

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

January 22, 2007

CALL TO ORDER

President Campagnolo called the meeting to order at 7:00 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 (7:26 p.m.), Shari Gillespie

ABSENT: Dick Simester

.

STAFF: Stephanie Gurgone; Executive Director, Chris Katsougris; Assistant Director, Robert Strickler, Superintendent of Parks, Della Deldin; Superintendent of Finance, Matt Henderson; Sportsplex General Manager

GUESTS: Gloria Anderson, Darien
Donna Carter, Darien
Ray Jablonski, Darien

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

President Campagnolo read aloud correspondence received from a resident regarding open walk time at Sportsplex.

General Manager Henderson reported that he responded to the resident and explained that rentals take precedence over walkers. He stated that he explained that signs are posted when the field is not available for walkers. He further stated that he would be creating and posting a monthly calendar.

Note: The board discussed the agenda items out of order, waiting until the end to discuss the Recreation Center.

A. Operational Issues

1. Sportsplex

a. Sportsplex Financials

General Manager Henderson reported that the revenue compared to last year is comparable. He reported that the expenses are down resulting in \$18,000 ahead of last year.

President Campagnolo questioned why public skate has no expenses for skate guards.

Executive Director Gurgone stated that skateguards were just hired and that existing staff was being used.

2. Parks and Recreation

None.

3. Administration

a. Statement of Economic Interest List

Executive Director Gurgone asked the Board to review the Statement of Economic Interest and verify the address.

b. Capital Projects Update

Executive Director Gurgone reported that the project at South Grove is on hold until the spring and asphalt work completed.

c. Personnel Policy Manual

Executive Director Gurgone reported that the last policy manual was approved in 2000. She reported that since then, the District joined PDRMA and that PDRMA has policies that they would like included in the manual. Executive Director Gurgone stated that as part of PDRMA's review process the District needs to have an updated manual. She stated that there are approximately ten items that are major changes to the old manual.

The Board agreed to place the policy manual on the consent agenda.

d. Establish consent agenda for 2/12 Meeting

Executive Director Gurgone reported that the Board agreed to place the policy manual on the consent agenda for the February 12, 2007 meeting.

COMMITTEE TOPICS

B. Long Range Goals

1. Recreation Center

President Campagnolo announced that there were a lot of options on the table. She read aloud the Mission Statement to remind Commissioners that the focus should be on the residents of the District.

Executive Director Gurgone reported that staff tried to come up with as many options as possible and that everything is open for discussion. She reported that staff tried to include certain elements in the design but that any floor plan layouts are merely conceptual and would not necessarily reflect the final layout of the building.

Option 1: Fairview Elementary

Executive Director Gurgone stated that staff listed the pros and cons for each option.

Commissioner Noverini questioned if the Executive Director has been in communication with the Superintendent.

Executive Director Gurgone stated that she spoke with District 61 and that they did not receive their minimum bid of \$5 million. She stated that they informed her that they are open to a possible lease-purchase.

Commissioner Gillespie questioned if the quote included the walls.

Superintendent Strickler indicated that the quote did not include the walls and that engineer plans would be needed.

Commissioner Gillespie asked if the preschool could function without walls.

Ms. Donna Carter, who was in the audience stated that she was not aware if DCFS required walls.

Executive Director Gurgone stated that minor modifications could be done.

Commissioner Gillespie stated that Option 1 did not appear to give the residents what they want.

Commissioner Noverini stated that the building is thirty years old and needed a new roof and soundproof walls.

Executive Director Gurgone stated that Fairview is a large building with parking adjacent at the park and an open floor plan that could be designed to the District's needs.

Option 2: Build a New Building at Westwood Park

Executive Director Gurgone stated that the layout has a new parking lot and converting the existing parking lot into a soccer field to help with storm water management. Executive Director Gurgone stated that this option does not have as many multi-purpose rooms as the staff would like. She stated that preliminary costs are high and that the architectural figures are

estimates until there are engineers and bids. She further stated that all the quotes are based on today's numbers for comparison purposes. Executive Director Gurgone stated that the District would have to develop South Grove to replace ballfields. She further stated that the District may not want to sell Marion Hills if the District builds on a park.

Commissioner Gillespie stated that soccer fields could be built on Marion Hills if it was not sold. Superintendent Strickler stated that the area would be small because of needed parking.

Option 3: Remodeling Sportsplex

Executive Director Gurgone stated that remodeling Sportsplex would involve replacing one soccer field with an ice rink because the ice rink generates as much money as both soccer fields and the other soccer field to be the recreation center. Executive Director Gurgone stated that this option would eliminate the soccer fields but that an option would be to put artificial turf at Westwood and during the winter months put an air dome over the field.

Commissioner Gillespie stated that she did not feel that the District could afford to lose soccer fields.

Executive Director Gurgone distributed a letter to Board from the Hawks Hockey Club. She reported that the Hawks expect to grow and although they rent time at other rinks they would be interested in more ice time at Sportsplex.

Commissioner Christensen inquired about the new soccer facility in McCook.

Mr. Ray Jablonski who was in the audience informed the Board of the amenities at the facility in McCook.

Commissioner Christensen stated that he is sympathetic to all the soccer clubs but that the fieldhouse sits empty from March through October. He questioned the new facility nearby and what affect it will have on our facility. He stated that he feels that Option 3 is worth pursuing to consolidate all of the operations into one building.

President Campagnolo stated that staff has cut expenses over the last two years but revenue in the fieldhouse has not worked during the summer over the last ten years.

Executive Director Gurgone stated that another option would be to leave one field and put in one sheet of ice.

President Campagnolo stated that it would cost \$1.7 million to install another sheet of ice.

Executive Director Gurgone stated that the cost would be recovered in four years.

Commissioner Gillespie questioned where soccer would go.

President Campagnolo stated that if both fields are gone travel teams will go elsewhere but there is a concern for the DYC. She stated that the first priority should be to find the DYC a replacement.

The Board discussed Option 2 vs. Option 3.

President Campagnolo stated that a new building would be \$9.8 million, including developing South Grove park.

Commissioner Christensen stated that the District needs to look at the existing contracts and see how far out they go and where the current customers are coming from and which of the Darien customers would be displaced.

President Campagnolo stated that the smartest business decision is to put another sheet of ice to bring in extra revenue. She stated that summer does not bring in any revenue.

Commissioner Christensen stated that the entire building including mechanical would be updated and upgraded with more energy efficient systems.

Executive Director Gurgone stated that if the ice rink is replaced it could be a bond paid for by revenue generated by the facility. She stated that if the District did the recreation center it would be paid for by bonds issued and paid for by tax dollars.

President Campagnolo asked the Board if the building at Westwood is still an option.

Commissioner Christensen stated that the option should not be thrown out completely and that the Board needs to prioritize.

Commissioner Gillespie stated that she would choose a new building over Sportsplex.

President Campagnolo, Commissioner Christensen and Commissioner Noverini all preferred Sportsplex over a new building.

Commissioner Christensen stated that Fairview would not allow for a walking track and that there is limited parking. He also stated that the building is not ADA accessible and the gym is small. He stated that he would not be in favor of Fairview.

President Campagnolo stated that the ADA modifications could be done at a later date with a lease option.

Executive Director Gurgone stated that she spoke with Commissioner Simester and he would prefer to explore Fairview.

Commissioner Gillespie stated that she preferred a new building over Fairview.

Executive Director Gurgone stated that the money that will have to be spent will affect capital projects.

President Campagnolo stated that when the Board convenes into Closed Session discussion will be strict and adhere to just the price of Fairview School.

PUBLIC COMMENT

Ms. Gloria Anderson, asked how the extra ice would be used and that there are other uses for ice such as curling. She stated that other uses have not been discussed.

Executive Director Gurgone stated that local users are all interested in the additional ice.

General Manager Henderson stated that extra ice would allow the programs to grow.

Ms. Anderson questioned a new swimming pool and if it is not being considered.

Commissioner Christensen stated that Westwood would not have the property to accommodate a pool.

Executive Director Gurgone stated that the less money spent on a recreation center the more money will be available for additional projects later.

Ms. Anderson stated that Fairview would allow the District extra acreage to expand.

Mr. Jablonski questioned the elimination of the two baseball fields if the District chose to build at Westwood.

Executive Director Gurgone stated that there would be a small t-ball field but the others would be lost.

Commissioner Christensen suggested considering the development of South Grove.

Mr. Jablonski asked if a new recreation center could be built behind Fairview. He stated that some of the newer facilities do not have the boards around the soccer fields and players like not having the boards. He further stated that a dome would be a benefit without the boards.

President Campagnolo stated that residents are concerned about a recreation center at Westwood and questioned how they would feel about a dome.

There was some discussion on other locations.

C. Short Range Goals

None.

CLOSED SESSION

2(c)5: Discussion of the purchase or lease of real estate for the use of the District (Fairview Elementary School).

Commissioner Noverini moved, duly seconded by Commissioner Christensen to adjourn to Executive Session.

Upon roll call the following Commissioners voted:

AYES: Noverini, Christensen, Gillespie, Campagnolo

NAYS: None

President Campagnolo declared the motion carried.

ADJOURNMENT

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

The meeting adjourned at 9:15 p.m.

Nancy Campagnolo, President
Darien Park District

Richard Simester, Secretary
Darien Park District