

BOARD OF COMMISSIONERS

Workshop Meeting Highlights February 1, 2022



Designation of Interim Board Secretary

Board Secretary Kimberly Dikker has recently resigned her employment with the Park District as she is moving out of state. In the interim, Executive Director Harris will assume the responsibility of Board Secretary. Once the position is filled on a permanent basis, a new person will then be appointed as Board Secretary.

Ackerman Sports and Fitness Center Batting Cages payout request #1

Project Manager Troia presented payout request #1 for the Ackerman Indoor Batting Improvements in the amount of \$59,810. This is the first payout from National Sports Nets, LLC, who is the general contractor for this project. The total contract amount is \$59,810.

The project consists of creating a large bay netting cage with a flexible layout of up to (3) cages. Along with an additional stand-alone cage for a total of (4) batting cages.

This payout represents the first two weeks of January. To date, the project is 100% complete and staff is satisfied with the outcome.

National Sports Nets performed exceptional craftsmanship, attention to detail and went beyond communicating with the owner. The project was performed in a tight timeframe and allowed an important rental and programming schedule to resume.

Lake Ellyn Shoreline Improvement Project payout request #1

Project Manager Troia presented payout request #1 for the Lake Ellyn Shoreline Improvements in the amount of \$15,120. This is the first payout from Integral Construction Inc., who is the general contractor for this project. The total contract amount is \$370,000. As a reminder, this project is completely funded by an anonymous donation.

The Lake Ellyn Shoreline project connects the boathouse to the existing floating pier with a wide permeable paver walkway. Providing access and additional seating opportunities directly adjacent to the lake edge. The existing stacked limestone retaining wall is being replaced with a stable engineered wall that retains the natural aesthetic.

This payout represents the work completed in December. To date, the project is approximately 5 % complete, with the site preparation, the start of excavation, and delivery of retaining wall materials.

Currently, all materials are available for the completion of the project, and the project will continue as weather allows with a tentative completion date of May 4th

Sunset Pool Shade Canopy payout request #1

Project Manager Troia presented the payout request for the construction and installation of the Sunset Pool Shade Canopy from Hacienda Landscaping Inc., who is the general contractor for this project. Payout request #1 is for \$13,698. The total contract amount is \$45,400.

The project consists of installation of an owner-purchased shade canopy, installation of a railing, and associated concrete work.

This payout represents the work completed in November-December. Currently the large concrete footers have been installed, cured, and inspected. The remaining work of installing the shade structure and pouring the concrete patio will start as soon as weather allows, opened well ahead of the pool opening.

These new improvements not only will provide shade but will create additional opportunities for rentals and gathering areas.

Board asked a few follow up questions including a reminder as to the specific location of the shade structure. It is being in the area between the concession building and men's locker room.

Personal Policy Update

Superintendent Cinquegrani presented proposed updates to the Park District's Personnel Policy manual. This most recent addition is required by law pursuant to § 4.1 of the Public Officer Activities Act, 50 ILCS 105/4.1. The new policy, 8.32 Whistleblower Protection (SAFE-T Act) applies to all employees of the Glen Ellyn Park District and will be added to both the FT and PT Personnel Policy Manuals. As a quick overview, this policy protects the confidentiality of and prohibits retaliation against any full-time, part-time, or temporary/short-term employee or contractor who reports improper governmental action under the Act and this Policy as well as the processes and procedures involved with reporting and investigating any complaints filed.

This policy was based on recommendations from the Park District Risk Management Agency (PDRMA) and reviewed by legal counsel

Strategic Meeting Follow-up

Executive Director Harris provided a summary of the Board's previous strategic planning discussion that took place at the Board meeting on Tuesday, January 15. Topics for the evening included financial overview and forecast, review of capital projects from this past year along with

proposed projects from 2022 through 2033, discussion on additional subjects including the following – Frank Johnson Center, Ackerman Sports & Fitness Center, and possible funding mechanisms for future projects.

The Park Board discussed the various options and inquired further regarding funding mechanisms to support implementation of some or all those items' projects and improvements. At the conclusion, it was directed of staff to further prioritize and refine potential improvements while also identifying means to fund.

For tonight's discussion the topics included:

- State of the Park District
- January 11th Meeting Outcomes
- Aggregate Capital Available Funds
- Referendum Scope
- Potential Outcomes
 - Expedite the replacement of the Johnson Center
 - Continue GEPC budgetary practice addressing limited capital needs and one large project every 10+ years (i.e., Johnson Center)
 - Pursue referendum addressing agreed upon scope
 - Successful Referendum
 - Unsuccessful Referendum
 - Maintain current budgetary practices and construct a revenue generating recreational asset utilizing alternative revenue bonds
- Next Steps
 - "Business as usual" while identifying one large capital project
 - Further evaluate the possibility of moving forward with a Spring 2022 Referendum by vetting community interest and response through a survey
 - Utilize alternative revenue bonds for a large-scale project
- Open Discussion

Harris provided an update on the State of the District in including community outreach, tax rate compared to other Glen Ellyn taxing bodies as well as compared to other DuPage County Park Districts, recent survey results; summarized the January meeting outcomes:

- Consider advancing/expediating the Johnson Center replacement
- Present Aggregate Capital Available funds
- Further refine potential scope of referendum

- Prioritize revenue generating improvements at Ackerman Sports and Fitness Center
- Consider other financial funding opportunities in relation to large scale capital projects

Superintendent Cinquegrani presented the aggregate Capital available funds. Board members presented questions regarding fund balance policy, athletic carryovers, and actual available capital funds on a yearly basis.

Harris and Troia presented a potential referendum scope, detailing park and athletic improvements, facility enhancements to ASFC and Sunset Pool and land acquisition. Based on the items included, the estimated expense was \$15+ million. Board was in favor of most of the elements including a new gymnastics center versus a potential indoor tennis facility. While intrigued by the tennis center, based on the expense, size and less potential revenue, a gymnastics was preferred. Other comments included preference for slides versus vortex, possible removal of Babcock Park improvements.

Cinquegrani highlighted the financial implications of the various paths including no referendum, successful referendum, and alternate revenue bonds. With current funding sources, if no referendum the district could financially support one large scale project (\$5 million+) every ten years while still addressing many of its ongoing capital needs. A referendum could potentially support Sunset and ASFC improvements along with land acquisition and park improvements while also allowing the District to self-fund the Johnson Center renovation and maintain its existing assets. The use of alternate revenue bonds is impractical for the capital items under consideration as the payback would be way too long!

The Board discussed a variety of potential outcomes including business as usual and a potential referendum. Concern was raised about the scope of the items being considered for the referendum. While certainly in need of addressing, are they appealing and beyond our ability to fund entirely. Furthermore, given the pandemic and the State possibly providing property tax relief, is it a conducive climate for a successful referendum. There was also belief that the District has a great reputation within the community, in good standing and well received. The reality is that to address the items presented, a referendum would be needed to address and strengthen the district financially for years to come.

While not committing to a referendum at this time, the Board's consensus was to engage a consultant to conduct an Attitude and Interest Survey specifically regarding a potential referendum. Based on the results and outcome, the Board then can proceed accordingly.