

**Glen Ellyn Park District
Board of Commissioners
Regular Meeting Minutes
January 16, 2024
185 Spring Avenue**

I. Call to Order

President Stortz called the meeting to order at 7:04 p.m.

II. Roll Call of Commissioners

Upon roll call, those answering present were Commissioners Crickmore, Ward, Nephew, and President Stortz. Commissioner Cornell arrived at 7:11 p.m. and Durham at 7:13 p.m. Commissioner Weber participated via Zoom.

Commissioner Ward moved, seconded by Commissioner Crickmore, and voted unanimously by the Park Board of Commissioners who were physically present at the Spring Avenue location, to allow Commissioner Weber to vote via Zoom for tonight's meeting.

*Roll Call: Aye: Commissioners Ward, Crickmore, Nephew and President Stortz.
Nay: None*

Motion Carried.

Staff members present were Executive Director Dave Thommes, Executive Deputy Director Cinquegrani, Director of Planning and Natural Resources Troia, Director of Recreation & Facilities Lim and Board Secretary & Directors' Assistant Dikker.

III. Pledge of Allegiance

President Stortz led the pledge of allegiance.

IV. Changes to the Agenda

None.

V. Public Participation

None.

VI. Consent Agenda

Commissioner Nephew moved, seconded by Commissioner Crickmore, to approve the Consent Agenda including the Voucher List of Bills totaling \$2,323,024.15 and minutes from the December 19, 2024, Special Meeting.

*Roll Call: Aye: Commissioners Nephew, Crickmore, Ward, Weber, and President Stortz.
Nay: None*

Motion Carried.

VII. New Business

- A. Approval of the Non-Referendum Bond Ordinance, "An Ordinance providing for the issue of approximately \$1,360,935 General Obligation Limited Tax Park Bonds, Series 2024A, for the payment of land for parks, for the building, maintaining, improving, and protecting of the same and the existing land and facilities of the District and for the payment of the expenses incident thereto, providing for the levy of a direct annual tax to pay the principal and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

The meeting was called to order by the President, and upon the roll being called, Ben Stortz, the President, and the following Park Commissioners were physically present at said location: Commissioners Ward, Crickmore, Nephew, and President Stortz

The following Park Commissioners were allowed by a majority of the members of the Board of Park Commissioners in accordance with and to the extent allowed by rules adopted by the Board of Park Commissioners to attend the meeting by video or audio conference:
Commissioner Weber

No Park Commissioner was not permitted to attend the meeting by video or audio conference.

The following Park Commissioners were absent and did not participate in the meeting in any manner or to any extent whatsoever: Commissioners Cornell and Durham

The President announced that a proposal had been received from Republic Bank of Chicago, Oak Brook, Illinois for the purchase of the District's \$1,360,935 non-referendum general obligation limited park bonds to be issued by the District pursuant to Section 6-4 of the Park District Code for the payment of land for parks, for the building, maintaining, improving and protecting of the same and the existing land and facilities of the District and for the payment of the expenses incident thereto, and that the Board of Park Commissioners would consider the adoption of an ordinance providing for the issue of said bonds and the levy of a direct annual tax to pay the principal and interest thereon. The President also summarized the pertinent terms of said proposal and said bonds, including the length of maturity, rate of interest, purchase price and tax levy for said bonds.

Whereupon Park Commissioner Stortz presented and the Secretary read by title an ordinance as follows, a copy of which was provided to each Park Commissioner prior to said meeting and to everyone in attendance at said meeting who requested a copy:

Park Commissioner Ward moved and Park Commissioner Crickmore seconded the motion that said ordinance as presented and read by title be adopted.

After a full discussion thereof, the President directed that the roll be called for a vote upon the motion to adopt said ordinance.

Upon the roll being called, the following Park Commissioners voted AYE: Commissioners Ward, Crickmore, Weber, Nephew, and President Stortz

The following Park Commissioners voted NAY: None

Whereupon the President declared the motion carried and said ordinance adopted, approved and signed the same in open meeting and directed the Secretary to record the same in full in the records of the Board of Park Commissioners of the Glen Ellyn Park District, DuPage County, Illinois, which was done.

B. 2023 Amended Budget & Appropriation Ordinance – Ordinance #24-01

Director of Finance & Personnel Cinquegrani presented Ordinance #24-01, the amended Budget & Appropriation ordinance for the 2023 fiscal year. Cinquegrani explained that the amendment was necessary to properly budget expenditures relating to Board approved capital projects during the 2023 budget year and provided the reasons for the various changes. He provided that similar to the annual budget process the District is required to place a tentative draft of the amended 2023 Budget & Appropriation ordinance on file for at least 30 days and that a public hearing will be conducted at the February 20th Regular Meeting for formal adoption.

The Park Board had a brief conversation and following Commissioner Nephew motioned, seconded by Commissioner Crickmore, to place on file Ordinance #24-01 “The amended and restated ordinance making a combined annual budget and appropriation ordinance for purposes of the Glen Ellyn Park District for the year beginning January 1, 2023, and ending December 31, 2023.”

Roll Call: Aye: Commissioners Nephew, Crickmore, Cornell, Ward, Weber, and President Stortz

Nay: None

Motion Carried.

C. Resolution 24-01 – Resolution Approving Outside Employment for the Manager of Soccer

Executive Director Thommes relayed that as part of the transition process, the District is seeking to hire the Interim Manager of Soccer Operations on a full-time, permanent basis. Previously the Interim Manager was also employed with Future Pros, Inc., who also contracts with the Glen Ellyn Park District. Per Park District Personnel policy full-time employees shall not accept work for persons or companies with whom the Park District conducts any form of business. The Board has the right to modify this policy as it sees fit and staff shared that Future Pros Inc. employees have access to coaches and training curriculum, which is a benefit to both organizations. Thommes stated that a Resolution was drafted and reviewed by counsel to approve outside employment for this position. The Park Board had a brief discussion and inquired if any other positions could possibly have this occur and Dave stated if so and if that would be a benefit for the District another Resolution would need to be brought before the Board.

Following the discussion, Commissioner Durham moved, seconded by Commissioner Crickmore, to approve Resolution 24-01, a Resolution Approving Outside Employment for the Manager of Soccer.

Roll Call: Aye: Commissioners Durham, Crickmore, Cornell, Ward, Weber, Nephew and President Stortz
Nay: None

Motion Carried.

D. Sunset Renovation-Roof Bid Results

Director of Planning and Natural Resources Troia shared that on November 17, 2023 staff publicly noticed invitations for bids, requesting contractors to provide proposals for roof replacement at Sunset Pool for three existing buildings. Troia provided that this scope of work was previously bid with W.B. Olsons project bid letting but only one (1) bid was received for a sum of \$88,000. Staff felt they could get a better bid by rebidding this themselves and strategized with W.B. Olson.

Staff conducted a bid opening on December 13, 2023, at which time ten (10) sealed bids were received, opened, and read aloud. Troia shared that the bids were competitive and staff vetted the bids and provided that Ridgeline Enterprises Inc. was being recommended as the lowest and responsible bid. The Park Board had a brief discussion of the project and contractors and following Commissioner Crickmore moved, seconded by Commissioner Cornell to award the Sunset Pool Roof replacement bid to Ridgeline Enterprises Inc. as the lowest responsive and responsible bid for the amount of \$41,160.

Roll Call: Aye: Commissioners Crickmore, Cornell, Ward, Weber, Durham, Nephew, and President Stortz
Nay: None

Motion Carried.

E. Ackerman HVAC Equipment Purchase

Director of Planning and Natural Resources Troia reminded the Park Board that staff have been working with the Architects, Engineers, and Contractors regarding replacement of the HVAC equipment and how to best optimize this project. Troia stated that \$250,000 was included for six (6) new rooftop units in the 2024 Capital Budget. Troia presented a proposal for the purchase of six (6) new units and the costs of installation by FloTech, who is currently under contract with the District for the Gymnastics improvements. Troia shared that utilizing contractors who are already mobilized would be the most cost effective and this would be added as a change order to the Wight Construction contract. Total costs of this proposal are not to exceed \$150,000 and have been reviewed and evaluated by the Wight engineering team, contractors and installers of the new Trillium BAS control system which will control all units within the facility.

The Park Board inquired about the process of installation, life expectancy, and was pleased with the \$100,000.00 savings and following, Commissioner Crickmore moved, seconded by

Commissioner Ward to approve the change order to the Wight & Co. contract to cover the costs of the planned 2024 HVAC improvements for an amount not to exceed \$150,000.

Roll Call: Aye: Commissioners Crickmore, Ward, Cornell, Weber, Durham, Nephew, and President Stortz
Nay: None

Motion Carried.

F. Ackerman Gymnastics Equipment Purchase

Director Troia said that as part of the Ackerman Sports & Fitness Center improvements, new gymnastics equipment is required and was included in the Ackerman Improvements budget. Troia shared that due to the specialized nature of the equipment it will be purchased as a sole purchase with Board approval from The Athletic Equipment Source. Troia relayed that the cost is \$201,553.97 and this includes delivery and installation and has been reviewed by the Architect, staff, and gymnastics staff as well.

The Park Board asked the age ranges for this equipment which staff said can accommodate up to adults, inquired about sole source purchasing and the budget for this equipment. Following discussion Commissioner Ward moved, seconded by Commissioner Durham to waive quotes/bids requirement, and purchase the Ackerman gymnastics equipment as a sole source purchase from The Athletic Equipment Source for the amount of \$201,553.97.

Roll Call: Aye: Commissioners Ward, Durham, Cornell, Crickmore, Weber, Nephew and President Stortz
Nay: None

Motion Carried.

G. LGPTA Ordinance Churchill Park – Ordinance #24-02

Director of Planning and Natural Resources Troia reviewed the IGA with the Forest Preserve that was entered into in November of 2023. In that IGA, the Forest Preserve sold and transferred 4.92 acres of property in Churchill Park over to the Park District. This property was held in partnership with the Forest Preserve but has now officially been deeded over.

Troia explained that the next step in the process as a requirement of the Local Government Property Transfer Act, is to adopt an Ordinance for the purchase. The Board had a brief discussion and following, Commissioner Cornell moved, seconded by Commissioner Durham, to adopt Ordinance #24-02, an Ordinance requesting the transfer of property from the Forest Preserve District of DuPage County pursuant to the local government property transfer act for the Churchill parcel property.

Roll Call: Aye: Commissioners Cornell, Durham, Crickmore, Ward, Weber, Nephew and President Stortz
Nay: None

Motion Carried.

H. Frank Johnson Center – Featherstone, Inc. January payout

Director of Planning and Natural Resources Troia briefed the Board on the status of the Frank Johnson Center providing that this payout included construction of the interior walls, floors, electrical and more. Troia provided details on the timeline stating all is still on time for completion.

The Park Board was happy with the progress and Commissioner Cornell thoroughly enjoyed her tour of the facility. Following Commissioner Nephew moved, seconded by Commissioner Cornell, to approve Featherstone, Inc.'s January payout request for the Frank Johnson Center construction in the amount of \$596,518.83 as the services identified within the payout request have been performed.

Roll Call: Aye: Commissioners Nephew, Cornell, Crickmore, Ward, Weber, Durham, and President Stortz

Nay: None

Motion Carried.

I. Sunset Pool – WB Olson December pay application

Director Troia presented the Sunset Pool December pay application stating that this includes construction of the pump room, concrete footers, excavation, pool plumbing, interior walls to the bathhouse, floors and more. Following, Commissioner Durham moved, seconded by Commissioner Ward, to approve the W.B. Olson December pay application for the Sunset Pool construction in the amount of \$417,329 as the services identified within the pay application have been performed.

Roll Call: Aye: Commissioners Durham, Ward, Cornell, Crickmore, Weber, Nephew, and President Stortz

Nay: None

Motion Carried.

J. Wight Pay Application #6

Director Troia stated that construction is going smoothly at the Ackerman Sports & Fitness Center and reviewed Wight payment application #6 for improvements in the amount of \$713,826.85 (later amended to reflect invoice of \$713,826.83). Troia stated this payout includes the construction of the concrete flooring to both fitness studios, the construction of electrical installation, the metal gymnastics center erection, flooring, walls, casework, and more.

The Park Board is excited for this project and asked to be able to have a tour of the site. Troia relayed he would set that up in the weeks to come. Following, commissioner Crickmore amended her motion to reflect the current invoice and moved, seconded by Commissioner Ward, to approve Wight Construction payout request #6 for the Ackerman addition and renovation in the amount of \$713,826.83.

Roll Call: Aye: Commissioners Crickmore, Ward, Cornell, Weber, Durham, Nephew, and

President Stortz
Nay: None

Motion Carried.

VIII. Unfinished Business

A. 2023-2025 Project Update(s)

Director Troia briefed the Board on the projects in the District beginning with the Frank Johnson Center. Troia shared that all is going well with the project, and they are ahead of schedule with hopes to open by March 31st of this year. The Board inquired about the playground and Troia stated all has been submitted to the Village and staff are awaiting a response and for the weather to clear up before any action can be taken. The Ackerman Sports & Fitness Center project is going well, and the 1st and 2nd floors fitness studios should open approximately mid-February. The steel is in place for the new gymnastics studio and there were no issues tying the building into the existing building. He shared that temporary heating will be utilized until the HVAC units are set in place approximately in May. Troia shared that Sunset Pool was able to take advantage of the good weather and now contractors are working on the bathhouse and office and will resume other areas as the weather improves.

Director Troia then shared the contingency status of the projects stating that the remaining contingencies (following final completion of the projects) of Sunset Pool and Ackerman Sports & Fitness Center will be used towards other projects within the District that are currently in the works. The contingency of the Frank Johnson Center will remain to offset costs for the Playground remediation project.

IX. Staff Reports

A. Finance Report (For information only)

B. Staff Reports

Executive Director Thommes relayed that WDSRA will be hosting their 2024 Bash on March 2, 2024. The District is a Gold Sponsor of the event and will have six (6) tickets available should a Commissioner(s) wish to attend. Director Thommes then briefed the Board on the upcoming Glen Ellyn Community Awards that is being held on Tuesday, March 12th at the Abbington. Thommes relayed that this event hosted by the Glen Ellyn Chamber of Commerce will recognize a volunteer from the Park District. He stated that unfortunately this event coincides with a Board Meeting that evening and was looking for feedback from Commissioners for interest in the event. After some discussion, President Stortz stated that when the District has finalized their selection perhaps a Commissioner with a tie to that volunteer would attend the event in lieu of the Board Meeting. Director Thommes stated more information would be forthcoming.

X. Commissioners' Reports

Commissioner Weber complimented staff at Ackerman Sports & Fitness Center during this construction period. Commissioner Durham echoed that sentiment and Commissioner Nephew appreciated the updates from staff regarding the weather. Commissioner Crickmore was impressed with how well Ackerman was functioning during this construction transition.

Commissioner Cornell appreciated her dance classes within the Park District and highly recommended them. Lastly, President Stortz thanked staff for all of their efforts during the extreme weather and thanked staff for the recognition of the Golden Eagles teams at last month's Board Meeting. He stated the coaches felt it was very meaningful and the teams thoroughly enjoyed being recognized.

XI. Adjourn to Executive Session

At 7:54 p.m., Commissioner Ward moved, seconded by Commissioner Crickmore, to convene into Executive Session under Section 2 (c) 1 for the discussion of the appointment, employment, compensation, discipline, performance, or dismissal of specific employees or legal counsel for the district.

XII. Reconvene to Open Session

The regular meeting reconvened at 8:40 p.m.

XIII. Adjourn

There being no further business, Commissioner Ward moved, seconded by Commissioner Cornell to adjourn the Meeting at 8:40 p.m.

Roll Call: Aye: Commissioners Ward, Cornell, Crickmore, Weber, Durham, Nephew, and President Stortz

Nay: None

Motion Carried.