
2. Alarm Bid
No report

3. Park Use Ordinance Reviewed by Mee, Benard and Sperl – Revisions provided on September 6 to the entire Board. There were no edits from the Board and it is ready for adoption at the October Board Meeting.
4. Arrowhead Front Stairs and Apron – Concrete
No report

E. Previous Discussion/Pending Follow Up

1. Central Park Phase II
No report
2. CAC Lobby & Restrooms
No report
3. Central Storage Building
No report
4. Presidents Park Neighborhood Survey
No report
5. Cosley Quarantine
No report
6. Request to utilize county flood control properties for recreation – 810/814 S. Williston
No report
7. Northside Park Exercise Equipment
No report
8. Disc Golf Design
No report

F. General Administrative Items

Rotary Club Naming Proposal

Benard stated the Rotary Club President liked Triangle Park, Scottdale Park and Gateway Garden to be considered for naming Rotary Park. The board present were agreeable with any of these parks.

AGC House Demolition

Benard stated this will be on the October agenda for Board consideration.

G. Closed Session

The board did not move to closed session

The meeting was adjourned without objection at 6:03 p.m.

A handwritten signature in black ink, appearing to be a stylized name, possibly "Benard", written over a horizontal line.