

MINUTES
DeKalb Park District
Public Meeting of the Board of Commissioners
May 23, 2024
Hopkins Community Center, DeKalb, IL

Public Meeting
6:00 p.m.

I. Meeting Called to Order, Roll Call, Pledge of Allegiance

Vice-President Dag Grada called the meeting to order at 6:00 p.m.

Roll Call

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

Staff Members Present: Superintendent of Parks & Development Mat Emken, Superintendent of Recreation Chrissy Tluczek, Wes Levy and Mary Frost (Lauterbach and Amen), Mike Siefken, Katie Drum, and Emily Kvasnicka.

II. Action on the Agenda

Commissioner Tobin made a motion to approve the agenda, seconded by Commissioner Castro. Motion carried by roll call vote. Aye: Krmeneč, Castro, Tobin, and Grada. Nay: None. Absent: None. (4-0-0)

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 April 25, 2024
- b. Minutes of the Special Meeting of May 8, 2024
- c. Minutes of the Special Meeting of May 9, 2024
- d. Executive Session Minutes of April 25, 2024
- e. Executive Session Minutes of May 8, 2024
- f. Executive Session Minutes of May 9, 2024

Commissioner Tobin made a motion to approve the agenda, seconded by Commissioner Castro. Motion carried by roll call vote. Aye: Krmeneč, Castro, Tobin and Grada. Nay: None. Absent: None. (4-0-0)

IV. Elections of Board Officers

For President: Commissioner Tobin nominated Dag Grada for President, seconded by

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

For Vice President: Commissioner Castro nominated Brian Tobin for Vice President, seconded by Commissioner Krmeneč. Motion carried by roll call vote. Aye: Grada, Krmeneč, Castro, Tobin. Nay: None. Absent: None. (4-0-0)

For Secretary: Commissioner Tobin nominated Gail Krmeneč for Secretary, seconded by Commissioner Castro. Motion carried by roll call vote. Aye: Grada, Krmeneč, Castro, Tobin. Nay: None. Absent: None. (4-0-0)

For Treasurer: Commissioner Krmeneč nominated David Castro for Treasurer, seconded by Commissioner Tobin. Motion carried by roll call vote. Aye: Grada, Krmeneč, Castro, Tobin. Nay: None. Absent: None. (4-0-0)

V. Public Comments

None.

VI. Old Business

a. Discussion on Hopkins Pool Replacement Project Update

Stephen Nelson of Larson and Darby and Jim Leppert of IHC presented a progress update on the Hopkins Pool project. The budget was reviewed in April and May, with the previous consensus design total costing out at \$13M, over budget. That design included a 50-meter main pool and leisure pool, entry buildings, locker room upgrades, pool mechanical upgrades, and a concessions area. The infrastructure upgrades included new electrical, water, gas, and sanitary services; and upgraded electrical distribution system in the existing administration building and a new feed to all buildings; and an upgrade to water and sanitary services between buildings. To lower construction costs, the design was amended. The pool was changed to a zero-depth entry pool with a 750 bather load, incorporating the children's pool, a 25-meter 5-lane lap pool, a plunge pool with slide, and a run-out slide. The deck size was reduced. The existing pool mechanical building was eliminated, with its replacement located at the south end of the pool to minimize infrastructure expenses. Areas for future expansion, such as a concessions, were included.

Commissioner Castro asked for confirmation that the pool capacity with the latest design was being reduced from 1,000 to 750, which Mr. Leppert confirmed. Mr. Castro further inquired if the slides were the same, which they were. He asked about the current design pool size with regard to the previous design. Mr. Leppert said the redesigned pool is 12,250 square feet, which is almost the same size of the existing pool in terms of surface area. Mr. Castro then inquired about the depth of the lap lanes, which Mr. Nelson indicated that the pool depth is continuous from the zero depth entry

with a gradation to the lap lanes that reach a depth of 5 feet. All lap lanes should be in the 4 ½-5 feet range. Mr. Castro then asked whether the planned locker room remodeling was still the same, which was confirmed. Castro was concerned about the kiddie area not being separate. He then asked whether the timeline was still the same as last month's discussion, June of 2025, which Mr. Nelson and Mr. Leppert said was not likely. Summer 2025 is more realistic. The plan submitted to IDPH must be complete and accurate before submission; it takes several months for their review. Demolition of the existing mechanical building cannot occur until the new mechanical building is constructed because new water and electric services will be in the new building. Construction would tentatively start in December, which is not ideal, although it was pointed out that construction continued all winter last year. Realistically, July or August of 2025 is more practical. Commissioner Krmeneč said the questions that she had had already been answered. Commissioner Tobin asked whether the maintenance and other costs of the pool as it has been has been offset by attendance or whether we're losing money on the pool. Superintendent Emken indicated there is a transfer every year from one of the other funds to offset the costs of the pool, which Mr. Levy of Lauderbach and Amen indicated was approximately \$30,000 last year. Commissioner Tobin asked why the design included 5 lane since we are not running swim meets. He asked if it would it be better to have two 50-meter lanes with a separation between the zero depth entry area for kids. Mr. Nelson said no, it's hard to drain it, it's hard to maintain it. Everything would need to be shifted. The number of lanes was discussed with District staff, who had said 5 lanes was ideal. Mr. Nelson said the lap lanes can be used very flexibly. Superintendent Tluczek explained how the lanes could be opened and closed depending on time of day and type of users. There was a discussion about the reduced capacity. Ms. Tluczek said the pool had never previously reached its full capacity, nor even a 750 capacity last year. She thought that the new pool may reach capacity when it's first opened just because it's new. Mr. Tobin asked about the distance of the pool from Route 23. Mr. Nelson indicated the pool deck has been pulled in. Mr. Tobin asked for other board members' opinions on the redesign. Commissioner Grada stated he greatly favored having that much zero depth. He liked the more open design on the north side of the pool, better sight lines into the park and less clutter. There were a lot of positives, wished that we could more on our desirables list, but there are practicalities. Commissioner Krmeneč was fine with the proposed design, stating that we've been doing this for a long time, and we can't continue to redesign and redesign. This design accommodates the needs of the park district and the community, although she was concerned about the budget. She said we're at the point where we're either going to have a pool or we might not have one at all. There may still be a few tweaks, but didn't want to keep going back and redesigning over and over. Mr. Nelson stated the longer we take on this the more expensive it will become. There was a discussion about whether eliminating the runout slide would save a substantial amount of money, which it would not. Ms. Tluczek stated the runout slide is a desirable safety feature for smaller kids. Mr. Nelson also indicated that if the tower structure is there, adding the slides is not cost much more because the foundation is already there, as opposed to trying to add it later. Commissioner Castro stated that for the long term

this design is fine, although he was concerned with having a separate kiddie area. His hope was that in the future the kiddie area could be further developed. He questioned whether we want to open the pool for a few weeks in 2025. He then asked whether we could still open the pool this year. Superintendent Emken said it wasn't feasible. Mr. Leppert added that the current infrastructure is at the end of its life. Mr. Castro wasn't in favor of being without a pool for almost two summers. Commissioner Tobin asked about the feasibility of turning the north end of the pool into an area similar to Welsh Park. Mr. Leppert estimated it would cost roughly a \$1M. There were many factors involved, including surface type, water retention, how many pieces, and size. Mr. Nelson confirmed with the board that this was the design that was desired, and his firm would move forward with construction drawings and Mr. Leppert could determine costs and scheduling, especially for the mechanical building. Commissioner Tobin asked who was responsible for obtaining construction permits. Mr. Leppert indicated that the MEP does the electrical with COMED. The board consensus was to move forward. Mr. Leppert informed everyone that the pool would need to be filled, tested, run, and then drained once construction was complete. It was suggested that even if it's late in the season, the pool might be opened to the public for just this purpose, even though it wouldn't be for a full season.

b. Discussion on Pool Financing

Aaron Gold of Speer Financial and Anjali Vij of Chapman and Cutler explained the Alternate Revenue Source bonding process, including the authorizing ordinance, a notice of a 30-day petition period, the reimbursement resolution, the BINA hearing, and bank qualification. Mr. Gold recommended, with the pool timeline delay, not to take the bond to market too quickly to avoid interest costs on funds not yet needed. Commissioner Tobin asked what would happen if the pool comes in over the \$9.5M bond issuance. Wes Levy of Lauderbach and Amen explained that there is money available in the capital improvement fund, but it would be at the cost of other capital improvements. Commissioner Grada looked for confirmation that the timeline change doesn't affect taking action on the ordinance, which Mr. Levy confirmed, stating the ordinance is valid for three years. Ms. Vij explained bank qualification. The District's bond issues must be less than \$10M per calendar year to be tax exempt. With the General Obligation bond already issued for this year, the District has approximately \$8.5M left for tax exempt issuance. There is a difference between \$8.5M and the \$9.5M listed in the authorizing ordinance. Some bonds could be issued this year and some next year, depending on project timeline. Mr. Gold outlined alternatives. One concept was issuing to the max bank qualification this year, built around project outflows. Issue to the max this year, then increase the rollover size, so a smaller alternate bond, the \$8.5M, then structure that debt service around a slighter larger rollover bond, to get you the amount of annual capital you've built into your budget, and then to get to the project budget needed for the pool. Another concept was to just split the alternate bond issues between '24 and '25, which has merit because the District may not need \$9M in September. Maybe only issue \$4M and that is sufficient, and then issue more in the construction cycle so you're not carrying that principal for a longer period of time,

which can generate savings. The authorizing ordinance and BINA Hearing covers both scenarios. A third concept was to issue the rollover bond first in '24, and then next year the District has the full \$10M capacity, and then issue the alternate bond in '25, reimburse the expenses. There are merits to all, and they did not provide a formal recommendation yet, because they wanted to let the construction schedule drive the financing. They recommended getting the legal proceedings done, get all the transaction participants in place, including a credit rating, and then come back to finalize and execute the financing. He recommended obtaining a credit rating through Moody's Investor Services. Commissioner Grada asked for confirmation that we could proceed with the ordinance up to the not to exceed level, which Mr. Gold confirmed.

VII. New Business

a. Introduction of Emily Kvasnicka

Superintendent of Recreation Chrissy Tluczek introduced recently hired Recreation Supervisor Emily Kvasnicka.

b. Discussion on Lightning Detection System

Ms. Tluczek requested Board feedback regarding a recommendation by a rental group for installation of a lightning detection system at the soccer fields. Commissioner Grada asked whether Ms. Tluczek had cost figures, to which Ms. Tluczek indicated there were installation costs as well as operational costs. There are also lease and purchasing options. After four years, the lease option is less favorable in terms of costs. Replacement is estimated in ten years. Minimum cost is \$10,000 per unit, not including installation, servicing, and yearly fees, which are estimated \$5,000 per year, per unit. Commissioner Tobin indicated many school districts have them, sharing the costs that his school district spends annually. He thought it important that people renting facilities have a notification to leave the property if necessary, stating more investigation is worthwhile. Commissioner Castro said he thought it was worth exploring. Commissioner Krmenech said she was concerned about the budget, inquiring about past incidents. She said it may be worth investigating, but she didn't see it has a high priority given all the projects we're currently facing. She thought with more firm costs, it was something that could possibly be worked into a future budget.

c. Action on Resolution 24-01: A Resolution to Release Closed Session Minutes

Commissioner Tobin made a motion to approve Resolution 24-01: A Resolution to Release Closed Session Meeting Minutes, seconded by Commissioner Castro.

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

d. Action on Ordinance 24-09 authorizing the issuance of General Obligation Park Bonds (Alternate Revenue Source) of the District in an aggregate principal amount not to exceed \$9,500,000 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, including improvements and renovations to the Hopkins Pool, and for the payment of the expenses incident thereto

Commissioner Tobin made a motion to approve Ordinance 24-09 authorizing the issuance of General Obligation Park Bonds (Alternate Revenue Source) of the District in an aggregate principal amount not to exceed \$9,500,000 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, including improvements and renovations to the Hopkins Pool, and for the payment of the expenses incident thereto, seconded by Commissioner Castro.

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

e. Action on Resolution 24-02 expressing official intent regarding certain capital expenditures to be reimbursed from proceeds of an obligation to be issued by the District

Commissioner Tobin made a motion to approve Resolution 24-02 expressing official intent regarding certain capital expenditures to be reimbursed from proceeds of an obligation to be issued by the District, seconded by Commissioner Castro.

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

f. Action to Accept the Professional Services Proposal from Moody's Investors Services, Inc. ("Moody's") for credit rating services in relation to the issuance of the District's upcoming GO Park Bonds (Alternate Revenue Source) issue for the Hopkins Park Pool Project in an amount not to exceed \$38,000

Commissioner Tobin made a motion to approve the Professional Services Proposal from Moody's Investors Services, Inc. ("Moody's") for credit rating services in relation to the issuance of the District's upcoming GO Park Bonds (Alternate Revenue Source) issue for the Hopkins Park Pool Project in an amount not to exceed \$38,000, seconded by Commissioner Castro.

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

g. Action on Change Order Request from Irving Construction for the Hopkins Park Playground Replacement Project

Commissioner Tobin made a motion to approve the Change Order Request from Irving Construction for the Hopkins Park Playground Replacement Project, seconded by Commissioner Castro.

Motion rejected by roll call vote. Aye: None. Nay: Castro, Krmeneč, Grada, Tobin.
Absent: None. (0-4-0)

h. Action to Approve Project 1879 Ellwood Mansion Door and Window Refurbishing Contract

Commissioner Tobin made a motion to approve the contract with Thoughtful Craftsmen in the amount of \$95,152.00 for the Project 1879 Ellwood Mansion Door and Window Refurbishing project, seconded by Commissioner Castro.

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

i. Action to Approve 2024 Paving Improvements

Commissioner Tobin made a motion to approve the Base Bid and Alternate 1, and enter into a contract with Schroeder Asphalt Services for the 2024 paving improvements, seconded by Commissioner Castro.

Commissioner Castro asked whether there was a parks paving schedule. Superintendent Emken indicated there is rough schedule for sealcoating, and there is draft information for paving in the Capital Improvement Program, but the schedule is often based more on observation of current conditions.

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

j. Action Approve 2024 Seal Coating

Commissioner Tobin made a motion to approve the Base Bid and Alternates 1 & 2 and enter into a contract with Hastings Asphalt Services to perform seal coating services at Hopkins Park, Rotary Park, and the Sports and Recreation Center in the amount of \$64,886.22, seconded by Commissioner Castro.

Commissioner Tobin asked whether the District can add alternates to the bidding process in case the bid comes in under estimate. Superintendent Emken said he did receive unit pricing in the bid; it is something that can be requested in the future if desired.

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

k. Action to Approve HVAC Replacement at the Hopkins Community Center

Commissioner Tobin made a motion to approve the bid and enter into a contract with 1 Source Mechanical for the replacement of the HVAC equipment for the second floor of the Hopkins Community Center in the amount of \$81,405.00, seconded by Commissioner Castro.

Commissioner Tobin asked for clarification if this was the unit referred to in the earlier discussion regarding whether it needed to be 208 or 220 service, which Superintendent Emken confirmed.

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

VIII. Action to Accept Financial Reports

a. Monthly Paid Bills Listing

b. Monthly Financial Summary

c. IT Summary

d. Board Staff Travel Expense Summary

e. FOIA Report

Commissioner Tobin made a motion to accept the monthly financial reports presented in May 2024, seconded by Commissioner Castro.

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

IX. Open Comments from Commissioners

Commissioner Tobin was pleased that several bids came in under the estimates. Regarding youth athletics, he inquired whether staff have spoken with DeKalb High School staff about the junior Barbs program for basketball, trying to incorporate programs here so they don't have to travel to participate in programs. He also mentioned baseball. Ms. Tluczek said that there is a push for kids to play travel sports if they want to play in high school or college. AAU has increased dramatically over the years. Staff has had conversations with coaches and parents. A lot of parents believe they do need to travel. District staff has started conversations regarding cooperation, including teaming with NIU. Leagues such as AAU are money-makers, there are more leagues and teams popping up than the opposite. Commissioners Krmeneč and Castro had no comments. Commissioner Grada stated he was excited about the two projects big projects wrapping up. The pickle ball courts will be opened and the dedication of the playground is in about two weeks. Superintendent Tluczek wanted to note that the minutes should reflect that the President and Treasurer will be added to the First National Bank as signees on District accounts.

X. Closed Session

The Board will enter Closed Session to discuss:

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

b. Collective negotiation matters between the public body and its employee or their representatives- 5 ILCS 120/2(c)(2)

d. Selection of a person to fill public office- 5 ILCS 120/2(c)(3)

Commissioner Tobin made a motion to go into closed session under Section 2(c)(1), 2(c)(2) and 2(c)(3) of the Open Meeting Act at 7:48 p.m., seconded by Commissioner Castro.

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

XI. Reconvene Open Meeting

Commissioner Tobin made a motion to return to open session at 9:14 p.m.

Commissioner Tobin seconded the motion.

Motion carried by voice vote.

XII. Adjourn Public Meeting

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

Motion carried by voice vote.

Meeting adjourned at 9:15 p.m.