



**Board of Commissioners**  
**Regular Meeting**  
**March 8, 2021**  
**7:00pm**

<b>Call to Order</b>	Commissioner Gramann called the meeting to order at 7:00 pm.								
<b>Roll Call/Pledge of Allegiance</b>	<p>Present: Commissioners Jaszka, Bird, Gramann, Powers and Sokolowski.          According to Board Policy Section 7.17, Commissioners Del Preto and Jeffery attended remotely via teleconference in order to follow COVID protocols.          Staff: Executive Director Reuter, Directors Bachewicz, Hamilton, Rini, Superintendent Scumaci and Executive Assistant Greninger</p>								
<b>Listening Post</b>	None								
<b>Changes to the Agenda</b>	Commissioner Gramann asked for the Action items to be rearranged to discuss 7C before 7A and 7B. All in favor.								
<b>Consent Agenda</b>	<p>Commissioner Powers made a motion to accept the consent agenda. Seconded by Commissioner Bird.</p> <p style="padding-left: 40px;">             A. Approval: Regular Minutes: February 8, 2021              B. Ratify February 2021 Bills              C. Approval: Ordinance No. 550 Park District Surplus           </p> <p>Voice Vote. All in favor. Motion Passes: 7-0-0</p> <p>Commissioner Sokolowski made a motion to approve the consent agenda. Seconded by Commissioner Bird.</p> <p>Roll Call Vote:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Commissioner Del Preto: Aye</td> <td style="width: 50%;">Commissioner Gramann: Aye</td> </tr> <tr> <td>Commissioner Jaszka: Aye</td> <td>Commissioner Powers: Aye</td> </tr> <tr> <td>Commissioner Jeffery: Aye</td> <td>Commissioner Sokolowski: Aye</td> </tr> <tr> <td>Commissioner Bird: Aye</td> <td></td> </tr> </table> <p>Motion Passes 7-0-0</p>	Commissioner Del Preto: Aye	Commissioner Gramann: Aye	Commissioner Jaszka: Aye	Commissioner Powers: Aye	Commissioner Jeffery: Aye	Commissioner Sokolowski: Aye	Commissioner Bird: Aye	
Commissioner Del Preto: Aye	Commissioner Gramann: Aye								
Commissioner Jaszka: Aye	Commissioner Powers: Aye								
Commissioner Jeffery: Aye	Commissioner Sokolowski: Aye								
Commissioner Bird: Aye									
<b>Discussion Items</b>	<p>A. Weekly Happenings (oral)</p> <ul style="list-style-type: none"> <li>• Capital Funding           <p>Director Rini introduced Andy Arndt, Vice President of Baird Public Finance. He reviewed options 4 and 5 for funding the District's future capital improvements and restructuring existing bonds without using all available statutory debt limits. Commissioner Powers said option 5 will refinance some of our bonds, provide new money, level bond payments and prevent spiking tax increases. Commissioner Jaszka asked when rates would be locked in. Mr. Arndt said the District would present a Parameter Ordinance for the Board to sign on April 26 that would lay out the parameters for the</p> </li> </ul>								

	<p>restructuring including interest rates acceptable to proceed. Commissioner Sokolowski asked what would cause the repayment schedule to extend longer. Mr. Arndt explained that interest rates have gone up a little in the last year which could result in the bond payments extending up to a year longer. We are still at historically low rates. Commissioner Jeffery asked about potential tax increases. Mr. Arndt explained that over the 25 years in repayments, the average increase is about \$6 per year for the resident’s tax bill. Commissioner Gramann asked the Board if they are in agreement to proceed. Commissioner Jeffery is interested in leveling out the repayment period without the current anticipated spikes. The remainder of the Board is also in agreement, giving Mr. Arndt the go ahead to proceed.</p> <ul style="list-style-type: none"> <li>• Commissioner Sokolowski asked why we are getting six heaters for the Recreation office. Director Hamilton explained issues with the current system and the heaters are the most cost effective to supplement the system.</li> <li>• Commissioner Sokolowski asked what the cost is for Hervas, Condon &amp; Bersani to handle the Elk Trail petition. Director Rini is estimating several hours at the standard fee, but will request a formal estimate.</li> <li>• Commissioner Del Preto commented on the room renovations at Simkus. The work looks great!</li> </ul>
<p><b>Action Items</b></p>	<p>C. Geothermal Update – Emergency Repair          Director Hamilton introduced Gerald Voris and Ray Baltruweit from Voris Mechanical. They have been working on our HVAC for the past 6 years and are very familiar with the Geothermal equipment. Mr. Baltruweit explained that the module 3 heat exchanger has a hole, which is allowing freon to transfer back and forth between compressors. The failure of one of three main components of the system is eminent; compounding that is the lead time required for replacement parts, and the fact that the building will have no heat or cooling throughout the duration of the repair. Timing is critical. Since the geothermal system is a vital component to the safe operation of a major building, affect a large number of users, and could lead to a shutdown, the acquisition of services to repair the geothermal system constitute an “emergency.” Repair costs are being quoted, and will not exceed \$110,000. Commissioner Bird asked if the other two modules will go out as well. Executive Director Reuter suggested we should budget for the two other modules to be replaced in 3-5 years. Commissioner Gramann asked how long these modules typically last. Mr. Baltruweit said the average is 15-18 years. Commissioner Jaszka asked what it would cost to replace the geothermal with a traditional HVAC. Mr. Voris said a completely new system with controls, pipes, and engineering would run approximately \$1.5 million. Commissioner Powers said we did the right thing by going geothermal along with the other environmental decisions to get the LEED Certification. Commissioner Sokolowski asked about the time frame. Mr. Baltruweit said the supplier has to manufacture the module. It is critical that we order now and get the new module installed before the heat of summer sets in. Commissioner</p>

Del Preto asked if there is a warranty. Mr. Baltruweit said there is one year on all components and five years on the compressors.

Commissioner Sokolowski made a motion to approve a monetary value not to exceed \$110,000 for an emergency repair of Fountain View Recreation Center's geothermal system by Voris Mechanical, Glendale Heights, IL. Seconded by Commissioner Powers.

Roll Call Vote:

Commissioner Del Preto: Aye

Commissioner Gramann: Aye

Commissioner Jaszka: Aye

Commissioner Powers: Aye

Commissioner Jeffery: Aye

Commissioner Sokolowski: Aye

Commissioner Bird: Aye

Motion Passes 7-0-0

A. Community Park Master Plan Contract

Executive Director Reuter thanked the Board for their participation during the February 1 Parks and Facilities Committee Meeting. Based on the total score, Wight & Company was the preferred firm. We negotiated with them to have our Marketing Department assist with the community survey to lower the cost.

Commissioner Sokolowski asked if the community input sessions will be in person, and if there will be interpreters at those meetings. Director Hamilton assured the Board of both. Commissioner Powers asked if the design will be reviewed by our Parks staff to make sure the project can be maintained. Director Hamilton assured the Board they would be very involved in that aspect because they are responsible for keeping the park clean. Commissioner Bird asked why we did not agree to the optional Grant Application Phase. We feel we will not be ready to apply for grants this year. Executive Director Reuter said we need to proceed with the community meetings safely with COVID protocols in mind for live and in person meetings.

Commissioner Bird made a motion to approve an agreement between Wight & Company, Darien, IL, in the amount of \$24,500 for creation of a conceptual Master Plan at Community Park. Seconded by Commissioner Jaszka.

Voice Vote. All in Favor. Motion Passes 7-0-0

B. Ford F250 Purchase

Director Hamilton explained the process for going to state bid for this vehicle purchase has discontinued due to COVID in 2020. The truck was scheduled to be replaced in 2019 and the replacement of the old Chevy truck cannot be delayed any longer. We went to the Suburban Purchasing Cooperative to obtain the quote for this truck at \$37,633 including snow plow, plow package, electric brake controller and emergency lights.

Commissioner Jaszka made a motion to approve payment to Currie Motors, Frankfort, IL, in the amount of \$37,633 for the purchase of a 2021 Ford F250 4x4 truck. Seconded by Commissioner Bird.


Voice Vote. All in Favor. Motion Passes 7-0-0


Closed Session

None



<b>Action Pertaining to Closed Session</b>	None
<b>Adjournment</b>	Commissioner Powers made a motion to adjourn the meeting. Seconded by Commissioner Bird. Voice Vote taken. Motion passed 7-0-0. Meeting adjourned at 8:37pm.

  
President  
Brenda Gramann

  
Secretary  
Jim Reuter

April 12, 2021  
Date