



Wheaton Park District

**Wheaton Park District Board of Commissioners
BUILDINGS, GROUNDS AND FINANCE
SUBCOMMITTEE MEETING MINUTES
Wednesday November 2, 2022, 5:00 p.m.
DuPage County Historical Museum
Wheaton, IL 60187**

CALL TO ORDER –

Commissioner Kelly, called the meeting to order at 5:00 p.m., Commissioner Barrett, Commissioner Mee, Commissioner Morrill, Commissioner Pecharich and Commissioner Vires were present

President Frey 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,

Finance and Administration

1. General Obligation Limited Tax Park Bonds Series 2022 – Sale Through Competitive Bid November 16, 2022
Executive Director Benard reminded the board that the on-line competitive bidding process for the bonds will take place November 15. Commissioner Vires asked Benard if he was correct that we levy for both the principal and interest, and that the final amount of the principal will depend on the interest rate we receive. Benard said that was correct. Benard stated that this is the third year for the public hearing on bonds. We will need to hold a public hearing next year for the 2023, 2024 and 2025 bond issues.
2. 2023 Budget Development and Approval Calendar
Benard stated that the public hearing will be held on November 16 and continued to December 7. The Property Tax Levy Ordinance, Budget and Appropriation Ordinance and the Tax Abatement Ordinance will be on the Agenda for adoption at the December 21 board meeting.
3. Resolution 2022-08 – A Resolution Concerning the Truth in Taxation Law and the Estimated 2022 Tax Levy for the Wheaton Park District
Benard said that we will approve the Estimate of Levy at the November 16th Regular Meeting. The Tax Levy Ordinance will be approved at Regular Board Meeting on December 21st.

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 Mee wished to revisit the discussion concerning the tax levy due to not all board members being present during the previous discussion and stated that he is supportive of increasing the levy by 1.9% which is the 10-year average of the CPI versus 0. Commissioner Kelly stated that he is in favor of 1.9% as the district has costs that increase every year and used staff wages in health insurance costs as examples but is confident that the district's financial position is healthy enough to consider a 0% CPI increase for the 2022 levy. Commissioner Vires & Pecharich were not in favor of a 1.9% cpi levy increase and wanted to keep the levy increase due to the CPI at 0% as discussed at the prior finance subcommittee meeting. After further discussion, the Board consensus was to maintain the current estimate of levy at 0% of the 5% CPI available, a 1% levy increase to capture the value of new construction and a 2% levy increase to capture the increased EAV as a result of the expiration of TIF District number 2.

4. Public Hearing – November 16, 2022, Concerning the 2023 Budget and Appropriation Ordinance for the Fiscal Year Beginning January 1, 2023, and Ending December 31, 2023

Executive Director Benard said that we will hold a Budget and Appropriation Ordinance Public Hearing on November 16th with approval at the December 21st Regular Meeting, there were no questions from the board.

5. Health Insurance – Employee Contribution Rate
Benard reviewed historical information concerning the employee contribution rates. He recommended holding the percentages of premium contribution for employees at 15% for the PPO program and 5% for the HMO program. Employees will experience an increased cost at these rates in 2023 due to the 15% increase in health insurance costs over 2022. The board will discuss this matter further during the November 16th meeting.
6. IAPD IPRA Educational Conference January 26-28, 2023 – Commissioner Attendance
Benard asked the board if any of them were interested in attending the IAPD/IPRA conference in January. None of the board members are interested in attending this year.

Buildings and Grounds

1. Community Center Interiors Renovation – Project Update
Commissioner Kelly reviewed a summary spreadsheet that outlined the increases to the Community Center project costs as well as the sources of meeting those expenses. The total increased costs to date are \$17,642.82. Kelly reviewed the design and specification issues that caused the need for the change orders.
2. Community Center Interiors Renovation – Purchase of Chairs
Benard said that we evaluated several different chairs and received competitive pricing through a cooperative purchasing contract.
3. Graf Park Backstop Replacement – Change Order Number 2
Benard stated that this involves removing a small amount of asphalt removal.
4. Cosley Zoo Roof Replacement – Change Order Number 1
Benard said that we will be replacing some rotten plywood.

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5. Park Services Center Painting – Change Order Number 1
Benard said this work will protect areas from corrosion.
6. Community Center & Rice Pool Filter Room – Project Update
Benard stated that there is no board action required at the November meeting.
7. Central Athletic Center Parking Lot – Review of License Agreement for Access and Use
Benard reviewed the revised proposal for \$2 per space per day for a limited number of parking spaces for a neighboring business. The board consensus was that \$2 per day per space was a reasonable amount.
8. Arrowhead Golf Course – October 31, 2022, Bid Opening for Golf Course Chemicals
Benard stated that this is our annual bid process. There was nothing out of the ordinary on the results. No discussion.
9. Arrowhead Golf Course – Review of Green Fees, Cart Fees and Driving Range Fees
Benard stated that he agrees with Staff's recommendation for increasing green fees by \$1.00 for 9-holes and \$2.00 for 18-holes except for the senior resident 9-hole fee which would remain unchanged while raising the 18-hole senior resident fee by \$2.00. Staff also recommends an increase in cart fees of \$1.00 for 9-holes and \$2.00 for 18-holes along with an increase of \$1.00 per small bucket and \$2.00 per large bucket of range balls. Commissioner Kelly asked if it was necessary to increase the fee for the buckets of balls. Director of Golf Stoller said that it was to offset costs. Commissioner Kelly requested that the membership rates be reviewed in December. Staff will provide them in December.

ADJOURNMENT

Commissioner Mee moved to adjourn the meeting at 6:21 p.m. Seconded by Commissioner Pecharich. Motion carried by voice vote.

A handwritten signature in black ink, appearing to be 'Mee', written over a horizontal line.