

**MINUTES OF THE  
REGULAR MEETING OF THE OAK BROOK PARK DISTRICT  
BOARD OF COMMISSIONERS  
July 16, 2018 – 6:30 p.m.  
Canterberry Room**

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

President Knitter called the Regular Meeting of the Oak Brook Park District to order at 6:30 p.m. in the Recreation Center's Canterberry Room. Commissioners Carson, Tan, Truedson, Trombetta, and President Knitter answered "present." Also present were Laure Kosey, Executive Director, Nicole Karas, Park District Attorney, Marco Salinas, Chief Financial Officer, Dave Thommes, Deputy Director, and Bob Johnson, Director of Parks and Planning.

2. OPEN FORUM

President Knitter asked if there was anyone in the audience who wished to address the Board.

There were no requests to address the Board.

3. CONSENT AGENDA

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

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

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

Nays: None

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

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

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

Nays: None

a. APPROVAL OF July 16, 2018 AGENDA

b. APPROVAL OF MINUTES

i. June 18, 2018 Regular Meeting Minutes

c. APPROVAL OF FINANCIAL STATEMENT ENDING June 30, 2018

i. Approval of Warrant No. 613

#### 4. COMMUNICATIONS/PROCLAMATIONS

##### a. Board of Commissioners to share communications

President Knitter asked if there was anyone on the Board who wished to share communications.

There were no communications.

#### 5. STAFF RECOGNITION

##### a. None

#### 6. REPORTS:

##### a. Administrative, IT, and Marketing Report

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

Ms. Kosey said the Foundation received \$14,000 in donations in June with much of it going towards the Universal Playground. She noted that the donations came from many donors rather than just one.

There was no discussion regarding Ms. Kosey's report.

##### b. Finance & Human Resources Report

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

Mr. Salinas said that all three major funds have a surplus due to many reasons including a decrease in equipment spending, the timing of the receipt of property taxes, and an increase in programming.

Mr. Salinas said staff has completed the revisions to the health insurance premiums and updated the on-line new employee orientation program.

Commissioner Tan confirmed that the tax surplus reported is due to the timing of the receipt of taxes and inquired where we may stand at the end of the fiscal year.

Mr. Salinas said it is too early to predict where we will be relative to the budget at the end of the fiscal year due to unexpected expenditures such as for repairs. He said that to detect a trend in revenue depends on the specific fund and that it usually follows a month to month basis.

There was no further discussion regarding Mr. Salinas' report.

##### c. Recreation & Facilities Report

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

Mr. Thommes said the new Aquatic and Facility Managers recently started work and will be introduced to the Board at the meeting next month.

Mr. Thommes said the July 3<sup>rd</sup> event at the B&T was well received and the general feedback at the facility has been favorable.

Commissioner Trombetta asked when the door near the studio and Aquatic Center will be installed.

Mr. Thommes said in about two to three weeks. He also noted that several mirrors are set to be installed, including some for the men's locker room.

There was no further discussion regarding Mr Thommes' report.

d. Parks & Planning Report

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

Mr. Johnson said work continues at the ball fields and playground but that there have been some weather-related delays. He also said there have been two change orders this past month, but both were reductions in cost. The change orders are noted in his report as it was not necessary to have the change orders presented for formal Board approval. Allied Landscaping's change order was for a reduction of \$8,800 as the District is sourcing the landscape material locally and is providing it to the contractor. The second change order is for Airport Electric for not installing electrical receptacles in the dugout area of Field 1. After the shallow electrical feed to Field 1 was severed during excavation, it was determined that it would be more efficient to allow Barton Electric (contractor installing the Musco Lighting) to supply power to the dugout receptacles. The result is a deduct change order in the amount of \$4,790.

Mr. Johnson said the playground installation at Butler Jr. High is now complete.

There was no further discussion regarding Mr. Johnson's report.

7. UNFINISHED BUSINESS

- a. Amendment: General Use Regulations of the Oak Brook Park District (*Tabled to the August 20, 2018 Board Meeting*)

This matter was tabled to the August 20, 2018, board meeting.

- b. Tennis Center Boiler and Water Tank Replacement Bid

Motion: Commissioner Truedson made a motion seconded by Commissioner Carson, to reject the bid of AMS Mechanical Systems Inc. for a price of \$97,000 due to their failure to meet the technical specifications and the contractor's desire to withdraw their bid.

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

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

Nays: None

Motion: Commissioner Truedson made a motion seconded by Commissioner Carson, to Accept the Bid from George E. Quill and Sons, Inc for the Tennis Center Boiler and Water Tank Replacement Project and approve an Agreement Between the Oak Brook Park District and George E. Quill & Sons, Inc. for a not-to-exceed cost of \$110,883.

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

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

Nays: None

- c. Resolution No. 18-0716: A Resolution providing for and requiring the submission of the proposition of issuing \$16,900,000 general obligation park bonds to the voters of the Oak Brook Park District, DuPage and Cook Counties, Illinois, at the general election to be held on the 6th day of November, 2018

Motion: Commissioner Truedson made a motion seconded by Commissioner Tan, to approve Resolution 18-0716: A Resolution providing for and requiring the submission of the proposition of issuing \$16,900,000 general obligation park bonds to the voters of the Oak Brook Park District, DuPage and Cook Counties, Illinois, at the general election to be held on the 6<sup>th</sup> day of November, 2018.

President Knitter said that based on further meetings and research, the Park District has determined that we may need to offer \$17,900,000 to purchase the property know as McDonald's Soccer Fields.

The Board was presented with a "Schedule of Estimated Property Tax Increase if Additional Debt is Issued," which can be found in the Park District records. The Schedule provides examples of the additional cost in real estate taxes to an Oak Brook resident if the tax levy is approved. For example, a property valued at \$500,000, the total estimated increase in property taxes would be \$133.33, while a property valued at \$1,000,000, would see an estimated increase in property taxes of \$266.67.

The Board noted that the actual cost to purchase the property might not be as high as \$17,900,000, but the Park District must have these funds approved for the higher amount because it cannot amend the referendum once it is approved.

Commissioner Trombetta asked if there would be a legal issue if the referendum passes but the deal falls through.

President Knitter said that if McDonald's ends up selling the property to someone else after the referendum passes, then it's over and the bonds would not be purchased as they can only be used for the purchase of this property.

Commissioner Trombetta said he is concerned that the Board is seeking \$17,900,000 when we may only need to offer less.

Commissioner Truedson said this Resolution is only setting a limit.

Commissioner Trombetta said he would only offer McDonald's \$10,000,000 which is what the Park District sold it to them twenty years ago. He said we should stress to McDonald's

that the Park District is a public entity and, as a good will gesture, it could donate the difference.

President Knitter said we have approached McDonald's about donating the property and were told that they are not interested in any type of donation of property.

Commissioner Trombetta said he does not want to throw away \$10,000,000 and believes we are in a stronger position than we think as their back-up offer. He said by approving this Resolution, we are publicly saying we are willing to spend \$17,900,000.

Commissioner Tan agrees that we should spend as little as necessary to buy the land but disagrees that by approving the \$17,900,000, we are showing our hand.

Commissioner Truedson said we do not have the option to keep our top number close to our vest, but by passing this Resolution, it at least shows the residents that we are trying to keep the land open.

President Knitter stressed that we must pass the Resolution for \$17,900,000 because if that is what the property ends up costing, we cannot amend the referendum and we do not have \$1,000,000 in our coffers to make up the difference.

Motion: Commissioner Truedson amended the motion, seconded by Commissioner Tan, to Resolution 18-0716: A Resolution providing for and requiring the submission of the proposition of issuing \$17,900,000 general obligation park bonds to the voters of the Oak Brook Park District, DuPage and Cook Counties, Illinois, at the general election to be held on the 6<sup>th</sup> day of November, 2018.

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

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

Nays: None

#### 8. NEW BUSINESS

- a. Ordinance No.18-0820 An Ordinance Authorizing the Destruction of the Verbatim Record of Certain Closed Meetings

This issue was presented for review and discussion only.

There was no discussion regarding this matter.

#### 9. ADJOURN TO THE CLOSED SESSION

Motion: Commissioner Truedson made a motion seconded by Commissioner Trombetta, to adjourn the Open Session of the regular Board Meeting at 7:06 p.m. and convene the Closed Session for the purpose of discussing and approving Closed Meeting Minutes pursuant to 5 ILCS 120/2(c)(21) and for the Semi-Annual Review of Closed Meeting Minutes pursuant to 5 ILCS 120/2.06(d).

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

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

10. CLOSED SESSION

- a. Discussion and Approval of Closed Meeting Minutes, June 18, 2018
- b. Semi Annual Review of Closed Meeting Minutes for Release
  - i. Resolution 18-0821: A Resolution Regarding the Review of Minutes for Closed Meetings January 1989 through June 18, 2018

11. RECONVENE TO OPEN SESSION

Motion: Commissioner Truedson made a motion seconded by Commissioner Carson, to reconvene the Open Session of the Regular Meeting at 7:11 p.m.

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

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

12. POTENTIAL ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION

There was no action taken on items discussed in Executive Session.

13. THE NEXT REGULAR MEETING OF THE OAK BROOK PARK DISTRICT BOARD OF PARK COMMISSIONERS WILL BE HELD ON August 20, 2018, 6:30 p.m.

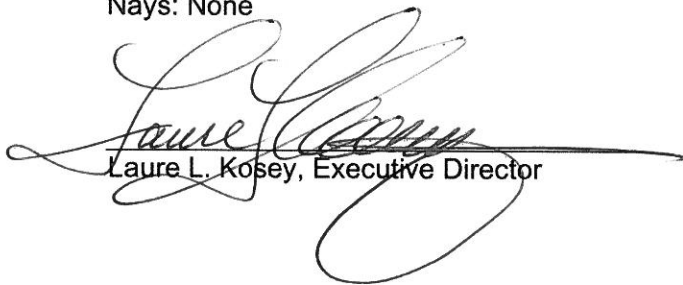
President Knitter announced that the next Regular Meeting of the Oak Brook Park District Board of Park Commissioners will be held on August 20, 2018, 6:30 p.m.

14. ADJOURNMENT

Motion: Commissioner Truedson made a motion seconded by Commissioner Carson, to adjourn the regular meeting at the hour of 7:12 p.m.

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

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



Laure L. Kosey, Executive Director