



Wheaton Park District

**Wheaton Park District Board of Commissioners
BUILDINGS, GROUNDS AND FINANCE
SUBCOMMITTEE MEETING MINUTES
Wednesday November 8, 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 Commissioner Vires were present.

Staff Present included: Executive Director Benard, Executive Assistant Siciliano, Director of Parks & Planning Sperr, Superintendent of Parks and Planning Hinchee, Director of Special Facilities Bendy, Director of Finance Simpson, Human Resources Manager Jay, Director of Golf Stoller, Head Golf Professional Ogata & Nations.

Guest Present: Dave Meyer, CFM Insurance

DISCUSSION ITEMS

Finance and Administration

1. **General Obligation Limited Tax Park Bonds Series 2023** – Review of sale through competitive bid November 29, 2023

Executive Director Benard said that the sale will take place on November 29th. No further discussion.

2. **Resolution 2023-08** – Review of Resolution Authorizing and Ratifying the First and Second Amendments to the Purchase and Sale Agreement with Aldersgate United Methodist Church

Benard stated that since we were doing our due diligence on this property it took a little longer than the 60-day period. We will ratify the first and second amendment together. The extension will bring us through December 1.

3. **2024 Budget Development and Approval Calendar** – Review of calendar update and public notice for the December 6, 2023, Public Hearing Concerning the 2024 Budget and Appropriation Ordinance for the Fiscal Year Beginning January 1, 2024 and Ending December 31, 2024

The hearing will take place prior to the subcommittee meeting on December 6th. The Budget and Appropriation Ordinance will be an action item at the December 20th Regular Meeting.

4. **Insurance Renewal for 2024 / Health, Dental, Vision, Group Term Life and EAP** – Review of insurance rates for 2024

Dave Meyer from CFM Insurance stated that as the board knows Jan 1 marks the anniversary of the employee benefits plans here at the Park District. Medical, Dental Life/ADD and Vision.

CFM received the renewal terms from BC/BS back on 10/2. The initial underwriting formula called for a 21.5% increase on the medical and a 7.9% increase on the dental.

Account Program Adjustment (Industry, geographics, pool adjustments Including Trend)	
2.64%	
Demographic Adjustment (age, gender, group size and dependent composition)	
-1.82%	
Change in Risk	(Medical Conditions and Experience)
20.57%	
Total Blend	21.5 %

The primary contributor to this was the change in risk, which is the pricing change resulting from BC/BS's analysis of medical conditions and claim experience of the group. The underwriters referenced 8 Active or ongoing large claimants within the group (above \$50,000 paid). They knew this increase was going to be a challenge for the Park District, so they immediately engaged BC/BS in negotiation efforts to obtain some meaningful rate relief. At the same time, they also went to market and approached 3 carriers: Aetna, Cigna, and UHC in order to obtain competitive proposals from each. Their negotiations with BC/BS resulted in a little over 7% of rate relief when factoring in some of the bundling discounts that we were able to build in. This brought the medical renewal down to 14.3% overall (which includes the 2% Life, dental bundle discount.) In addition, to rate relief, they were also able to secure a 1X administration credit of \$40,000, for the Park District, which will appear in one of their upcoming invoices following the anniversary. When factoring these dollars into the equation, it brings the overall increase down to 11.8% overall on the medical. A significant improvement from the original starting point of 21.5%.

On the dental rates, they were able to negotiate the rates down to a +5% overall Increase. All of these efforts generated an overall dollar savings for the Park District of \$159,375

He said that the marketing results on the medical plan include;
Aetna: DTQ – Not Competitive
Cigna: +15.2% (above where we ended up with BCBS)
UHC: +6.1% overall

CFM presented all options and alternatives to the Wheaton Park District staff, and their recommendation is to remain with BCBS with no plan design changes. What Meyer said they know to be true about the current BCBS plans, is that they work extremely well for Park District employees, and that employees feel very well cared for both by the benefits that are offered, as well as the contribution levels that are required of them. The rates that BCBS is guaranteeing for the next 12 months, just surpassed where the rates were through PDRMA all the way back in 2018 and are still slightly less than what they would have been had WPD renewed with PDRMA in 2019 (\$1,794,806 vs. \$1,803,375). Commissioner Pecharich asked how much the district would save if we went with United Health Care. Meyer stated approximately \$90,000 but the district experienced a lot of trouble with United Health Care the last time we used them, there are still some unsettled claims from 2019. He also explained that next year their rates would go up because they are not quoting a full 12 months this year, but they would be for 2025. Commissioner Frey asked if we have Blue Cross Blue Shield this year and if we had any problems. Benard said that we do have Blue Cross Blue Shield and have a high level of satisfaction with them. The board agreed to stay with Blue Cross Blue Shield as recommended by staff and CFM. This will be on the November 29th Regular Meeting agenda.

5. Health Insurance / Employee Contribution Rates for 2024 – Review of proposed employee contribution rates for 2024

President Kelly said that staff currently contributes 5% for the HMO plan and 15% for the PPO plan. He asked if anyone had concerns with this formula or if any of the commissioners wanted to discuss this then we will go into closed session to discuss, since it's considered compensation. Commissioner Pecharich said she would like to discuss it in closed session.

6. Arrowhead Golf Course / New Golf Cart GPS Units – Review of comparisons and costs for golf car manufacturers GPS Affiliations

Director of Golf Stoller said that they have been looking at new units for a few years. GPS has evolved over the years. There are 3 major companies who sell golf cart GPS systems. Stoller said that To The Green is not an option because the units are the size of a cell phone and the Arrowhead mechanics don't like it. Tag Marshall has a smaller screen and staff doesn't like where they must mount it on the cart. Yamitrak is the one staff likes best. It mounts on the dashboard of the cart, and it is what customers like. Stoller said the antennas are better. Commissioner Mee asked if this would help prevent false readings that someone is riding on the greens. Stoller said it would. These units are like

the kind that are in your car. President Kelly said that for \$4,000 more these are better units, and the price of them have come down over the past few years. Director of Special Facilities Bendy said that the lease on these GPS units should last until we get new carts in the future. Commissioner Pecharich asked why we want to replace our current GPS units. Stoller said our current ones have old technology. The board was agreeable with the Yamitrack units.

7. Arrowhead Golf Course / Golf Course Chemicals – Review of Golf Course Chemical bid results

Director of Special Facilities Bendy said that we use 54% generic chemicals on the course. Commissioner Pecharich asked if we use any organic. Bendy said he would ask his staff and let the board know.

8. Cosley Zoo Fall Carnival Rides – Review of JBR Fundways payment of \$35,625

Bendy said they will have an exact amount for the Regular Board Meeting. It will be in the vicinity of the \$35, 625.

9. Request for Disconnection of Certain Territory from the Wheaton Park District – Review of disconnection request for 2S725 Cree Lane

Benard stated that this is the fourth time this address has come to us to either connect or disconnect. In 2011 the park board approved this address to annex into the park district. In 2015 and 2018 the owners approached the park district to ask to de-annex. The current petition is from a new owner. Benard said that the discretion on this rests with the board, but he would not recommend it. This item will appear on the November 29 Regular meeting.

10. Ordinance 2023-06 – Review of Ordinance 2023-06 Approving a Social Media Policy

Benard stated that it is best practice to formalize a policy on content management. This will allow us to manage content for any content that contains anything inappropriate, like pornography or violence. The alternative would be to not allow any comments on any of our social media platforms. Commissioner Pecharich asked if someone was monitoring our social media now. Benard stated that the marketing department monitors content.

Buildings and Grounds

1. Central Athletic Center Ice Rinks – Review of Proposal for Selling Beer and Wine During Special Event Rental January 27, 2024

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.

Benard stated this is an annual event that we have been hosting through a rental agreement since 2017. President Kelly asked if we donated money back. Benard stated we do not, however we do provide a competitive rental rate. Arrowhead manages the sale of alcohol for this event. The R33 Foundation hires food trucks.

2. Community Center Parking Lot Repaving / Change Order #2 – Review of Change Order #2 in the amount of \$1,867 with Abbey Paving

President Kelly said that the third phase of construction includes a portion of the parking lot on the south side of the building. A small change has been recommended for this phase. He anticipates by the time the project is done the change orders will total approximately \$11,000, which is not bad for a \$1.6 million dollar project.

3. Community Center Phase 2 Interiors / Change Order #1 – Review of Change Order #1 in the amount of \$10,744.06 with Stuckey Construction

President Kelly reviewed the change order.

4. Briar Patch Park Renovation Project / Change Order #2 – Review of Change Order #2 in the amount of \$640.40 with Engineering Resource Associates

Superintendent of Planning Hinchee stated that this charge was from a meeting that ERA attended which was excluded from the proposal.

5. Arrowhead Cart Path Paving Project / Change Order #1 – Review of Change Order #1 in the amount of \$2,000 with Obsidian Asphalt Paving

President Kelly said that Arrowhead budgets \$80,000 a year for cart path replacement. Obsidian Asphalt Paving is recommending replacing this additional section because of its condition.

6. Sensory Garden Playground Project – Review of Funding and Reimbursement Agreement for Equipment Purchase for the Sensory Playground Between the Wheaton Park District and the Play for All Playground and Garden Foundation

Benard stated that the Play For All Foundation raises money through donations, pledges, and grants. This agreement would be the third since this funding model was created.

Additions to the Agenda:

7. Cosley Zoo Visitor's Center deck project C.O. 1

Director of Parks & Planning Sperl stated that after removing the planking on the Cosley Zoo Visitor's Center deck, it was determined that there was 25 L.F. of rotten joists and

substructure components that needed to be replaced. The unit cost is \$25 per linear foot.
Change order total = \$625

8. Rice and Northside Pools Winter Projects

President Kelly reviewed project plans which will be put to bid. The plans include:

- Improving visitor access to both pools
- Adding single use bathrooms at Northside Pool
- Improving privacy options at both pools

CLOSED SESSION

At 6:20 pm Commissioner Mee moved to adjourn the meeting to closed session for the purpose of discussing:

- a. Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees, 5ILCS 120/2 (c)(1)
- b. Purchase or Lease of Real Property, 5ILCS 120/2 (c)(5)
- c. Pending, probable or imminent litigation, 5ILCS 120/2 (c)(11)

Seconded by Commissioner Vires.

Motion passed by roll call vote.

Ayes: Barrett, Frey, Mee, Pecharich, Vires Kelly

Nays: None

Abstain: None

Absent: None

