



**Board of Commissioners
Regular Meeting
June 11, 2018
7:00pm**

1. Call to Order	Commissioner Sokolowski called the meeting to order at 7:00pm.						
2. Roll Call and Pledge of Allegiance	Present: Commissioners Powers, Gramann, Bird, Sokolowski, Jeffery and Del Preto. Staff: Executive Director Reuter, Directors Rini, Bachewicz and Hamilton, Facilities Manager Stefanic, Manager Quinn of Human Resources and Risk Management and Parks Foreman Anderson						
3. Listening Post	<p>Jim Benzin, Commander of VFW Post, said that you for all the work that has gone into the Veterans Memorial over the past 2 ½ years.</p> <p>Dave Creighton, Carol Stream Parks Foundation, reported that the Joe Cotton Ford Drive 4UR Community Fundraiser earned more than \$1,200. He reminder folks to buy your duck for the Duck Race on June 30 at Coral Cove Water Park. The Bike Club has grown this year and trying new routes. They meet this coming Thursday at Fountain View at 6 pm. The next Saturday meeting, June 23, is a destination trip. The club is meeting at James Phillips State Park in Bartlett and ride along the Fox River.</p> <p>Welcome Shane Hamilton, Director of Parks and Facilities</p>						
4. Changes to the Agenda	None						
5. Consent Agenda	<p>Commissioner Powers made a motion to accept the consent agenda. Seconded by Commissioner Del Preto.</p> <ul style="list-style-type: none"> A. Approval of Regular Minutes: May 14, 2018 B. Ratify May 2018 Bills C. Personnel Manual Amendment D. Organization Depository Resolution No. 18-03 <p>Roll Call Vote:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Commissioner Powers: Aye</td> <td style="width: 50%;">Commissioner Sokolowski: Aye</td> </tr> <tr> <td>Commissioner Gramann: Aye</td> <td>Commissioner Jeffery: Aye</td> </tr> <tr> <td>Commissioner Bird: Aye</td> <td>Commissioner Del Preto: Aye</td> </tr> </table> <p>Motion Passes 6 - 0 - 0</p> <p>Commissioner Gramann made a motion to approve the consent agenda. Seconded by Commissioner Jeffery.</p>	Commissioner Powers: Aye	Commissioner Sokolowski: Aye	Commissioner Gramann: Aye	Commissioner Jeffery: Aye	Commissioner Bird: Aye	Commissioner Del Preto: Aye
Commissioner Powers: Aye	Commissioner Sokolowski: Aye						
Commissioner Gramann: Aye	Commissioner Jeffery: Aye						
Commissioner Bird: Aye	Commissioner Del Preto: Aye						

	<p>Roll Call Vote:</p> <p>Commissioner Powers: Aye Commissioner Gramann: Aye Commissioner Bird: Aye Motion Passes 6 - 0 - 0</p> <p>Commissioner Sokolowski: Aye Commissioner Jeffery: Aye Commissioner Del Preto: Aye</p>
<p>6. Discussion Items</p>	<p>A. Intergovernmental Agreement and Lease between Carol Stream Park District and Village of Carol Stream for the Operation and Maintenance of the Veterans Memorial Plaza. Executive Director Reuter explained that the Intergovernmental Agreement (IGA) is important to moving forward with the Veterans Memorial. Several questions were raised regarding the proposed IGA at the last meeting. Commissioner Gramann emphasized the Board’s desire to build the Memorial at Town Center, and the partnership between the Village and Park District. Joe Breinig, Carol Stream Village Manager, was present to assist in answering questions regarding IGA Lease.</p> <p>Commissioner Bird asked about the performance and payment bonds in section 6C. Village Manager Breinig noted the paragraph says a letter of intent is also sufficient. Commissioner Jeffery asked if that applies to other people who are donating their time and services. Village Manager Breinig’s concern is for contractors to be licensed and insured and providing a letter of intent.</p> <p>Commissioner Powers asked if the Environmental Study was done. Director Rini confirmed that the Village has already provided a copy of such. The same study covered the property that on which Fountain View Recreation Center is located. Commissioner Powers expressed concern about Section 7F, making changes to the Leased Parcel. We have to change the parcel if we are going to build the Memorial. Village Manager Breinig explained that the previous section addressed the construction; Section 7 related to the Operation and Maintenance of the Memorial. Commissioner Powers asked about Section 10 relating to Indemnification. Director Rini confirmed that the District’s risk management provider, PDRMA had reviewed and approved the language. Executive Director Reuter suggested including “Exhibit A” specifying the area of the Leased Parcel.</p> <p>Commissioner Powers Referred to Section 15 and 16 regarding the termination of the agreement and action required upon termination; stating that the property would be restored to the prior condition at the sole expense of the Park District. Commissioner Sokolowski reassured Commissioner Powers that future Park District Boards or the Village would never ask us to remove the Veterans Memorial.</p> <p>Commissioner Powers pointed out that Section 20 limits the Village’s risk of liability while the Park District assumes all the risk. Village Manager Breinig stated that the Village and District are partnering towards the same end result. The language is in</p>

place to protect Town Center from contractors who may tear up the grass, for example. Executive Director Reuter suggested again that including “Exhibit A” specifying the area of the Leased Parcel.

Commissioner Gramann thanked Commissioner Powers for all his time and research on this document, then asked Executive Director Reuter and Village Manager Breinig if they are comfortable with the agreement. Both said yes. Executive Director Reuter expressed appreciation for Commissioner Power’s commitment to protect the Park District’s interests. Village Manager Breinig agreed, commenting that we are all in this together and working cooperatively.

B. Deferred Maintenance Plan at Elk Trail Recreation Center.

Executive Director Reuter introduced Chris Hansen from Kluber Architects and Engineers. Elk Trail Recreation Center was assessed in December 2017 and found to be in good overall condition for a building of this age. The Priority 1 (Immediate) concerns have already been addressed by Facilities Manager Stefanic. Priority 2 items should be addressed within one to five years, and Priority 3 items can wait until years six to ten. This is a very useful tool and the spreadsheets are fluid. They can be modified as work is completed. Executive Director Reuter asked the Board if they like the Deferred Maintenance Plan; it can also be done for our other facilities. This will help us to budget for the ongoing maintenance of each of our facilities. Commissioner Bird asked about the accuracy of the projected repair costs. Mr. Hansen confirmed that the values are; they have also been aged to reflect repairs proposed in future years. Director Hamilton has experience working with Kluber and found the Deferred Maintenance estimates to be very accurate.

Commissioner Gramann found the plan to be a very useful tool, and may take part in future decisions on the District moves forward. Does the District keep this building for preschool; do we stay in the Preschool business? There are dozens of child care and preschools in Carol Stream. Do kids who start preschool with us stay with us as they age? Our research indicates they attend the park district where they live. Currently, our preschool program serves many non-residents. Executive Director Reuter added that Commissioner Gramann is part of a Task Force with staff to gather information that will be presented to the Board. These questions will then be posed to the full Board. Director Bachewicz handed out a summary report of information that had been collected to date. Executive Director Reuter anticipated this would come up with the extensive repairs needed at Elk Trail and the results of the cost center analysis. We would like to look at other location and partnerships. There are many moving parts. Please take time to look at this and we will put another discussion on a future agenda.

C. Weekly Happenings


	<ul style="list-style-type: none"> • Meet us at the Park next week at Tokarski Park. Commissioner Bird asked why there is a formal agenda. Executive Assistant Greninger noted that the topics will be Park District business and most, if not all, of the Commissioners will be in attendance. Open Meeting Act requires we give full disclosure. • The Memorial Day Service at Memorial Park was beautiful. Commissioner Jeffery noted that the park looked very nice and the veterans were honored. There will be a benefit concert at the Arcada in St. Charles planned for September. • The All Star Game at McCaslin was great. Commissioner Del Preto noticed the concession stand was very busy. Have we ever considered adding a batting cage or bull pen? It would be nice to have them at Armstrong too. • There was a Community Park meeting with Village of Carol Stream, Commissioner Sokolowski and staff. The Village will take our ideas to their staff. Commissioner Sokolowski is confident that we will qualify for a grant to make improvements at that park once it is in our hands. 						
<p>7. Action Items</p>	<p>A. Intergovernmental Agreement and Lease between Carol Stream Park District and Village of Carol Stream for the Operation and Maintenance of the Veteran’s Memorial Plaza. Commissioner Gramann made a motion to approve the Intergovernmental Agreement and Lease between Carol Stream Park District and Village of Carol Stream for the Operation and Maintenance of the Veteran’s Memorial Plaza, adding the wording “Exhibit A” to Section 10 and 20. Seconded by Commissioner Bird.</p> <p>Roll Call Vote:</p> <table data-bbox="370 1438 1364 1591"> <tr> <td>Commissioner Powers: Aye</td> <td>Commissioner Sokolowski: Aye</td> </tr> <tr> <td>Commissioner Gramann: Aye</td> <td>Commissioner Jeffery: Aye</td> </tr> <tr> <td>Commissioner Bird: Aye</td> <td>Commissioner Del Preto: Aye</td> </tr> </table> <p>Motion Passes 6 - 0 - 0</p> <p>B. Appoint Americans with Disability Act Officers, Open Meetings Act Officers and Freedom of Information Act Officer and Approve Organizational Chart. Municipal transparency is important to the District as well as the public. This is also considered best practice under the Distinguished Agency Accreditation Process. Executive Director Jim Reuter was named as ADA and OMA Officer, Parks and Recreation Director Shane Hamilton was named as ADA Officer, Executive Assistant Debbie Greninger was named OMA and FOIA Officer. The Organizational Chart was reviewed.</p> <p>Commissioner Bird made a motion to approve the ADA Officers, the OMA Officers, the</p>	Commissioner Powers: Aye	Commissioner Sokolowski: Aye	Commissioner Gramann: Aye	Commissioner Jeffery: Aye	Commissioner Bird: Aye	Commissioner Del Preto: Aye
Commissioner Powers: Aye	Commissioner Sokolowski: Aye						
Commissioner Gramann: Aye	Commissioner Jeffery: Aye						
Commissioner Bird: Aye	Commissioner Del Preto: Aye						



	<p>FOIA Officer and the Organizational Charts as presented. Seconded by Commissioner Powers.</p> <p>Roll Call Vote:</p> <p>Commissioner Powers: Aye Commissioner Gramann: Aye Commissioner Bird: Aye Motion Passes 6 - 0 - 0</p> <p>Commissioner Sokolowski: Aye Commissioner Jeffery: Aye Commissioner Del Preto: Aye</p>
8. Closed Session	None
9. Action Pertaining to Closed Session	None
10. Adjournment	Commissioner Powers made a motion to adjourn the meeting. Seconded by Commissioner Gramann. Voice vote taken. Motion passed 6-0-0. Meeting adjourned at 8:26 pm.



 President
 Brian Sokolowski



 Secretary
 Jim Reuter

June 25, 2018
 Date