



# Wheaton Park District

**Wheaton Park District Board of Commissioners  
BUILDINGS, GROUNDS AND FINANCE  
SUBCOMMITTEE MEETING MINUTES  
Wednesday July 6, 2022 5:00 p.m.  
DuPage County Historical Museum  
Wheaton, IL 60187**

**CALL TO ORDER –**

President Frey called the meeting to order at 5:00 p.m., Commissioner Kelly, Commissioner Morrill, Commissioner Pecharich were present

Commissioner Barrett, Commissioner Mee, Commissioner Vires were absent.

Staff Present included: Executive Director Benard, Executive Assistant Siciliano, Director of Parks & Planning Sperl, Superintendent of Parks and Planning Hinchee, Director of Special Facilities Bendy, Director of Finance Simpson

**Finance and Administration**

1. **Investments** – Review of Investment Strategy with PMA Financial Network and Wheaton Bank and Trust  
Executive Director Benard stated that this strategy was reviewed by Commissioner Vires as finance subcommittee Chairman. Commissioner Kelly asked Finance Director Simpson to check with PMA on why they are suggesting buying two-year CD's instead of one as the rates are similar and it is likely that interest rates will increase again within the next year. Simpson stated that she will follow up with PMA and report back.

**Buildings and Grounds**

1. **Community Center Interiors Renovation Project** – Review of Bid Results and Recommendation  
Commissioner Kelly recommended getting new doors since the hardware would be included rather than to re-film them. Director of Parks & Planning Sperl was concerned with the lead time on new doors. Kelly stated we can just switch them out when the new ones come in. Sperl will send Kelly the number of doors that will need to be replaced. The board members present agreed that the contract should be executed by Benard immediately due to supply chain challenges.

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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.

2. **Community Center Interiors Renovation Project / Auditorium Sound and Lighting**  
– Review of Bid Results and Recommendation  
Benard stated we only had one bid and it was incomplete. Superintendent of Planning Hinchee said that staff would like to ask Ephram to give a price and sub it out. If we don't like Ephram's price we will re-bid the project. Commissioner Kelly asked Hinchee to send him a list of contractors he originally sent the specifications to.
  
3. **Kelly Park Playground Replacement Project / Unitary Surfacing** – Review of Bid Results and Recommendation  
Sperl stated we have used this company before and are pleased with them. There were no questions or comments from the board.
  
4. **Backstop Replacement Projects / Atten, Graf and Hoffman Parks** – Review of Bid Results and Recommendation  
Commissioner Frey asked if these backstops match all the others in the district. Hinchee said they do and that these have been reviewed by the baseball and softball boards.
  
5. **Asphalt Replacement Projects / Lincoln Marsh, Hoffman and Northside Parks** – Review of Bid Results and Recommendation  
Benard clarified that we are not paving anything new just what is existing. Commissioner Pecharich asked if these are the only asphalt projects we are doing this year. Benard said it was.
  
6. **Toohey Roof Replacement Project** – Review of Bid Results and Recommendation  
Benard stated that after bids were opened, we received a letter from a union objecting to the low bidder as a non-union firm. The letter has been sent to our attorney to verify that the low bidder is not on the IDOL Do Not Hire List. They are not.
  
7. **City of Wheaton Gary Avenue Roadway Improvement Project** – Review of Temporary and Permanent Easement Agreements with the City of Wheaton  
Benard stated that Gary Avenue Construction is anticipated to begin in 2024. The City of Wheaton will cover the cost of related restoration to park property.
  
8. **Chlorine Purchase for Northside Pool and Rice Waterpark** – Review of Resolution 2022-04 Ratifying and Approving the Emergency Expenditure of Funds Without Competitive Bidding for the Purchase of Sodium Hypochlorite  
Benard stated that this resolution allows a waiver of the bid process for the purchase of chlorine. Chlorine vendors will not lock in prices this year due to inflation and supply

disruptions. Hawkins was our chlorine provider via low bid in 2019 and 2021 and has committed to meeting our supply needs this year but will not provide a fixed quote or bid.

**9. Cosley Zoo Deck Replacement Project – Review of Change Order #1**

No discussion.

**10. Picnic Table Replacement – Review of Quote Results and Recommendation**

Commissioner Morrill asked if these could be chained down. Benard said it wasn't realistic to chain tables in every park across the entire district but they will be stamped "property of wheaton park district".

**11. Central Athletic Center Parking Lot – Review of License Agreement for Access and Use**

The majority of the board present agreed with moving forward with the license agreement. They didn't think it was necessary to use signage or decals/placards.

**DISCUSSION**

Benard provided an update to the board regarding resident concerns at Seven Gables Park.

Residents are requesting that the park entrance at Winners Cup Circle be gated each night or that cameras be used to deter suspected drug dealing in the park. Benard has discussed this matter with the police. Costs for camera installation will be researched further. The board members present were not in favor of installing gates.

Benard will provide his recommendations for the release of closed session minutes for their review at the July Park Board Meeting.

**ADJOURNMENT**

At 5:50 p.m. Commissioner Kelly moved to adjourn the meeting, Seconded by Commissioner Morrill. Motion carried by voice vote.

A handwritten signature in black ink, appearing to be the signature of Commissioner Kelly, written over the adjournment text.