



# Wheaton Park District

**Wheaton Park District Board of Commissioners  
BUILDINGS, GROUNDS AND FINANCE  
SUBCOMITTEE MEETING MINUTES  
Wednesday October 5, 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 Barrett, Commissioner Mee, Commissioner Morrill, Commissioner Pecharich and Commissioner Vires were present

Commissioner Kelly was 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 Athletics & Facilities Novak, Director of Finance Simpson, Assistant Finance Director Meger, Human Resource Manager Jay

Guest: Dave Meyer, President CFM Insurance Inc.

**Finance and Administration**

1. Renewal Costs for Health Insurance and Ancillary Benefits for 2023 – Dave Meyer, CFM Insurance

Dave Meyer, President of CFM Insurance Inc stated that to say the last couple of years have been unprecedented would be an understatement. COVID-19 has contributed to greater health spending, significant labor shortages, increased need for mental health resources, and expanded adoption of telehealth solutions. Mental health issues and substance addiction have soared during the pandemic, spurring more treatment. Links between mental health and physical health are irrefutable. Individuals have stopped exercising, and eating well during the pandemic, increasing costly chronic health issues down the line. As a result, employers are likely to see cost increases because more people have resumed seeking medical services that were deferred earlier in the pandemic. He stated that employees want more from their jobs, especially in terms of benefits. Meyer's recommendations were to have as little disruption as possible for employees, expand employee benefits – areas of wellbeing. We used a No Market Negotiation Strategy with a renewed focus on employees to be successful in 2022 – to provide

---

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.

sufficient total rewards. Meyer gave a renewal action summary and additional notes as follows.

**Renewal Action Summary:**

+5.75% Medical Trend/Inflation

+1.18% Demographic Changes

+13.31% Change in Risk (Medical Conditions/Claims)

21.62% Renewal Formula Increase. Negotiated renewal successfully down to +15.63%

All ancillary benefits (Dental, Vision, Life, Voluntary Life, EAP) No change in rates (0% increase)

**Additional Underwriting Notes:**

Claim experiences worsened from last year

PPO Loss Ratio 149%

HMO Loss Ratio 61%

Rx Drug Spending up significantly from last year

7 large ongoing claimants

Commissioner Pecharich asked if the district has always offered the HMO and the PPO. Executive Director Benard stated that we have. She asked if there would be a discount if the district only offered the PPO? Dave Meyers said that if we eliminated the HMO, it would increase our cost. The HMO helps to mitigate costs. Executive Director Benard reminded the board that we will review employee contributions either in October or November Closed Session

2. General Obligation Limited Tax Park Bonds Series 2022 – Anthony Micelli, Speer Financial was unable to attend the subcommittee meeting as was previously planned. Benard stated that the planning packet that was provided by Speer Financial outlines that the General Obligation Limited Tax Park Bonds, or the Rollover Bonds, are payable from a direct property tax that is limited by the district's debt service extension base. The district annually issues its rollover bonds to fully utilize this levying capacity and has used the proceeds from these bonds to generate funds for capital projects for the district and to pay debt service on prior obligations. Benard recommends continuing this issuance of bonds. The online bidding process will be on November 15<sup>th</sup> and will be adopted at the November 16 meeting. There will not be a bond Issuance Notification Act (BINA) Public Hearing this year as this is the third and final bond issuance that was included in our last BINA hearing. Commissioner Vires stated that he is supportive of filling our debt service extension base and continuing our practice of not deferring maintenance on our buildings and parks.
3. Proposals for Professional Auditing Services for Fiscal Years 2022-2024  
Benard stated that the board was provided with the results of the proposals that were received for professional auditing services for 2022-2024. Selden Fox was the lowest bid overall and specialized in servicing the local government and not for profit sectors. Staff has a strong current, ongoing partner involvement in remaining current in the changing professional standards.

---

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.

4. **Proposed 2023 Pool Fees – Memberships, Daily Admission and Coupon Books**  
Benard stated that Staff would like to implement a \$5.00 increase to individual seasonal pool passes for the 2023 based off 2022 pricing. season. The proposed pool pass rates would represent a 14% discount rate for seniors and senior couples. The 2023 schedule sale promotion of 20% 15% 10% off will allow seasonal pass holders to purchase at a discounted priced compared to our 2022 regular season rates. There would be no rate change for the daily admission rates at Rice Pool and Water Park (Resident Adult \$10.75, Resident Senior/Child \$7.50, Non-Resident Adult \$15.00, Non-Resident Senior/Child \$10.25) and Northside Family Aquatic Center (Resident Adult \$10.25, Resident Senior/Child \$7.00, Non-Resident Adult \$14.25, Non-Resident Senior/Child \$9.50) or to the 6-visit Guest Booklet Fee (\$57.00) and the 20-visit Guest Booklet Fee (\$190.00). Commissioner Pecharich was interested in seeing if other surrounding districts have discount programs, and what they are. Benard stated that staff will provide her with a report on this information. We have historically kept our subsidy under 20% with the 2022 subsidy coming in at just over 15% pre audit. Commissioner Pecharich asked if the district has ever considered a higher fee increase. Benard and staff are in favor of doing smaller increases over time as opposed to larger more infrequent increases.
5. **Wheaton United Soccer Program - Payment of Indoor League Team Fees**  
Benard stated that this payment exceeds the threshold therefore staff is looking for approval to pay Chicagoland Indoor Soccer for the Wheaton United 2022/2023 winter indoor soccer season. The board did not have any questions.
6. **Bid Results for Food and Related Supplies – Arrowhead Golf Club**  
Benard stated that this annual process serves keep vendors competitive. Commissioner Mee asked Director of Special Facilities Bendy what the percentage increase was that we have seen in food costs. Bendy stated he estimates it to be between 5-15% depending on the product. Meat has especially increased. President Frey asked Bendy if we have used these commodity companies before. Bendy said we have. Bendy added that we have often benefitted from fixed pricing.
7. **2023 Budget Development and Approval Calendar**  
Benard reviewed the revised budget development and approval calendar to reflect placing the proposed budget and appropriation ordinance and related reports on 30 day public review in October.
8. **Proposed 2022 Tax Levy and 2023 Operating and Capital Budgets**  
Benard reviewed scheduling of the Public Hearings related to the tax levy and the budget and appropriation which need to be held on different dates by law. The tax levy hearing or truth in taxation hearing is only required if the board contemplates a levy that is 5% or more over the previous year's tax levy extension. Benard reviewed the report summarizing the 2022 estimate of levy proposal. Benard recommended that the board levy an increase over the 2021 tax levy extension to capture 5% from CPI, 2% from the TIF 2 expiration, and 1% from new construction. Commissioner Vires was not in favor of an 8% total increase, he was in favor of the 3% increase related only to the TIF and new construction but feels strongly that the district should not levy to capture any amount of the 5% CPI. Vires cited the district's strong financial position and the importance of giving the taxpayers a break from rising costs as the reasons for his recommendation. Commissioner Morrill asked if we didn't levy the 5% from CPI, do we lose it

---

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.

going forward year after year. Benard stated that that was correct. Commissioner Morrill and Mee stated that they were in favor of levying for a smaller percentage of the of the 5% of the CPI but not zero. Benard stated that the average CPI increase over the last ten years is 1.9%. After a lengthy discussion, Commissioner Pecharich, Barrett and President Frey agreed with Commissioner Vires that the Board should only levy the 3% increase and capture no tax increase related to the CPI. Once the Board achieved consensus, staff was directed to amend the 2022 estimate of levy proposal as well as the 2023 budget and appropriation proposal and related reports accordingly and provide these updates for the board's review.

### **Buildings and Grounds**

1. Arrowhead Golf Course Equipment Purchase – Toro Reelmaster 3555-D Fairway Mowers  
Benard stated that staff recommends purchasing two Toro Reelmaster 3555-D Fairway Mowers. We last replaced these in 2010. There were no questions from the board.
2. Arrowhead Golf Course Sealcoating – Quote for Services  
Benard stated that a second quote came in \$5,000 over Sur-Seal. Staff was unable to secure a third quote despite spending a significant amount of time attempting to do so. Benard is recommending waiving the third quote required per policy and hiring Sur-Seal who we have worked with before. The board agreed to this.
3. Community Center Parking Lot Renovation – Proposal for Engineering Services  
Benard reviewed the additional breakdown of projected expenses that the board requested at the prior subcommittee meeting. Commissioner Mee was not in favor of reconfiguring the parking lot. Mee stated that he would want to see a traffic study with speed on this. Superintendent of Planning Hinchee said that the traffic study we had done in 2021 doesn't include speed. Benard said that if the board decides not to reconfigure the lot, he is still in favor of the pedestrian relief area at the front so that people have a place to stand should they get stuck in the middle of traffic. He thinks this is a necessity. Benard asked Hinchee to have Wight break down the costs for the alternates. The Board agreed that the next appropriate step was to engage Wight to produce construction specifications that included the alternates discussed.
4. Community Center Interiors Renovation – Project Update  
This was for informational purposes only. There is supply chain issues with the carpet for the Memorial Room. The old carpet has already been ripped up and the new carpet is delayed for 10-12 weeks. This has already cost the district \$2,000 since we must rent space from Franklin Middle School for some programs. Staff has looked at a temporary solution to install temporary carpeting at a cost of \$8,000. Staff will meet with Williams Architects and the contractor to discuss who will be paying for this temporary solution if it becomes necessary
5. Toohey Park Building Roof Replacement – Change Order No. 1  
No discussion
6. Cosley Zoo Aviary Siding and Painting – Change Order No.1  
No discussion.
7. Atten Park Streambank Stabilization – Proposal for Partnership with Wheaton Sanitary District  
Benard stated that the bids the Sanitary District received were lower than anticipated. Staff is recommending proceeding with the restoration of the streambank a cost not to exceed \$50,000.

---

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.

We will pay the Sanitary District to restore it and seek legal counsel on the appropriate avenue for formal board action on this matter.

**ADJOURNMENT**

Commissioner Mee moved to adjourn the meeting at 7:03 p.m. Seconded by Commissioner Vires. Motion carried by voice vote.

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