



Board of Commissioners
Regular Meeting
July 11, 2022
6:00pm

Call to Order	Commissioner Powers called the meeting to order at 6:00 pm.								
Roll Call/Pledge of Allegiance	Present: Commissioners Jeffery, Sokolowski, Powers, DelPreto, Bird, and Gramann. Commissioner Jaszka arrived at 6:09. Staff: Executive Director Reuter, Deputy Director Rini, Directors Bachewicz and Hamilton, Superintendent Quinn and Scumaci and Executive Assistant Greninger.								
Listening Post									
Changes to the Agenda									
Consent Agenda	<p>Commissioner Jeffery made a motion to accept the consent agenda as read. Seconded by Commissioner Bird.</p> <ul style="list-style-type: none"> A. Approval: Regular Minutes: June 13, 2022 B. Approval: Special Minutes: June 27, 2022 C. Approval: Affiliate Agreement with Carol Stream Youth Travel Basketball Association D. Approval: Personnel Policy Manual E. Approval: Forever Young Overnight Trip Payment F. Ratify: June 2022 Bills G. Ratify: Treasurers Report <p>Voice Vote. All in favor. Motion Passes.</p> <p>Commissioner Gramann made a motion to approve the consent agenda as read. Seconded by Commissioner Sokolowski.</p> <p>Roll Call Vote:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Commissioner DelPreto: Aye</td> <td style="width: 50%;">Commissioner Gramann: Aye</td> </tr> <tr> <td>Commissioner Jaszka: Absent</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 DelPreto: Aye	Commissioner Gramann: Aye	Commissioner Jaszka: Absent	Commissioner Powers: Aye	Commissioner Jeffery: Aye	Commissioner Sokolowski: Aye	Commissioner Bird: Aye	
Commissioner DelPreto: Aye	Commissioner Gramann: Aye								
Commissioner Jaszka: Absent	Commissioner Powers: Aye								
Commissioner Jeffery: Aye	Commissioner Sokolowski: Aye								
Commissioner Bird: Aye									
Discussion Items	<p>A. Village of Carol Stream – Klein Creek Project Presentation</p> <p>Executive Director Reuter introduced Greg Ulreich to review the Klein Creek Project. The Village has received several sources of grant funding to make improvements to Klein Creek. It will be completed in three phases with the south section near Memorial Park on Thunderbird Trail expected to be completed this</p>								

year (see attached diagrams). The south side of the creek has eroded and will be reinforced. The playground on the north side of the creek will not be impacted. When progress reaches Armstrong Park, the grant funding will cover the cost to move the pole barn from the south side of the park; new location to be determined. The outdoor storage fencing will also be removed to make room for a meandering wetland. Commissioner Sokolowski asked how this project will help flooding in the area. Mr. Ulreich said the work is more about water storage and creation of wetlands. On a positive note, the dirt being moved will be used to create a sled hill south of Kidsworld similar in size to Wheaton Park District's Northside Park.

B. Solar Panels Presentation - Fountain View Recreation Center/Parks Maintenance Facility

Director Hamilton introduced Aaron Raftery from Sunvest Solar to discuss the incentive program and explain the process (see attached presentation). He explained the incentives from 2020 and the incentive set to launch September 1, 2022. ComEd must approve the proposal before the final plans are available. Only a letter of intent is required at this point. The projected savings at Fountain View Recreation is 20%. The projected savings on cost of usage of the Maintenance Building is 100%. The difference is the load at the maintenance building is much smaller than Fountain View. Sunvest has installed solar panels at West Chicago Park District and Vernon Hills Park District. The contract is 25 years, the useful life of the panels. The panels would be installed at Fountain View with ballasts on the flat roof and clamps would be used on the metal roof at both Fountain View and the Maintenance Building; there will be no roof penetration. We are not required to go out to bid because utilities are not subject to that requirement. Corporate counsel and PDRMA will review the contract before we would bring it to the Board.

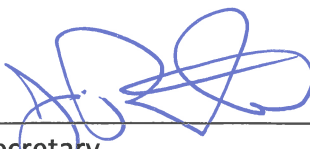
C. Walter Park Design Plan Review

Director Hamilton introduced Lara Barnas from Wight & Company to share drawings of the current conditions at Walter Park and the conceptual designs with the Board. The resident meetings were very well attended and the amenities on the conceptual design are in line with the resident's wishes. There will be a walking trail circling the park, the berms on the south east side of the park would be removed and the dirt relocated to the soccer field to level it out. The playground will have all new amenities and synthetic turf. The parking lot allows for easy parking for youth sports and will include a handicap spot.

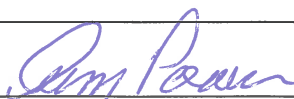
D. Weekly Happenings (oral)

- Commissioner DelPreto asked if we have considered bring back the Just Play event. Director Bachewicz reminded the Board about the Just Try event at Simkus last fall. We also have Bring a Friend days and Free Fitness days. Recreation staff is working on more free events for 2023.
- Commissioner Jeffery said the Park District participation in the parade on July 2 was very well organized and showed the community most of the programming we offer; it was a large part of the parade.

	<ul style="list-style-type: none"> • Commissioner Jaszka commented on the disappointing decision from IDNR on the OSLAD grant for Community Park. Executive Director Reuter said we are appealing the decision which was the result of a minor omission in the application. We will ask our State Representative to see if we can get this through. • Commissioner Sokolowski asked about Beirman Park Bike Path. Executive Director Reuter explained that the Bike Trail Grant through IDNR was not opened this year. We plan on using capital funds to redesign the path, making it wider and smooth out the curves. • Commissioner Sokolowski asked about the Master Plan for Natural Areas. Director Hamilton explained it is similar to the Parks Analysis completed in 2020 but will focus on all our Natural Areas. We will go into this project with the Village of Carol Stream, which will save us thousands. • Commissioner Sokolowski remarked that the gymnastics program and preschool have rebounded from the low revenue caused by COVID in 2020 and 2021. Superintendent Adamson said we have added gymnastics classes to accommodate the demand. Our fall preschool registration is even higher than 2019. In addition, concessions and field rentals are doing great, even with the wet spring we experienced. • Commissioner Gramann really liked the “Hot Day Howl” pop up day at Coyote Crossing Mini Golf. What a great idea!
Action Items	None
Closed Session	Motion by Commissioner Jeffery to enter into closed session at 8:01 pm to discuss Section 2(c)(11) for Pending Litigation. Seconded by Commissioner Sokolowski. Arose from closed session at 8:28 pm.
Action Pertaining to Closed Session	None
Adjournment	Commissioner Gramann made a motion to adjourn the meeting. Seconded by Commissioner DelPreto Voice Vote taken. Motion passed 7-0-0. Meeting adjourned at 8:28 pm.



Secretary
Jim Reuter



President
Tim Powers

August 8, 2022
Date

PRESENTATION SCHEDULE

- Meeting #1: Section I (A&B) – November 3, 2021
- Meeting #2: Section III – November 15, 2021
- Meeting #3: Sections II, IV, Mitchell Lakes & Kehoe Blvd – December 6, 2021
 - Includes Summary of Impacted Properties (All Sections)
- Public Open House (Section I & III): TBD

- **Section I-A (FY23)**
Kuhn Rd to WRC Outfall
- **Section I-B (FY23)**
WRC Outfall to Thunderbird Trl
- **Section II (FY26)**
Thunderbird Trl to Illini Dr
- **Section III (FY24)**
Illini Dr to Mitchell Lakes
- **Section IV (FY26)**
Klein Creek to Gary Ave
- **Kehoe Blvd – Section I (Complete)**
- **Kehoe Blvd – Section II (FY25)**
County Reservoir to Railroad Spur



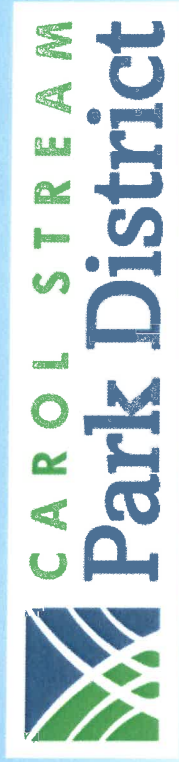


- Lower Basin IN-flow
- Pump Station Into Upper Basin
- Armstrong Park Flood Control Reservoir Upper & Lower Basins
- Lower Basin OUT-flow
- Siphon to Klein Creek @ Kuhn Road
- Park District Maintenance Shed & Yard



Developing • Renewable • Relationships

Solar Photovoltaic (PV) Program Summary



Revamped Solar Incentives in IL

- New solar incentives passed in Sep 2021, funded by ratepayers
- Previous program ran out of funds in 2020
- Early participants get higher incentives than later participants
- Program scheduled to launch Sep 1, aim to apply for incentives upon launch



Initial Design Review

Fountain View



- 361 kW rooftop system
- 21% annual energy offset

Maintenance



- 32 kW rooftop system
- 100% annual energy offset

Power Purchase Agreement (PPA)

- Solar PV installed at no cost to Carol Stream Park District
- District agrees to buy power from the systems at reduced energy rate
- Energy rate includes ALL program costs, including O&M
- SunVest captures federal, state, and utility incentives
- PPA rate: \$0.060/kWh in first year + 2% annual escalation
 - \$0.075 existing for Fountain View, \$0.076 for Maintenance
- PPA term: 25 years
- Immediate cost savings, with no capital investment
- Long-term hedge against future energy pricing volatility
- Estimated program total savings: \$185,740

PPA Development Process

- District authorizes Letter of Commitment to proceed with detailed project design
- SunVest develops project, secures ComEd pre-approval, finalizes application for state incentives
- District and SunVest then contract for PPA, or District reimburses program development fee

