

**Glen Ellyn Park District
Board of Commissioners
Regular Meeting Minutes
November 14, 2023
185 Spring Avenue**

I. Call to Order

President Stortz called the meeting to order at 7:01 p.m.

II. Roll Call of Commissioners

Upon roll call, those answering present were Commissioners Crickmore, Nephew, Ward, and President Stortz. Commissioner Weber and Durham were absent, and Commissioner Cornell participated via Zoom and arrived in person at 7:19 p.m.

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 Cornell 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 Cornell moved, seconded by Commissioner Ward, to approve the Consent Agenda including the Voucher List of Bills totaling \$2,059,795.09 and minutes from the October 17, 2023, Regular Meeting, the October 26, 2023, Special Meeting, and the October 26, 2023, Special Joint Meeting with the Village of Glen Ellyn.

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

Motion Carried.

VII. Public hearing concerning the intent of the Board of Park Commissioners to sell \$10,000,000 General Obligation Limited Tax Park Bonds for the payment of land condemned or purchased 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.

MINUTES of a special public meeting of the Board of Park Commissioners of the Glen Ellyn Park District, DuPage County, Illinois, held in the Spring Avenue Recreation Center, 185 Spring Avenue, Glen Ellyn, Illinois, in said Park District at 7:00 o'clock P.M., on the 14th day of November 2023.

* * *

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 Crickmore, Nephew and Ward.

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: Cornell

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

At 7:07 o'clock P.M., the President announced that the next agenda item for the Board of Park Commissioners was a public hearing (the "*Hearing*") to receive public comments on the proposal to sell \$10,000,000 General Obligation Limited Tax Park Bonds (the "*Bonds*"), for the payment of land condemned or purchased 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 explained that all persons desiring to be heard would have an opportunity to present written or oral testimony with respect thereto.

The President opened the discussion and explained that the reasons for the proposed issuance of the Bonds were as follows: for the payment of land condemned or purchased 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.

Whereupon the President asked for additional comments from the Park Commissioners. Additional comments were made by the following: None

Written testimony concerning the proposed issuance of the Bonds was read into the record by the Secretary and is attached hereto as *Exhibit I*. None

Whereupon the President asked for oral testimony or any public comments concerning the proposed issuance of the Bonds. Statements were made by the following: None

The President then announced that all persons desiring to be heard had been given an opportunity to present oral and written testimony with respect to the proposed issuance of the Bonds.

Park Commissioner Ward moved, and Park Commissioner Crickmore seconded the motion that the Hearing be finally adjourned.

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

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

The following Park Commissioners voted NAY: None

Whereupon the President declared the motion carried and the Hearing was finally adjourned.

VIII. Truth in Taxation Hearing for 2023 Tax Levy

President Stortz announced that the next agenda item for the Board of Park Commissioners was a public hearing to receive public comments on the 2023 Tax Levy. President Stortz stated the Park District is holding a Truth in Taxation Hearing for the 2023 Tax Levy. The purpose of the

hearing is in order to capture all the “new growth” within the community, in addition to the CPI increase. The Park District has proposed a 2023 Levy that represents an aggregate tax levy increase of 10%. Once the actual assessed valuation is known, the tax levy will be reduced to an amount legally allowed through the Property Tax Extension Limitation Law (PTELL).

There being no comments from the public, Commissioner Ward moved, seconded by Commissioner Crickmore, to close the public hearing for the Truth in Taxation Hearing for the 2023 Tax Levy.

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

Motion Carried.

IX. New Business

A. Place the 2024 Budget & Appropriation Ordinance on File

Director of Finance & Personnel Cinquegrani presented the 2024 Budget and Appropriation Ordinance 24-01 to the Board to be placed on file for public inspection.

Commissioner Ward moved, seconded by Commissioner Crickmore, to place on file a tentative draft of the 2024 Budget and Appropriation Ordinance (B&A Ordinance 24-01), a Combined Annual Budget and Appropriation Ordinance for Purposes of the Glen Ellyn Park District for the year beginning January 1, 2024, and ending December 31, 2024.

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

Motion Carried.

B. Budget Discussion

Director of Finance & Personnel Cinquegrani discussed that the Board placed a draft of the 2023 Budget & Appropriation Ordinance on file and reminded the Park Board that questions and comments can be directed to staff at any time and discussion would continue at the December meeting. Staff presented the proposed 2024 Budget and the proposed timeline for this year. Cinquegrani then discussed the 2023 Estimated Year-End, reviewing the estimated year-end operating surplus. He then previewed the 2024 Proposed budget and discussed areas of revenue including investment income, Personal Property Replacement Taxes (PPRT) and Program & Membership Fees. Expenses were then discussed including staffing levels, utilities, and various other expenses. Staff reviewed and discussed full-time staffing levels for 2024 and reviewed projected fund balances, 2024 capital funding and then reviewed recreation program margin trends and operating contributions. Cinquegrani reviewed the Districts tax history and compared them to the other surrounding districts.

Lastly, Cinquegrani reviewed the referendum capital improvements of Sunset Pool, Ackerman Sports & Fitness Center, Land Acquisition, Babcock Grove, Churchill Park, Lake Foxcroft, Lenox Road, and various athletic improvements. Staff then reviewed other non-referendum capital

improvements including HVAC and parking lot improvements to Ackerman, HVAC, roof replacement and various improvements to Main Street Recreation Center as well as Spring Avenue Recreation Center. Parks Maintenance improvements were discussed along with the Downtown Park in collaboration with the Village.

The Park Board reviewed various proposed improvements and asked questions. Cinquegrani along with Director of Planning and Natural Resources Troia answered their questions and relayed they would be available should any other questions arise during the budget planning process.

C. 2024 Proposed Board Meeting and Decennial Committee Meeting Schedules
Board Secretary Dikker presented the 2024 proposed Board Meeting schedule stating that dates have been reviewed by staff. Following a brief discussion, Commissioner Ward moved, seconded by Commissioner Crickmore, to approve the 2024 Board Meeting schedule and Decennial Committee Meeting Schedule as presented.

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

Motion Carried.

D. Approval of Designate for IAPD Credentials for Annual Meeting
Board Secretary Dikker stated that as a member of the Illinois Association of Park Districts, the Glen Ellyn Park District is required to formally designate a representative and an alternate to attend the association's annual Board meeting held in late January 2024. This enables the District representatives to attend and participate in any action or matters of business that might be presented. Dikker stated that should a Board member be interested in representing the District, the Board may vote and approve either tonight or later if interested should a Board member's schedule allow. The Park Board held a brief discussion and following, Commissioner Nephew moved, seconded by Commissioner Ward, to appoint Executive Director Thommes as the delegate and Director of Finance & Personnel Cinquegrani as the alternate delegate to represent the Glen Ellyn Park District at the 2024 Illinois Association of Park District's annual meeting.

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

Motion Carried.

E. Frank Johnson Center – Featherstone, Inc. November payout
Director of Planning and Natural Resources Troia briefed the Board on the status of the Frank Johnson Center providing that this payout included roof construction, masonry, concrete slabs 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 following Commissioner Crickmore moved, seconded by Commissioner Ward, to approve Featherstone, Inc.'s November payout request for

the Frank Johnson Center construction in the amount of \$818,189.83 as the services identified within the payout request have been performed.

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

Motion Carried.

F. Frank Johnson Center – Playground Discussion & change order

Director of Planning and Natural Resources Troia briefed the Board on the status of the Frank Johnson Center playground stating it has been closed as a proactive safety measure in response to the recent discovery of unsuitable soils at depth. Troia reviewed the steps to be taken for voluntary remediation with the Park Board and stated that TSC, Testing Service Corporation, is already mobilized at the Frank Johnson Center and has extensive experience with the IEPA and voluntary Site Remediation Program.

Troia discussed the proposed financials of the remediation process stating the cost for remediation is higher than originally proposed and the district is hoping to salvage the playground equipment, but determination will be made once the remediation is in process and more information can be assessed. The playground is not slated to be replaced until 2029 but if necessary following remediation it would be escalated. Troia reviewed the most recent financial impact of remediation and stated he would keep the Board apprised of any changes and the status when the remediation begins. The Park Board had a brief discussion on the remediation, the cost, and the remaining contingency amounts of the project. After further discussion, the Park Board felt that they would prefer to authorize staff the ability to assess and make a final decision on the Johnson Center Playground once the remediation process is complete.

Commissioner Ward motioned, seconded by Commissioner Crickmore, to approve the proposal to TSC for conducting remediation work and if needed purchase new equipment for the Johnson Center playground pending final assessment in an amount not to exceed \$500,000.00.

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

Motion Carried.

G. Sunset Pool – WB Olson October pay application

Director Troia presented the Sunset Pool October pay application stating that this includes excavation, building demolition, interior electrical work, foundation walls and plumbing. Following, Commissioner Crickmore moved, seconded by Commissioner Cornell, to approve the W.B. Olson October payout request for the Sunset Pool construction in the amount of \$259,624.00.

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

Motion Carried.

Director Troia then discussed the proposed change order #6 totaling \$82,736.00 and which was a direct result of the IDPH review comments requesting replacing existing drainpipes from the pool by the large slide towers back to the pump room. Troia stated this work is extensive and will include demolition and reconstruction of the existing concrete pool wall and this cost would be taken out of our contingency which is currently at \$233,355.00.

The Park Board had a brief discussion and following Commissioner Cornell moved, seconded by Commissioner Crickmore, to approve the proposed Change Order #6 in the amount of \$82,736.00.

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

Motion Carried.

H. Sunset Pool – Shade system purchase

Director Troia stated that part of the Sunset Pool improvements, shade sails are proposed near the new children’s pool area. Purchasing through cooperative purchase is the most cost-effective means and W. B. Olson, the construction manager, would pour the concrete footers and install the shade sails when construction is completed. Following, Commissioner Ward moved, seconded by Commissioner Nephew, to approve the Sunset Pool Shade Sail purchase through Parkreation, Inc. for the amount of \$60,906.80.

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

Motion Carried.

I. Village Green Parking Lot Pay Application #1

Director Troia relayed that public bids were noticed in the Spring for asphalt improvements at Village Green Park. The scope included resurfacing both parking lots and the basketball court as well as color striping of the basketball court. Troia stated \$250,000 was budgeted for the project in 2023. Evans & Son Blacktop, Inc. is the general contractor on the project and to date 85% of the work is complete, including both parking lots and the basketball court have been resurfaced. The remainder of the work includes color coating of the basketball court which will take place in the Spring. The total contract amount is \$230,829.39 and the retainage amount of \$36,671.14 will be paid following completion of the project.

The Park Commissioners were happy with the outcome and following Commissioner Crickmore moved, seconded by Commissioner Ward, to approve the Evans & Son payout request #1 for the Village Green Asphalt Improvements in the amount of \$194,158.25 as the services identified have been performed.

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

Motion Carried.

J. Wight Pay Application #4

Director Troia stated that construction is going smoothly at the Ackerman Sports & Fitness Center and reviewed Wight payment application #4 for improvements in the amount of \$448,763.14. Troia stated this payout includes the construction of the structural steel of both fitness studios, the demolition and preparation of the office spaces, as well as the foundation for the gymnastics building.

Commissioner Nephew questioned some of the construction elements and following, Commissioner Nephew moved, seconded by Commissioner Ward, to approve Wight Construction payout request #4 for the Ackerman addition and renovation in the amount of \$448,763.14.

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

Motion Carried.

K. Ackerman new office and gymnastics lobby furniture purchase

Director of Planning and Natural Resources Troia stated that as part of the Ackerman Sports & Fitness Center Improvements, new furniture will need to be purchased for the lobby and viewing area to the new gymnastics center and to the existing offices and front desk of Ackerman. Troia stated that the gymnastics equipment and office furnishings were accounted for in the Ackerman Improvements budget.

Troia stated that staff is recommending the proposal from Educational Environments which is through OMNIA cooperative purchase in the amount of \$90,672.71. This amount includes delivery and installation, all have been reviewed by Architect and staff and would be ordered immediately following Board approval to allow for the 6–8-week lead time.

Commissioner Cornell moved, seconded by Commissioner Crickmore, to award the Ackerman furnishings purchase to Educational Environments, through cooperative purchase, for the amount of \$90,672.71.

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

Motion Carried.

L. Churchill Park Land Acquisition-IGA Forest Preserve of DuPage County

Troia reviewed the fruition of the 4.92-acre parcel of land that is owned by the DuPage County Forest Preserve and holds a shelter, boardwalks and is key for future improvements within Churchill Park. Troia presented the IGA documents that have been initially reviewed by both the Forest Preserve of DuPage County and our Attorneys. Troia reminded the Park Board that \$300,000 is the price for this transaction and will be spread over ten (10) payments over ten years. Troia also provided that for the long term good of the Park District, staff would like to consolidate parcels, as currently the parcel is in DuPage County and not Glen Ellyn proper, and

possibly annex it to the Village so as to make grant submissions, permitting a simpler process and to contain the area to one parcel number.

Following, Commissioner Crickmore moved, seconded by Commissioner Cornell, to enter the IGA with the Forest Preserve of DuPage County to purchase the 4.92-acre parcel at Churchill Park, pending final Attorney review.

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

Motion Carried.

VIII. Unfinished Business

A. Approve the 2023 Tax Levy Ordinance 23-03

Director of Finance & Personnel Cinquegrani presented the 2023 tax levy ordinance that was placed on file at the October 3, 2023, Board Meeting. At that meeting, the Board approved Resolution 23-05 "Truth in Taxation Law Resolution" and was required to hold a public hearing.

The Park Board had a brief discussion and following, Commissioner Ward moved, seconded by Commissioner Nephew, to approve the 2023 Tax Levy (Ordinance 23-03).

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

Motion Carried.

B. 2023-2025 Project Update(s)

Director Troia stated that most of the projects have been updated previously and asked should any Commissioner wish to tour the various facilities to let him know and it would be arranged. Commissioners were all happy with the progress so far.

X. Staff Reports

A. Finance Report (For information only)

B. Staff Reports

Board Secretary and Directors' Assistant Dikker stated that Executive Directors evaluations would be disseminated in early December and should be returned to her in early January. Board discussion will be held in Executive Session at the January meeting. Executive Director Thommes provided that Illinois Park & Recreation Association conference would be held January 25-27, 2024, should any Commissioner be willing to attend.

XI. Commissioners' Reports

Commissioner Crickmore stated she and her grandson attended Village Green Park and Marie Ulhorn, President's Park and had an enjoyable time. Commissioner Cornell looks forward to the Joint Meeting with the Village of Glen Ellyn tomorrow evening on November 15, 2023. Commissioner Nephew asked staff to bring information to the December meeting on potential

paid parental leave for the District. President Stortz closed suggesting staff look into site tours for future meetings as construction continues and also to have an update on park signage within the district.

XII. Adjourn

There being no further business, Commissioner Ward moved, seconded by Commissioner Crickmore, to adjourn the Meeting at 9:12 p.m.

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

Motion Carried.