



Wheaton Park District

**Wheaton Park District Board of Commissioners
BUILDINGS, GROUNDS AND FINANCE
SUBCOMMITTEE MEETING MINUTES
Saturday February 1, 2025, 10:00 a.m.
Community Center
1777 S. Blanchard Street, Wheaton, IL 60189**

CALL TO ORDER –

President Kelly called the meeting to order at 10:00 a.m., Commissioner Barrett, Commissioner Frey, Commissioner Pecharich, and Commissioner Vires were present.

Commissioner Mee was absent.

Staff Present included: Executive Director Benard, Executive Assistant Siciliano, Director of Parks & Planning Sperl, Superintendent of Parks and Planning Hinchee, Director of Finance Simpson, Assistant Finance Director Meger.

Executive Director Benard reviewed the purpose of the meeting which is to provide a review of all proposed projects and purchases that appear in the capital projects sections of the approved 2025 budget and related funding sources. President Kelly stated that this is the time for board members to determine if they would like staff to prepare to initiate planning and design on larger projects or prepare to go to bid for smaller projects or equipment purchases or if they would like to further information before staff moves forward. The process of planning to execution including board review and approval of each capital project or purchase was reviewed.

Review of 2025 Proposed Capital Projects

Executive Director Benard and Director of Parks & Planning Sperl provided a summary of the capital projects fund and capital funding items that exist within individual operating funds. The summary included current capital fund balance and identified sources of funding to be added to the capital fund in 2025 to supplement the current fund balance. The use of the park district's debt service extension base towards the annual issuance of general obligation bonds for both ongoing project funding as well as a source of funding to pay alternate revenue bond debt service was discussed. The fund balance retention policy and target analysis was reviewed.

Benard and Sperl then provided a presentation summary of the capital projects and equipment purchases contemplated in the adopted 2025 budget. For each project, the board asked question, discussed and then provided consensus on staff direction. A copy of the presentation will be available to the public via the park district website transparency portal.

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.

Atten Park Streambank Stabilization project in partnership with Cantigny

Consensus: Proceed with design only if grant funding is secured.

Community Center Interior Refresh, Rehab & HVAC Phase 3:

Consensus: Engage architect and proceed with concept design for presentation to the Park Board for design approval. Community Center usage trends were discussed.

Cosley Zoo East Parking Lot:

Proceeding with project that was approved in late 2024 with completion estimated by June of 2025 with usage commencing in late fall 2025 after the city completes the Gary Ave project. Staff to pursue alternative temporary staff parking options for the busy season to accommodate the temporary loss of the existing 30 space staff lot during construction.

Cosley Zoo Existing Conditions Priority Projects:

Consensus: Proceeding with prioritization of projects outlined in the existing conditions audit per board direction. Recommendation report to be presented to the Park Board for review and stakeholders are to be engaged. 2025 board approved zoo capital budget to be used for Taylor Barn replacement project which is being jointly funded by the park district and Cosley Foundation.

Danada South Park:

Consensus: Staff to provide a proposed update Park Board review to the master plan for the acreage leased from the Forest Preserve by the park district. Engage Forest Preserve district to seek approval for the master plan update and lease extension. Proposed additions to the master plan discussed included utilities, restrooms, ballfield drainage, ballfield lights and a disc golf course. Primary funding sources considered for future site updates include grant funding and fundraising through the Sensory Garden Foundation. Invasive tree removal project to proceed this spring as budgeted.

Field House Concept Design, Cost and Operations Study:

Consensus: Staff to seek community feedback on this item via the attitude and interest community survey being undertaken in 2025. Public input on this topic will be presented to the Park Board for their consideration. A decision to engage consultants related to design and planning will then be made by the board.

Lincoln Marsh Property Acquisition:

Consensus: Once the grant award is announced and an agreement signed, staff will execute the purchase of the land from the Conservation Foundation.

Park Restroom Facility Study:

Consensus: Staff to seek community feedback on this item via the attitude and interest community survey being undertaken in 2025. Public input on this topic will be presented to the Park Board for their consideration. A decision to engage consultants related to design and planning will then be made by the board.

Northside Park Girl Scout Cabin Restoration or Replacement:

Consensus: Staff to provide a usage report for current building and projected use changes if any for the replacement concept for their consideration at a future meeting. An update of the structural analysis will be conducted. Will not be included in the resident attitude and interest survey.

Rice Pool:

Consensus: Staff to seek community feedback on this item via the attitude and interest community survey being undertaken in 2025. Public input on this topic will be presented to the Park Board for their consideration. A decision to engage consultants related to design and planning will then be made by the board.

Security Camera Upgrades District Wide:

Consensus: Staff to proceed as budgeted.

Athletic Field Synthetic Turf Engineering Studies Atten CAC Graf:

Consensus: Staff to proceed with consultant solicitation and share an engagement recommendation with the board for their consideration.

Atten Park Irrigation System Replacement:

Consensus: Staff to complete synthetic turf analysis first (prior item).

Blanchard Building Parking Lot and Chapel Demolition vs Improvement:

Consensus: Hold on Chapel discussion one year. Proceed with grant funded parking lot as budgeted.

Briarpatch Park Pickleball Shade

Consensus: Staff to proceed as budgeted.

Central Athletic Complex & Central Park:

Consensus: Staff to provide additional information on Boiler replacement for review by buildings and grounds Chairman. Proceed with grant funded parking lot, pickleball lights and pickleball shade structure as budgeted.

Community Center Entrance Façade, HVAC, Irrigation Replacement and Memorial Room Audio Improvements:

Consensus: Proceed with design for all projects and bring results to the park board for their consideration.

Cosley and Prairie Building

Consensus: 855 parking lot lighting upgrades and paver replacement to proceed as budgeted.

Graf Park:

Consensus: Staff to proceed with batting cages project but shall review with baseball softball board a contribution to the cost. Synthetic turf carpet replacement to proceed as budgeted.

Various Projects:

Consensus: Staff to proceed as budgeted

- Hawthorn Junction Playground Replacement
- Herrick Playground Resurfacing
- Hillside Fence Replacement
- Memorial Park Fence Addition
- Memorial Park Lions Terrace Shades
- Rathje - Playground surfacing
- Seven Gables Vita Course Replacement
- Triangle Basketball court replacement

DuPage History Museum:

Consensus: Staff to proceed with grant application for permanent exhibit when available. Proceed with a \$25,000 match to DuPage County \$250,000 commitment for identified building and interior repairs.

Northside Park:

Consensus:

- Dredge Settling Basin – Review project scope with City and Buildings and grounds Chairman.
- Pickleball Court Shade \$16,000 – Proceed as budgeted.
- Warming Shelter Engineering and Design \$25,000 – Proceed as budgeted.

Prairie Building 855 Carpet and Paint Interior

Consensus: Staff to proceed as budgeted.

Rice Pool:

Consensus: Pause all items for one year pending community survey results.

- Locker room floor refurbishment
- Locker room partitions
- Sandblast and paint
- Shade

Toohy Park:

Consensus: Proceed with design as budgeted for this OSLAD grant opportunity.

Playground Replacements

Consensus: Staff to proceed as budgeted

- Hawthorn Junction
- Hillside Tot Lot
- Prairie Path Park

Arrowhead Driving Range Improvement Feasibility and Concept Design:

Consensus: Staff to proceed with consultant solicitation and share an engagement recommendation with the board for their consideration. Staff to complete a business plan / pro forma for the proposed operation.

ADJOURNMENT

At 12:10 p.m. Commissioner Frey moved to adjourn the meeting. Seconded by Commissioner Barrett. Motion carried by voice vote.

A handwritten signature in black ink, appearing to read "M. Frey", followed by a horizontal line.