

**STATE OF ILLINOIS  
COUNTY OF DUPAGE  
DARIEN PARK DISTRICT**

**December 20, 2004**

**CALL TO ORDER**

President Durkin called the meeting to order at 6:02 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 were present:

**PRESENT:** Jack Durkin, Shari Gillespie, Don McGreal, Nancy Campagnolo,  
Richard Simester

**ABSENT:** None

**OTHERS:** Warren Anderson, Sergeant at Arms

**Staff:** Roy Cripe, Executive Director; Chris Katsougris, Assistant Director;  
Stephanie Gurgone; Superintendent of Finance, Bob Strickler;  
Superintendent of Parks, Seve Ghose; Sportsplex General Manager, Ruth  
Krugley; Attorney

**Guests:** Dawn Aulet, *The Doings*  
Gloria Anderson, 533 Chestnut Lane, Darien  
Steve Kowynia, 7121 Emerson Drive, Darien  
Steve Niemiec, 7118 Hudson, Darien  
Frank Noverini, 8613 Creekside Lane, Darien

**ACKNOWLEDGE GUESTS**

President Durkin welcomed the guests to the meeting.

**PUBLIC HEARING: 2004 LEVY ORDINANCE**

**Commissioner McGreal moved, duly seconded by Commissioner Gillespie to open the public hearing to address any questions regarding the Darien Park District's proposed 2004 Tax Levy Ordinance.**

**Upon roll call the following Commissioners voted:**

**AYES: Durkin, Gillespie, Campagnolo, McGreal, Simester**

**NAYS: None**

**President Durkin declared the motion carried.**

**Commissioner McGreal**

Commissioner McGreal reported that the Darien Park District complied with the qualifications of the Truth in Taxation Act. He stated that the District determined at the Monday, November 15, 2004 meeting that the District would levy at the 20% new growth rate, which is equivalent to a 19% increase in operating funds and a 14% increase in debt service; a combined total increase in property taxes of 16%.

Commissioner McGreal stated that the District is levying at this high amount in order to capture all new growth in the community. He stated that the Proposed Tax Levy Ordinance was put on display at Marion Hills and the Library for the required 20 days and on Saturday, December 11, 2005, the required Notice of Public Hearing and the Truth in Taxation were published in the Suburban Life.

Commissioner McGreal stated that once passed, the Tax Levy Ordinance will be filed at the Dupage County Clerk's office before December 28, 2004.

**Commissioner McGreal moved, duly seconded by Commissioner Durkin to close the public hearing at 6:05 p.m.**

**Upon roll call the following Commissioners voted:**

**AYES: Durkin, Gillespie, Campagnolo, McGreal, Simester**

**NAYS: None**

**President Durkin declared the motion carried.**

### **APPROVE MINUTES**

**Commissioner Simester moved, duly seconded by Commissioner Gillespie to approve the November 15, 2004 Regular Meeting Minutes.**

**Upon roll call the following Commissioners voted:**

**AYES: Durkin, Gillespie, Campagnolo, McGreal, Simester**

**NAYS: None**

**President Durkin declared the motion carried.**

## **COMMUNICATIONS**

Executive Director Cripe reported that he attended the Lions Club Christmas gathering and two members approached him and were ecstatic over the District's cooperation and staff's hard work. He thanked staff and recognized each of them for assisting in the Needy Family Program. Commissioner Gillespie stated that there is a lot of hard work and time spent to get the job done.

President Durkin congratulated the staff.

## **APPROVE CLAIMS, ACCOUNTS AND WARRANTS**

**Commissioner McGreal moved, duly seconded by Commissioner Gillespie that the following Warrants be approved: Corporate Fund Warrant FY # 2004-2005-08 in the amount of \$41,055.98; Recreation Fund Warrant FY # 2004-2005-08 in the amount of \$43,072.74; SEASPAR Fund Warrant FY # 2004-2005-08 in the amount of \$324.59; Bond and Interest Fund Warrant FY # 2004-2005-08 in the amount of \$80,720.00; Sportsplex Reimbursement Fund Warrant FY # 2004-2005-08 in the amount of \$8,081.14; Sportsplex Operating Fund Warrant FY #2004-2005-08 in the amount of \$103,990.29; Imprest Fund Warrant FY #2004-2005-08 in the amount of \$257.10; and the Recreation Refund Fund Warrant FY # 2004-2005-08 in the amount of \$185.00.**

**Upon roll call the following Commissioners voted:**

**AYES: Durkin, Gillespie, Campagnolo, McGreal, Simester**

**NAYS: None**

**President Durkin declared the motion carried.**

Commissioner Gillespie questioned the Diamonds Fundraising expenses.

Superintendent Gurgone reported that the expenses were for all the children on the teams and that it shows up as an expense but the girls pay for the dresses themselves.

Executive Director Cripe noted that there was some concern regarding reimbursements and that staff is working on a Credit Card Policy/Imprest Fund policy with better controls.

Superintendent Gurgone added that this will allow staff to see where the goods can be seen.

General Manager Ghose reported that 87% of the items are purchased through vendors. He stated that next month an improvement should be seen.

## **OFFICER REPORTS**

- A. President** – President Durkin reported that Commissioner Simester and Commissioner McGreal would serve on the Sportsplex Committee.

- B. **Vice President** – None.
- C. **Secretary** –None.
- D. **Treasurer** –Commissioner McGreal moved, duly seconded by Commissioner Durkin to approve the Treasurer’s Monthly Report for the month ending November 30, 2004.

Upon roll call the following Commissioners voted:

AYES: Durkin, Gillespie, Campagnolo, McGreal, Simester

NAYS: None

President Durkin declared the motion carried.

Commissioner McGreal thanked the District employees and wished everyone Happy Holidays.

### **COMMITTEE REPORTS**

- A. **Buildings and Grounds**  
None.
- B. **Finance**  
None.
- C. **Land Acquisition**  
None.
- D. **Police & Personnel**  
None.
- E. **Recreation**  
None.

### **ATTORNEY’S REPORT**

Attorney Krugley had no report and wished everyone a Happy Holiday.

### **STAFF REPORTS**

#### **A. Executive Director**

Executive Director Cripe reported that the SEASPAR Board Meetings were changed to Tuesday evenings. He stated that the December meeting was cancelled.

Executive Director Cripe reported that he would have a policy in April regarding non resident fees from Darien based youth athletic clubs with enrollment less than 70% residents. He stated that his interpretation of the field use policy is that enrollments in DYC, DBA or DSA is the only standard used to determine if a fee is owed and that

residency of the team being played is not a factor in determining whether DBA and DSA pay a field use fee.

The Board agreed with Executive Director Cripe's interpretation that the DBA and DSA should be treated like the DYC.

**B. Assistant Director**

Assistant Director Katsougris reported that the Needy Family Drive was a success delivering gifts to 117 families. She stated that 9 families received food only and 108 families' food and toys. She further stated that 680 gifts were wrapped and 227 children received presents.

Commissioner Campagnolo stated that the project is very organized and asked what is done with the extras.

Assistant Director Katsougris reported that there were approximately 15 boxes left over and that they would be used next year.

Assistant Director Katsougris reported on Recreation and stated that there were a lot of good trips scheduled. She thanked the staff for all their hard work.

**C. Superintendent of Finance**

Superintendent Gurgone reported that the Board received information on the health insurance rates through PDRMA for 2005. She stated that the increase is 3% where the average is usually 15% - 20%. Superintendent Gurgone recommended that the District remain with the same plan.

Commissioner Campagnolo questioned what the increase was last year.

Superintendent Gurgone stated that it was around the same.

Superintendent Gurgone reported that the Board received a print out of the District's new website homepage. She stated that she would keep the Board updated on the progress.

Commissioner Campagnolo asked for an update on the website to be included in her report.

**D. Superintendent of Parks**

Superintendent Strickler wished everyone a safe and happy holiday season.

President Durkin asked if the nets would be taken off the soccer goals.

Superintendent Strickler reported that they were scheduled to be taken off.

**E. Sportsplex General Manager**

General Manager Ghose reported that the fall soccer league is over next week. He reported that the winter session is full and the schedule would be available next Wednesday. General Manager Ghose stated that trophies would be distributed the first week in April by a Chicago Storm player.

Commissioner McGreal questioned why there were only 164 teams in the Winter League compared to the 234 teams last winter.

General Manager Ghose reported that there was a set schedule this year. He stated that last year he tried to squeeze them all in and that it wasn't good for the league.

Commissioner Campagnolo questioned how other field houses handle their leagues.

General Manager Ghose reported that other field houses handle the situation the same way. He stated that the DYC got a lot of hours.

Commissioner Campagnolo noted that her experience with the Huskies was that the schedule always changed and that the participants had to work with the changes.

General Manager Ghose stated that there is a range and that there are presently 60 teams on the waiting list. He reported that in order to make up revenue, the fees were raised.

Commissioner Campagnolo stated that she was concerned and that there would be a projected loss of \$100,000 and that there should be some offset on cost.

General Manager Ghose stated that some things have been done to cut back on costs. He stated that they are not going to give participant plaques to all the teams but just to the top three.

Commissioner Campagnolo stated that she preferred to see it tweaked better.

General Manager Ghose stated that there was a majority vote to pay the higher fees. He stated that other facilities charge a lot more.

President Durkin asked that General Manager Ghose provide a report.

Commissioner McGreal questioned the programming for next summer.

General Manager Ghose reported that it is coming along and that Executive Director Cripe had his report.

Commissioner Gillespie questioned what tournaments were scheduled during the holidays.

General Manager Ghose reported that there was a hockey tournament run by the Huskies. He stated that open skate and a big hockey camp were scheduled.

## **UNFINISHED BUSINESS**

### **A. Discuss and Approve 2004 Levy Ordinance**

**Commissioner McGreal moved, duly seconded by Commissioner Simester to adopt the Darien Park District Levy Ordinance #2004-05-12: AN ORDINANCE LEVYING AND ASSESSING TAXES FOR THE DARIEN PARK DISTRICT FOR THE FISCAL YEAR BEGINNING MAY 1, 2005 AND ENDING APRIL 30, 2006.**

**Upon roll call the following Commissioners voted:**

**AYES: Durkin, Gillespie, Campagnolo, McGreal, Simester**

**NAYS: None**

**President Durkin declared the motion carried.**

### **B. Discuss and Approve Coca-Cola Vending Contract**

Executive Director Cripe reported that he expected a contract from Coca-Cola reviewed by legal counsel. He stated that the District wanted to have a contract that was more involved. He reported that the Board received a written contract in the packet and there are several items missing and any input on the contract should be directed to him. Executive Director Cripe reported that the existing pricing would be honored until the contract is signed.

Commissioner Gillespie questioned if Coca-Cola was aware that additional marketing materials were not provided as promised.

Executive Director Cripe stated that Coca-Cola informed him that if additional materials were needed they would get them to us and that last year we used all the marketing materials.

Commissioner Gillespie stated that there was not much received last year and it fell through the cracks.

Executive Director Cripe stated that Coca-Cola provides a dollar amount of what they are providing.

President Durkin suggested having the merchandise ahead of time so it is available to give out.

Commissioner Campagnolo stated that Coca-Cola was given specifications and questioned why we were asking for provisions.

Executive Director Cripe stated that the wording states that the Board awards the lowest bidder and a contract to follow. He stated that the contract received in November is a better contract than in the past. He further stated that the language from Coca-Cola will be forwarded to PDRMA for review.

At 6:58 p.m. President Durkin announced that there would be a short break.

The meeting continued at 7:01 p.m.

### **C. Discuss and Approve Get Fast Lease Agreement**

Executive Director Cripe reported that staff has been working with Mr. Dave Dever on issues related to expanding his business. He reported that Mr. Dever was notified that the lease would terminate on December 31, 2004. Executive Director Cripe stated that he recommended offering Mr. Dever a one year contract increasing the rent from \$4,000 to \$4,500 per month. He stated that the lease was redrafted from the original contract from three years ago with new terms and rates.

Commissioner Campagnolo questioned if there was room to negotiate.

Executive Director Cripe stated that Mr. Dever indicated that he was not going to expand and that he had three other options to pursue elsewhere. He stated that Mr. Dever could be out in 4-6 months or whenever he can secure a new location.

Commissioner Simester indicated that a new tenant needed to be pursued.

Executive Director Cripe stated that it was easier to find a new tenant while the space is occupied.

Commissioner McGreal questioned how long it takes to evict a tenant.

Attorney Krugley indicated that it takes at least a couple of months at a minimum.

Commissioner Campagnolo stated that the cost of eviction is not a cost effective alternative and encouraged staff to try and negotiate a year lease and adjust the rate.

Commissioner McGreal disagreed. He stated that Mr. Dever has gone back and forth for the past 12 months. He further stated that he was concerned that he will sit in the location until May or June and it will be harder to find a tenant during the slower months.

Executive Director Cripe stated that increasing the rent to \$4,500 was the problem for Mr. Dever.

Commissioner Simester questioned if there were any legal grounds to automatically raise the rent.

Attorney Krugley stated that the lease ends and new contract is negotiated.

Executive Director Cripe reported that he would forward the new contract to Mr. Dever. He stated that if he does not wish to sign the contract he would follow with a letter indicating that he would have to vacate the building by December 31, 2004.

President Durkin stated that the \$500 increase in rent was not a problem and now it is.

Commissioner McGreal stated that he would like to get the space back if the contract is unacceptable.

Executive Director Cripe stated that he would talk to Mr. Dever and prepare a letter and send it registered mail/return receipt requested.

**Commissioner Simester moved, duly seconded by Commissioner Gillespie to approve the Get Fast, Inc. one year lease beginning January 1, 2005 and ending December 31, 2005.**

**Upon roll call the following Commissioners voted:**

**AYES: Durkin, Gillespie, Campagnolo, Simester**  
**NAYS: McGreal**

**President Durkin declared the motion carried.**

## **NEW BUSINESS**

### **A. Discuss and Approve Constellation NewEnergy Contract**

Executive Director Cripe reported that he was recommending NewEnergy as the source for power and energy.

**Commissioner McGreal moved, duly seconded by Commissioner Durkin to award a one year contract to Constellation NewEnergy.**

**Upon roll call the following Commissioners voted:**

**AYES: Durkin, Gillespie, McGreal, Campagnolo, Simester**  
**NAYS: None**

**President Durkin declared the motion carried.**

**B. Discuss and Approve City of Darien Agreement: Tornado Siren**

Executive Director Cripe reported that he modified the Agreement to show that the Darien Park District Board of Commissioners would determine where the tornado siren would be placed.

President Durkin stated that he was not in favor of the proposed location and that he preferred to see it way in the back near the wetlands.

Superintendent Strickler reported that the area is maintained by the Army Corp of Engineers and permission is needed in order to pursue the area. He indicated that the original location is surrounded by 7-8 giant Oak trees and moving it back makes the tower more visible unless it is placed in the wetlands. He also indicated that the original location makes it easier for electric.

Executive Director Cripe reported that the residents met with the City and Mr. Veldman had second thoughts about having it in the parkway. He stated that Mr. Veldman did not have any other input or other location suggestions.

Commissioner Campagnolo stated that there is more concern if it is placed in the parkway versus where it is proposed.

**Commissioner Campagnolo moved, duly seconded by Commissioner Durkin to approve the Intergovernmental Agreement between the City of Darien, with approval by the Darien Park District.**

**Upon roll call the following Commissioners voted:**

**AYES: Durkin, Gillespie, McGreal, Campagnolo, Simester**

**NAYS: None**

**President Durkin declared the motion carried.**

**C. Discuss and Approve Darien Soccer Club Contract for the Use of Sportsplex**

General Manager Ghose reported that approval was for two soccer tournaments to be held on February 11, 2005 to February 13, 2005 for a Valentine's Day Soccer Tournament and March 18, 2005 to March 20, 2005 for a St. Patrick's Day Tournament.

**Commissioner McGreal moved, duly seconded by Commissioner Durkin to approve the contract for the use of the Darien Park District Sportsplex Facility to the Darien Soccer Club for the purpose of Valentine's Day Soccer Tournament from February 11, 2005 – February 13, 2005 and the St. Patrick's Day Soccer Tournament from March 18, 2005 – March 20, 2005.**

**Upon roll call the following Commissioners voted:**

**AYES: Durkin, Gillespie, McGreal, Campagnolo, Simester**

**NAYS: None**

**President Durkin declared the motion carried.**

**D. Discuss and Approve the Conditions for Chicago Storm Use of Sportsplex**

Executive Director Cripe reported that the Chicago Storm has been a Sportsplex client since September 2004 on a month-to-month basis paying \$2,500 at the beginning of each month. He stated that if the Storm's franchise survives it's first year, Sportsplex can expect to collect \$20,000 in rent for the season. Executive Director Cripe stated that he was seeking Board approval.

The Board agreed with the conditions.

**ADJOURN TO EXECUTIVE SESSION**

**Commissioner Simester moved, duly seconded by Commissioner Gillespie to adjourn to Executive Session under 5ILCS, Par. 120/2 (c)1: For the purpose of discussing the performance of specific employees of the public body.**

**Upon roll call the following Commissioners voted:**

**AYES: Durkin, Gillespie, McGreal, Campagnolo, Simester**

**NAYS: None**

**President Durkin declared the motion carried.**

**ADJOURN REGULAR MEETING**

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

President Durkin adjourned the meeting at 8:59 p.m.

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Jack Durkin, President  
Darien Park District

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Richard Simester, Secretary  
Darien Park District