

**MINUTES**  
**DeKalb Park District**  
**Public Meeting of the Board of Commissioners**  
**September 28, 2023**  
**Hopkins Community Center, DeKalb, IL**

**Public Meeting**  
**6:00 p.m.**

**I. Meeting Call to Order:**

President Patrick Fagan called the meeting to order at 6:00 p.m.

**Roll Call**

**Board members present:** President Patrick Fagan, Vice President Dag Grada, Secretary Gail A. Krmenech, Treasurer David Castro and Commissioner Brian Tobin.

**Staff Members Present:** Executive Director John Shea, Superintendent of Finance Wes Levy, Superintendent of Parks & Development Mat Emken, Superintendent of Recreation Chrissy Tluczek, Accounting & Administrative Assistant Jennifer Anderson, Mike Siefken, Dave Kessen, Kevin Hager.

**II. Action on the Agenda**

Commissioner Tobin made a motion to approve the agenda, seconded by Commissioner Grada. Motion carried by roll call vote. Aye: Krmenech, Castro, Tobin, Grada and Fagan. Nay: None. Absent: None. (5-0-0)

**III. Consent Agenda**

*All items appearing below are considered routine by the Board and shall be enacted by one motion. If discussion is desired, that item shall be removed and discussed separately.*

- a. Minutes of the Public Meeting of August 24, 2023
- b. Executive Session Minutes of August 24, 2023

Commissioner Krmenech made a motion to approve the consent agenda, seconded by Commissioner Castro. Motion carried by roll call vote. Aye: Krmenech, Fagan, Castro, Tobin and Grada. Nay: None. Absent: None. (5-0-0)

**IV. Public Comments**

Rich Rice stated he was pleased that work had begun on the Hopkins Park tennis court replacement. He recently discovered there will be only two tennis courts instead of the current four. He was baffled; he had assumed that there would be four tennis courts. Given the rise of pickleball and what he has seen and experienced in other tennis venues, he also assumed that each of the four tennis courts would be lined laterally with 2 pickleball courts, yielding 8 new pickleball courts. This would be a significant increase

in playing opportunities and a win-win configuration. He said he was wrong to assume anything, and realizes he is arriving late to the game, which has already been decided, so that allows for no complaint about the score. He clarified that he is not anti-pickleball. Anything that gets people up and out and active is a good thing. He said as he reflected on all of this, he laments that as a recreational community we missed the opportunity to sustain and promote two vibrant sports more equally.

## **V. Old Business**

### **a. Discussion on Hopkins Park Pool Update**

Director Shea and Steve Nelson of Larson & Darby provided a pool renovation update. Since the last board meeting, there have been two on-site meetings with IHC, Larson & Darby, and Myrtha (the liner company). We need confirmation that the pool will still be 50 meters after the liner is installed. The laser cloud survey of the pool was scheduled for the following day, which will determine whether the pool will still be 50 meters. The diving well is up to code. Rather than building a diving well from scratch, we may be able use the current diving well and utilize the same process of installing a Myrtha liner. It is an alternate component of the pool as previously decided, and will be bid that way. The laser survey will also be used for the locker rooms and the outbuildings to ensure the measurements are accurate for the design. By the next board meeting, we should have a good idea of how everything fits. Then at that point, IHC should be able to do their first go round on a price tag. We may be able to stain the brick of the mechanical building and add graphics to it for a more aquatic look. Commissioner Castro asked for Myrtha pools, whether the 50-meter check is relevant if, and only if, we ever want to have a competition. He further inquired whether the minimum depth for jumping off blocks has been checked. Mr. Nelson said yes, he thought it was 4.5 or 5 feet, off the top of his head. Commissioner Castro said his only concern is the 5-foot depth sounded shallow. Director Shea said he would talk to Councilman Hunsaker to double check the diving blocks. Mr. Nelson said he can put it on their next admin agenda. Commissioner Krmenech asked, as plans progress, especially with regard to fitting components in, whether those plans will be brought to the board for design drawings review. Mr. Nelson indicated they would, and they would be more dimensionally correct because of the survey. Director Shea added that feedback will be important before applying for the permit. President Fagan asked, since the material being put on is all new, what kind of guarantee there is. Mr. Nelson replied that it is 15 -20 years. It is stainless steel, but it has a coating on it. If for some reason it's needed, it can also be recoated. It's an epoxy-like coating. Mr. Fagan asked for clarification that it's not just an epoxy paint, which Mr. Nelson confirmed.

## **VI. New Business**

### **a. Discussion of KSRA Agreement**

Commissioner Castro wanted to ensure his understanding of the agreement, stating that we have 5 members, but terms of voting, before there were 6 votes, with 2 of them being ours. Do we make this decision unilaterally to take away one of those votes. Director Shea said we haven't filled the second vacancy since he has been Executive Director of the District. That position was previously the District's Superintendent of Finance. He clarified that the KSRA board, of which the park district Executive Director is a member, proposed the changes to the agreement, and the agreement is being brought before the park board for approval. President Fagan asked who would make the decision about the possible 3-year extension to the original 5-year agreement. He asked for confirmation that if one member does not agree to the extension, then it would not occur, which Director Shea confirmed.

### **b. Action to Approve Engineering Services for the Replacement of HVAC Equipment at Haish Gym**

Commissioner Tobin made a motion to approve the proposal from WT Engineering for HVAC Engineering Services for the Haish Gym for the fixed fee of \$31,100.00 plus reimbursable expenses, seconded by Commissioner Castro.

Commissioner Grada asked about the inclusion of mini splits systems, which he said is generally not a commercial grade unit. Mr. Emken stated that was the terminology they used in the walk through, the contractor referring to it as mini splits in layman's terms. Mr. Emken stated the HVAC will be commercial. Commissioner Grada further inquired whether there will be a rooftop unit or an air handler outside. Mr. Emken said the discussions were for a rooftop unit on the breezeway between the two gyms. Commissioner Tobin asked, since there will be an entirely new system, whether we would be able to abandon the old boiler and leave it or will it have to be removed, including any asbestos, if found. Mr. Emken said he suspects it could be abandoned in place. From what he was told when the District acquired Haish Gym, any asbestos was removed and abated, but he couldn't confirm or deny that.

Motion carried by roll call vote. Aye: Kremenec, Fagan, Grada, Castro, Tobin.  
Nay: None. Absent: None. (5-0-0)

### **c. Action to Approve Engineering Services for the Replacement of HVAC Equipment in the Hopkins Community Center**

Commissioner Tobin made a motion to approve the proposal from WT Engineering for HVAC Engineering Services for the Hopkins Community Center for \$10,000.00 plus reimbursable expenses, seconded by Commissioner Castro.

The proposal is for service to the upper level of the building; the main floor was replaced a few years ago. President Fagan asked if we could do something differently next time to get another quote. Superintendent Emken said a lot of contractors said they didn't respond because they were just too busy.

Commissioner Grada asked if we could do a design/build to solicit to HVAC contractors, which some are capable of the design. Mr. Emken said that is something to keep in mind. Director Shea said for Haish Gym, we don't know how much it would cost, so we have to place it in the 5-year capital plan. For Hopkins Center, that may be different.

Motion carried by roll call vote. Aye: Krmenech, Fagan, Grada, Castro, Tobin.  
Nay: None. Absent: None. (5-0-0)

**d. Action to Approve Tuck Pointing at the Ellwood Mansion**

Commissioner Krmenech made a motion to approve the proposal from Marion Restoration to tuck point the north exterior wall of the Ellwood Mansion in the amount of \$23,850.00, seconded by Commissioner Grada.

Motion carried by roll call vote. Aye: Krmenech, Fagan, Grada, Castro, Tobin.  
Nay: None. Absent: None. (5-0-0)

**e. Action on Ordinance 23-04: An Ordinance Declaring as Surplus and Authorizing the Sale or Other Conveyance or Disposal of Surplus Personal Property of the DeKalb Park District, DeKalb County, Illinois**

Commissioner Krmenech made a motion to approve Ordinance 23-04: An Ordinance Declaring as Surplus and Authorizing the Sale or Other Conveyance or Disposal of Surplus Personal Property of the DeKalb Park District, DeKalb County, Illinois, seconded by Commissioner Castro.

President Fagan asked if the golf carts were already spoken for, for the trade-ins, and whether they needed to be listed on the ordinance. Director Shea confirmed.

Motion carried by roll call vote. Aye: Krmenech, Fagan, Grada, Castro, Tobin.  
Nay: None. Absent: None. (5-0-0)

**VII. Financial Reports**

Commissioner Tobin made a motion to accept the monthly financial reports presented in September 2023, seconded by Commissioner Grada.

Motion carried by roll call vote. Aye: Grada, Krmeneč, Fagan, Castro, Tobin. Nay: None. Absent: None. (5-0-0)

- a. **Monthly Paid Bills Listing**
- b. **Monthly Financial Summary**
- c. **IT Summary**
- d. **Board & Staff Travel Expense Summary**
- e. **FOIA Report**

### **VIII. Open Comments from Commissioners and Director**

Commissioner Tobin inquired where the DeKalb Happenings signs are located because he had seen one at Kiwanis Park. Superintendent Emken stated there are banner frames at Hallgren Park, the Sports and Recreation Center entrance, the soccer fields, Annie Glidden and Prairies Parks, the Ellwood Mansion fence, the Nature Trail near Lowes, and the pool fence. Mr. Tobin stated that people have commented they like seeing the signs. He also commented that he would really like to see something happen at Kiwanis Park, which is heavily used. While there are some water and drainage issues, this is an opportunity. It doesn't have to be turf, but some amenities such as seating and fencing could be improved. This is one of the entry points into town. The sign looks great on corner, but we could improve the overall look and feel of that park, rather than having a giant, open field with goals. Commissioner Grada mentioned the park's master plan from 4 years ago. Commissioner Tobin said he's not talking about that, he's seen it, but not even looking into that kind of detail. Director Shea said he and Superintendent Emken have talked about the park and, with the upcoming budget process, see what's possible.

Commissioner Grada mentioned the river cleanup, with approximately 80 people helping. Lot of garbage gone; looking forward to next year.

Commissioners Krmeneč and Castro stated they had no comments.

Per request of Director Shea, Mr. Emken provided an update on the pickleball courts. He said the weather has stifled the process. The proof roll was scheduled for the following day in the two areas to make sure the ground is constructable. Director Shea indicated the project will not be done until spring of '24 because the paint requires a 50-degree temperature for 10 days. The courts will sit over winter and be painted and striped in spring.

President Fagan said we've had a pretty good summer. There was a glitch in the parking lot, which was the only problem we've had. Employees and staff did an excellent job for a great summer. The reason he ran was so everyone could have the same experience he had when he was a kid. He then asked the board to take time to help with a problem on Greenwood Acres, which can be a race track at times. The pedestrian crossing is being ignored. People are on the path running, riding bikes, or on skateboards that go flying through there. He said he and Director Shea have approached the City a few times regarding the issue and have not gotten anywhere on a resolution. He asked for suggestions. Commissioner Krmeneč said she doesn't know whether the District has the authority, but other places have signs that state cars must stop for pedestrians in the crosswalk. Third Street in Geneva has foldable signs. I don't think people realize that it's a crosswalk and they have to stop. President Fagan said we can't put anything on city property. He said we've even offered to the City that we would foot the cost.

#### **IX. Closed Session**

**The Board will enter a Closed Session to discuss:**

- a. **Real Estate Acquisition- 5 ILCS 120/2(c)(5)**
- b. **Closed Session Meeting Minutes Discussion- 5 ILCS 120/2(c)21**

Commissioner Tobin made a motion to go into closed session under Section 2(c)(5) and 2(c)(21) of the Open Meeting Act, seconded by Commissioner Grada. Motion carried by roll call vote. Aye: Grada, Krmeneč, Fagan, Castro, Tobin. Nay: None. Absent: None. (5-0-0)

#### **X. Reconvene Open Meeting**

Commissioner Tobin made a motion to return to open session at 7:08 p.m. Commissioner Castro seconded the motion. Motion carried by voice vote.

#### **XI. Adjourn Public Meeting**

Commissioner Krmeneč made a motion to adjourn the meeting, seconded by Commissioner Tobin. Motion carried by voice vote.

Meeting adjourned at 7:08 p.m.