

**Glen Ellyn Park District
Board of Commissioners
Workshop Meeting
October 5, 2021
185 Spring Avenue**

I. Call to Order

President Durham called the meeting to order at 7:05 p.m.

II. Roll Call of Commissioners

Upon roll call, those answering present were Commissioners Ward, Stortz, Bischoff, Nephew, and President Durham. Commissioner Cornell arrived at 8:00 p.m. via Zoom and Commissioner Weber was absent.

Staff members present were Executive Director Harris, Superintendent of Finance & Personnel Cinquegrani, Superintendent of Recreation and Facilities Miller, Parks Project Manager Troia and Executive Assistant and Board Secretary Dikker.

III. Pledge of Allegiance

IV. Changes to the Agenda

Executive Director Harris stated there is an additional item added to the agenda tonight regarding Oak Wilt Disease and information was forwarded to Commissioners.

V. Public Participation

None

VI. Voucher List of Bills

Commissioner Nephew moved, seconded by Commissioner Stortz to approve the Voucher List of Bills totaling \$120,210.12

*Roll Call: Aye: Commissioners Nephew, Stortz, Ward, Bischoff, and President Durham
Nay: None*

Motion Carried.

VII. FGM – Presentation Johnson Center Discussion

Parks Project Manager Troia reviewed that the District has engaged FGMA Architects to develop a long-range master plan for the Johnson Center site and facility. Troia introduced Dan Nicholas, Principal, of FGM Architects who discussed the Charrette process that FGM utilized to arrive at the various proposed concepts that would be discussed this evening.

Mr. Nicholas provided that two (2) concepts were discussed for renovation of the maintenance center. Concept one (1) would be a complete redevelopment of the existing site with a new

maintenance, administration, and storage facility. This concept would be approximately \$5.5 million including \$900,000 in contingencies. The 2nd concept would include renovating the existing Frank Johnson Center as a cold storage building while also constructing a new maintenance facility on the site. The new structure would be smaller in size than concept one and includes offices, restrooms, meeting room and shop areas. The 2nd concept would be approximately \$4.45 million. The repurposed Johnson Center would have a life of 15 years at which time it would likely have to be replaced. That cost is estimated to be \$2.75 million. Other improvements for both concepts include site development, parking, security, and exterior storage. The green space to the north of the site would remain including the playground.

The Park Board had a lengthy discussion on site development costs, building costs in relation to other surrounding Districts buildings, layout of the building within the neighborhood and funding sources for the project. Superintendent of Finance and Personnel Cinquegrani reviewed that there are several funding options that can be utilized for this project. One being to issue non-referendum bonds, a second source would be to issue alternative revenue bonds and the third would be to fund through a referendum process. All scenarios would have to be considered in relation to other projects and priorities.

Executive Director Harris stated there are several large capital projects the District has researched including improvements to Sunset Pool and to the Ackerman Sports & Fitness Center. The District could likely fund one large improvement project in the next 5-10 years but to address 2-3 in that time span would likely need to be done through a referendum.

Dan Nicholas of FGM Architects thanked the Board for their time and would follow up with additional information as requested. Harris stated that this is a preliminary discussion and further discussion will continue throughout the budget process and during the Park Board's Strategic Planning session.

VIII. Newton Playground Equipment Bid Discussion

Project Manager Troia discussed that as Newton Park was awarded an OSLAD grant for site improvements one of the first phases includes renovation of the playground.

Troia stated that staff publicly noticed invitations for bid on September 9th for the playground improvements which would include installation of play equipment, concrete sidewalks, benches, tables, bike racks, and a small shade structure. The bid opening was held on September 24th and four (4) bids were received, opened, and read aloud. The bids were competitive and consistent with project estimates. Troia stated Hacienda Landscaping, Inc. submitted the lowest lump sum bid of \$199,061. Troia said Hacienda has most recently completed the Co-Op Park playground renovation.

The Park Board had a brief discussion of the project and inquired on the playground surface. Troia stated that that can be further decided upon later. As the turf product is significantly more costly, additional funding is required. Consensus amongst the Board was in favor of the artificial turf surface to further improve accessibility within the playground. Following,

Commissioner Ward moved, seconded by Commissioner Stortz to award the Newton Playground Improvements bid to Hacienda Landscaping, Inc. as the lowest responsive and responsible bid for the amount of \$199,061.

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

Motion Carried

IX. Sunset Pool Shade Structure Bid Discussion

Project Manager Troia stated as part of the FY 2021 Budget, a shade structure was to be added to the plaza adjacent to the concessions building at Sunset Pool. This would provide not only shade but create additional recreation areas near the pool for rentals and/or gatherings.

Invitations for bids were publicly noticed on September 10th and the bid opening was conducted on September 28th, at which time seven (7) sealed bids were received, opened, and read aloud with all being competitive and comparable to project estimates. Hacienda Landscaping, Inc. submitted the lowest lump sum bid of \$45,400. Troia stated that this contractor has completed prior projects within the District and has been vetted.

Following a very brief discussion, Commissioner Nephew motioned, seconded by Commissioner Ward to award the Sunset Shade Canopy Improvements bid to Hacienda Landscaping, Inc. as the lowest responsive and responsible bid for the amount of \$45,400.

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

Motion Carried

X. Place 2021 Tax Levy on file

Superintendent of Finance & Personnel Cinquegrani stated that consistent with previous years, staff is recommending approving a tax levy ordinance for 2021 that encompasses the amount of tax dollars allowed under the Property Tax Extension Limitation Law (PTELL). Staff recommended levying an increase of 4.95% to allow the District to capture new growth within the community, which is determined once the final property assessment numbers are available in April of 2022. Cinquegrani discussed the parameters of the 2021 tax levy, the prior tax levies of the District and answered questions from Park Commissioners. After a brief Board discussion, Commissioner Stortz moved, seconded by Commissioner Bischoff, to approve Resolution 21-01 "Truth in Taxation Law".

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

Motion Carried

Commissioner Stortz then moved, seconded by Commissioner Ward, to place the ordinance on file for the levy and assessment of taxes for the year 2021.

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

Motion Carried

XI. Staff Reports

Executive Director Harris discussed the status of the Community Attitude & Interest Survey stating that 290 online and 100 paper surveys have been completed and remitted. Completion of 400 surveys was the goal and the District should be on target to bring final information to the Board in November of 2021. Harris also stated that the final Thirsty Thursday will take place this Thursday, October 7th at the Boathouse. Lastly, Werq-a-thon will take place on Sunday at Ackerman Sports & Fitness Center which is a group fitness class that takes place in the gym supporting Breast Cancer Research Foundation.

XII. Commissioners Reports

Commissioner Cornell stated she is looking forward to the outcome of the Attitude & Interest Survey.

XIII. Adjourn

There being no further business, Commissioner Bischoff moved, seconded by Commissioner Ward to adjourn the Workshop meeting at 9:21 p.m.

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

Motion Carried.

Respectfully submitted,

Kimberly Dikker
Board Secretary