

AGENDA
REGULAR MEETING OF THE OAK BROOK PARK DISTRICT
BOARD OF COMMISSIONERS
April 19, 2021 – 6:30 p.m.
Studio C

1. CALL TO ORDER THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS AND ROLL CALL

President Knitter called to order the regular meeting of the Oak Brook Park District Board of Commissioners at the hour of 6:30 p.m. Commissioners Suleiman, Trombetta, Tan and President Knitter answered “present” from the Oak Brook Park District Family Recreation Center, Studio C. Also present in Studio C were Laure Kosey, Executive Director; Marco Salinas, Chief Financial Officer; Dave Thommes, Deputy Director; Bob Johnson, Director of Parks and Planning, and Steve Adams, District Attorney.

- a. Approval by a majority of the Commissioners present to allow Commissioner Tom Truedson to attend the meeting by audio conference, as he is unable to physically attend because of employment purposes as provided in section I-G-1 of the Board Rules.

Motion: Commissioner Trombetta made a motion, seconded by Commissioner Tan to allow Commissioner Tom Truedson to attend the meeting by audio conference, as he is unable to physically attend because of employment purposes as provided in section I-G-1 of the Board Rules.

Ayes: Commissioners Suleiman, Tan, Trombetta, and President Knitter.

Nays: None

Commissioner Truedson entered the Regular Board Meeting.

2. OPEN FORUM

President Knitter asked if there were any public comments. Ray Cesca and Christy Dolan Oak Brook Residents addressed the Board.

Mr. Cesca addressed the Board first, speaking about the Family Recreational Center and its activities.

Mr. Cesca expressed concern over the Master Plan of the Open Land on the North end of the Central Park Campus. Stating many Oak Brook Residents have come to him with valid concerns. Many of the concerns are due in part to the increased tax revenue and how it was being utilized by the Park District.

Mr. Cesca informed the Board memberships and daily usage for residents too high. Stating, Oak Brook residents are being overcharged to utilize the facility, as the fees should not compete with corporations such as LA Fitness or Life Time Fitness, because he believes they hold different business models, not based around the community as the Oak Brook Park District model.

President Knitter spoke on behalf of the Board. Stating the Fitness Center and Aquatics are not supported by tax revenue. Tax revenue is utilized in maintaining the buildings and the land offered by the Park District.

President Knitter thanked Mr. Cesca for coming to the meeting and expressing his concerns.

President Knitter stated she still believes that the Oak Brook Park District is welcome to all people, and residents need to compare apples to apples. Fitness memberships are not based on taxes. Using the example of LA Fitness, President Knitter explained such an establishment does not have to maintain parks, and playgrounds as the Park District does.

Mr. Cesca stated he understood, however, with the resident tax increase, he still does not understand where the money is being utilized, especially when looking at the Central Park North open land. Informing the Board, he entrusted the Oak Brook Park District to work with the Village, as Oak Brook does not have a lot of residents he feels as though he is being unfairly charged when seeing the totals taken from his taxes.

President Knitter explained the open land and fee structure, she feels very comfortable with everything the Board Members have done, making sure resident groups understood what the open land meant. The community was very involved with the vision for the land, and she feels very comfortable with the phase the land is in currently for residents.

President Knitter believes there may be a misunderstanding of what open land meant because the open land of Dean Nature Sanctuary concept was different from the North Athletic Felids open land concept. Adding residents needed to remember the land has not been completed.

President Knitter asked if there were any additional public comments. Christy Dolan, an Oak Brook resident addressed the Board.

Ms. Dolan stated from the beginning to now, the land is not what residents envisioned.

President Knitter stated the open field was always meant to be soccer fields because that is what the residents stated they wanted in the countless surveys taken. The only thing missing from the vision are restrooms, which at this time the Park District cannot afford.

Laure Kosey, Executive Director, stated she would be happy to schedule time to go over the Master Vision with them, as she has already been in contact with them over these same issues via email.

President Knitter stated the pricing structure is very good and of good value. Concerning the land, it had been badly maintained, now the land has been graded, there are new walking/bike trails, fitness stations, built-in bag toss, a shelter, and a totem pole plaza.

Commissioner Suleiman stated the open land is cohesive with Central Park and is multi-generational. She is hopeful when completed the open land will cater to the senior community as well as those who are in the younger generation. Commissioner Suleiman understands where Ms. Dolan is coming from, as in its current phase it looks a bit daunting, because of the large parking lot and amount of construction residents witnessed. However, the concept is there and the stakeholders have been good. Function and feasibility will come in the coming phases.

Commissioner Tan stated to both Mr. Cesca and Ms. Dolan, addressing tax revenue. Part of the mission of the Park District is to maintain the property which comes at a base cost. Where all of Oak Brook can benefit from the parks, trails, and soccer fields. The North Athletic Fields have been put in and the grading of the fields has made them much better, this came at a fixed cost. All of this was completed for residents and nonresidents to utilize the land.

Commissioner Tan reiterated, the tax dollars which go into the Park District are for basic maintenance and facility, so everyone can enjoy the fields, paths, and open space.

Commissioner Tan explained the Family Recreation Center rates are another aspect of the Park District but are not subsidized from resident's taxes. As the Family Recreation Center and the Tennis Center are managed by the Park District, the cost is offset by allowing nonresidents to use the facility. Constrained by the market on how much the Park District can charge; the charges are competitive to get the revenue to support the resident's discount. The Park District does not take tax and allocate it to membership; rather tax covers a lot of the land maintenance which helps beautify Oak Brook. The differential is what can be charged to the market. Commissioner Tan stated he looks at the finance slightly different than Mr. Cesca and Ms. Dolan. By charging the market fee above and beyond to non-residents and at a discount for residents allows the Park District maximize revenue from the marketplace to minimize the tax burden.

3. CONSENT AGENDA

- a. APPROVAL OF APRIL 19, 2021 AGENDA
- b. APPROVAL OF MINUTES
 - i. March 15, 2021, Regular Board Meeting Minutes
- c. APPROVAL OF FINANCIAL STATEMENT ENDING MARCH 31, 2021
 - i. Warrant 646

Motion: Commissioner Trombetta made a motion, seconded by Commissioner Tan to approve taking a single omnibus vote on the Consent Agenda as presented.

There was no additional discussion and the motion passed by roll call vote.

Ayes: Commissioners Suleiman, Tan, Trombetta, Truedson, and President Knitter.
Nays: None

Motion: Commissioner Trombetta made a motion, seconded by Commissioner Tan to approve the Consent Agenda as presented.

There was no discussion and the motion passed by roll call vote.

Ayes: Commissioners Suleiman, Tan, Trombetta, Truedson, and President Knitter.
Nays: None

4. COMMUNICATIONS/PROCLAMATIONS

- a. Board of Commissioners to share communications

There were no communications between the Board Members.

Laure Kosey, Executive Director, stated there was a matter which had come to her attention regarding the Conservation Foundation and the land which was purchased at the Dean Nature Sanctuary by the Illinois Tollway. As the Conservation Foundation was aware the Oak Brook Park District received fifty thousand dollars for the land. The Conservation Foundation is requesting a portion of the allocation.

Dr. Kosey is in negotiations with Brook McDonald. Dr. Kosey stated the Conservation Foundation would like the Oak Brook Park District to pay for their legal fees, should they have to pursue legal action for what they believe to be their share. The Conservation Foundation is seeking to receive five thousand dollars for the agreement with the Illinois Tollway.

Dr. Kosey asked the Board for their guidance on the matter.

President Knitter did not understand why the Foundation believes they should receive a payment from the Oak Brook Park District, as they no longer own the land or maintain the land. Stating the Oak Brook Park District needs the money they are requesting to finish the bike paths. Dorthey did not add the Foundation as a partner but as an overseer to the easement on the land.

President Knitter believes as though the Oak Brook Park District should not pay for any fees, especially ones against themselves.

Commissioner Trombetta stated paying for legal fees can grow substantially and could be dragged out, all of a sudden in just three months, the fifty thousand received becomes nothing. Commissioner Trombetta is in favor of giving them the five thousand and being finished.

President Knitter stated giving them a penny would set a precedent.

Commissioner Truedson stated the Foundation had nothing to do with the negotiation with the Illinois Toll Roads, all of this came up after the Foundation knew the Oak Brook Park District received compensation for the land. The Conservation Foundation asking for money seems suspect. The Conservation Foundation came into being because Dorthey wanted someone to oversee the work done by the Park District would be completed properly and correctly. Dorthey did not see the Foundation as a partner. Since the Foundation did help them secure the parcel of land at the North Athletic Fields, he would like to help them out.

Commissioner Truedson stated as an elected official of the Oak Brook community, it does not seem good to pay something to them as they are not an owner or a partner. That being said he has learned over the years to cut the losses, further litigation could be drawn out, settling would finish it.

President Knitter asked about litigation, as the Park District does not want to spend twenty-five thousand dollars on litigation fees.

Steve Adams, the Oak Brook Park District Attorney, stated the unfortunate truth of the Conservation Foundation has a legal argument, and it is viable. Through the state of Illinois Domain Act, it is clear, when a government entity takes land and there is an easement with conservation efforts, which would be the Conservation Foundation, to ensure the land will not be developed, they have a say. Also, they do not have full rights but do have some rights on the easement as an "ownership interest."

Commissioner Trombetta stated that he would like a motion to give the Conservation Foundation the five thousand dollars and give Dr. Kosey full authority to negotiation without the Board's consent.

Dr. Kosey informed Commissioner Trombetta there would need to be a consensus with the commissioners for negotiations.

Commissioner Tan stated they should cut their losses.

Commissioner Suleiman stated because of what Steve Adams stated she changed her mind.

President Knitter also stated that Steve Adams changed her mind.

b. Presentation in Recognition of Commissioner Trombettas' Service

President Knitter thanked Commissioner Trombetta for his service and all of this guidance over the years.

c. Presentation in Recognition of Commissioner Tan's Service

Commissioner Tan started having mixed emotions as he steps down from office, as he will be moving to California. If it had not been for circumstance Commissioner Tan stated he would have loved to help as long as possible.

Commissioner Tan noted it had been an honor and a privilege to serve on the Board. Applauding the staff and organization.

As a Board Member, Commissioner Tan stated he tried to realize the community's vision, serving the Board he has had to make compromises.

Commissioner Tan noted, he feels as though the Oak Brook Park District, even coming out of the COVID-19 economic situation, is in a good place due to Marco Salinas', Chief Financial Officer, financial prudence.

President Knitter thanked Commission Tan for all of his hard work. Stating, she is happy for him but sad for the community as he was excellent at contributing to financial matters and each member has appreciated his input.

Commissioner Suleiman stated Commissioner Tan has been a fantastic mentor to her she is happy inside and wishes him the best of luck on his new journey.

Commissioner Trombetta interjected, "God's speed and peace be with you."

5. STAFF RECOGNITION

- a. None

6. REPORTS:

- a. Communications IT, and Administration Report

Dr. Laure Kosey presented her report, which can be found in the Park District's records.

Dr. Kosey informed the Board they will be going with directional names for all of the Central Park campus. However, should the Park District receive sponsorship for the fields they will then proceed with changing names.

Dr. Kosey stated Robert Pechous, Superintendent of Communications and IT, has found a new cell phone provider, so a new policy is on the agenda.

Dr. Kosey is very happy things are picking up, so everyone is very busy in the Communications IT and Administration Department

b. Finance & Human Resources Report

Mr. Marco Salinas presented his report, which can be found in the Park Districts records.

Mr. Salinas reported on the last eleven months of the fiscal year ending on March 31, 2021.

Mr. Salinas stated the General Fund has a surplus over last year, mostly due to the decreased spending.

Mr. Salinas stated the Recreation Fund is the complete opposite, being deficit three hundred and fifty thousand dollars. This is an eight hundred-thousand-dollar swing. With program activity being shut down for so long, there has been no way to recover the revenue.

Mr. Salinas informed the Board, the Tennis Center has a surplus similar to last year's revenues. The Tennis Center has made spending decreased as much as possible, however, there have also been revenue decreases due to COVID-19.

President Knitter stated the decrease over last year has worked well with belt-tightening.

Mr. Salinas informed the Board of the schedule of investments, which changed in appearance because of the policy changes. The schedule breaks down the investments with benchmarks and different yields with low interest rates. With investments in the money market, the account is yielding more than before. In the future, he will be working on the appearance of the report.

President Knitter thanked Mr. Salinas for all of his hard work over the past months, as it has been difficult with COVID-19 and all of the requests the Board has made to get a clear picture of the financials.

Commissioner Tan clarified the consolidated summary as the whole year-to-date. The deficit was projected only a couple of months ago to be much higher. Right now, projections are right under one million, when removing the budgeted 1.6 million deference of the Capital Projects of the North Athletic Fields out of the equation.

Commissioner Tan stated for a COVID-19 financial environment and staff cuts, the Oak Brook Park District is running much more efficiently and continues to run smoothly. Coming into the last month of the fiscal year, the Park District could break even.

c. Recreation & Facilities Report

Mr. Dave Thommes presented his report, which can be found in the Park Districts records.

Mr. Thommes reported on a busy week. The Brochure went live on the website and a lot of the pre-COVID-19 activities and programs are returning. The staff has also kept new programs which they received positive feedback during COVID-19. There will be movies in the park, concerts, Zoom Spanish and French classes, and a new Soccer League.

Mr. Thommes reported excitement because the Lifeguards received a 5-star audit review, which is the maximum number of stars.

Mr. Thommes pointed out Bath and Tennis Memberships are going very well. They have sold 207 memberships in total.

Mr. Thommes stated the clay has been delivered and weather permitting they will open the clay courts next week.

Mr. Thommes informed the Board, the Village of Oak Brook is still working on the construction of the pool and it will finish on May 9th. Then the pool will be filled and they will begin training of the Lifeguard Staff. If there are delays, they will train the Lifeguards at the Family Recreational Center.

Mr. Thommes stated Rob Bond, Superintendent of Aquatic and Maintenance Operations, will continue to take reservations for Splash Island until they feel comfortable as an organization to open. There has been a huge demand for private rentals and in the future, they are hoping to make them a permanent offering.

d. Parks & Planning Report

Mr. Bob Johnson presented his report, which can be found in the Park District's records.

Mr. Johnson reported the bees at Dean Nature Sanctuary did not make it through winter. However, there are four new colonies now growing.

Mr. Johnson stated staff has been opening the parks and are working to get all the fields up and running as there has been a high demand to get out and start utilizing them for athletics.

Mr. Johnson said some small projects are being taken care of at the Sports Core, but are almost completed and will be phased out soon.

Mr. Johnson stated the Sustainability Committee has been working all month of April to encourage people to get outside for Earth Day and have given away 450 trees to patrons.

7. UNFINISHED BUSINESS

- a. Ordinance 21-0419: An Ordinance for Transferring Anticipated Unexpended Funds from Certain Appropriation Items to Other Items of Appropriation.

Motion: Commissioner Trombetta made a motion, seconded by Commissioner Tan to approve Ordinance 21-0419: An Ordinance for Transferring Anticipated Unexpended Funds from Certain Appropriation Items to Other Items of Appropriation.

There was no additional discussion and the motion passed by roll call vote.

Ayes: Commissioners Suleiman, Tan, Trombetta, Truedson, and President Knitter.

Nays: None

b. Revision: Administrative Policies and Procedures Manual Section 4.12 Purchasing Policy

Motion: Commissioner Trombetta made a motion, seconded by Commissioner Tan to approve the Revision: Administrative Policies and Procedures Manual Section 4.12 Purchasing Policy.

There was no additional discussion and the motion passed by roll call vote.

Ayes: Commissioners Suleiman, Tan, Trombetta, Truedson, and President Knitter.

Nays: None

c. Administration Policies and Procedures Manual

Motion: Commissioner Trombetta made a motion, seconded by Commissioner Tan to approve the proposed revisions to the Administrative Policies and Procedures Manual as presented.

President Knitter stated she was fine with the core value change but wanted to know why it needed to be changed.

Dr. Kosey informed President Knitter they included inclusion, diversity, and equality.

Ayes: Commissioners Suleiman, Tan, Trombetta, Truedson, and President Knitter.

Nays: None

d. Naming of North Fields

Motion: Commissioner Trombetta made a motion, seconded by Commissioner Tan to approve the proposed directional naming of the fields in Central Park: "North Athletic Fields," "South Athletic Fields," and "Central Park Ballfields."

There was no additional discussion and the motion passed by roll call vote.

Ayes: Commissioners Suleiman, Tan, Trombetta, Truedson, and President Knitter.

Nays: None

8. NEW BUSINESS

a. Family Recreation Center Roof Replacement Bid

Mr. Thommes notified the Board he would be putting a packet together to publish in a phased approach to improve the roof over the gymnasium and the pool.

President Knitter stated she cannot wait to move the buckets.

b. Revision to Personnel Policy Manual Section 6.11 Work-Related Cell Phone Policy (New)

Dr. Kosey stated a revision to determine which staff members may receive a cell phone and who may receive a cell phone stipend. This change would not be for every employee.

c. September 2021 Regular Board Meeting Date Change

Dr. Kosey informed the Board of the National Parks and Recreations Conference in Nashville, Tennessee. The Conference would be taking place on that Monday of the Board Meeting. Dr. Kosey is requesting the Board Meeting to be moved to Monday, September 13, 2021.

d. BUDGET FOR THE FISCAL YEAR 2021-2022

The Tentative Budget and Appropriations Ordinance 21-0517: for Fiscal Year May 1, 2021 – April 30, 2022, has been placed on public display for thirty days following the publication notice in The Doings – Oak Brook Newspaper on April 15, 2021. The public hearing is scheduled to occur at the May 17, 2021, regular meeting of the Board of Commissioners to receive public comment on the Budget and Appropriation Ordinance. A Legal Notice of the Public Hearing will be published in the Doings-Oak Brook Newspaper on May 6, 2021.

Mr. Salinas presented a PowerPoint presentation of May 1, 2021, through April 4, 2022, Budget, which can be found in the Board Packet records.

Mr. Salinas showed timelines and noted the delay in presenting the budget as he was offering time to assist the staff in assessing the types of COVID-19 restrictions there may be.

Mr. Salinas stated in May there will be a public hearing and on the same date, the Board will approve the final budget of the Oak Brook Park District.

Mr. Salinas noted all of the payments to bonds leftover from last year, will be paid out using fund reserves.

Mr. Salinas state the Tennis Center had been asking for building repairs this Capital project would be funded out of the net position.

President Knitter asked if there was anything that was pushed back due to COVID-19 which is currently not requested within this budget for 2019-2020.

Dr. Kosey informed President Knitter, there were some things staff had asked for in 2019-2020 but later on realized they would still be able to pay for them with the 2020 budget, such as the mower and the Explorer SUV.

Mr. Salian's stated the summary of the General Fund Budget, revenues show to be decreasing over last year, whereas overhead is related to wages for custodial and front,

desk staff who are no longer employed, their funds were allocated to the General Fund because the expenses were lower making the part-time personnel cost budgeted higher.

President Knitter noted with the drastic cuts she wanted to make sure the residents would still be accommodated properly.

Dr. Kosey informed President Knitter, when more residents come back to the facility, they will need to make sure they accommodate them with additional staff.

President Knitter wanted to make sure continued staff cuts would not burn the current staff out.

Commissioner Tan stated the budget reflects what is seen today as situations and COVID-19 restrictions change, people will come back, which means the Park District will need more staff to offset the demand. This year's budget will be more of a guide but will need modifications as it moves forward.

Mr. Salians continued with the proposed budget, the Recreation Fund will be helped this year by the property tax, savings on the IMRF, Social Security, and Fund Liability Fund. This is being done to help build reserves in the fund. This will only occur for one year.

President Knitter asked staff to think about, planning for the Tennis Centers HAVC system, should the system fail before the fifth year, as proposed in the budget.

President Knitter thanked Mr. Salinas for putting the presentation together.

9. ENTER CLOSED SESSION: To discuss and approve Closed Meeting Minutes pursuant to 5 ILCS 120/2(c)(21); for the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the District, or Legal Counsel for the District pursuant to 5 ILCS 120/2(c)(1) of the Open Meetings Act; and for the selection of a person to fill a public office, as defined in this Act, including a vacancy in a public office, when the public body is given power to appoint under law or ordinance, or the discipline, performance or removal of the occupant of a public office, when the public body is given power to remove the occupant under law or ordinance pursuant to 5 ILCS 120/2(c)(3).

Motion: Commissioner Trombetta made a motion, seconded by Commissioner Tan to enter closed session for the purpose of discussing and approving Closed Meeting Minutes pursuant to 5 ILCS 120/2(c)(21); for the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the District, or Legal Counsel for the District pursuant to 5 ILCS 120/2(c)(1) of the Open Meetings Act; and for the selection of a person to fill a public office, as defined in this Act, including a vacancy in a public office, when the public body is given power to appoint under law or ordinance, or the discipline, performance or removal of the occupant of a public office, when the public body is given power to remove the occupant under law or ordinance pursuant to 5 ILCS 120/2(c)(3).

There was no additional discussion and the motion passed by roll call vote.

Ayes: Commissioners Suleiman, Tan, Trombetta, Truedson, and President Knitter
Nays: None

Patrons and Staff exited the room at 7:45 pm.

10. CLOSED SESSION

- a. Discussion and Approval of Closed Meeting Minutes, January 20, 2020
- b. Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the District or Legal Counsel for the District
- c. Selection of a person to fill a public office, including a vacancy in a public office, when the public body is given the power to appoint under law or ordinance, or the discipline, performance, or removal of the occupant of a public office when the public body is given the power to remove the occupant under law or ordinance

11. ARISE FROM CLOSED SESSION AND RESUME THE OPEN SESSION

Motion: Commissioner Trombetta made a motion, seconded by Commissioner Tan to arise from the closed session to the open session at the hour of 8:10 pm.

There was no discussion and the motion was passed by a roll call.

Ayes: Commissioners Suleiman, Tan, Trombetta, Truedson, and President Knitter

Nays: None

12. THE NEXT REGULAR MEETING OF THE OAK BROOK PARK DISTRICT BOARD OF PARK COMMISSIONERS WILL BE HELD ON MAY 17, 2021, 6:30 p.m

President Knitter announced the next Regular Meeting of the Oak Brook Park District of Park Commissioners will be held on May 17th, 2021, at 6:30 p.m.

13. ADJOURNMENT

Motion: Commissioner Trombetta made a motion, seconded by Commissioner Tan to adjourn April 19, 2021, regular meeting of the Oak Brook Park District Board of Commissioners.

The motion passed by voice vote and the meeting adjourned at the hour of 8:11 pm.



Laure E. Kosey, Executive Director