

**STATE OF ILLINOIS
COUNTY OF DUPAGE
DARIEN PARK DISTRICT
COMMITTEE MEETING OF THE WHOLE**

August 28, 2006

CALL TO ORDER

President Campagnolo called the meeting to order at 7:02 p.m. in Room 5 of the Marion Hills Community Center, 133 Plainfield Road, Darien, Illinois.

ROLL CALL OF THE BOARD OF COMMISSIONERS

Upon roll call the following Commissioners and staff were present:

PRESENT: Nancy Campagnolo, Frank Noverini, Neil Christensen

ABSENT: Dick Simester, Shari Gillespie

STAFF: Stephanie Gurgone; Executive Director, Chris Katsougris; Assistant Director, Robert Strickler, Superintendent of Parks, Della Deldin; Superintendent of Finance

GUESTS: Gloria Anderson, Darien
Donna Carter, Darien
Jean Starshak, Lemont
Jim Cavanaugh, Darien
Lane Kelly, The Doings

PUBLIC COMMENT AND GUESTS

President Campagnolo welcomed the guests to the meeting. There was no one in the audience wishing to present public comment.

COMMUNICATIONS

None.

COMMITTEE TOPICS

A. Long Range Goals

1. Recreation Center

President Campagnolo reported that there was discussion at the Special Meeting regarding a quote from PHN Architects for preliminary plans to build a new recreation center at Westwood Park. She stated that the Board decided to evaluate the possibility after receiving reports back from the architects regarding Fairview Elementary and Marion Hills School. She further stated that the reports explained that to remodel and update Marion Hills that it would cost the District approximately \$4.6 million not including making any changes to the building to fit the current or future recreation center needs.

President Campagnolo stated that to remodel and update Fairview would cost the District approximately \$1.3 million not including making any changes to the building to fit the current or future recreation center needs and does not include the purchase price of the building.

President Campagnolo stated that due to the large dollar amounts for repairs to the two buildings, the staff is recommending that the Board explore the option of building a new recreation center at Westwood Park. She stated that because building on the site will eliminate the fields that staff is also recommending the approval of a quote to develop Southgrove Park to replace the fields.

President Campagnolo stated that staff has done some preliminary research on other recent recreation centers built in the price range and that this is a feasible option for the District to explore and also allow the District to work on the financial timetable. She further stated that the Darien Park District is continuing to evaluate all options for a recreation center and that the Board wants to ensure that all the residents receive the best facility that the District can afford and that the residents will be updated on the progress.

Executive Director Gurgone reported that the Board approved the quotes. She stated that building a recreation center includes preliminary floor plan design and exterior and determines what can be built. She stated that staff visited Wooddale's new 35,000 square foot recreation center costing under \$4 million and designed by PHN Architects.

Executive Director Gurgone stated that staff will determine a priority list of what the facility should have and work with the architect to draw up a plan followed by public meetings. She stated that in addition, the survey distributed to residents two years ago will also give staff an idea of what the residents want as well as developing Southgrove Park. She further stated that every year the District waits is better but that staff will work on determining a timetable on construction and bonding.

Commissioner Christensen stated that the District is not abandoning the purchase of Fairview but rather looking at all of the options.

Executive Director Gurgone stated that this approach seems to be in the best interest of the residents.

Ms. Gloria Anderson, Darien questioned when the Wooddale facility was built.

Executive Director Gurgone stated that the Wooddale recreation center was built in 2001.

Ms. Anderson questioned if the District received a quote from District 61.

Executive Director Gurgone stated that the District 61 provided the District with some information and that there were figures thrown around verbally but that there was no appraisal provided.

President Campagnolo stated that there were no formal negotiations or discussion.

Ms. Anderson questioned if the school district was aware of the costs.

Executive Director Gurgone stated that the information presented tonight is for public information.

Ms. Anderson questioned when the plans will be ready for public comment.

Executive Director Gurgone stated that she thought realistically that the plans would not be available from the architects for at least three months. She stated that the residents will be updated each month. She further stated that staff looks forward to public involvement.

Commissioner Christensen questioned if construction cost inflation was considered.

President Campagnolo stated that PHN factors in cost increases.

Executive Director Gurgone stated that once the preliminary plans are received staff will then proceed to the City for preliminary approval. She stated that PHN has some ideas on how to save money. She further stated that Fairview does not exactly meet all the District's needs and that this is a big part of why other options are being explored.

Commissioner Christensen stated that the goal is to get into a new facility without having to go out for referendum.

B. Short Range Goals

None.

C. Operational Issues

1. Sportsplex

a. Sportsplex Financials

Executive Director Gurgone reported that the Board received the Sportsplex financials and reported that the budget is \$5,000 ahead from last year. She reported that the \$22,000 reported was for repairs and maintenance to the facility.

Executive Director Gurgone stated that a summary of the summer will be available for the next meeting. She further stated that now the facility is housed with a full staff which was not available last summer.

b. Sportsplex Inside Summer Projects

Superintendent Strickler reported that the major expenses to Sportsplex were the replacement of the water heater, electrical work, painting the interior of the facility and an overhaul on the Zambonies.

Executive Director Gurgone stated that the building is 10 years old and things are starting to break.

Commissioner Christensen stated that he received positive feedback on the landscaping.

President Campagnolo stated that the summary of the yearly report provided last year was very helpful.

Commissioner Christensen questioned if all of the painting was completed.

Executive Director Gurgone reported that all of the painting should be completed by the end of October. She recommended holding the October 23rd Committee Meeting at Sportsplex so that those interested could take a tour and see some of the completed projects. She stated that this would also be a great time to meet all the new hires.

Executive Director Gurgone stated that staff is looking at signage inside and out and receiving quotes on signage for Skate Park. She further stated that the Sportsplex staff is also wearing District apparel.

c. Sportsplex Advertising

Executive Director Gurgone reported that General Manager Henderson sold a board ad to Velocity Sports for \$1,200. She stated that staff is also working with Arena Marketing and Attorney Murphey to determine if working together is beneficial.

President Campagnolo questioned the Hawks advertising.

Executive Director Gurgone reported that the Hawks have space next to their logo on the wall and that the money goes towards scholarships. She stated that the Hawks also agreed if they sell a Sportsplex board ad that it would be a 50/50 split.

President Campagnolo asked for an update on concessions.

Executive Director Gurgone stated that although the vendor continues to provide a check monthly there was some discussion that sales are not that great. She stated that the vendor opened during high season. Executive Director Gurgone stated that she

would direct General Manager Henderson to sit down with the vendor and discuss if he is happy and that there would not be a problem letting him out of his lease if needed.

President Campagnolo stated that she was still concerned with the summer programs and that the formula is still not right. She stated that the July numbers reflect that the only part of the building that survived was the ice side and that the public should be aware that all rumors can be put to rest because that truly is what makes money for the Sportsplex.

Commissioner Christensen stated that staff changes and vacancies did not help the summer programs.

Executive Director Gurgone stated that the General Manager position was vacant for almost a year and that there were a lot of staffing changes and program changes.

President Campagnolo stated that she would like to see the summer program built up.

Executive Director Gurgone stated that staff is evaluating what camps did not work and that they will refocus.

Assistant Director Katsougris reported that General Manager Henderson is working on trying to book more shows.

Executive Director Gurgone reported that there was no new information on the Dupage County Traffic Court. She stated that she would keep the Board informed.

2. Parks and Recreation

a. Lindenwood Playground Update

Superintendent Strickler reported that he will begin working with the contractor. He stated that the asphalt will be removed from the path as well as removal of one of the basketball courts and new backboards will be installed. Superintendent Strickler stated that staff will be removing the old playground and that he anticipates the park dedication for mid October.

b. Recreation Software Update

Executive Director Gurgone reported that the staff from Vermont Systems will be training the staff the week of September 11th and that the goal is to be up and running for the Winter brochure. She stated that training for online registration will follow.

Commissioner Christensen questioned if there was an overlay so that the street can determine if a registrant is a Darien resident.

c. Parks Projects Updates

Superintendent Strickler reported that asphalt work is being done around Marion Hills and also the preschool area pathway. He stated that the work is for a small repair in the middle of the parking lot. Superintendent Strickler also reported that he is receiving quotes for aeration for the Southgrove pond to get water flowing better.

Superintendent Strickler stated that the Skate Park bottom is still on hold due to the weather but that the contractor is available when the weather cooperates.

3. Administration

a. Capital Projects Update

Executive Director Gurgone reported that the Board received a summary of the cash that has been spent to date. She reported that the tree trimming at Southgrove Park was under budget as well as the ball field work.

Commissioner Christensen asked if the ball fields are better with the new drainage pipes.

Superintendent Strickler reported that the pipes were very useful and the fields playable after a storm.

Superintendent Strickler reported that the water fountains at Community Park are on hold because of the over costs at Lindenwood but that the truck was sold for \$1,300. He also reported that Lindenwood parking lot will be resealed and restriped so it all looks brand new.

b. Board Member Policy Manual

(a) Commissioner Term Lengths

Executive Director Gurgone reported that the Board received a draft of the Board Member Policy Manual. She stated that any changes should be directed to her and that once the manual is approved it will be available to any new Board member.

Commissioner Christensen stated that Section 1.5 should read “transfer excess funds”. He also noted that the Sportsplex Funds should state the capital projects. Commissioner Christensen questioned the designated Ethics Advisor.

Commissioner Christensen reported that at the suggestion of Alderman Pteraske that a 6 year Commissioner term is a long time. He stated that in 2007 both Commissioner Gillespie and Commissioner Simester will be up for reelection. After this election could be the start of changing the terms so that there are always two or three previous Commissioners on the Board. He stated that this issue can be discussed at a later time.

(b) Executive Director Review Process

Executive Director Gurgone stated that there has never been a review process for the Executive Director. She stated that each Board member will have the opportunity to make comments and then it will be forwarded to the Executive Director as a summary.

Commissioner Christensen suggested adding in a sentence regarding positive relationships with other organizations. He also suggested adding in that the Director can accurately articulate to the news media.

Executive Director Gurgone stated that the forms will be distributed to the Board with a date to return to President Campagnolo and a Special Meeting to follow.

Commissioner Christensen asked about the 802 Plainfield appraisal.

Executive Director Gurgone stated that she did receive the appraisal and that the appraisal will be discussed at a future meeting.

Commissioner Christensen asked if the bond issue worked out with Chapman Cutler.

Executive Director Gurgone stated that the ordinance was followed and that she had no other contact regarding the bond issue.

Executive Director Gurgone stated that the policy manual will be discussed again when there is a full Board.

c. Establish Consent Agenda

None.

Executive Director Gurgone stated that three SEASPAR athletes will be honored for their participation in the Special Olympics at the September 11th meeting.

PUBLIC COMMENT

Ms. Gloria Anderson asked for an update on the Meyer Woods Barn.

Superintendent Strickler reported that the floor upstairs was completed and that the windows work will begin within a week.

Ms. Anderson asked if the District was paying for the work.

Superintendent Strickler reported that the District is paying for the floor and windows. He stated that the window installation was put on hold because of the heat but that they would be installed before snowfall.

Mr. Jim Cavanaugh, Darien asked if there was any communication regarding Fairview.

President Campagnolo stated that at the earlier Special Meeting the Board approved PHN Architects to look at the costs to build a structure at Westwood Park. She stated that the costs to upgrade Fairview are \$1.3 million and \$4.6 million to remodel and upgrade Marion Hills.

President Campagnolo stated that with these costs in mind, staff recommended the possibility of building a structure similar to one that PHN built in Wooddale for under \$4 million. She stated that the Board decided to look at building a structure based on the costs of the other options. She further stated that there have been no final decisions made and that the District is exploring all avenues.

Mr. Cavanaugh asked if there was a time table.

President Campagnolo stated that in 2012 Marion Hills has to be brought into compliance and the longer the District waits the better it is for the District.

Mr. Cavanaugh asked if there is a market value for Fairview.

Executive Director Gurgone reported that \$5-8 million was printed in the newspaper. She stated that a \$5-8 million building would still need to be worked on to meet the needs of the District. She further stated that because of the costs involved at Fairview why the District is looking at all options.

Ms. Anderson asked what residents were most interested in based on the survey results.

Assistant Director Katsougris reported that a fitness center and pool facility were the top two.

Executive Director Gurgone stated that the results are something that the District will look at but her feeling is that there will not be enough money to do both projects, but that the structure can be designed so that additions can be made. She stated that the District would probably have to go to the residents for a referendum to build a pool.

President Campagnolo stated that the building will be designed with the ability to add on and expand if funding is available.

Ms. Anderson stated that the surrounding areas are short pools for the learn to swim programs.

Mr. Cavanaugh questioned the ownership of the wetlands at Westwood Park.

Superintendent Strickler stated that he would contact Mr. Cavanaugh and provide him with a map.

ADJOURNMENT

There being no further discussion, Commissioner Noverini moved, duly seconded by Commissioner Christensen that the meeting be adjourned. Upon voice vote the Motion was thereby carried.

The meeting adjourned at 8:15 p.m.

Nancy Campagnolo, President
Darien Park District

Richard Simester, Secretary
Darien Park District