

MINUTES OF THE REGULAR BOARD MEETING
BOARD OF PARK COMMISSIONERS
ARLINGTON HEIGHTS PARK DISTRICT
Administration Center
410 N. Arlington Heights Road
September 13, 2022 at 7:00 p.m.

President Leno called the Regular Board Meeting to order at 7:01 p.m.

ROLL CALL OF COMMISSIONERS

Commissioners Present

B. Owen
R. Nesvacil
T. Gelinis
M. Leno

Commissioners Absent

STAFF PRESENT: Carrie Fullerton, Executive Director; Ben Rea, Director of Parks & Planning; Brian Meyer, Director of Recreation & Facilities; Jason Myers, Director of Finance and Personnel; Amy Seklecki, Director of Marketing; and Kendra Maher, Recording Secretary.

Other Staff in attendance: Kristy McCann, Steve Neill, Jennifer Rogers, Matt Turinsky, Matt Healy, and Tyler Quattrocchi.

Andy Howard, Hitchcock Design

Residents in attendance:

Carter Black – 1536 N Patton Ave
Christine Muhr – 441 S. Princeton
Mike Brown – 1106 W. Wing
Lisa Lewis – 1919 N. Yale Ave.
Barb Ottolino – 15 S. Belmont Ave.
Bruce Swanson – 115 N. Waterman Ave.
Anna Manova – 110 N. Lincoln Ln. #3A
Kathleen Gabriel – 115 N. Pine Ave.
Joe Perry – 38 N. Belmont Ave.
Brian Forrest – 22 N. Belmont Ave.
Ann McCollum – 1212 E. Brookwood Dr.
Melanie Nagy – 2806 N. Harvard Ave.
Paul Petricca – 204 N. Haddow
Patty Colabuono – 2022 E. St. James
Sally Shewmon – 515 S. Dwyer Ave.

RECOGNITION OF VISITORS & CITIZENS TO BE HEARD

None

MINUTES

No discussion.

VP Gelinis moved, seconded by Comr. Nesvacil, to approve the August 23, 2022 Regular Meeting minutes. On a voice vote the motion was approved 4-0.

PRESENTATIONS & INFORMATIONAL REPORTS

ARC Construction Discussion

Exec. Dir. Fullerton explained that pre-Covid, several ARC members raised a concern that they were dissatisfied with the new aquatic locker rooms in the facility, particularly, the women's aquatic locker room and the number of lockers and available seating in the changing area. Staff have also heard some concerns regarding the men's aquatic locker room. However, the majority of customer concerns came from the design of the women's aquatic locker room.

At the August 23, 2022 Board meeting, in response to President Leno's request, staff shared a sample design, created in-house to begin this conversation. After the meeting the Board shared some additional ideas for re-design that they feel should also be considered.

The consensus of the Board is to get a proposal from FGM Architects to create several options of possible solutions, and cost estimates to address all of the existing design challenges, that could result in additional design/construction at the ARC.

ARC Childcare Discussion

ARC Manager Matt Healy presented three options to return childcare service at ARC to the Board. Childcare service at ARC has been suspended since March of 2020 due to mitigations from the IDPH concerning the Covid pandemic.

Option 1 - Childcare will return as a free service to all members. Based on budget planning, free childcare would incur \$45,000 in staffing, in addition to \$1,500 in supplies.

Option 2 - Childcare will return as a fee-based amenity for members. The fee will be \$5 per day, per child, per session (90 minutes maximum). Based on budget planning, fee-based childcare would incur a loss of \$20,000 in staffing, in addition to \$1,500 in supplies.

Option 3 - To not return to childcare at this time. Childcare services would operate at a loss. Staff is concerned on finding qualified employees to work. The District continues to struggle to fill vacant after school and weekend positions for CAP, Aquatics, Athletics, and Tennis Club operations. This option would also provide time to evaluate plans for possible facility improvements in the entry area.

Staff is aware that the ARC fund is not all inclusive of all programs and services that take place within the facility. If we look at the 22/23 approved budget ARC's fund has a net of \$14,030. Incurring additional staff expense for childcare would put the ARC fund in a deficit.

Staff have researched what other area Park Districts are doing for childcare. Of the eighteen Districts that responded to our inquiry:

- Eleven have not returned the service and currently have no plans too, some have already re-dedicated the space for programming or other services.
- Five have reopened or soon plan to. Some have offered limited hours and are concerned about staffing availability.
- Two remain undecided

The discussion and consensus of the Board is to wait until the new year and possibly survey the membership to better understand the need for the childcare service.

Recreation Park OSLAD Community/Frontier Days Feedback

Exec. Dir. Fullerton began with sharing that the staff held a community input meeting at Recreation Park on August 24, 2022. Feedback that was received that night, as well as, emails received electronically since August 24th, have been shared with the Board.

The two main concerns from our residents about the project include: reducing the number of tennis courts from three to two, and the new parking lot.

After much consideration, staff are recommending adding the third tennis court back into the project, which would add approximately \$108,000 to the total project budget.

Due to the need for accessible parking for some of the individuals who will use the inclusive playground, staff do not recommend removing the parking lot. However, the number of spaces can be reduced from twenty-four to sixteen, and decrease the size of the lot.

President Leno emphasized the importance of having a parking lot for families with both disabled and young children to be able to park and get in and out of the car in a lot and not on the street. A recommendation was made to add a berm that softens the opening and has nice curb appeal.

The consensus of the Board is to have three tennis courts and a parking lot with sixteen spaces to accommodate the inclusive playground and amenities.

Public Comments in summary provided by eighteen residents:

- Thank you for three tennis courts are better than two, however four would be ideal.
- Lights are still needed at the Rec Park tennis courts.
- Courts at Rec Park are highly used, most times people are waiting to play.
- People purchase Rec Park tennis court permits and are high traffic courts.
- The fifty parking spaces in the middle of the park are a waste of space and are never used.
- Concerns of the lighting on paths and tennis courts.
- Keep the mature trees.
- Concern that the Makerspace for the library overflow parking will be in the sixteen spot parking lot.
- More green space is needed.
- Belmont Ave. is a cut through, with cars traveling at 40-45 mph. Adding a parking lot on Belmont is not a good idea.
- Consider putting the playground off of Miner Street.

President Leno thanked visitors for coming and their valuable input.

President Leno asked if land plans change could a fourth tennis/pickleball court be added. Andy Howard with Hitchcock Design shared that amenities in the plans for the OSLAD application need to be a part of the final project, not necessarily in the same location that the drawings currently show. Lawn games and fitness equipment can be moved as needed.

President Leno acknowledged some of the public comments that she heard regarding parking and traffic on Belmont Ave, and suggested to add a stop sign at Wing St. and Belmont. She would like staff to write a letter to the VAH about the traffic issues discussed on Belmont Ave. The inclusive playground that was installed for NSSEO is not for public use during the school

day. She is in support of a fourth tennis court if amenities can be moved around to accommodate the addition.

Comr. Nesvacil stated the parking lot is needed near the inclusive playground, and inquired if the parking lot could be for ADA parking only.

VP Gelinias stated that we need a skate park, tennis courts, and inclusive playground.

Comr. Owen inquired if speed bumps would be an option to slow traffic on Belmont Ave.

The consensus of the Board was to move forward with the concept drawings and apply for the OSLAD grant.

OLD BUSINESS

None.

NEW BUSINESS

Roof Repair Bids for Davis II, Frontier & Heritage Community Centers

Dir. Rea presented that the 2022/2023 capital budget, \$216,450 was budgeted to repair the roofs at the Davis II Service Center (\$60,000), Frontier Community Center (\$77,700), and the Heritage Community Center (\$78,750). Staff presented roof coating options to the Board at the August 23rd Board Meeting and was directed to bid the proposed work with detailed specifications.

The bid was posted on August 30th and a pre-bid walk through was held on September 7th with eight attendees. A total of 20 contractors and 10 bid houses picked-up the bid. The three bids were opened on September 12th.

The bid packages were reviewed by staff for accuracy and compared against the following purchasing cooperative pricing that was presented to the Board:

| Roof Repair or Replacement Consideration | Expense | Warranty |
|---|----------------|-----------------|
| Davis II- Two Coat Acrylic | \$ 59,950* | 20 years |
| Frontier- Primer/1-Coat Silicone | \$ 70,350** | 20 years |
| Heritage- Primer/1-Coat Silicone | \$ 71,650** | 20 years |

* Silicone coating was bid and not Acrylic.

**If the primer coating is removed, estimated savings total \$11,356 while maintaining the 20-year warranty.

- Each of the three contractors bid substantially higher pricing for the Davis II Service Center than the purchasing cooperative pricing. It should be noted that these bids were for Silicone in-lieu of Acrylic and included a \$5,000 allowance to replace any bad roofing panels.
- For the Frontier and Heritage Community Centers, Solaris Roofing is \$2,900 less expensive than Tiles In Style, but offers two fewer years in manufacturer's warranty.

It should also be noted that these bids included a \$15,000 allowance (split between both buildings) to replace any saturated insulation that was discovered during the roof scan.

- The apparent savings of this bid over the purchasing cooperative pricing (primer coat removed saving \$11,356) for Frontier and Heritage (assuming Solaris is the low bid) is \$21,744. However, this is for a minimal application of the coating and an overall reduction in warranty of 15 years.
- Staff cannot predict when or if Frontier or Heritage will be razed in five years or that the funds will be available for a full renovation of either location.
- While there are fiscal savings to be realized now by applying a minimal roof coating, \$108,900 is still a large sum of money that will only provide five years of warranted coverage if the buildings remain standing beyond five years.

Through discussion the Board was in support of rejecting the Frontier & Heritage Community Centers, and moving forward with the cooperative bid for the Davis II Service Center.

Comr. Owen moved, seconded by Comr. Nesvacil, to reject the bids for the roof repairs for Frontier & Heritage Community Centers, and to approve the proposal to coat the Davis II Service Center roof with Anthony Roofing Tecta America, Aurora, IL for \$59,950.

Roll was called with:

Ayes – Nesvacil, Owen, Leno

Nays – None

Abstain - Gelinas

Absent – None

Ayes – 3; Nays – 0; MOTION CARRIED

R-6-22 OSLAD Aquistion

Dir. Rea presented that staff is in the process of submitting an Open Space Land Acquisition and Development (OSLAD) grant application for the potential acquisition of property. The State of Illinois Department of Natural Resources (IDNR) administers the OSLAD grant program and provides up to 50% matching funds (not to exceed \$1,125,000) for acquisitions that meet IDNR requirements.

Part of the IDNR OSLAD application process requires that the Park Board of Commissioners adopt a Resolution acknowledging that the Park District has sufficient funds to complete the property acquisition and to comply with all grant requirements within the required timeline.

In addition to Resolution R-6-22 (DOC-3 Resolution of Authorization), staff is working with Steve Konters from Hitchcock Design Group (HDG) to prepare the rest of the grant application. HDG will submit the grant application prior to the submittal deadline of September 30th.

VP Gelinas moved, seconded by Comr. Owen, to adopt and sign Resolution R-6-22 (DOC-3 Resolution of Authorization) as presented, in support of the OSLAD acquisition grant application for potential property acquisition.

Roll was called with:

Ayes –Gelinas, Owen, Nesvacil, Leno

Nays – None

Absent – None

Ayes – 4; Nays – 0; MOTION CARRIED

ARC Rental for Wrestling Event

Supt. Neill presented to the Board that resident Seth Goldberg has approached staff to host professional wrestling event at the District. Staff believe the event will work best at the ARC. Midwest Wrestling Association will once again be the promoter of the event.

This event is being brought to the Board as Mr. Goldberg would like to charge a fee for admission to the event and is asking for a reduction in the rental price or a fee waiver. The board did agree to waive the fee for the last event due to the money being donated to a charitable organization.

Mr. Goldberg has worked with his team to organize this event in the same format with all net proceeds being donated to Chicago Adaptive Sports. It is his hope to gross \$4,800 in admissions, pay his expenses, and then donate the net of \$1,400 to Chicago Adaptive Sports.

Ticket pricing would range from, \$40 for a VIP experience that would include: front row seating and a wrestler meet and greet, \$12 general admission (\$5 for children under 12). All ticket sales would be managed by MWA's online ticket service. Estimated attendance is 200 people.

The event will be held Sunday, October 30 from 5pm to 7pm. The facility rental will be from 3pm to 9 pm. The gyms would close at 2:45 pm that date for set up to begin at 3 pm. The normal charge for the rental would be \$90 per hour, \$540 total.

Staff has discussed with Mr. Goldberg the possibility of covering the direct cost of a custodian for 7 hours. That cost would be \$150.

Staff has worked with Mr. Goldberg and his team on the following:

- Certificate of insurance for up to \$2 million in general liability provided by MWA.
- Gym floor protection.

VP Gelinas moved, seconded by Comr. Nesvacil, to approve Mr. Goldberg and his team be allowed to charge admission for the Sunday, October 30 Wrestling event at the Arlington Ridge Center as a fundraiser for Chicago Adaptive Sports. The rental and custodian fee for this event will be waived. On a voice vote the resolution was adopted 4-0.

EXECUTIVE DIRECTOR REPORT

Exec. Dir. Fullerton updated the Board on the following:

1. Dan Koutris from AHYAA has won the IAPD Good Sportsmanship Award to be presented at the Best of the Best Gala, October 14, 2022.
2. Listening Tour has kicked off, most recently at Pioneer Park with six residents, eight more dates on the calendar.
3. Holiday party survey revealed a change to more employee-appreciation based events. The first will be in October with a picnic.
4. 100 year anniversary of the District will be in 2025, Dir. Seklecki is heading up a committee and welcomes anyone interested in participating.
5. Commissioners were offered the opportunity to order apparel of their choice.
6. Our first pickle ball tournament will be held at Dryden on Saturday, September 17th.
7. September 27th board meeting has been cancelled.

- 8. Wipper Snapper Triathalon was last weekend, very well attended with many partners including AH police and public works.

COMMISSIONER REPORTS

Comr. Gelinas thanked everyone for extended hours at Rec Park pool, very much appreciated and well attended.

President Leno also appreciated the extra days of Rec Park servicing the community past Labor Day shut down. Also complimented bringing back Irish Fest and Heritage Fest. The Legacy Wall at ARC, please review next possible inductees.

MOVED INTO CLOSED SESSION

Comr. Owen moved, seconded by Comr. Nesvacil to hold Closed Session for potential acquisition of real estate 5 ILCS 120/2(c)(5) and 5 ILCS 120/2(c)(6), and personnel matters involving specific employees of the AHPD – 5ILCS 120/2(c)(1) and 5ILCS 120/2(c)(2) at 9:30 p.m.

Roll was called with:

Ayes – Owen, Nesvacil, Gelinas, Leno

Nays – None

Absent – None

Ayes – 4; Nays – 0; MOTION CARRIED

RECONVENED TO REGULAR MEETING

At 10:12 p.m. the Regular Meeting was reconvened and the following were present:

Board: Gelinas, Owen, Leno, Nesvacil

Staff: Fullerton, Myers and Rea

ADJOURNMENT

Comr. Owen moved, seconded by VP Gelinas, to adjourn at 10:12 p.m. On a voice vote the motion was approved 4-0.

Maryfran H. Leno, President
Board of Commissioners
Arlington Heights Park District

Carrie A. Fullerton, Secretary
Board of Commissioners
Arlington Heights Park District

Date Approved