



Wheaton Park District

**Wheaton Park District Board of Commissioners
MINUTES – SUBCOMMITTEE MEETING
Wednesday September 2, 2026,
DuPage County Historical
Museum
102 E. Wesley Street, Wheaton, IL 60187
5:00 pm**

CALL TO ORDER –

President Vires called the meeting to order at 5:00 p.m., Commissioner Frey, Commissioner Kelly, Commissioner Mee, Commission Pecharich, & Commissioner Welker were present.

Absent: Commissioner Barrett

Staff Present included: Executive Director Benard, Executive Assistant Siciliano, Assistant Director of Parks & Planning Pickett, Superintendent of Planning Hinchee, Director of Arrowhead Operations Novak, Director of Finance Simpson, Assistant Director of Finance Meger

PRESENTATIONS

- **Speer Financial – Debt Overview**

Anthony Miceli of Speer Financial reported that the district has three bond issues outstanding. The General Obligation Limited Tax Park Bonds, Series 2015C and Series 2025 totaling \$2.845 million, and General Obligation Alternate Revenue Source Bonds, Series 2019A totaling \$3.055 million. Debt repayments are scheduled annually from 2026 to 2029, with total debt service for 2026 estimated at approximately \$3.7 million.

The district's Equalized Assessed Value (EAV) is \$3.404 billion, resulting in a statutory debt limit of \$97.8 million and a non-referendum debt limit of \$19.6 million. This leaves a legal debt margin of \$95 million and \$16.7 million for non-referendum debt.

The Debt Service Extension Base (DSEB), which grows annually based on CPI, is \$3.003 million in 2026, which is available for the 2026 Bond Issuance.

The 2025 total tax rate is 0.5216, translating to an estimated tax of \$827.61 on a \$500,000 home, with EAV growth of approximately 8.8% from 2024 to 2025.

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 630.945-7726; fax number 630.665.5880; email dsiciliano@wheatonparks.org

The 2026 financing plan includes issuing Series 2026 Bonds totaling \$2.916 million to fund capital projects and maintenance and pay debt on Series 2019A, with a net new capital of \$2.079 million expected through competitive bank placement.

Comments from the board:

Commissioner Pecharich asked if we must take out the full Debt Service Extension Base. Miceli said we do not, however the DSEB (Debt Service Extension Base) will always increase annually by CPI (up to 5%) even if you do not take the full amount available. This differs from the Tax Levy Extension or Aggregate Extension Base because it is based on the prior year's extension for capped operating funds. It serves as the starting point for calculating how much a district may increase its operating levy by CPI. Debt is not included in the Aggregate Extension Base. Benard stated that every year staff provide the board with a long-term capital replacement schedule, which documents all our assets and the year that it is scheduled for replacement. Filling the DSEB is critical to the process of maintaining the park district's infrastructure and not deferring maintenance.

- **Nevin Hedlund Architects – Park Restroom Improvement Concept & Cost Review**

Hedlund reported this study includes five new and five existing park restroom locations. This includes new modular units as well as updating existing structures. Construction estimates were provided by EP Doyle. The Modular approach is more cost effective than new construction and will save the district money on installation and materials. Hedlund gave a total estimate of \$2.67M, which includes the five new facilities and five renovated facilities. Individual project locations were also priced. Existing facilities would be renovated with added insulation and heat.

Comments from the board:

Commissioner Pecharich asked when the restrooms are closed. Benard said November to May. Commissioner Kelly noted that we would need to include WIFI costs to the project to support the motion detectors that would operate the heating system and remote locking mechanisms. Commissioner Welker asked if these would replace the Port O Potty's out at some of the more used parks. Benard said yes. Welker stated that last year she reached out to staff with safety concerns for children that use Port O Potty's that some of the Port O Potty's were not in line of sight to the adults/coaches. She said that staff did a good job moving Port O Potty's to where they would be more visible. She is in favor of these restrooms for this reason. Benard suggested that we could use a phased approach to completing the restrooms. President Vires agreed and said that this could be part of our capital projects review meeting in January. The rest of the board agreed.

COMMUNITY INPUT

None

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 630.945-7726; fax number 630.665.5880; email dsiciliano@wheatonparks.org

DISCUSSION ITEMS

Finance and Administration

1. **2026 Subcommittee Meeting Schedules** – Review of proposed schedule update
Benard recommended moving the subcommittee dates for October and December. October is related to staff attending the NRPA conference and December is due to Thanksgiving. The board agreed with amending the schedule at the regular meeting.
2. **2027 Budget Development** – Review schedule
Benard reviewed the balance of the budget development calendar highlighting important dates and actions required by the board. No further discussion.
3. **2026 Arrowhead Driving Range Project Furniture Purchase** – Review of furniture purchases contemplated through the Sourcewell and TIPS cooperative purchasing programs, in an amount not to exceed \$197,897.39
Director of Arrowhead Operations Novak and his team have worked with FGMA to develop the furniture purchase plan. The board reviewed the purchasing plan and pricing.

Construction is scheduled to begin on Tuesday September 8th. The demolition permit has been received. The team is responding to county feedback concerning the stormwater management aspects of the project.

Buildings and Grounds

1. **Arrowhead Driving Range Project** – Review of FGM Architects contract costs for design development, construction document development, procurement and construction phases
Benard said that when we approved the proposal for concept and cost design with FGMA the proposal included their compensation for the rest of the project 7% of the total project cost which is \$253,748. The board must take action to authorize this expenditure of funds.

There was discussion on the full cost of the project, which is just over 4 million. Commissioner Kelly noted that the original plan and budget estimate didn't include a full food and beverage operation for the new driving range and did not include the utilities and additional buy owner purchases. Originally it was just the heated bays. Kelly stated that food and beverage facility addition alone will come in at around a million dollars. Benard stated that he and the finance team were reviewing whether a budget amendment would be necessary to meet the final project cost or if the current appropriation amount would be sufficient.

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 630.945-7726; fax number 630.665.5880; email dsiciliano@wheatonparks.org

2. **2025-2027 Arrowhead Golf Club Parking Lot Project** – Review of bid results
Benard said that the parking lot updates were planned in phases over three years to minimize service interruption. The phases were reviewed. Phase two was put out to bid, which will be opened next Wednesday with a formal recommendation being presented to the board at the September 16 meeting. Alternates were requested to expand the Phase #2 restoration area and cart path repairs.
3. **2026 Central Athletic Complex Stairs and ADA Ramp Project** – Review of bid results
Benard reported that the staff recommendation was to reject the sole bid and rebid the project in the spring expecting a more competitive response. No further discussion.
4. **Ray Morrill Community Center Phase 3 Interiors** – Review Change Order #3 in the amount of \$22,658.20 with Happ Builders.

Buildings and Grounds Committee Chairman Kelly reported that there is approximately \$10,000 more in changes to be expected. Everything but the gym viewing area should be completed by the end of the weekend. The contractor is currently incurring liquidated damages at \$1,000 a day since Friday August 28, which was the completion date according to the contract. Commissioner Welker asked if the score boards that are not functioning are related to the construction. Benard said it is not related to construction, but they are scheduled to be replaced next year due to their age and poor functioning. Commissioner Welker asked staff to make sure there is power to them for the future.

Commissioner Kelly reported that there has been elevator down time at the Ray Morrill Community Center. The elevator is original to the building which is 37 years old. He said that staff had talked to Anderson Elevator but were concerned their pricing was not competitive. Kelly recommended a consultant who would provide a price for designing and putting to bid a complete elevator refurbishment which would be completed in 2027. There was discussion about the possibility of installing a chair lift to be used during construction downtime. More to come on this subject.

5. **Graf Park Improvements** – Review Change Order #1 in the amount of \$8,475.00 with Innovation Landscape
Commissioner Welker asked what we are changing. Commissioner Kelly said poor soils and a drainpipe under the track. No further discussion.

Additional Comments

Benard reported that on an annual basis staff have sought and received the board's approval to host Central DuPage Hospitals company picnic at Memorial Park which included alcohol service. This year they have requested to hold the event at Cosley Zoo. This request for alcohol service as required by the park use ordinance will be presented to the board on the September 16 agenda.

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 630.945-7726; fax number 630.665.5880; email dsiciliano@wheatonparks.org

ADJOURNMENT

At 5:49 p.m. Commissioner Mee moved to adjourn the meeting. Second, by Commissioner Pecharich Motion carried by voice vote.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke.

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 630.945-7726; fax number 630.665.5880; email dsiciliano@wheatonparks.org