

MINUTES
DeKalb Park District
Public Meeting of the Board of Commissioners
December 8, 2022
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. Krmeneć, Treasurer Joel French, and Commissioner Phil Young.

Staff Members Present: Executive Director John Shea, Superintendent of Parks & Development Mat Emken, Superintendent of Finance Mike Rock, Superintendent of Recreation Andrea Juricic, Accounting & Administrative Assistant Jennifer Anderson, Mike Siefken, Dave Kesson, Cindy Slinkard, and Austin Sands.

II. Action on the Agenda

Commissioner Grada made a motion to approve the agenda, seconded by Commissioner Young. Motion carried by roll call vote. Aye: Krmeneć, Young, Grada, French 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 November 17, 2022

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

IV. Public Comments

None

V. Public Hearing to receive public comments concerning the approval of proposed tax levy increase for the DeKalb Park District for 2022

President Fagan called the public hearing to order at 6:01 p.m.

Annually, the District levies property taxes with DeKalb County. The District must hold a public hearing if it intends to increase the levy for the capped funds more than CPI, which is 5% this year. The District intends to increase

the capped funds by 4.994%. The total proposed levy for 2022 is 5,064,000.

Cohen Barnes, Mayor of DeKalb, addressed the Board. He stated that economic development is driving the EAV up, increasing our levies. He stated that we're in a unique position where our EAV is growing at such a rate that our levies are being impacted so positively that we're faced with: "what do we do as taxing bodies?" We can keep our tax rate the same and consume it. Another option is giving it back to the taxpayer. He said that he and the City of DeKalb feel obligated to give back to the taxpayer and put the money back in their wallet. He sent an email to the board president and executive director calling for a summit after the first of the year, with all the taxing bodies, to have a conversation about alleviating the burden on the taxpayer. He explained that last year our aggregate tax rate was 11.5% and they drove it down to 11.1%. They did a study of the surrounding communities to determine what the competition looks like, which is 8.5-9%. He said let's have a conversation about getting the rate to 9.5%. Our levies are still going to go up. He stated he was taken aback when he saw the minutes from the last meeting recommending to keep the tax rate the same. According to the city's calculations, each taxpayer on a house that is estimated to be \$180,000 will pay the park district \$30 more. He asked whether there was a way for the park district to look at this and drive your rate down so we can be more competitive.

Bill Nicklas then addressed the Board, stating he is a citizen and the City Manager for DeKalb. He indicated that the multiplier is having an impact greater than any time since the Great Recession and collapse of the economy in 2008/2009. The reverse is happening here. There was such a spike in inflation at the beginning of the year, which impacted local home prices, which are the major determining factor in the multiplier. The DeKalb Township multiplier is 6.62% and last year it was a little over 1%. When you use that multiplier against everybody's property value, before your action on the levy, everybody's value has already gone up 6.62%. If you keep the rate the same and the multiplier goes up, you can be taking more money out of the pockets of the local taxpayers, and for larger businesses, it will be substantially more. The City has seen more industrial development. In 2018, the overall EAV was 585 million. This year it's at 780 million, so it's gone up, more than \$200 million in 3 years. This creates the opportunity to increase levies, see rates go down, be careful about the calculation, and then blend in a multiplier which should help make it easier to attract even more business. There is another company east of Amazon that will hopefully settle on a deal soon. There are inquiries about other properties in the same general area as Amazon and Meta. If we offer the same incentive package as competing, surrounding areas, but we have a higher rate, we lose.

Mayor Barnes again addressed the board, stating that this is another potential chunk of development. He said this will drive more economic development, which will keep driving the levy up. He again requested that the board relook at the tax rate.

With no questions, Commissioner Krmenech moved to adjourn the public hearing, seconded by Commissioner Young. Motion carried by roll call vote. Aye:

French, Grada, Krmeneč, Young and Fagan. Nay: None. Absent: None. (5-0-0)

Public hearing adjourned at 6:15 p.m.

VI. Old Business

a. Discussion on Hopkins Pool Replacement Project Update

Stephen Nelson of Larson & Darby summarized various update options for the Hopkins Pool Replacement Project since the last pool discussion.

Reuse of Existing Pool This option would reuse the existing lap pool. It would utilize the existing pool structure with reinforcement technology; add a zero-depth entry; provide the ability to modify the depth profile; would require the installation of a new pool floor and piping; and would maintain the 50-meter lap lanes. There would be a new children's pool, including a zero-depth entry and a children's play structure. There would be a new, 1,400 square feet (SF) deep pool with a 1-meter diving board, drop slide, and climbing wall. Mr. Nelson indicated that after further study of potentially using the reinforcement technology, the savings compared to a new pool would amount to less than \$200,000. There are also concerns with utilizing the 40+ year old pool structure.

U-Shaped Pool This option would have 13,569 SF lap/recreation pool in a "U" shape with a zero-depth entry, waterslide tower, open recreation area, programmable space, 1-meter diving board, and climbing wall. There would be a 3,826 SF children's pool with a zero-depth entry and multi-level play feature. The capacity would be 1,025 people with a project cost estimate of \$13.2 million.

Hybrid Plan (from 2020) Option would include a new 5,400 SF leisure pool with water slides, a current channel, 3 25-yard lap lanes, water basketball, a programmable area, and crossing activity. There would be a new 4,800 SF children's pool with a zero-depth entry and children's play structure; a new 1,400 SF pool with a 1-meter diving board, drop slide, and climbing wall. The capacity would be 700 people, with a project cost estimate of \$9.7 - \$10 million.

Alternate Option 1 This option is a 7,400-9,500 SF lap/recreation with a zero-depth entry, waterslide tower, open recreation area, programmable space, 1-meter diving board and climbing wall. It would have a 3,800 SF children's pool with a zero-depth entry and a multi-level play feature. There is a new 1,400 SF deep pool with a 1-meter diving board, drop slide, and climbing wall. The capacity is 760-900 people, with a project cost estimate of \$10.4 - \$11.7 million. There would be no bulkhead for flip turns. Could make the pool 50 meters, but during day the lanes would be made shorter, as in current use. 50-meter lanes would result in a higher end of cost range, or even closer to \$12 million.

Alternate Option 2 Option includes a 7,400 – 9,500 SF lap/recreation pool with a zero-depth entry, waterslide tower, open recreation area, programmable space, 1-meter diving board, and a climbing wall. There are 8 25-meter lap lanes which could be flipped during the morning hours to become 3 or 4 50-meter lanes.

There would be a 3,800 SF children's pool with a zero-depth entry and a multi-level play feature. Also included is a new 1,400 deep pool with a 1-meter diving board, drop slide, and climbing wall. The capacity is 760-900 people, with a project cost estimate of \$10.4 - \$11.7 million.

Mr. Nelson told the board that if a 1000 bather load capacity is desired, it will not be at the \$10 million cost. It means a 50-meter pool. You will probably be closer to the \$13+ million option. Based on the budget, it can be calculated for that range. The bather load for the lower end of the budget would be about 800-850. He also presented a chart of cost-saving alternates for various elements, the effect on capacity, and the effect on capital cost. These elements included pool size, children's play structure/pool types of water slides and tower, and the shade/rental pavilion. He suggested that if the district wants to implement plans in 2024, a decision should be made soon.

Director Shea said he does not want to give up anything just yet, but it comes down to cost. Based on the numbers provided by Speer Financial, at \$13.2 million, it would cost the district about \$960,000 a year for 20 years. At \$12 million, it was \$915,000, and at \$10 million, it's \$760,000 a year. President Fagan said at the next meeting where we discuss the pool, we need to discuss how much money to spend. Commissioner French added all the while the mayor wants to lower taxes. Director Shea said we can discuss funding during the capital presentation at the January board meeting, and how other capital spending may be affected. Commissioner Krmenek said that would be very helpful.

VII. New Business

a. Presentation of FY24 Fee Changes

There were no questions or comments from the board on the FY24 proposed fee changes.

b. Action on Kishwaukee Water Reclamation District Intergovernmental Agreement

Commissioner Krmenek made a motion to approve the Intergovernmental Agreement between the Park District and Kishwaukee Water Reclamation District, seconded by Commissioner Grada.

Motion carried by roll call vote. Aye: Krmenek, Fagan, French, Grada, Young.
Nay: None. Absent: None. (5-0-0)

c. Action on Seasonal Staff Rates for FY 2024

Commissioner French made a motion to approve the Non-Collective Bargaining Unit seasonal/part-time staff pay scale for FY 2024, seconded by Commissioner Young.

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

d. Action on Health Insurance Renewal

President Fagan recused himself from the discussion and vote.

Commissioner Young made a motion to approve the health insurance renewal with Blue Cross Blue Shield and dental, vision, life insurance and AD&D renewal with Principal Financial Group for calendar year 2023, seconded by Commissioner French.

Motion carried by roll call vote. Aye: Krmeneč, French, Grada, Young. Nay: None. Absent: None. Recused: Fagan (4-0-0)

**e. Action on Tax Levy Ordinance 22-04: Tax Levy Ordinance for 2022
Property Tax Levy in the amount of \$5,064,000**

Commissioner Krmeneč made a motion to approve Ordinance 22-04: Tax Levy Ordinance for 2022 Property Tax Levy in the amount of \$5,064,000, seconded by Commissioner Grada.

Commissioner Young mentioned there was a comment from the mayor and city administrator about a summit next month and asked whether this is something we should consider before voting on this. President Fagan said we need to take action on this now, rather than later. He didn't think we could push this down the road, legally. If it passes, it passes, if it doesn't, then we would need to do something quickly before the end of the year. We don't have a date on that summit, either. Commissioner Krmeneč wanted to reiterate what she said last time about leaving the rates the same. It costs the taxpayer 4.4 cents a year. I applaud what city leaders are doing, but until we have more information and more money coming in, we've already passed the resolution and we should proceed with that, attend the summit, and consider lowering the tax rate next year. Commissioner Grada concurred. Discussion needs to be had, but not at the 11th hour as a plea. We should go forward with path that we've set. Commissioner French also agreed. President Fagan said he did not think the city was that far off with the numbers they gave us. He mentioned the number Commissioner Krmeneč gave with the average home of \$165,000, should actually be \$190,000. Commissioner Krmeneč said the number was based on latest available Census Bureau numbers. President Fagan said when the EAV comes back up, we should be decreasing the rate. He added that on a \$190,000 home, it will cost the taxpayer \$435. If we went and accepted Option 1, we'd still be getting in \$29 more from every household. He added that he is not for keeping the rate as is. We should give some kind of relief to the taxpayer. Commissioner Young concurred.

Motion carried by roll call vote. Aye: Krmeneč, French, Grada. Nay: Young, Fagan. Absent: None. (3-2-0)

f. Action on Buena Vista Golf Course Greens Irrigation Bid

Commissioner Krmeneč made a motion to approve the lowest base bid of \$268,950 and the alternate deletion of \$21,000 submitted by Halloran & Yauch of Lake Forest, IL seconded by Commissioner Young.

Staff will work with Ancel Glink to draft a contract for \$247,950 to present for approval during the January 19, 2023 board meeting.

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

g. Action on 3-year Audit Request for Proposal with an Option for a 2-year Extension

Commissioner Grada made a motion to approve the 3-year bid with a 2-year extension option provided by Sikich, LLP and proceed with contract review and approval at the January 19, 2023 Board of Commissioners meeting, seconded by Commissioner French.

President Fagan asked why there are only two firms that come up whenever we discuss audits. Director of Finance Mike Rock responded that government accounting is a niche in public accounting and there are not a lot of players that focus on that or are experts. Sikich and Lauterbach & Amen are the firms that do that type of work. Commissioner Krmeneč requested confirmation that this was a 3-year bid with an option at the end for a 2-year extension. Director Shea confirmed the 3-year period with an option for a 2-year extension and that the actual contract will be brought back to the board for approval.

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

h. Action on Personnel Policy 4-5: Policy on Bereavement Leave

Commissioner Young made a motion to approve the revisions to Personnel Policy 4-5: Policy on Bereavement Leave, seconded by Commissioner Krmeneč.

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

i. Items over \$10,000

i. Authorization to Purchase Two (2) Ford F250 Pickup Trucks

Commissioner Grada made a motion to approve the purchase of two (2) 2023 Ford F250's from Morrow Brothers Ford through the State of Illinois procurement program in the amount of \$100,126.00, seconded by Commissioner French.

Director Shea said these items would be paid from the FY24 budget. They are distributed on a first come, first served basis. President Fagan asked when we would take possession and pay for the equipment. Mat Emken said they are assuming, but there has been no guarantee from Ford yet when the run would begin and end, that delivery would take place in early summer of '23, payment upon delivery. President Fagan asked whether we were projecting this for budget. Director Shea said we had money in the budget to replace two trucks and a service body truck, and the overall budget for that was \$126,000 for the three. But now they're looking to replace the service body truck at a later date and just replace the two vehicles for the park maintenance staff.

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

VIII. Financial Reports

Commissioner Krmenech made a motion to accept the monthly financial reports presented in December 2022, seconded by Commissioner Young.

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

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

IX. Open Comments from Commissioners and Director

Commissioner Krmenech said she was looking forward to the budget meeting in January. Commissioner French wanted to thank staff for their thoughtfulness in numbers. Director Shea said thanks again for all the support, and wished everyone a happy holiday season. He is looking forward to great things on the horizon.

X. Adjourn Public Meeting

Commissioner Young made a motion to adjourn the meeting, seconded by Commissioner Krmenech.

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

Meeting adjourned at 7:30 p.m.