



Wheaton Park District

**Wheaton Park District Board of Commissioners
BUILDINGS, GROUNDS AND FINANCE
SUBCOMITTEE MEETING MINUTES
Wednesday January 27, 2024, 9:00 a.m.
Community Center
1777 S. Blanchard Street, Wheaton, IL 60189**

CALL TO ORDER –

President Kelly called the meeting to order at 9:00 a.m., Commissioner Barrett, Commissioner Frey, Commissioner Mee, Commissioner Pecharich, and Commissioner Vires were present.

Staff Present included: Executive Assistant Siciliano, Director of Parks & Planning Sperl, Superintendent of Parks and Planning Hinchee, Director of Special Facilities Bendy, Arrowhead Building Engineer Dalcero, Director of Finance Simpson, Assistant Finance Director Meger.

President Kelly stated that this is not the board's final chance to review or approve these project proposals. All the items on this list will be voted on as they are individually brought to the board throughout the year.

1. Review of 2024 Proposed Capital Projects

Danada South:

Sperl stated that utilities and bathrooms are needed at this park. The engineering for water and electrical will cost approximately \$46,000. The Science of Spirituality has shown interest in sharing the cost for this. Commissioner Frey asked if we could re-apply for the OSLAD grant that was rejected for this park. Sperl said we could. Commissioner Pecharich asked how much we apply for. Sperl said it is a 50/50 match. \$600,000 is our share of what we applied for. Sperl stated he is not confident in these numbers for this project and thinks we need to spend money on engineering. Commissioner Mee asked the likelihood of getting the grant. Sperl stated that IDNR lets us know where we fell short on our grant application, so staff could address those issues and reapply. President Kelly was not in favor of reapplying for the grant for this project.

Graf Park:

Sperl stated that when we applied for the OSLAD grant we included the challenges we have had with the track at Graf Park. He will find out soon if the grant is awarded. Superintendent of Planning Hinchee stated that we could go another year with the current turf that we have here.

Persons with disabilities requiring reasonable accommodation to participate in this meeting should contact the park district's ADA Compliance Officer, Michael Benard, at the park district's Administrative Office, 102 E. Wesley Street, Wheaton, IL Monday through Friday from 8:30 am until 4:30 pm at least 48 hours prior to the meeting. Requests for a qualified ASL interpreter require five (5) working days advance notice. Telephone number 630.665.4710; fax number 630.665.5880.

Arrowhead:

Director of Special Facilities Bendy stated that there are currently 59 security cameras at Arrowhead. After replacing cameras at the facility this year as proposed, we will be caught up with current needs. Building Engineer Dalcero installs the cameral systems.

Bendy stated that we are replacing 3 riding greens mowers. We will make some money back when we sell our current mowers at auction. Commissioner Pecharich asked if we could hold off on replacing the 2008 mower. Bendy stated we could, but the price will just continue to go up, he also stated that staff will have to continue to buy parts and fix it. He said that if the board wants staff to hold off on replacing this one, we can. President Kelly stated that he trusts staffs' recommendation on replacing all the mowers. Sperl said that there are new requirements for emissions to consider too which is why we have held onto older mowers longer.

Bendy stated that the concrete at the dock needs to be repaired due to the weight of the trucks. President Kelly said that staff should talk to the engineer about using thicker asphalt like we did at the Community Center rather than to pay extra for concrete. Staff will investigate it. President Kelly asked if we have completed all remaining cart path repairs. Bendy stated that there are too many linear feet of paths to complete all at once which is why we split it up into sections for annual approval.

Commissioner Vires thought it would be a good idea to start using the fund balance reserves from Arrowhead at other facilities. He thought we should put up signs to advertise this. We should start identifying what pays for what. Bendy said that we need to keep in mind that a potential irrigation project at Arrowhead in the next 2-3 years is going to be several million dollars. Vires thought the reserve would be built back up by that time for any money that is used in the short term. Commissioner Frey asked if we could extend the fence to prevent people from sneaking onto the course. Commissioner Pecharich thought we should put a sign up in the area where people are sneaking in to indicate that there is video surveillance to deter people from doing it.

Dalcero continues to fix/maintain the rooftop HVAC system at Arrowhead. He stated that it is time to get them replaced. Berg Engineering worked on an estimate for him. President Kelly recommended bidding it with alternates. Dalcero wants to stay with the Pelican System to control the units.

Hawthorne Junction:

Sperl stated that this is a standard playground replacement and staff will complete the installation.

Hoffman Park: Sperl stated that this project has been carried over from last year. There is a small area at the front that needs to be addressed. We will not spend that much money on this in 2024.

Lincoln Marsh: Sperl reviewed the proposal to replace the path and bridge to be ADA compliant and to better accommodate water flow.

Memorial Park:

Sperl stated that portions of the fence are temporary and are installed each year for the concert series and special events. We would like to consider a permanent fence around the entire park. The temporary fence is showing wear from the annual install and take down. The paths are open at the sidewalk areas so there is adequate flow in and out of the park. This will require an amendment to our special use permit for the memorial park project through the city.

Northside Park:

Sperl stated he is optimistic that the state will still pay for the pool boilers via a member initiative grant from the last capital bill.

Sperl stated that staff should reapply for a grant for the cabins using the historical aspect of the cabins. He suggested we move forward with some of the improvements in the cabins in the meantime. Commissioner Vires asked if staff looked at the cost to replace them. Sperl said we have cost estimates. Commissioner Pecharich asked if we would consider knocking them down and building just one bigger one. Sperl said that he would have to talk to those who program those buildings since they are used by different camps now.

Sperl reviewed the lagoon settling basin. Approximately 3 feet of sediment has settled and will require dredging in the near term.

Commissioner Pecharich asked if we need another Pickleball court now at Northside. Sperl stated that the demand is high for this activity and we constantly receive calls about it. President Kelly pointed out that there are currently no courts on the north side of town.

Prairie Path Park:

Commissioner Pecharich asked why we are replacing the playground if it is not in bad condition. Sperl stated that it is past due for replacement and its older equipment that is harder to fix/maintain, it is getting to the point where we cannot get replacement parts for it. He stated that we evaluate all playgrounds each year.

Rathje Park:

Hinchee stated that the playground surface is due for replacement.

Seven Gables:

Sperl said the Vita Course is old. They have been removing it as it breaks. Hinchee said that they will bring a couple of concepts to the board for review and approval.

Toohey Park:

No discussion.

District Wide:

Sperl said we are having issues with the original security camera system and proposed to move to a cloud-based system.

Review of 2024 Proposed Capital Equipment and Vehicle Purchases

Sperl stated that we are behind on replacement of the fleet. The pandemic related supply chain issues persist in this area. By the time we open the bids, and then get board approval, we keep missing the opportunity to acquire the vehicles we need. Commissioner Pecharich asked why we are replacing some of the vehicles that have low miles on them. Sperl said because they are frequently needing repairs. He can provide a report on repairs for the identified vehicles. He also said that we would make more money on them at auction while they have lower miles.

Atten:

Sperl said the EPA grant pays 65% of the cost for the Streambank Restoration. We own half and Cantigny owns the other half. Cantigny has agreed to pay 50% of the costs not covered by the grant. We will not move forward with this project until the grant comes in.

Briar Patch Park:

Sperl said the bids came in at or below what is budgeted per project.

Community Center:

Sperl said we are having an engineer review the controls for the HVAC system in the community center. For the Rice Pool assessment, the first step is to have an aquatics engineer report on existing conditions. Commissioner Vires asked Sperl if this would need a referendum. Sperl stated it could considering the potential needs after the assessment. The board agreed that they did not want to spend a lot of money upgrading the pool that is only used for a short amount of time.

Cosley Zoo:

President Kelly and Commissioner Pecharich stated they did not want to undertake a full remodel of the gift shop. Bendy proposed smaller fixes completed in house rather than a full renovation.

Hinchee reviewed the bathroom renovation project.

Sperl stated that the Taylor Barn should be torn down. The plans for a new structure include ½ the space used for a classroom/meeting space, ¼ for storage, and ¼ for housing the ducks overnight which is an AZA and USDA requirement.

ADJOURNMENT

At 11:00 a.m. Commissioner Vires moved to adjourn the meeting. Seconded by Commissioner Mee. Motion carried by voice vote.

A handwritten signature in black ink, consisting of a series of connected loops and a final downward stroke.

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