

MINUTES OF THE REGULAR BOARD MEETING
BOARD OF PARK COMMISSIONERS
ARLINGTON HEIGHTS PARK DISTRICT
Administration Center
410 N. Arlington Heights Road
February 22, 2022 at 7 p.m.

President Leno called the Regular Board Meeting to order at 7:02 p.m.

PLEDGE OF ALLEGIANCE

President Leno led the audience in the Pledge of Allegiance.

ROLL CALL OF COMMISSIONERS

Commissioners Present

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

Commissioners Absent

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

Other Staff in attendance: Kristy McCann, Steve Neill, Matt Healy, Jennifer Rogers, Jerry & Kathy O'Shaughnessy.

RECOGNITION OF VISITORS & CITIZENS TO BE HEARD

None.

MINUTES

No discussion.

Vice President Gelinias moved, seconded by Comr. Nesvacil, to approve the Special Meeting minutes for February 3, 2022, Regular Meeting minutes for February 8, 2022, and approve but not released Closed Session Minutes for February 3 & 8, 2022. On a voice vote the motion was approved 4-0.

PRESENTATIONS & INFORMATIONAL REPORTS

January, 2022 Financial Reports

Dir. Myers presented the Financial Reports, highlighting that the District has received \$16,596.21 from FEMA, which bring the total to \$40,645.25.

President Leno asked the Board to consider making a motion to hear agenda item 8.a. R-1-22 at this time to recognize Jerry O'Shaughnessy.

Comr. Owen moved, seconded by Comr. Nesvacil to approve said motion. On a voice vote the motion was approved 4-0.

Resolution R-1-22

Pres. Leno read the resolution R-1-22 commending Jerry O'Shaughnessy for his twenty-three years of dedicated service to the District as a custodian.

President Leno thanked Jerry O'Shaughnessy for his tenure and commitment to the District for the many years.

Comr. Owen moved, seconded by Comr. Nesvacil, to approve R-1-22 for the recognition of service by Jerry O'Shaughnessy to the Arlington Heights Park District. On voice vote the motion was approved 4-0.

Capital Budget Fiscal Year 2022-23 Discussion

Exec. Dir. Fullerton stated after hearing the Board's thoughts in a past meeting, staff have brought forward the following options for the Recreation Park Tennis Court Replacement project.

Dir. Rea explained the following options with a budget of \$436,700.

Option 1-	Save the funds to utilize as a match for a future Open Space Land Acquisition and Development (OSLAD) Grant	
Option 2-	Replace the three tennis courts at Heritage Park	\$416,350
Option 3-	Melas Park Shade Structures	\$200,000
	Administration Center Elevator Upgrades	\$150,000
	Willow Park Playground Replacement	<u>\$ 75,000</u>
		\$425,000
Option 4-	Sunset Ridge Playground Replacement	\$175,000
	Pioneer Pool Filter Element Replacement	\$ 80,000
	Recreation Park Community Center Roof Replacement	\$ 64,000
	Davis Service Center II Roof Repair	\$ 60,000
	Replace two parks department zero turn mowers	<u>\$ 40,000</u>
		\$419,000

Discussion regarding different options lead the Board to an agreement and direction was given by the Board to spend \$430,000 on the following Capital projects:

Sunset Ridge Playground Replacement	\$175,000
Pioneer Pool Filter Element Replacement	\$ 80,000
Davis Service Center II Roof Repair	\$ 60,000
Replace two parks department zero turn mowers	\$ 40,000
Willow Park Playground Replacement	<u>\$ 75,000</u>
	\$430,000

Exec. Dir. Fullerton continued with additional information the Board had requested regarding the number of active memberships and the residency status of Forest View Racquet and Fitness Club members. Discussion resulted in not spending \$30,000 at this time to improve the fitness center at Forest View Racquet and Fitness Club and to hold the money as a place holder until a master plan is developed.

President Leno questioned previously discussed plans to take the shell of Forest View and develop an indoor facility that could be used differently to serve the community with indoor turf and utilized as a travel sport facility which is in high demand for our community.

VP Gelinas asked if there is a need to have two tennis clubs.

Exec. Dir. Fullerton addressed the need to enhance and improve the Forest View facility, and as part of our business/master plan of the future this facility will be discussed as part of the big picture.

OLD BUSINESS

None.

NEW BUSINESS

Wrestling Event Permit

Supt. Neill stated that resident Seth Goldberg approached the District to hold a professional wrestling event at a park district gym. Staff have selected the Camelot gym. Midwest Wrestling Association (MWA) is the promoter for this event. This event is being brought to the Board as Mr. Goldberg would like to charge a fee for admission to the event and asked for a reduction on the rental charge.

Mr. Goldberg has proposed to organize this event to turn all net proceeds over as a fundraiser for Chicago Adaptive Sports. It is estimated to gross \$4,800 in admissions, pay his expenses, and then turn the net of \$1,400 over to Chicago Adaptive Sports.

The event is scheduled to be held Saturday, March 26 from 6 to 8 pm. The facility rental will be from 3 to 10 pm. The charge for the rental is \$90 per hour, \$630 total. Mr. Goldberg has asked for a reduced fee of \$400 since the net proceeds would be going to the charity.

President Leno recommended waiving the rental fee due to the profits being donated to Chicago Adaptive Sports, as a sponsor this adds to our inclusiveness within the community.

Vice President Gelinas moved, seconded by Comr. Owen, to approve that Mr. Goldberg and his team be allowed to charge admission, sell concessions, and conduct a licensed 50/50 raffle for the Saturday March, 26 Wrestling event at Camelot Park as a fundraiser for Chicago Adaptive Sports based on Village licensing approvals, with no rental fee for Camelot Park Gym. On a voice vote the motion was approved 4-0.

ARC Membership Fees

Supt. Neill brought back to the Board from a prior meeting, options on how to proceed with Charter Memberships at ARC.

Charter Memberships were sold in the months leading up to opening ARC, and then for the first month ARC was open. At the end of January 2020 we had 8,491 Charter Members consisting of 4,583 Charter Memberships. Presently, we have 3,801 Charter Members consisting of 1,276 Charter Memberships.

The Business Plan for ARC laid out a plan that Charter Member pricing would be 20% below the regular price and that Charter Member pricing would only last for two years. After two years, Charter Members would move to the regular priced memberships. September, 2022 is the two-year mark for Charter Memberships. The timing moved to September from January due to the time we were closed due to the pandemic. ARC memberships were frozen from March, 2020 through October, 2020 thus a decrease of 6 months' time on those memberships.

Non Charter Members are currently paying the regular rates. They presently account for 5,672 Members consisting of 2,314 Memberships. In total we presently have 9,473 Members consisting of 3,590 Memberships.

Last year a fee increase was approved for regular priced membership that increased the rate by 10%. This results in Charter Members seeing a minimum of a 30% increase in their membership at renewal time, if the original Business Plan is followed.

Supt. Neill gave a price comparison to local fitness operations within 3 miles of ARC and several neighboring park districts.

Staff developed several options for continuing to offer our Charter Members reduced pricing along with providing an option of what moving to regular pricing would look like. Each option uses the current number of memberships in each category to project the revenue.

- Option A is moving to regular rate pricing with an annual projected revenue of \$703,995.
- Option B is offering a 15% discount on Charter Member pricing compared to regular pricing with an annual projected revenue of \$598,396.
- Option C is offering a 20% discount on Charter Member pricing compared to regular pricing with an annual projected revenue of \$563,196.
- Option D is no increase to Charter Member pricing moving forward with an annual projected revenue of \$515,928.

Staff recommended Option B, offering a 15% discount on Charter Member pricing moving forward for however long those Charter Members remain active.

Discussion regarding the different options generated different opinions and thoughts.

- President Leno would like to hold the existing pricing for our Charter members.
- VP Gelinis is not in favor of rates being discounted with the continued rise of expenses.
- Comr. Nesvacil would be in favor of extending a discount to the Charter members as a courtesy to their longevity.
- Comr. Owen would agree to a 15% discount now, as full pricing approaches, so there is not a 30%+ increase at one time.

Comr. Nesvacil moved, seconded by Vice President Gelinas, to approve Option C, offering a 20% discount on Charter Member pricing for the time period of September, 2022 through September, 2023.

Roll was called with:

Ayes – Nesvacil, Gelinas, Owen

Nays – Leno

Absent – None

Ayes – 3; Nays – 1; MOTION CARRIED

ARC Dectron Bids

Dir. Rea presented the bids for the ARC Activity Pool's Dehumidification or Dectron Unit included in the 2022/2023 Capital Projects Fund, \$490,600 was budgeted for the replacement.

Staff posted and released a bid for removal and replacement of the ARC Activity Pool's Dectron Unit on January 26, 2022. A pre-bid meeting was held at the ARC on February 1, 2022 at 10:00 a.m. A total of 11 contractors and seven bid houses picked up the bid, with seven contractors submitting a sealed bid for the opening on February 9, 2022. The table below summarizes the bids:

Contractor	Base Bid Total
Anchor Mechanical, Inc. Chicago, IL.	\$340,455
C. Acitelli Heating & Piping Contractors, Inc. Villa Park, IL.	\$343,000
Jensen's Plumbing & Heating, LLC Woodstock, IL.	\$351,677
F.E. Moran, Inc. Northbrook, IL.	\$369,600
Oak Brook Mechanical Services, Inc. Elmhurst, IL.	\$398,800
Amber Mechanical Contractors, Inc. Alsip, IL.	\$456,000
MG Mechanical Contracting, Inc. Woodstock, IL.	\$472,000

The lowest responsible bid is from Anchor Mechanical, Inc. After reviewing their bid package and contacting supplied references, staff is recommending their bid submittal for approval. Anchor's base bid was \$340,455 for the removal and replacement of the Dectron unit.

Staff bid the project early to provide sufficient time to permit and order the equipment for installation during the annual ARC shutdown in August. In addition to the base bid, staff also recommended establishing a project budget of \$425,455 for any unforeseen conditions.

Vice President Gelinas moved, seconded by Comr. Owen, to approve the base bid as submitted by Anchor Mechanical, Inc., Chicago, IL. for \$340,455 and a project budget of \$425,455.

Roll was called with:

Ayes – Gelinas, Owen, Nesvacil, Leno

Nays – None

Absent – None

Ayes – 4; Nays – 0; MOTION CARRIED

January, 2022 Vouchers

Dir. Myers provided the January, 2022 vouchers listing.

Comr. Owen had a question regarding the VAH water bill for the Administration Building for \$3,188.94, feels that is high for just this building, but perhaps it is an collection of buildings in one bill. Exec. Dir. Fullerton will follow up with the VAH.

Vice President Gelinas moved, seconded by Comr. Nesvacil, to approve the Voucher Listing for the month of January, 2022, in the amount of \$867,378.07 and the payroll and payroll related expense distribution for the month of January, 2022 for \$861,071.88.

Roll was called with:

Ayes – Gelinas, Nesvacil, Owen, Leno

Nays – None

Absent – None

Ayes – 4; Nays – 0; MOTION CARRIED

EXECUTIVE DIRECTOR REPORT

Exec. Dir. Fullerton wished everyone a happy 2-22-22, and reported that we will continue to monitor the February 28th mask mandate changes as the date approaches.

COMMISSIONER REPORTS

None.

MOVED INTO CLOSED SESSION

Comr. Owen moved, seconded by Vice President Gelinas 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) at 9:14 p.m.

Roll was called with:

Ayes – Owen, Gelinas, Nesvacil, Leno

Nays – None

Absent – None

Ayes – 4; Nays – 0; MOTION CARRIED

RECONVENED TO REGULAR MEETING

At 9:25 p.m. the Regular Meeting was reconvened and the following were present:

Board: Nesvacil, Owen, Gelinias, Leno
Staff: Fullerton, Meyer, Neill, Rea, Maher

Vice President Gelinias moved, seconded by Comr. Owen to approve renewing the agreement with Garibaldi's of Arlington Heights to operate concessions at Melas from April 1, 2022 to March 31, 2023 at a rate of \$1,000 per month. On a voice vote the motion was approved 4-0.

ADJOURNMENT

Comr. Nesvacil moved, seconded by Comr. Owen, to adjourn at 9:26 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