



Wheaton Park District

BUILDINGS, GROUNDS AND FINANCE SUBCOMITTEE MEETING MINUTES

Wheaton Park District Board of Commissioners BUILDINGS, GROUNDS AND FINANCE SUBCOMITTEE MEETING MINUTES

Wednesday July 7, 2021 5:00 p.m.

DuPage County Historical Museum

102 E. Wesley Street, Wheaton, IL

CALL TO ORDER –

President Frey called the meeting to order at 5:00 p.m. Commissioners Barrett, Fahey, Kelly, Mee, Morrill and Vires were present.

Staff Present:

Executive Director Benard

Executive Assistant Siciliano

Director of Parks and Planning Sperl

Finance Director Simpson

Director of Special Facilities Bendy

Director of Marketing Wilhelmi

Superintendent of Planning Hinchee

Superintendent of Marketing and Special Events Seklecki

Also Present:

Bob Paszczak, Bob Hutchinson and Beth Papini from Wintrust / Wheaton Bank and Trust

Phil Luetkehans from Luetkehans, Brady, Garner & Armstrong, LLC (arrived at 5:42 pm)

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.

Finance and Administration

1. Presentation – Wintrust Investment Advisors

Bob Paszczak Chairman from Wheaton Bank & Trust a Wintrust Company stated that they are one of the largest banks in Illinois. They have developed expertise in CD's, Money Markets, Securities and other investment strategies to provide financial solutions and expertise to local government entities. They are familiar with the Illinois Public Funds Act and can offer up to \$7.25 million in total FDIC insurance. They can buy securities and roll over bonds and many different vehicles we may need. All of their transactions are transparent. They have been very involved with the Wheaton Park District for many years. They have sponsored many events and have hosted many corporate events at Arrowhead Golf Club. President Frey asked how long they have worked with the district. Paszczak stated that he was involved with the financing for Rice Pool and Arrowhead. Beth Papini stated that she has personally been servicing the districts accounts since 2012.

2. Presentation – PMA Investment Advisors

Representatives from PMA did not attend the meeting as scheduled.

3. 2021 Park Board Meeting Schedules

Executive Director Benard reviewed the amended meeting schedule which called for both the August Subcommittee and Regular meetings to be canceled due to a lack of action items to be contemplated. The October 6th Subcommittee meeting will be held at Cosley Zoo so that the park board can receive a tour from Zoo Director Wahlgren before the meeting. All board members agreed with the amendments. This item will appear on the regular board meeting agenda for approval.

4. Temp Staffing Services Agreement – Arrowhead Golf Club

Benard stated that although this service doesn't require a legal bid, we could exceed \$10,000 in expenses which does require board approval per our finance policy. Staff has had previous experience with this company and is pleased with their service. Commissioner Fahey asked about the increase in hourly costs compared to the 2018 rates. Benard stated that annual minimum wage increases and difficulty in recruitment in the hospitality industry have impacted the cost of doing business. Director of Special Facilities Bendy reported that he has reviewed current pricing from other temp services providers and All Team Staffing compares favorably. Commissioner Kelly noted that there is nothing in this contract that says we have to use only this vendor. Benard stated that was correct, this agreement locks our rates but is not exclusive. President Frey asked if we ever hire any of these temps. Bendy stated we have hired a few over the years, but not many. This item will appear on the regular board meeting agenda for approval.

5. Expense over \$10,000 – Brewfest Event Supplies
Benard stated this is a housekeeping item related to purchasing the craft beer inventory for Brewfest. This item will appear on the regular board meeting agenda for approval.

Buildings and Grounds

1. City of Wheaton Planning and Zoning Board Public Hearing Concerning Marianos Property Adjacent to Central Park – July 13, 2021 at 7:00 pm

This item was discussed after items 2-7

Legal Counsel Phillip Luetkehans provided a summary of the issue and possible actions the district might consider in response. Commissioner Kelly stated that when the board approved the exchange of property, the plans for the site did not include a gas station being built and if they had, he would not have supported it. He was not in favor of a gas station at that location. After some discussion, the rest of the board members agreed with Kelly that they were not in favor of a gas station. The board requested that Luetkehans attend the public hearing and that he was to speak on behalf of the Park Board in opposition to the amendment to the planned unit development ordinance.

2. Wheaton Sanitary District Northside Interceptor Project – Lincoln Marsh Easement
Benard stated that a portion of the path at the Lincoln Marsh encroaches on the Acme Screw Property to the South. We were not aware of this encroachment until the Sanitary District recently contacted the district concerning their construction easement for the upcoming interceptor replacement project. Moving the section of the path to the north is not easily done due the Lincoln Marsh being a wet area. After some discussion, it was agreed that Benard would contact the property owners and make an offer to formalize the district's use of the land for the section of path. Sperl stated the sanitary district will begin work this year in this area.
3. Materials Purchase – Arrowhead Building Cedar Siding
Benard commended Rob Sperl for negotiating a \$10,000 savings in the cost of the cedar siding. Staff will install the siding this late summer/fall. This item will appear on the regular board meeting agenda for approval.
4. Request for Approval of the Sale of Beer on Park Property – Octoberfest
Benard stated that we held this event in 2018 in Memorial Park and 2019 on Wesley Avenue. This year, the event will be run in tandem with the First Trust Night Run. Benard is suggesting holding the event at the CAC in order to keep from adding another special event to the Memorial Park schedule after our first year of the new concert series. President Frey was concerned with the beer sales area being too close to the children's area. Director of Marketing Wilhelmi stated the event layout would be amended. This item will appear on the regular board meeting agenda for approval.

5. **Play Equipment Purchase and Installation – Play for All Playground**
Benard stated the master plan for the Sensory Garden includes an area for climbing equipment. Funds for this equipment have been raised through donations and a grant award from the DuPage Community Foundation. Our original plan was to include a climbing area that resembled boulders. Recently there have been new styles of net climbers being manufactured that would have more play value for a wider range of abilities. Staff has reached out to the donors to see if this new equipment plan would be acceptable. This expense will be reimbursed by the Play for All Foundation. A new funding and reimbursement agreement with the Play For All Foundation will be brought to the board later this year. This item will appear on the regular board meeting agenda for approval.

6. **HVAC Equipment Purchase and Installation – Park Services Center Roof Top Units**
Commissioner Kelly stated that after replacing that one unit with Carrier, he agrees with staff that we should stay consistent. We are buying direct and are checking that the local Carrier representative (TEC) is giving us the best price. Fahey confirmed with Sperl that staff is only seeking approval to buy equipment and nothing else. Sperl stated that was correct but there would be an added cost to rent a crane when staff installs the units. This item will appear on the regular board meeting agenda for approval.

7. **Resolution 2021-07 OSLAD Grant Application Authorization**
Benard stated that IDNR is releasing the 2021 OSLAD grant program. Staff has identified projects at Briarpatch Park as the best option for the grant submission. This item will appear on the regular board meeting agenda for approval.

ADJOURNMENT

At 6:06 p.m. Commissioner Fahey moved to adjourn the meeting. Seconded by Commissioner Barrett. Motion carried by voice vote.

