

Minutes
REGULAR MEETING OF THE OAK BROOK PARK DISTRICT
BOARD OF COMMISSIONERS
October 17, 2022 – 6:30 p.m.
Canterberry Room

1. CALL TO ORDER THE REGULAR MEETING OF THE OAK BROOK PARK DISTRICT BOARD OF COMMISSIONERS AND CONDUCT THE ROLL CALL

Commissioner Suleiman called to order the regular meeting of the Oak Brook Park District Board of Commissioners at the hour of 6:33 pm. Commissioners Ivkovic Kelley, Trombetta, Truedson, and Suleiman answered "present" from the Oak Brook Park District Family Recreation Center, Canterbury Conference Room. Also present in Canterbury Conference Room was 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.

2. OPEN FORUM

Commissioner Suleiman asked if there were any public comments. No one addressed the Board.

3. CONSENT AGENDA

- a. APPROVAL OF THE OCTOBER 17, 2022, AGENDA
- b. APPROVAL OF MINUTES
 - i. September 12, 2022, Regular Board Meeting Minutes
- c. APPROVAL OF FINANCIAL STATEMENT ENDING SEPTEMBER 30, 2022
 - i. Warrant 664

Motion: Commissioner Trombetta made a motion, seconded by Commissioner Truedson, 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 Ivkovic Kelley, Truedson, Trombetta, and Suleiman

Nays: None

Absent: President Knitter

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

Motion: Commissioner Truedson made a motion, seconded by Commissioner Trombetta, to approve the Consent Agenda, and the motion passed by roll call vote.

Ayes: Commissioners Ivkovic Kelley, Truedson, Trombetta, and Suleiman

Nays: None

Absent: President Knitter

4. STAFF RECOGNITION

- a. None

5. COMMUNICATIONS/PROCLAMATIONS

- a. Board of Commissioners to share communications.

Commissioner Trombetta stated he believes there is confusion in the community about whether the Village or Park District manages the Sports Core and Oak Brook Golf Course. He would like Dr. Kosey to clarify to the residents that the Park District does not manage the Sports Core or the Oak Brook Golf Course.

Dr. Kosey stated that when someone inquires about the Village's organizations, she redirects them to the appropriate contact.

- b. Presentation of the Annual Comprehensive Financial Report for the fiscal year ended April 30, 2022, by Lauterbach and Amen, LLC

A Lauterbach and Amen, LLC representative reviewed the comprehensive report with the Board of Commissioners.

- c. Discussion of the intent to sell General Obligation Limited Tax Park Bonds in an amount not to exceed \$3,060,000.

Dr. Kosey and Mr. Salinas informed the Board about the intent to sell general obligation limited tax park bonds.

Mr. Salinas informed the Board of two options. Option 1: "Retire as Promptly as Possible" entails the Park District raising three million dollars and repaying those bonds over approximately 12 and a half years, with no room to issue additional debt.

Mr. Salinas informed the Board of Option 2: "Retire with Structured Gap," which entails the Park District raising three million dollars and repaying those bonds over approximately 15 years with room to issue additional bonds in 2026 through 2030.

Dr. Kosey informed the Board of the anticipated usage of the bond proceeds. Please see attached.

Mr. Salinas stated that the Board would need to inform staff of the direction they would like to take to move forward.

Commissioner Ivkovic Kelley favors Option 1, as she would not want to pay additional interest.

Commissioner Truedson stated the idea behind the original bonds taken out in 2012, which he was a part of, were intended to be used for projects and not to be used as a crutch. As the Park District has assets that need to be maintained, he favors raising funds again. Additionally, staff continues to take advantage of grant opportunities whenever possible. The Park District will benefit from the bonds. By being financially astute and not exacerbating resources, raising new bonds makes the most sense as opposed to going in another direction. He favors Option 1.

Commissioner Truedson stated that President Knitter asked for him to speak on her behalf over the matter, and she is in favor of Option 1.

Commissioner Suleiman stated there is sound intent, and the Park District is not being frivolous. The community has asked for these upgrades through the community survey. Moreover, soccer is the primary revenue source, and they cannot deprive the community of this upgrade. She is in favor of Option 1.

Commissioner Trombetta stated that receiving bonds is a sound business practice, and it is wise to use debt. The future development of Central Park North needs additional funding. The funds will be poured back into the community. He is in favor of option 1.

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 reported that the Distinguished Agency visit went well. They received 498 points out of 500.

Dr. Kosey thanked the Board for their support in allowing Mr. Thommes, Mr. Johnson, and herself to attend the annual NRPA conference in September. They were able to participate in several DEI sessions and learned strategies to implement at the Park District.

Dr. Kosey stated that a payment from the LARPA program would fund the recommended relocation of the preschool doorway for security purposes.

Dr. Kosey invited the Board to attend the 60th Birthday Celebration on November 4th at the Family Recreation Center, and an event she will be the keynote speaker at on November 9th with the Greater Oak Brook Chamber.

b. Finance & Human Resources Report

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

Mr. Salinas reported on the last five months of the current fiscal year.

Mr. Salinas stated that the General Fund's year-to-date revenues are in surplus, but a decrease in net surplus was experienced in the prior fiscal year. Noting in last year's expenditures, the Park District was still recording Sports Core revenues during this period.

Mr. Salinas stated that the Rec Fund programming revenues and memberships have increased compared to the prior year.

Mr. Salinas stated that the Tennis Center funds are in surplus with increases in group and high-performance lessons.

Mr. Salinas investigated the building revenue decrease discussed at the September Board Meeting. A prominent room renter used to rent three days a week and now rents for only one day a week. Additionally, last year Splash Island was open ten additional days before the annual cleaning began. This year Splash Island closed early due to staffing shortages.

c. Recreation & Facilities Report

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

Mr. Thommes reported on the Halloween Trick-or-Treat Trail from the past Saturday. The event was a hit in the community with 700 participants, and staff has been improving it since they began the event in 2020.

Mr. Thommes informed the Board that the Pumpkin Swim was also sold out.

Mr. Thommes stated that while at the NRPA Conference, he met with the USA Pickleball Organization and has been seeking a reservation system for the outdoor courts. The Park District will adopt a free reservation system; reserved courts will prioritize gameplay. Additionally, they can offer "residents only" days, if they want. This will be more of a self-policing system, and if players need help regulating the courts, they can notify the main building. This will begin in the spring of 2023.

Commissioner Truedson asked if they could add a TV screen nearby to show the reservations at the court.

Mr. Thommes stated they have been looking into the option, as there is power nearby from the Central Park West building.

Commissioner Suleiman asked if there could be an app.

Mr. Thommes stated they would prefer to use software that pairs with ActiveNet, the current software. Other apps tend to have additional fees.

d. Parks & Planning Report

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

Mr. Johnson reported on conducting value engineering to evaluate the budget associated with the OSLAD Phase II improvements at the North Athletic Fields. The Park District will be going out to bid in January of 2023.

Commissioner Trombetta would like to see the project come in at budget and appreciates Mr. Johnson taking the time to evaluate the saving options.

Mr. Johnson stated that the Dean Nature Sanctuary gate had been installed. Staff is working on fine-tuning the gate functions and programming.

Mr. Johnson stated that staff would begin setting up the Winter Lights at Central Park soon.

Mr. Johnson reported the annual mum's donation from Hinsdale Nursery.

7. UNFINISHED BUSINESS

a. Agreement for Professional Civil Engineering Services for the Ginger Creek Bridge

Motion: Commissioner Trombetta made a motion, seconded by Commissioner Truedson, to accept the proposal from Engineering Resource Associates for a not-to-exceed cost of \$63,603.75 and to approve an agreement between the Oak Brook Park District and Engineering Resource Associates for Professional Consulting Services.

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

Ayes: Commissioners Ivkovic Kelley, Truedson, Trombetta, and Suleiman

Nays: None
Absent: President Knitter

b. Synthetic Turf Replacement

Motion: Commissioner Trombetta made a motion, seconded by Commissioner Truedson, to accept the proposal from Field Turf USA, Inc. for the synthetic field turf replacement and to approve an agreement between the Oak Brook Park District and Field Turf USA, Inc. for a not-to-exceed cost of \$671,755.40.

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

Ayes: Commissioners Ivkovic Kelley, Truedson, Trombetta, and Suleiman
Nays: None
Absent: President Knitter

c. Approval of the OSLAD Grant Agreement

Motion: Commissioner Trombetta made a motion, seconded by Commissioner Truedson, to approve the agreement between the Oak Brook Park District and the Illinois Department of Natural Resources for OSLAD grant #OS-22-2213.

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

Ayes: Commissioners Ivkovic Kelley, Truedson, Trombetta, and Suleiman
Nays: None
Absent: President Knitter

8. NEW BUSINESS

a. Cori's Way Preschool Door Bid

Dr. Kosey stated that four out of five preschool classroom doors are behind a secured main entrance. With the exception of the Purple Room, which will be made more secure by moving its entrance door behind the secured main entrance doors. The project is expected to be completed over the winter or spring break once a contractor has been selected.

b. Approval of a Travel Expense for Commissioner Attendance at the 2023 IAPD/IPRA Annual Conference, January 26 - 28, 2023, at the Hyatt Regency Chicago

Dr. Kosey asked the Board which members would like to attend the conference to get a cost estimate of travel expenses.

Commissioner Ivkovic Kelley, Suleiman, and President Knitter will be attending.

c. Employee Insurance, EAP, and FSA Benefits (***)Requires Waiving the Board's Rules to Approve at this Meeting.)

Motion: Commissioner Trombetta made a motion, seconded by Commissioner Truedson, to waive the Board's Rules to approve at this meeting to provide notice to the Village of Oak Brook to terminate the intergovernmental agreement effective January 1, 2023, and to proceed with executing the necessary plan documents to replace current insurance and related services, effective January 1, 2023.

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

Ayes: Commissioners Ivkovic Kelley, Truedson, Trombetta, and Suleiman

Nays: None

Absent: President Knitter

Motion: Commissioner Truedson made a motion, seconded by Commissioner Trombetta, to approve at this meeting to provide notice to the Village of Oak Brook to terminate the intergovernmental agreement effective January 1, 2023, and to proceed with executing the necessary plan documents to replace current insurance and related services, effective January 1, 2023.

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

Ayes: Commissioners Ivkovic Kelley, Truedson, Trombetta, and Suleiman

Nays: None

Absent: President Knitter

- d. Resolution 22-1017: A Resolution authorizing the Park Board President to order calling a public hearing concerning the intent of the Board of Park Commissioners of the Oak Brook Park District, DuPage and Cook Counties, Illinois, to sell not to exceed \$3,060,000 General Obligation Limited Tax Park Bonds. (***)Requires waiving the Board's Rules to Approve at this meeting.)

Motion: Commissioner Trombetta made a motion, seconded by Commissioner Truedson, to waive the Board's Rules to approve at this meeting, Resolution 22-1017: A Resolution authorizing the Park Board President to order calling a public hearing concerning the intent of the Board of Park Commissioner of the Oak Brook Park District, DuPage and Cook Counties, Illinois, to sell not to exceed \$3,060,000 General Obligation Limited Tax Park Bonds.

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

Ayes: Commissioners Ivkovic Kelley, Truedson, Trombetta, and Suleiman

Nays: None

Absent: President Knitter

Motion: Commissioner Truedson made a motion, seconded by Commissioner Trombetta, to approve Resolution 22-1017: A Resolution authorizing the Park Board President to order calling a public hearing concerning the intent of the Board of Park Commissioner of the Oak Brook Park District, DuPage and Cook Counties, Illinois, to sell not to exceed \$3,060,000 General Obligation Limited Tax Park Bonds.

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

Ayes: Commissioners Ivkovic Kelley, Truedson, Trombetta, and Suleiman

Nays: None

Absent: President Knitter

- e. Resolution 22-1018: A Resolution authorizing the Park Board President to order calling a public TEFRA hearing concerning the intent of the Board of Park Commissioners of the Oak Brook Park District, DuPage and Cook Counties, Illinois, to sell not to exceed \$2,500,000 of Limited Tax Park Bonds. (***)Requires waiving the Board's Rules to Approve at this meeting.)

Motion: Commissioner Truedson made a motion, seconded by Commissioner Trombetta, to waive the Board's Rules to approve at this meeting, Resolution 22-1018: A Resolution authorizing the Park Board President to order calling a public TEFRA hearing concerning the intent of the Board of Park Commissioners of the Oak Brook Park District, DuPage and Cook Counties, Illinois, to sell not to exceed \$2,500,000 of Limited Tax Park Bonds.

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

Ayes: Commissioners Ivkovic Kelley, Truedson, Trombetta, and Suleiman

Nays: None

Absent: President Knitter

Motion: Commissioner Truedson made a motion, seconded by Commissioner Trombetta, to approve at this meeting, Resolution 22-1018: A Resolution authorizing the Park Board President to order calling a public TEFRA hearing concerning the intent of the Board of Park Commissioners of the Oak Brook Park District, DuPage and Cook Counties, Illinois, to sell not to exceed \$2,500,000 of Limited Tax Park Bonds.

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

Ayes: Commissioners Ivkovic Kelley, Truedson, Trombetta, and Suleiman

Nays: None


Absent: President Knitter

9. THE NEXT REGULAR MEETING OF THE OAK BROOK PARK DISTRICT BOARD OF PARK COMMISSIONERS WILL BE HELD ON NOVEMBER 14, 2022, AT 6:30 P.M.

Commissioner Suleiman announced that the next Regular Meeting of the Oak Brook Park District of Park Commissioners would be held on November 14, 2022, at 6:30 p.m.

10. ADJOURNMENT

Motion: Commissioner Trombetta made a motion, seconded by Commissioner Truedson, to adjourn the October 17, 2022, 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 7:40 p.m.



Laure L. Kosey, Executive Director

Oak Brook Park District

Capital Improvements to be funded from new bond issuance, awarded grants, and capital contribution fees.

Last Update: 10/31/2022

Description	Projected Financing Sources/Uses	Timing	Funding Sources	Actual/Proposed Location	Other
Estimated Bond Proceeds: \$ 3,000,000.00 FY 2022/2023					
Aquatic center evaporative pre-cooler replacement (HVAC)	(525,000.00)	FY 2023/2024	2023 Bond Proceeds	Central Park- Family Recreation Center building	
Aquatic center repainting:	(25,000.00)	FY 2023/2024	2023 Bond Proceeds	Central Park- Family Recreation Center building	
Aquatic pool tile deck replacement:	(75,000.00)	FY 2023/2024	2023 Bond Proceeds	Central Park- Family Recreation Center building	
Sub-Total:	\$ 2,375,000.00	Bond funds remaining			
Capital contribution- Wizard Football	\$ 100,000.00	FY 2021/2022			
Capital contribution- Girls Lacrosse	37,500.00	FY 2021/2022			
Capital contribution- Wizard Football	100,000.00	FY 2022/2023			
Synthetic soccer field turf replacement:	(675,000.00)	FY 2024/2025	2023 Bond Proceeds & Capital Contribution Fees	Central Park- Outdoor field	Currently utilized by Wizard Football Club and Illinois Girls Lacrosse Association
Sub-Total:	\$ 1,937,500.00	Bond funds remaining			
OSLAD grant- Central Park Phase II:	\$ 400,000.00	FY 2022/2023			
Central Park Improvements (OSLAD)- One amphitheater, one shelter, outdoor challenge course	(1,500,000.00)	FY 2022/2023	Grant & 2023 Bond Proceeds	Central Park	Improvements to be located in Northern area of Central Park (area purchased with 2019 G.O. bond proceeds)
Sub-Total:	\$ 837,500.00	Bond funds remaining			
DCEO grant- Central Park Phase II:	\$ 480,000.00	FY 2022/2023			
Central Park Improvements (DCEO)- One building housing restrooms, storage, and concessions:	(1,256,003.00)	FY 2022/2023	Grant & 2023 Bond Proceeds	Central Park	Improvements to be located in Northern area of Central Park (area purchased with 2019 G.O. bond proceeds)
Sub-Total:	\$ 61,497.00	Bond funds remaining			
Additional bridge spanning Ginger Creek	(500,000.00)	FY 2023/2024	Remaining 2023 Bond Proceeds	Central Park	***Optional improvement
Total:	\$ (438,503.00)				