

MINUTES OF THE REGULAR BOARD MEETING
BOARD OF PARK COMMISSIONERS
ARLINGTON HEIGHTS PARK DISTRICT
Administration Center
410 N. Arlington Heights Road
July 12, 2022 at 7 p.m.

President Leno called the Regular Board Meeting to order at 7:04 p.m.

ROLL CALL OF COMMISSIONERS

Commissioners Present

T. Gelinas
B. Owen
M. Leno

Commissioners Absent

R. Nesvacil

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

Other Staff in attendance: Jennifer Rogers, Matt Turinsky, Steve Neill, Ryan McLaughlin, and Luke Brown.

Also in attendance: Steve Konters, Hitchcock Design; John Dzarnowski, FGM Architects; Mason Bolt, Boy Scout Troop 37; and Melissa Cayer, resident.

RECOGNITION OF VISITORS & CITIZENS TO BE HEARD

None

MINUTES

No discussion.

Comr. Owen moved, seconded by VP Gelinas, to approve the June 14, 2022 Regular Meeting minutes. On a voice vote the motion was approved 3-0.

PRESENTATIONS & INFORMATIONAL REPORTS

Hitchcock Design Group/FGM Architects Preliminary Recreation Park Masterplan Presentation
Exec. Dir. Fullerton introduced Steve Konters with Hitchcock Design and John Dzarnowski with FGM Architects to give a presentation on a master plan concept for Recreation Park and to help understand the opportunity for the upcoming OSLAD grant cycle. Tonight's cost estimates and drawings are open for discussion purposes.

Mr. Konters led the presentation and discussed with the Board and staff the project background, OSLAD grant application cycle opening soon, preliminary concepts, estimated

costs, and next steps. Two different concepts for Rec Park were shown and much discussion was had regarding the different potential amenities. Mr. Dzarnowski showed multiple bath house renditions to gain feed back from the Board.

The Board and staff had a successful discussion and the following takeaways for Hitchcock Design and FGM were:

- Prefer tennis courts remain on main park parcel and not east of Douglas. Consider only putting back two tennis courts if space is an issue
- Reduce the size of the renovated east parking lot to give the central paved area back over to open space
- Potentially plan on leased properties being converted back to park space with skate park shifted to that location
- Scale back corner entry plaza design on the SW corner
- Add second small entry plaza to the SE corner where more pedestrian traffic is expected and on-street parking is nearby
- In favor of ice rink but need to evaluate location and if this is the best park for this amenity
- North building planned to be potentially converted back to a bathhouse
- Current bathhouse planned to be removed, set aside this area for future park development/facility needs as determined
- In the master plan cost estimate, separate out the costs specific to the ball field improvements from the parking lot renovation costs related to the ballfield area
- Further evaluate the proposed improvements for the ballfield including need for batting cage. Board questioned the amount of investment for the ballfield compared to the amount of use and revenue
- In favor of permeable pavers
- Possible phase one
 - New inclusive playground
 - Adjacent picnic shelter and lawn games
 - Tennis courts with new lights
 - Basketball court
 - Fitness pod
 - New west parking lot (no lights) with berm and landscaping
 - Sensory garden
 - NW corner park entry improvements
 - District owned commercial parcel potentially converted back to park space with re-aligned proposed skate park
 - SE corner park entry improvements
 - Rain gardens
- Add festival needs and storm water areas to master plan

Mr. Konters and Mr. Dzarnowski look forward to bringing back drawings based on the feedback given at the July 26th meeting.

Resident Mason Bolt, and staff Ryan McLaughlin and Luke Brown left the meeting at 9:13 pm.

Government Finance Officers Audit Award

Dir. Myers shared the GFOA Certificate of Achievement for Excellence in Financial Reporting Award Certificate that was presented to the District for the 36th time on April 30, 2022.

Exec. Dir. Fullerton and President Leno both congratulated Dir. Myers and Supt. Witt and the finance team for their efforts to continue this outstanding achievement.

OLD BUSINESS

Comprehensive Plan Fee Structure

Exec. Dir. Fullerton explained that the Board has heard two presentations on the Comprehensive Plan – one from Hitchcock Design Group and their partners outlining the services included in their proposal, and one from herself on the reasons and need for a plan for the District.

At our last meeting, the Board asked staff to obtain a detailed cost estimate for the planning services, that included a statistically valid survey from which to build the plan. A detailed summary of services and fees associated with each area were presented, totaling \$114,500. The budget for the project is \$130,000.

Comr. Owen moved, seconded by VP Gelinias to approve staff engaging in finalizing a contract with Hitchcock Design Group for comprehensive planning services (upon attorney review and approval), with a project budget not to exceed \$130,000.

Roll was called with:

Ayes – Owen, Gelinias, Leno

Nays – None

Absent – Nesvacil

Ayes – 3; Nays – 0; MOTION CARRIED

Dryden Parking Lot Bids

Dir. Rea explained that in the 2022/2023 capital budget, \$94,600 was budgeted to complete the replacement of the parking lot at Dryden Park. The project came in over budget and was presented to the Board at the June 14th Board meeting. A vote on the bid recommendation was tabled and staff was directed to enter into discussions with School District #25 representatives to reduce the park district's portion of the project's expenses.

Staff met in person and over the phone with District 25 staff to discuss the project and the associated expenses. Unfortunately, an agreement could not be reached on the allocation of the project expenses. Both parties have agreed to reject the bid and consider rebidding it at a later date. Before rebidding the project, both parties will meet on the existing intergovernmental agreement and discuss revisions that will be brought back to their respective Boards for approval.

VP Gelinias moved, seconded by Comr. Owen to reject the Dryden Park Parking Lot replacement bids and direct staff to potentially rebid the project at a later date. On a voice vote the motion was approved 3-0.

NEW BUSINESS

None.

EXECUTIVE DIRECTOR REPORT

Exec. Dir. Fullerton noted that the joint meeting with the Arlington Heights Memorial Library will be on Saturday, October 15, 2022 at ALGC.

Exec. Dir. Fullerton shared that she and Supt. McCann had attended a presentation at the Village regarding the study that was conducted at the Senior Center. The renovation would be approximately \$13.3M that would include outdoor space and pickle ball. The Village would be looking to other partners to help cover the cost. Due to the Villiage's debt restructure in 2024, it is unlikely that they would entertain this project before 2030. One trustee questioned if the current location best serves the senior population.

The Board requested for staff to pull the Senior Center Inter-governmental agreement to better understand what our future commitment to such a project might be.

COMMISSIONER REPORTS

VP Gelinias complimented staff on the four positive articles in the Daily Herald recently, as well as, all of the activities and pools that keep the summer crazy busy. Your efforts and hard work do not go unrecognized.

Comr. Owen thanked staff at ALGC for all the extra work and efforts that go into Frontier Days, the parade was awesome, and the police did a great job.

President Leno thanked especially the Parks, Recreation, and Marketing Departments for all the activities that take place during festival, great job!

MOVED INTO CLOSED SESSION

VP Gelinias moved, seconded by Comr. Owen to hold Closed Session for 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 9:48 p.m.

Roll was called with:

Ayes – Gelinias, Owen, Leno

Nays – None

Absent – Nesvacil

Ayes – 3; Nays – 0; MOTION CARRIED

RECONVENED TO REGULAR MEETING

At 10:07 p.m. the Regular Meeting was reconvened and the following were present:

Board: Gelinias, Owen, Leno

Staff: Fullerton, Rea, Myers, Seklecki, and Maher

Resident: Cayer

ADJOURNMENT

VP Gelinias moved, seconded by, Comr. Owen to adjourn at 10:08 p.m. On a voice vote the motion was approved 3-0.

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

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

Date Approved