

MINUTES
DeKalb Park District
Public Meeting of the Board of Commissioners
October 26, 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 Parks & Development Mat Emken, Superintendent of Recreation Chrissy Tluczek, Accounting & Administrative Assistant Jennifer Anderson, and Mike Siefken.

II. Action on the Agenda

Commissioner Krmenech made a motion to amend and approve the agenda, removing item VI e. Action on the Kishwaukee Special Recreation Association Agreement, 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 September 28, 2023
- b. Executive Session Minutes of September 28, 2023

Commissioner Tobin made a motion to approve the 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

None

V. Old Business

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

Steve Nelson of Larson & Darby provided a pool update. The point cloud scans were completed for the pool, diving well, outside building facades, downstairs offices, and locker rooms. The information was blended into a 3D model which was shared with the team, including the Myrtha representative. There will be utility location for some private utilities that Julie may not be able to locate on private property. Spot elevations for grades will be taken. Concept plans have been developed with 15 options for concessions and entry points and 6 options for the locker rooms/restrooms layout. Those numbers will be reduced for review and feedback by the administrative team. The designs will be incorporated into the base plan and Councilman-Hunsaker will start to lay out the slide tower location and how to “turn” the youth pool. The current plan is to leave the sun terrace in place, but with larger, more appropriate stairs and ADA accessibility. New railings will be incorporated, and shade structure locations determined. In the next week the designs will be provided for feedback. Design development will run up to the holidays. Mr. Nelson has revised the pool schedule, with the same end date, near Memorial Day, starting demolition at the pool site and wrapping up prior to the following Memorial Day to ensure there is sufficient time to ensure everything is operational and for training on the equipment. Built into the schedule is a 5–6-week period for the IDPH review. Once comments are received from the agency, there should be a 2-week turnaround period since those are more related to the functions of the pool, not building. The District will apply for a city permit, and then be in a position to go for bid. The goal is to minimize any issues before the bid is let. The lead time for the Myrtha liner is about 120 days, on-site-date, not ship date, from the approved drawings. The team will review strategies to shorten the time frame.

Director Shea added the design drawings will be shared with the board. IHC, as the project manager, will provide continually updated budget numbers throughout the process, which we will always review. The pool designs will be shared at the next board meeting. Mr. Nelson said we will have the opportunity to review the estimated cost at various points throughout the process, which allows the District to make design adjustments based on the original estimated cost. The biggest part is when the last number comes in, which is the project manager’s guaranteed price. Commissioner Castro asked when the final price will be received. Mr. Nelson indicated documents should go to IDPH at the end of February, with the review receipt expected in March, and then the guaranteed price can be established. President Fagan inquired about the updated schedule, asking for a copy to be provided to the board. Director Shea indicated he received it just before the meeting; he will provide a copy tomorrow. Based on the Myrtha samples shared, Commissioner Grada asked how the stainless steel and liner work together. Mr. Nelson said the liner is

installed over the stainless steel. Commissioner Grada further inquired if the pieces are welded in place and then covered, to which Mr. Nelson indicated they were. Director Shea offered to share a link to a YouTube video showing Myrtha liner installation.

VI. New Business

a. Discussion of the Issuance of General Obligation Limited Tax Park Bonds, Series 2024A, and General Obligation Park Bonds (Alternate Revenue Source), Series 2024B (the Rollover Bond Financing Model)

Aaron Gold of Speer Financial provided the board an overview of the two bond types, the second type under consideration for the pool project financing. President Fagan inquired whether the bond timeline required an extra meeting. Mr. Gold and Director Shea just the 3 board actions are needed, not another meeting.

Director Shea shared that at the last January budget retreat, he showed an estimated annual bond payment of \$750,000 for \$8.5M borrowed for 20 years. If we do initiate a bond in April 2024, because of the timing, the FY25 payment would be less: \$450,000. The following years would be a \$650,000 payment. This model is the same the District utilized for construction of the Sports and Recreation Center, which has previously worked for the District. Commissioner Tobin asked for confirmation, short of 7.5% of constituents objecting, whether this approach is permissible as long as all procedures are followed and there is Board approval. Director Shea said yes, as long as there is public notification and Board approval. President Fagan asked if the 7.5% objectors figure refers to people that pay taxes or just residents. Mr. Gold said he believed it was based on registered voters, but he can verify that with bond counsel.

b. Discussion on Truth in Taxation Resolution 23-04: Resolution Establishing Estimate of Funds to be Raised by Taxation for the 2023 Levy Year

The District received its EAV (Equalized Assessed Valuation) estimate from the county, which increased 11.55%. Keeping the same monetary value of a \$193,000 budgetary increase as previously discussed, the District's tax rate will drop to 0.63, which is a decrease of 0.47 from the prior year. We are not required to hold a Truth in Taxation Hearing because the 2023 aggregate levy request is below the 105% increase threshold.

c. Discussion Regarding 2024 IAPD/IPRA Annual Conference

Commissioner Krmenech shared that the conference is worthwhile to get different perspectives, especially from other park districts. She said she especially enjoys the showcases and mentioned she would like to see our district

participate. Director Shea said that the district has submitted videos in the past and a flyer last year for the marketing showcase. In response to President Fagan's request to explain to the new board members what costs are covered by the District, Director Shea indicated that lodging and transportation, per diem, and the cost of the conference are covered. Commissioner Krmeneč added that there are sessions specifically for new board members that are informative.

d. **Discussion on Remainder of Fiscal Year 2024 Board Meeting Schedule**

President Fagan inquired whether anyone had a conflict with the proposed schedule change. The consensus was there were no conflicts at this time.

e. **Action on Resolution 23-03: A Resolution to Release Closed Session Minutes**

Commissioner Grada made a motion to approve Resolution 23-03: A Resolution to Release Closed Session Minutes, seconded by Commissioner Castro.

Motion carried by roll call vote. Aye: Krmeneč, 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 October 2023, seconded by Commissioner Castro.

Commissioner Tobin asked why the IT summary was shown separately and whether people still needed to see the information. Director Shea said he doesn't need it but doesn't know how the board feels. President Fagan added there was a former member that questioned IT quite a bit. If everyone feels it is not needed, speak now. Commissioner Krmeneč said she found it helpful and doesn't believe the details are shown in the other reports. She likes to see the quantities of what we're paying for: how many network care agreements, spam filtering, etc. Director Shea said it can be left in. Ms. Krmeneč said the report gives us a better idea of what services we're receiving. Commissioner Tobin said it was fine that someone wanted it, he was only curious. There is not going to be less IT.

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 and Grada had no comments. Commissioner Krmeneč questioned, and said it may be a rhetorical question, whether the District should consider a capital campaign for the pool, especially as we are closer to starting the project and talking money. If the pool price comes in over the estimated \$8.5M price, do we need to shore up finances to account for the difference? It's a question to consider ahead of time, not at the last minute, and the approach. There are two marketing people. President Fagan said he agreed 110%, saying he didn't think it was just in case the pool is over the estimate, we should have a capital campaign anyway. It's less money to pay back. Commissioner Krmeneč said she has gathered things over the last year or two in terms of community support; she thinks we miss so many opportunities. She mentioned she thought that the District may have a non-profit with the DeKalb Community Foundation, and that may be an avenue for fundraising. President Fagan said he can't agree more. He mentioned that the hospital did a tree of life. We previously talked about the concept of little fish and big fish. The more money someone gives, the bigger the fish on the wall. He didn't believe the board should do this, the two people on payroll should. Commissioner Castro said he wanted to echo what Commissioner Krmeneč said, maybe in a different way. He was excited about the details of the pool and plans to be one to fill that wall. As we are diving into the details, he wondered how we might fail, what are we not seeing. What if the price is higher and we don't have the funds to cover it? What he's heard about the economy is that no traditional economist has an idea of what's going on. Even though we've been presented with the numbers, what will actually happen in the coming months? He mentioned the book *The Black Swan* – the idea that we don't know what we don't know. What else are we not considering, what else can we think about right now to prevent failure? Director Shea thanked people for their time. He introduced Chrissy Tluczek as the new Superintendent of Recreation. The District hired a Recreation Supervisor, Sabrina Hunley, who starts a week from Monday. The Recreation 2 Supervisor has been posted. Director Shea added that staff are into budget planning, and if there are questions, reach out to him. In response to President Fagan's question on the next meeting date, Director Shea responded November 16.

IX. Adjourn Public Meeting

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

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

Meeting adjourned at 7:09 p.m.