

Wheaton Park District  
Building, Grounds and Capital Projects Subcommittee  
December 6, 2017  
5:00 pm Museum

In attendance: Commissioner Fahey, Commissioner Frey Commissioner Hodgkinson,  
Commissioner Kelly, Commissioner Mee, President Vires

Commissioner Morrill was absent

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

Guest: JT DelAlcazar from WIVERSE

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

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

**A. Previous Minutes**

1. November 1, 2017

**B. Action Items for December 13<sup>th</sup> Board Meeting**

1. Review of Small Cell Tower Existing and New Locations

Executive Director Benard stated that JT DelAlcazar provided the board with a report with 3 options for renegotiating the Atten Lease. Commissioner Kelly stated that he thought Option 2 was the better option and should be on the December board packet. This option provides \$32,000 in rent and 50% of what's on the tower. JT will assist in any new tenant that we would have on there. Sperl and Hinchee provided pictures of where the poles would be for existing locations for new small cell towers. This agreement with the 5 existing site locations will be on the December agenda. The other sites will be on the January or February agenda.

2. Community Center Exterior Improvements- Fireproofing & Ceiling Tiles

Hinchee stated that while doing the roofing at the Community Center some of the fireproofing was damaged. They will be replacing the ceiling tiles on the second floor. They would like the general contractor to give us a quote too. Commissioner Kelly stated that we will have 4 quotes total. We have a \$100,000 allowance and have \$92,000 left. The board members present agreed for this to be on the December agenda.

3. Play For All Treehouse – Hitchcock Design services

Hinchee stated that in August we approved the design development portion. Tomorrow the PFA board will approve the 100% design development. The board members present were agreeable for this to be on the December agenda. Benard stated that the park district out

of pocket price is just staff time. We use the 5/8 levy money and then the park district gets reimbursed back by donations received to the PFA Foundation.

4. Northside Park Exercise Equipment

Hinchee stated that Exofit provided us with a 50% off grant. Staff sent surveys to the neighbors and the feedback they received was positive. Staff selected equipment they thought appropriate. Commissioner Frey asked if anyone even uses this equipment. Benard stated that according to the community surveys they do. He also stated that anything we can do to provide free services is appreciated by the community. Hinchee stated that the equipment will be in one location near the park so parents can use it while the kids play. Commissioner Mee stated that we should monitor the usage of it and if it's not being use then we won't do it again

**C. Discussion/Future Action Items**

1. Alarm Bid Results

Hinchee stated that staff is still reviewing these. He wants to schedule a meeting with Commissioners Mee and Kelly to talk about it. Commissioner Kelly stated that there are 3 elements to this bid. He wants Commissioner Mee to look at the security camera locations. He would like to have a few smaller meetings before it goes to the full board. Staff will bring this back at the January subcommittee meeting.

2. Arrowhead Front Stairs and Apron – Concrete

Hinchee stated he wants to seek a proposal from Williams Architects for this. He stated that the Restaurant stairs and sidewalk and the Portico can be done as an alternate. Commissioner Kelly stated that he would like to look at the brick pavers on the walkway. Staff would like to bring the proposal at the January meeting and go out to bid in February. Benard won't need board approval for the Williams proposal if it's under the approval amount.

3. Cosley Williams House Demolition

Hinchee stated they are still researching utilities

4. Disc Golf Design

Hinchee stated that we have to take this to the Forest Preserve District since it is not approved in our master plan with them

5. 2018 Tentative Schedule

No report

**D. 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. Request to utilize county flood control properties for recreation – 810/814 S. Williston

**E. General Administrative Items**

**Rotary Park**

Benard spoke with Steve Johnson and he said that the Rotary Club is interested in either Triangle or Gateway Park. He'll let Benard know and Benard will bring it back to the board.

**Bike Path**

Benard was asked to share this information with the park board. They are looking for a position of advocacy from the park board. Benard will let the board know after he meets with this group.

**Golf Course**

Commissioner Mee thinks we missed an opportunity by closing the golf course too early. Thinks staff needs to be more flexible with a closing date. Bendy stated that Bruce and Justin looked at the 10 day forecast, and based on the forecast they closed it. Stoller stated that they never have a solid date to close. Commissioner Kelly stated that we didn't lose as much money as we think because of the staff cost if we stayed open and it was cold. Benard stated that he thought the biggest hit we took was with Public Relations. We will learn from this in the future.

**F. Closed Session**

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

Commissioner Kelly adjourned the meeting without objection at 5:55 p.m.

A handwritten signature in black ink, appearing to be a stylized name, possibly 'M. Kelly', written across the bottom of the page.