

**Glen Ellyn Park District
Board of Commissioners
Regular Meeting
January 11, 2022
185 Spring Avenue**

I. Call to Order

President Durham called the meeting to order at 6:33 p.m.

II. Roll Call of Commissioners

Upon roll call, those answering present were Commissioners Cornell, Ward, Weber, Stortz, Bischoff, Nephew and President Durham. Commissioner Nephew and Cornell participated remotely.

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

III. Pledge of Allegiance

President Durham led the Pledge of Allegiance.

IV. Changes to the Agenda

None.

V. Public Participation

None

VI. Consent Agenda

Commissioner Stortz moved, seconded by Commissioner Bischoff, to approve the Consent Agenda including the Voucher List of Bills totaling \$647,219.98 and minutes from the December 7, 2021, Regular meeting.

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

Nay: None

Motion Carried.

IX. New Business

A. Strategic Planning Discussion

Executive Director Harris introduced the strategic planning agenda stating the goal is to provide a summary of the recently approved 2022 budget, identify proposed capital projects and needs through 2033, project available funding through that year as well, discuss larger impactful topics including the Johnson Center, Sunset Pool and ASFC and concluding with funding strategies to

potentially address some or all of those projects. He encouraged and welcomed an open dialogue with ideas, suggestions and questions.

Superintendent of Finance and Personnel Cinquegrani began the discussion with reviewing the 2022 Budget. The Park Board of Commissioners discussed the current tax levy and past levies in previous years. They inquired about the District's debt, with Cinquegrani stating the only debt of the District is that of non-referendum bonds. Cinquegrani reviewed current staffing of the District and reviewed the impact of the minimum wage increase this coming year through 2025. Superintendent of Recreation and Facilities Miller provided some background on new programming for 2022.

Project Manager Troia then reviewed the 12-year Capital Project list, providing an overview of each year. Troia and Cinquegrani both shared that while maintaining our assets over the years and using the park district's current funding mechanisms and non-referendum bond issuance the District would be able to achieve and pursue a larger scaled project like recent improvements to Ackerman Park and Lake Ellyn Park in year 9 or 10.

Troia then focused on a few larger projects, all of which have underwent recent masterplan efforts. He discussed the need for future improvements to the Frank Johnson Center which serves as the maintenance facility for the Park District. Troia discussed the current condition, the fact that the facility is well past its useful life and reviewed the repurposing plan and recommendations presented in 2021. It was identified by staff that the Johnson Center rebuild could be achieved within current financial practices in 2031. In doing so, the District would be able to continue maintaining its assets leading up to 2031 but not have the ability to address any other larger scale improvements such as Sunset Pool. Additionally, it is projected the cost of the Johnson Center rebuild will be approximately \$2+million more if done in 2031 rather than within the next few years. Troia stated while it was determined that rebuilding the maintenance garage at the existing location was determined to be the most practical solution compared to other potential Park District sites, the District could engage a Commercial Realtor to research other commercial opportunities. The Commissioners also inquired about Main Street Recreation Center and Spring Avenue Recreation, interested in their respective operations and usage. Harris reminded them of the Dual Facility study that was conducted in 2014 that reviewed those operations and will distribute the report to their attention. In the meantime, the study is also available on our website.

Next, Troia reviewed the Sunset Pool facility. Currently, the long-range capital plan as presented this evening includes \$2 million in various repairs and updates through 2032. These are largely for mechanical and infrastructure items. Troia then discussed the recent Sunset Pool masterplan that was developed and presented in 2021. The recommendation included expansion of the splashpad, replacing slides with a vortex slide, office, and locker room expansion. The Park Board discussed the pool lifespan, infrastructure, and future of this asset along with funding that would be available for this facility within the current financial forecast.

The last facility discussed was Ackerman Sports and Fitness Center (ASFC). Future Ackerman's capital maintenance needs have been included within the current capital forecast. ASFC also had recently developed a facility masterplan identifying remodeled areas, expanded programming opportunities and enhanced revenue generators. The current capital budget allocation does not fund much of those masterplan improvements. Like Sunset pool, the future forecasted improvements would address mechanical, equipment and minor improvements.

Director Harris then opened the discussion for other potential ideas/priorities and Commissioners shared their thoughts. Commissioner Nephew was in favor of rehabbing Ackerman while prioritizing land acquisition opportunities. Commissioner Stortz agreed Lenox Rd. property should be utilized and adding recreation to Ackerman such as another turf field and/or gym would be beneficial. Commissioner Weber shared that adding to ASFC could generate additional revenue. Commissioner Bischoff advocates the ability to create and develop additional revenue generators since 50% of the District's revenue is funded through programs and activities. Bischoff also stressed the importance of reviewing future staffing needs. Commissioner Ward would like to see downtown green space while further collaborating with the Village of Glen Ellyn.

Superintendent of Finance and Personnel Cinquegrani led a discussion reviewing ending balances, operating surplus and reviewed the allocation and issuance of non-referendum bond issuances. Cinquegrani presented several scenarios and funding options that would allow completion of these projects in an earlier time frame. The first would be the issuance of a larger amount of non-referendum money which would limit the use of future money by future Boards and would make operating surplus income more critical to fund our ongoing maintenance. The second option would be to pursue alternate revenue bonds which is similar to a bank loan. This would be paid back over a period of time and would be supported by revenue stream collateral. This would be a funding option if maxed out on non-referendum bonds. The third option would be to pursue referendum bonds which would allow the District to address several items in a more expeditiously manner. By doing so this would also enable the District to address more readily its ongoing maintenance and asset replacement.

The Park Board discussed the elements that would be included in a potential referendum at length and also discussed a pre-referendum survey that would engage the community to gauge threshold and interest. The Park Board had a lengthy discussion on the possible issuance of referendum bonds. Commissioners Bischoff and Weber requested additional information on the potential projects and recommended including potential new components particularly revenue generators. Commissioner Bischoff would like to see further detailed dollar amounts of specific projects such as Churchill Park or pickleball. Commissioner Cornell stated this would provide us the ability to deal with certain projects at an earlier time. Commissioner Nephew shared how important the outdoors has been to the community during the pandemic. It was suggested for staff to develop a concise list of elements, prioritize the elements, and provide an aggregate of funds of what we currently have. Staff stated they would provide the requested information for further discussion at the February 1, 2022, Workshop meeting.

XI. Staff Reports

A. Finance Report (For Information Only)

B. Staff Reports

Executive Director Harris thanked Executive Assistant Dikker for her dedication and time provided during her employment with the Glen Ellyn Park District over the past eight (8) years. Dikker took on additional roles throughout her time including dog park management, Foundation, financial assistance, and memorial recognition program to name a few. Dikker was always available to assist staff in various efforts and made each employee that much better! She was an excellent community ambassador and provided outstanding customer service both internally and externally. The Board wished her well on her move out of state and future endeavors.

Harris was happy to announce skating was open at Lake Ellyn, Foxcroft and Newton Park this weekend and said Frozen Fest would be taking place in town at the Polar Plaza.

XII. Commissioners' Reports

Commissioner Cornell was very happy to hear that skating would take place at Lake Ellyn. Commissioner Nephew relayed that she has already been skating at Lake Ellyn and looks forward to the opening of the boathouse and clearing of the entire Lake. Commissioner Stortz was happy for the changes of the HGA space at Ackerman Sports & Fitness Center and was pleased to see staff members present at ASFC this past Saturday for the opening of basketball. Commissioner Bischoff and President Durham thanked staff for a detailed discussion on the Strategic Plan for the District.

XIII. Adjourn

There being no further business, President Durham, moved, seconded by Commissioner Bischoff to adjourn the Regular Meeting at 9:45 p.m.

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

Nay: None

Motion Carried.

Respectfully submitted,

Kimberly Dikker
Board Secretary