

**Wheaton Park District
Building, Grounds and Capital Projects Subcommittee
June 1, 2016
4:30pm Museum**

Commissioner Kelly called the meeting to order at 4:30 p.m. Commissioners Frey, Morrill, Vires were present. Commissioner Mee arrived at 5:05 p.m.

Staff in attendance: Executive Director Benard, Executive Assistant Siciliano, Director of Parks and Planning Sperl, Superintendent of Planning Hinchee, Recreation Director Cleary.

Resident in attendance: Justin Heth

Possible Full Board Action Required – Indicated by Underlining

A. Previous Minutes

1. April 6, 2016 – approved in April
2. No May meeting

Discussion Items

B. Previous Action Items

1. Sanitary District Easements – Draft reviewed by our attorney and being reviewed by staff
Sperl stated he is waiting for Steve Maney Executive Director of the Sanitary District to get back in town so a meeting can be scheduled.
2. CAC Chiller – pending change order
Sperl stated that the requested change is a little over \$20,000. The bid documents had the chiller pipes 4 feet underground but they had to go down 7 feet due to a storm sewer. Commissioner Kelly stated he wants to meet with Bob St. Mary. He said that he thinks the markup on the labor is more than the contract allows. He asked staff to get a break down as it relates to our contract. He said the invoice needs to be detailed more.
3. Community Center Building Envelope Study / Masonry Failure
Sperl stated that he received an assessment from Williams. They are willing to do a presentation on it for the board if they wish. Commissioner Kelly asked that staff put material to fix the masonry and walking path into the next budget. Category 1-2 B to be put on the budget. We would have a Buildings and Grounds meeting on this at the Community Center. We will schedule 2 hours for the meeting to provide time to walk around and then have the meeting.
4. Previous approved bids status
Sperl stated that these are all in progress and that there are a few permits in with the city on Graf and Cosley Zoo.
 - i. Natural Area Management – ongoing
 - ii. Northside Tennis Courts – construction to begin in June, neighbors notified

- iii. Brighton Playground Surfacing – Construction pending completion of playground
- iv. Sunnyside Playground Surfacing – Adjacent to Brighton schedule; same company
 - v. AGC Painting – Beginning pending weather
 - vi. AGC Restroom Trailer – August 1st delivery; staff is working on utilities and pad
 - vii. Asphalt – Pool drop off has been completed; other projects scheduled
- viii. Central Athletic Center – Floors and bleachers – underway

C. New Items

- 1. Permits pending with City of Wheaton
 - i. Graf Park Garage
 - ii. Cosley Animal Welcome Center
- 2. Roofing Estimates
 - i. Central Old Bathrooms - \$9,700
 - ii. 7 Gables Hog Barn - \$15,650
 - iii. 7 Gables Corn Crib - \$17,800

Sperl stated that we are concerned about the condition of these roofs and these are initial estimates for replacement. Staff will develop a more detailed report with what is being stored in these buildings and the different options for replacement. Staff also received a proposal from IRCA to develop specs in the amount of \$4,500 just for Taylor Barn. Commissioner Kelly asked for staff to get budgets for metal and asphalt shingles. He was not in favor of metal shingles if this barn is going to be torn down in the near future.

- 3. Northside Pickleball striping - \$250/court
A change order estimate was received from the company that is replacing the tennis court surfacing. Direction was given to do the 2 smaller courts on the east, additional striping is \$500.
- 4. Baseball Improvements – report distributed at meeting
Various improvements have been requested from the baseball board. Commissioner Kelly stated that the baseball/softball boards have been collecting money through fundraising for improvements. He doesn't think the park board should tell them how to spend it but needs to approve what they do. The other commissioners present agreed. Executive Director Benard stated that the funds will need to be appropriated. He will check on the need for a budget amendment. Commissioner Frey was not in agreement with the permanent fence on the west field at Seven Gables. The other commissioners present agreed. Commissioner Morrill stated that he thought that we should get the backstops at Seven Gables done this year and ready for spring. All others present agreed. The backstop project would be paid for by park district capital funds generated by the \$5.00 per person charge.
- 5. Disk Golf request
Executive Director Benard stated that staff has rough plans but he would like to have it designed by a professional. He also wants to find the right location. He thought perhaps the Theosophical Society would be a good place for it, if the board was

agreeable to him investigating a partnership, other location possibilities will also be explored. The board was agreeable to additional discussion on this.

6. Request to utilize county flood control properties for recreation – 510/514 S. Williston – Resident Justin Heth attended the meeting to express his interest in the park district doing something with this property. He stated that there are many kids in this neighborhood and a playground in this area would be very welcomed. Executive Director Benard stated that he has spoken with Tony Charleton from Dupage County and he told Benard that they are waiting for grant funding to do anything with this property. The county will buy the houses, demolish them and give the park district the property to build on. Benard stated that the Play For All Foundation fundraises for barrier free play areas; not only physical but financial, and since there are many refugee children in this area it should qualify. Benard stated that the Play for All Foundation would need to finish fundraising for the current project they are working on. Commissioner Kelly asked for staff to create a proposal and bring it to the full board.
7. Bestler Engineering Report estimate received
Benard stated that we should not proceed with this proposal until the board is considering acquiring this property.

D. Follow Up – Updates or Pending

1. Friends of Northside Park Committee re-engagement – scheduling committee meeting for summer with Sanitary District
2. Rice Pool Master Plan – Met with WTI and BK on May 12/13; report expected in June
3. CC Chiller Trane Assessment – sent to Commissioner Kelly for review. We should be able to expect another 5+ years from the current chiller.
4. Memorial Park Master Plan –plat of survey completed; stakeholder meetings June 22

E. General Administrative Items

1. Atten Cell Tower Lease – Engineering survey of existing facility pending
Central Athletic Complex Ice Superintendent Hinchee stated that V3’s calculations show we went over 2,500s.f. of impervious with a net increase 3,800s.f. We need to come down 1,370 s.f. They provided several alternatives. Staff is most in favor of replacing a section of the existing parking lot with permeable pavement. Staff will make a recommendation and bring it back to the board

Elliot Lake

The adjacent property owner who we received a temporary easement for construction staging from has requested that we resurface the parking lot. Benard stated to we need to review the agreement and report on what we committed to. Hinchee stated he has similar bids we can look to estimate the cost.

Meeting adjourned without objection at 5:50 p.m.