

MINUTES
DeKalb Park District
Public Meeting of the Board of Commissioners
January 18, 2024
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. Kremenec, Treasurer David Castro, and Commissioner Brian Tobin.

Staff Members Present: Executive Director John Shea, Superintendent of Parks & Development Mat Emken, Superintendent of Recreation Chrissy Tluczek, Wes Levy and Mary Frost (Lauterbach & Amen), Accounting & Administrative Assistant Jennifer Anderson, Cindy Slinkard, Mike Siefken, Dave Kessen, and Austin Sands.

II. Action on the Agenda

Commissioner Grada made a motion to amend the agenda by moving New Business item VI. c. to item VI a. and approve it, seconded by Commissioner Tobin. Motion carried by roll call vote. Aye: Kremenec, 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 December 7, 2023

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

IV. Public Comments

None

V. Old Business

a. Discussion on Hopkins Pool Project Update

Steve Nelson of Larson & Darby indicated they are in the early phases of base construction drawings for the support buildings. He reviewed for the Board the

consensus plan, with a few additions and changes. The youth pool has been turned; the slides are now located where the previous diving well was. A portion of the sun deck area was retained, now with ADA accessibility. Now it's at the pool deck level: you don't have to go up to get to the slide, making it an easy flow. The entire pool deck will have an unobstructed view. A minimal amount of area is impacted where the slides empty into the pool. It will be easier to see things, including from the lifeguard's office. He highlighted the location of the run-out slide, where a second tower slide could be installed in the future, the mechanicals, the entrances, including the fast-pass entrance, the additional exit, and where bike racks would be located. The overall structure will be located further away from the road than it is now. There is also a place for a digital marquee, although that is not part of the pool budget. There will still be lap lanes. There will be stairs into the pool at a corner, which will affect only one of the 50-meter lap lanes. The depth of the pool is being adjusted due to the change in code requirements.

Commissioner Krmenek asked if the steps in the corner were stairs or a ladder. Mr. Nelson confirmed they were stairs, with a small wall separating them from the swim lanes. There will be ladders in other places. President Fagan asked if there would be a berm between the pool and the road. Mr. Nelson indicated there would be a small berm with conifer trees to act as a visual and noise barrier and a guardrail. Commissioner Castro wanted to confirm, based on the current pool depth that the pool has not been used as a competition pool and would not be used as such in the future. Director Shea confirmed it wouldn't be rented for actual competitions. He said it can be used for practice. It can be rented, but with the new requirements and stairs, it will not be designed as a competition pool. Commissioner Grada asked about accessibility accommodation because he understood that the current pool has a lift. Director Shea said there will still be a lift, as well as the stairs.

Mr. Nelson stated that the plans will be submitted to IDPH in March. He shared that IDPH review times have increased, from about 3 to 4 ½ months. He has adjusted the schedule to accommodate a third review. The plans will be about 95% complete when submitted for the first review. IDPH will look not just at the pool, but everything. The first review takes about 5 weeks. The bid scopes can be put together, so that when IDPH's first comments are received, we can ask questions and make adjustments. Then the bid specs should be in shape around that time, and they would be released in passages, not to just one general contractor, but to the various trades' contractors. The first one will be for demolition. Bids would be submitted while we are getting the second round of IDPH comments. Then we would get a final price or the GMP (guaranteed

maximum price) from the construction manager-at risk and hopefully start demolition around June. The demolition can be started even though there may be an additional review forthcoming. The plan is to still open for Memorial Day 2025.

VI. New Business

- a. **Action on Ordinance 24-01: Providing for the issue of approximately \$1,452,485 General Obligation Limited Tax Park Bonds, Series 2024A, of the DeKalb Park District, DeKalb County, Illinois, 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 said Park District, providing for the levy of a direct annual tax to pay the principal and interest on said bonds, authorizing the sale of said bonds to purchaser thereof**
- Commissioner Grada made a motion to adopt Ordinance 24-01: An ordinance providing for the issue of approximately \$1,452,485 General Obligation Limited Tax Park Bonds, Series 2024A, of the District, 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, providing for the levy of a direct annual tax to pay the principal and interest on the bonds, and authorizing the sale of the bonds to the purchaser thereof, seconded by Commissioner Tobin.

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

- b. **FY 2025 Budget Workshop**
- i. **All Funds Overview**
 - ii. **General Fund**

10-01

President Fagan inquired, regarding the Community Room, why the salaries went from 35,000 in FY23 to a budgeted 54,000 for FY25. He was concerned about the “actual figure” for rental revenue, since for the proposed budget, it is decreasing, and asked why. Director Shea said there are different levels of rentals. There has also been a decrease in rentals, which can be attributed in part to the large number of rentals immediately after COVID, when cancelled events were rescheduled. There has been an increase in rentals, but the District could be more aggressive. The number is a little conservative. President Fagan said he understands that the District doesn’t make money on everything and we do it as a service, but we shouldn’t lose money on hall rentals. Director Shea pointed out that the numbers include utilities for the entire building. In the past, those had been previously allocated incorrectly to the pool, along with other

items, which are now being coded correctly. President Fagan said that negative budgeting concerns him. Commissioner Krmeneč indicated she had talked to Director Shea about this, and not just about the Community Room but the golf courses, too. We should have competitive prices for rentals, liquor, and the like. We should not be budgeting to lose money.

10-12

Regarding parks maintenance projects, Commissioner Castro asked for the sake of accounting whether there are opportunities to do things in-house. Do we account for the time of our labor? Director Shea indicated that when quotes are received, the staff analyzes whether it is better to contract a project out or use our staff.

10-62

Regarding the Community Room, President Fagan asked whether there is a reason for fewer weddings. Director Shea said additional amenities have been added, but we don't have a full kitchen, which limits catering, an amenity customers want. Commissioner Castro inquired about how many of the 52 weekends are rented, to which Ms. Slinkard indicated almost every Saturday during the summer (May-November). She also indicated that there are still weddings booked, just not as many as in the past. There are additional amenities offered for weddings, such as a bar, which can increase revenue. Commissioner Krmeneč asked whether the District partners with decorators, florists, or other wedding service providers, which may be a way to attract additional wedding rentals while supporting the local business community.

iii. Recreation Fund

Regarding pickleball, President Fagan asked whether we charge extra for out-of-town participants. Superintendent Tluczek said not for the pickleball leagues, but for SRC drop-ins we do. The model will change moving forward. With new programs, the resident and non-resident rates start at the same rate to grow the program and then are expanded. President Fagan said we're here for our taxpayers; he didn't want to see the same rates. Commissioner Castro asked for confirmation that there is no charge for outdoor pickleball court use, which Director Shea confirmed. He added that there have been discussions about hosting classes there, with reserved time slots. President Fagan added that if problems develop with non-residents using the courts, they should be addressed. He shared that there is a private pickleball facility that just opened and there is a waiting list. Commissioner Krmeneč inquired whether the pickleball courts at Welsh are being used for lessons or any other pickleball

activities. Ms. Tluczek responded the staff would like to, but the community response has been they do not want to go to Welsh Park.

iv. Insurance, Audit, FICA, IMRF

Fund 21 Risk Management

Fund 22 Audit

Fund 23 FICA

Fund 24 IMRF

Commissioner Tobin asked whether we pay all employees' contributions to the IMRF. Mr. Levy said the District pays 9.87%; it does not pay the employees' contributions.

v. Museum Fund

Commissioner Krmenc asked Superintendent Emken to which three buildings on the risks slide the aging HVAC referred. He indicated these were the mansion's main boiler, the rooftop unit in the visitor's center, and the attic furnace in the small museum building. Ms. Krmenc asked someone to refresh her memory since she thought the Board had previously approved the HVAC for the mansion. Director Shea said engineering for Hopkins and Haish were approved. Mr. Emken said there was one part of the original 1879 package for geothermal air conditioning for the mansion, but it is cost dependent. He added it was part of the original package, but the scope had to be reduced. Mr. Emken stated that there will be a meeting with the architect to determine the biggest bang for the buck with the funds remaining. Director Shea pointed out that page 65 of the budget binder shows the 1879 projects remaining. Commissioner Krmenc wanted building maintenance projects to take priority.

vi. Special Recreation and Debt Service

Fund 26 Special Recreation

Fund 40 Debt

vii. Golf Fund

President Fagan stated if our costs go up, then everything goes up. That must be passed to the customer. The salaries, administration expenses, and the cost of sales are all up. Everyone understands that when you go to the store it is going to cost more money than last year. People's tax money cannot supplement having cheaper beer and hot dogs. Director Shea said that an increased revenue amount will be reflected in the final budget, presented in February. Commissioner Castro mentioned that we are at self-sustaining level now, and inquired what happens when we are not. Director Shea said that a golf deficit would be covered by a transfer from the general fund. Right now, there isn't a deficit, so the District can

utilize the money in the general fund for capital projects.

viii. Aquatics Fund

President Fagan commented that perhaps first responders should receive a discount, which can help the District. Superintendent Tluczek asked for clarification whether that was for the City of DeKalb or DeKalb County, to which Mr. Fagan responded all. Commissioner Castro asked whether it's a challenge to find lifeguards. Ms. Tluczek said it's normal in DeKalb. It's not just a DeKalb issue, it's a nationwide issue.

ix. Capital Projects Fund

Commissioner Castro asked about moving funds between operating and capital funds. Director Shea explained that it's allowable because funds are unrestricted. If a fund exceeds our policy threshold, funds can be moved into capital. Historically, the money in the capital fund is from the GO bond sale.

c. Discussion on Board Meeting Schedule for Fiscal Year 2025

President Fagan asked if the schedule can be amended throughout the year, to which Director Shea indicated it can.

d. Action to direct staff to post for public inspection Ordinance 24-02: Budget and Appropriation Ordinance for FY2025

Commissioner Grada made a motion to direct staff to post for public inspection Ordinance 24-02: Budget & Appropriation Ordinance for FY2025, seconded by Commissioner Tobin.

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

e. Action to Approve Installation Contract for the Hopkins Park Playground Replacement OSLAD Project

Commissioner Grada made a motion to approve entering into a contract with Irving Construction in the amount of \$745,030.74 for the construction of the Hopkins Park playground and associated amenities, seconded by Commissioner Tobin.

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

f. Action to Approve Change Order One (1) for the Hopkins Park Playground Replacement OSLAD Project

Commissioner Tobin made a motion to approve Change Order 1 from Irving Construction for the Hopkins Park Playground Replacement OSLAD Project, reducing the contract total by \$49,912.11 to \$695,118.63, seconded by Commissioner Grada.

President Fagan asked where the community grant referenced by Superintendent Emken would come from. Mr. Emken indicated the Community Foundation.

Motion carried by roll call vote. Aye: Kremenec, 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 for January 2024, seconded by Commissioner Castro.

Motion carried by roll call vote. Aye: Grada, Fagan, Castro, Tobin. Nay: Kremenec. Absent: None. (4-1-0)

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

VIII. Open Comments from Commissioners and Director

Commissioner Castro brought to the attention of the Board and staff that the City is actively thinking of the national issue of migrants coming to various cities across the state. A meeting promoted by the DeKalb Township and the City of DeKalb was held yesterday, which he attended. If migrants come to DeKalb, the DeKalb Park District may be called upon to contribute to the solutions. Commissioner Grada thanked the staff for their 4 months' work on the budget. He also thanked the parks staff for quickly clearing the last snow fall, especially in the extreme cold. Commissioner Kremenec also thanked the staff for the effort they put into the budget, for sharing not only the budget numbers but the past year's accomplishments and plans for next year. Commissioner Tobin indicated the staff did a good job on the budget presentation. It's a lot of work, including formatting it to make sense. Regarding alcohol sales, he asked whether the District sells alcohol at the municipal band concerts. Director Shea indicated we do at Music at the Mansion and that has been expanded to include food sales. Commissioner Tobin said he would advocate for doing it at little league. Director Shea thanked the staff for their time, and the board for their comments and questions regarding the

budget. He thanked the parks and golf staff for working in the cold to make sure pathways were shoveled. He reminded the board that next week that he, Commissioner Castro, and staff and would be at the IAPD conference. President Fagan thanked to everyone for their time on the budget. He thanked everyone for enduring the cold, saying he appreciated it, and it doesn't go unnoticed.

IX. Closed Session

The Board will enter a Closed Session to discuss:

a. Personnel- 5 ILCS 120/2(c)(1)

Commissioner Krmenech made a motion to go into closed session under Section 2(c)(1) of the Open Meeting Act, seconded by Commissioner Castro.

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

X. Reconvene Open Meeting

Commissioner Castro made a motion to return to open session at 8:38 p.m.
Commissioner Tobin seconded the motion.

Motion carried by voice vote.

XI. Adjourn Public Meeting

Commissioner Tobin made a motion to adjourn the meeting, seconded by Commissioner Castro.

Motion carried by voice vote.

Meeting adjourned at 8:38 p.m.