



# Wheaton Park District

**Wheaton Park District Board of Commissioners  
BUILDINGS, GROUNDS AND FINANCE  
SUBCOMMITTEE MEETING MINUTES  
Wednesday October 4, 2023, 5:00 p.m.  
Arrowhead Golf Club  
Wheaton, IL 60189**

**CALL TO ORDER –**

President Kelly called the meeting to order at 5:00 p.m., Commissioner Barrett, Commissioner Frey, Commissioner Mee, Commissioner Pecharich and were present. Commissioner Vires was present via Zoom Teleconference.

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

**DISCUSSION ITEMS**

**Buildings and Grounds**

1. **Easement Agreement with the Wheaton Sanitary District** – Review of Addendum to Easement Agreement for Pedestrian/Bicycle Path for Access to Atten Park  
Executive Director Benard stated that we have had an easement for decades with the sanitary district and it was recently discovered that we never had a formal agreement with them, but just a handshake deal. There were inquiries from the sanitary district and residents regarding the fence. Since the residents are the only ones who want the fence, they are agreeing to place the responsibility for the fence on the homeowner's association. Commissioner Barrett commended Director of Parks and Planning Sperl for negotiating this deal.
2. **Mary Lubko Center Roof Replacement Project** – Review of Change Order #1  
President Kelly stated that the original roof had ice guards on it. Staff noticed that there weren't any guards at one of the entrances. Since this is a safety issue, guards will be installed there at a cost of \$1,200. These were not in the original specifications. The board agreed to this change order.

**Finance and Administration**

1. **Ordinance 2023-02** – Review of an Ordinance Approving the Disposal and Sale of Personal Property Owned by the Wheaton Park District  
Commissioner Mee asked if we are still using auctions. Benard stated we are.
2. **Arrowhead Golf Club Food and Supply Bid for 202-2023** – Review of Bid Results  
Director of Special Facilities Bendy stated that staff prefers fixed bids, but most companies do commodity pricing. He said that every commodity has a formula. We never go with 100% fixed bids.

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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.

Commissioner Pecharich asked how many years we've been doing both commodity and fixed. Bendy said around 13 years. Pecharich asked if we could look back to assess what we saved or lost with commodity pricing on certain items. President Kelly suggested just the biggest purchases. Bendy said he would provide a report early next year after the current contracts expire.

3. **Rice and Northside Pool Fees 2024** – Review of 2024 Fee Proposal for Pool Memberships and Daily Fees

Commissioner Mee said that the comparative analysis is very helpful. Director of Athletics and Facilities Novak stated that 51% of pool passes are sold in pre-sale. Staff are looking for a \$1.00 daily pass increase, and a \$5.00 membership increase. We have not increased the daily rate since 2019. Commissioner Pecharich asked what makes the other park districts better than they can charge so much more than us. Novak said they have much newer pools.

4. **Parks Plus Fitness Center Fees 2024** – Review of 2024 Fee Proposal for Memberships, Group Fitness and Personal Training

Benard stated that with the aggressive monthly discounts we currently offer, the current fees are come to less than the proposed fees. President Kelly asked if we are reducing the rate and getting rid of all the discounts. Novak said that was correct. Novak thought this would attract new members because the price is fair and in line with what other comparable fitness centers are charging.

5. **General Obligation Limited Tax Park Bonds Series 2023** – Presentation by Anthony Micelli, Speer Financial

Anthony Micelli, from Speer Financial gave a brief presentation on the General Obligation Limited Tax Park Bonds Series 2023. He stated that we will not need a BINA Hearing this year because the hearing conducted in 2021 covered 2022 and 2023. Micelli said that we will go to sale on November 14<sup>th</sup>. The district will adopt the bond ordinance at the November 15<sup>th</sup> regular board meeting and bond sale will close on December 6<sup>th</sup>.

6. **Estimate of 2023 Annual Aggregate Tax Levy for the Wheaton Park District** – Review Proposed Estimate of Levy

President Kelly asked Executive Director Benard to provide different scenarios so that the board could see the impact on homeowners and the district at the different percentage rates. Benard stated that these scenarios will be provided in an updated estimate of levy report prior to the Board meeting.

Benard stated that that the maximum increase over the 2022 extension that the Board can levy under the tax cap is 5% or the CPI whichever is less. For the 2023 tax levy, the CPI increase available is 5%. An additional increase of 2% is also available due to new construction in the community. Benard does not recommend passing on the entire CPI and new construction increase available. Wages, goods, services, insurance, and construction costs all continue to rise at rates beyond the CPI. Benard is recommending increasing the levy by 4.5% total or 2.5% of the 5% CPI available and the entire 2% for the new construction. President Kelly asked the board if they would be in favor of capturing the full 2% of new construction. They all agreed with this. After much discussion, the consensus of most of the board was to capture the full 2% of new construction and 2% of the CPI for a total tax levy increase of 4%. Commissioner Pecharich was in favor of 2% new construction and 1% of CPI for a total of 3%.

7. **City of Wheaton Tax Increment Finance Districts Two and Three – Annual Joint Review**  
Board Meeting October 16, 2023  
Benard stated that he will attend this meeting on behalf of the district.

8. **Board Member Comments –**

President Kelly reviewed with the Board that an architect was engaged by staff to develop plans for improvements to the locker rooms at Rice and Northside Pools. The work contemplated will be put to bid and take place over the winter.

**CLOSED SESSION**

At 6:24 pm, Commissioner Mee moved to adjourn the meeting to closed session for the purpose of discussing the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees, 5ILCS 120/2 (c)(1), the Purchase or Lease of Real Property, 5ILCS 120/2 (c)(5), Setting of Price for Sale or Lease of Property Owned by the Public Body, 5ILCS 120/2 (c) (6), and Pending, probable or imminent litigation, 5ILCS 120/2 (c)(11). Seconded by Commissioner Frey. Commissioner Vires excused himself at this point.

Motion passed by roll call vote.

Ayes: Barrett, Frey, Mee, Pecharich, Kelly

Nays: None

Abstain: None

Absent: Vires

A large, stylized handwritten signature in black ink, likely belonging to Commissioner Mee, is written across the page.