

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

July 25, 2005

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, Dick Simester, Shari Gillespie

ABSENT: None.

STAFF: Chris Katsougris, Acting Executive Director; Stephanie Gurgone, Superintendent of Finance/Acting General Manager-Sportsplex; Robert Strickler, Superintendent of Parks

GUESTS: Gloria Andersen, Darien
Warren Andersen, Darien
Jennifer Duda, *The Doings*
Erin Sauder, Suburban Life
Sharon Poteraske, Darien
John Poteraske, Darien
Diane Worazek, Darien
Kevin Worazek, Darien
Sam Kelley, Darien

PUBLIC COMMENTS

President Campagnolo welcomed the guests to the meeting.

Mr. Sam Kelley, S.K. Technical Services introduced himself. He stated that he represented H&H Industries of Elmwood, Illinois who manufactures and distributes special long life, high light output Fluorescent lamps. Mr. Kelley stated that recently the Park District allowed him to demonstrate two of the T8 Fluorescent lamps in the Chalet room. He explained the attributes of

the lighting and the energy savings and stated that he would like to provide additional demonstrations to the Park District.

Acting Executive Director Katsougris reported that staff would be working on a budget in January/February and that they would contact Mr. Kelley if there were questions.

Mr. Kelley stated that he could provide a curve and show a bulb that is a high quality light.

President Campagnolo questioned how long Eisenhower School had the lighting.

Mr. Kelley stated that they had it for one year.

Commissioner Simester questioned how many demonstrations Mr. Kelley was allowed.

Mr. Kelley stated that he could provide as many demonstrations as needed.

Superintendent Strickler stated that a demonstration would be useful in the lunch room in the Maintenance Facility where the lights are continually on.

President Campagnolo suggested that Mr. Kelley work with Superintendent Gurgone and track down the old bulbs that were used at Sportsplex and to have them transferred to the lunch room Maintenance Facility.

Mr. Kelley stated that he can provide lighting service and make a recommendation to the Board for a cost savings to the Park District.

Mr. Gloria Andersen, stated that she spoke with Commissioner Gillespie prior to the meeting regarding Holly Park. She stated that she had a copy of the deed between the City of Darien and the Darien Park District regarding the lots in Holly Park that Darien has quick claimed to the Darien Park District.

Ms. Andersen reported that the City of Darien owns #09-28101-010 and that there was nothing reported from Superintendent Strickler yet there is playground equipment and landscaping work being done. She further stated that as a member of the public body she should not have to do this type of research. She stated that there needs to be a written agreement before any work is done and also questioned why the Darien Park District is mowing the grass that belong to the City of Darien.

Ms. Andersen stated that she spoke with Mr. Jim Facilla from the Dupage County Public Works Department and that Lindenwood Park has never had any soil testing. She questioned why the Park District would even consider maintenance to the Park when the area used to be a sewage treatment plant. Ms. Andersen stated that there needs to be some type of resolution between the Darien Park District and the City of Darien and that Lindenwood Park does not represent safe healthful conditions and that the Park District does not need to be liable for any future litigation.

Ms. Andersen urged the Board to do soil testing prior to doing anything to Lindenwood Park.

President Campagnolo asked staff if there was any information on the lots which Ms. Andersen was referencing.

Acting Executive Director Katsougris reported that she had a list from Dupage County with two PIN numbers both owned by the Darien Park District. She stated that she could not provide any additional information without having a map. Acting Executive Director Katsougris stated that she would forward any new information to the Board as it becomes available.

Commissioner Gillespie stated that she is familiar with the history of Lindenwood Park and is something that should be looked at. She stated that she was not familiar with the Holly Park situation.

Ms. Andersen stated that she received the lot number and parcel number on the west end of the park and there are two separate lots. She stated that this was confirmed by the County Clerk's Office two times and it is clear that the parcel is owned by the City of Darien. Ms. Andersen reported that lot 127 is owned by the Darien Park District as a quick claim deed but lot 23 has never been done. She stated that lot 23 is a separate lot not in the agreement.

Superintendent Strickler reported that the playground equipment has not been ordered nor have the playground expenditures been decided.

Ms. Andersen stated that she was concerned because promises were made to the residents.

Superintendent Strickler stated that he is working closely with the City of Darien and Mr. Michael Griffith, Senior Planner and the Director of Community Development and that no one at the City has informed the Park District anything different. He stated that if the City had issues the Park District would have been stopped three months ago. Superintendent Strickler reported that the Park District maintains and mows at Holly Park.

Ms. Andersen stated that the situation was mind boggling and that the Park District is working with new staff at the City of Darien.

Commissioner Christensen stated that it was no secret that Ms. Andersen was trying to embarrass the existing Board. He stated that Hinsbrook is leased property and yet Ms. Andersen had no problem with the improvements to the park. He further stated that Lindenwood Park has been leased since 1976 from the County and improvements made to it over the years. Commissioner Christensen questioned why Ms. Andersen is questioning what is being done now and wondered if it was because there was a new Board with members which she did not support.

Commissioner Christensen stated that he appreciated Ms. Andersen's concerns with the Park District but questioned where she was with her concerns when the past General Counsel was double dipping as Bond Counsel and would not reveal his fees received in that capacity on one bond refinancing after another. He stated that Ms. Andersen was silent. Commissioner Christensen also stated that in 1999 Ms. Andersen supported the Darien Park District Board who obligated over \$11 million to a facility that six years later is not even at a break even point. He

further questioned where Ms. Andersen was when the Park District borrowed \$2.5 million that will first begin to be repaid from tax levy's starting in 2005 and continuing for 7 years; further mortgaged the future on the Sportsplex ("the golden goose that wasn't) when the debt was refinanced in 2003; and when the Board hired a Board Commissioner to run Sportsplex.

Commissioner Christensen stated that it was great that Ms. Andersen is so concerned. He stated that he was flabbergasted by how the Park District operated and that is why he ran for office. He further stated that Ms. Andersen appeared to be concerned because of political spite.

Ms. Andersen stated that there is no secret that she supported the majority of the previous Park District Board. She stated that Commissioner Christensen's statements asking where she was 3,5 or 10 years ago was unfair and because she has chosen to look into things now is also unfair and that she was responsible.

Commissioner Christensen stated that Ms. Andersen was going out of her way to find problems and not solutions not that she was responsible. He stated that he wants to keep the Park District open and honest and have public comment for feedback. Commissioner Christensen stated that it was not his intent to chastise Ms. Andersen.

COMMUNICATIONS

None.

COMMITTEE TOPICS

A. Long Range Goals

President Campagnolo reported that long range goals would be discussed at a later date when a new Executive Director was hired.

B. Short Range Goals

1. Sportsplex Business Plan Update

Superintendent Gurgone reported that the Board received an updated business plan summarizing the original plan. She stated that there were 10 issues for review as well as a few additional and bigger issues. Superintendent Gurgone stated that there would be other issues upcoming and ongoing which will be helpful when seeking a new General Manager.

Commissioner Christensen asked if there was any new information regarding the Huskies.

Superintendent Gurgone reported that Mr. Dan Russell is in contact with the Huskies and that they are at a transition point. She stated that this fall something needs to be worked out with the Huskies.

President Campagnolo asked if they were planning meetings in November and December and questioned if there is a verbal commitment.

Superintendent Gurgone reported that she hoped that there was still a verbal commitment. She stated that no one else will commit before the Huskies leave and that April is too late to find new teams.

President Campagnolo stated that the Huskies keep us hanging month after month. Superintendent Gurgone stated it was up to the Park District to set a deadline and that she needed some time to put it together.

President Campagnolo asked if there was interest from other clubs such as the Sabres.

Superintendent Gurgone stated that she did not know. She stated that Rocky is very well liked running the Little Huskies program but that the Little Huskies could be run without him.

President Campagnolo questioned what deadline would be comfortable.

Superintendent Gurgone reported that she thought a one year deal was comfortable but that a three year deal is what the Board is looking for.

Commissioner Christensen stated that the key is to have an open relationship.

Superintendent Gurgone stated that she has been dealing with the Huskies and that they are not going to give in.

President Campagnolo stated that she was concerned with a one year lease and that the Park District is left holding the ball. She stated that she was in favor of a three year contract and that she preferred it to be the Huskies but if not the District needs a three year deal.

Superintendent Gurgone stated that Mr. Russell's opinion is that the Sportsplex ice is good and not overpriced. She stated that there are other groups out there but that they cannot get in because of the Huskies. Superintendent Gurgone stated that no one will commit until they know if the Huskies are in or out.

Commissioner Gillespie stated that the Huskies have been talked about over and over again and that staff should begin to speak to other clubs. She stated that there were a lot of teams interested last year but none interested in a three year deal.

Superintendent Gurgone asked if the Board was comfortable with the Huskies and a three year deal or if they should seek other clubs.

President Campagnolo stated that the Huskies have a new board and maybe there is a possibility of a three year deal. She questioned if the ice could be filled if there was not a three year deal from other clubs.

Superintendent Gurgone stated that Mr. Russell feels comfortable that the ice could be sold.

Commissioner Christensen suggested that staff find out if other clubs have a long term contract. He stated that if the clubs are given some guarantees it may be attractive to sign a three year contract.

Superintendent Gurgone reported that the clubs are all fearful of low enrollment numbers and don't want to commit to too many hours.

President Campagnolo stated that it was difficult believing that there is a fear of numbers because they sell at a profit.

Commissioner Christensen stated that there can be a minimum and maximum so there is a commitment. He stated that he would like to hear feedback on the "norm" from Mr. Russell to decide on what to do with the Huskies.

Superintendent Gurgone stated that she would report back and provide estimated deadline dates at the next meeting.

Commissioner Simester stated that he preferred seeing a higher rate if possible.

Acting Executive Director Katsougris suggested a discount offered as an incentive if a three year contract is signed.

Superintendent Gurgone stated that she believed that the Huskies are not signing a three year contract because they want to build a facility.

Acting Executive Director Katsougris stated that the discount could be used as an incentive for other clubs.

President Campagnolo suggested holding off any direction until the next Committee Meeting.

2. Capital Projects for Sportsplex

Superintendent Gurgone reported that there is \$25,000 of Capital Projects coming from the Sportsplex budget. She stated that there are a lot of needs but the money is small. She further stated that staff tried to prioritize. Superintendent Gurgone stated that the fieldhouse needs sanding and resealing and rubberized flooring. She stated that they would also be replacing the carpet upstairs in the hallway. She further stated that the projects were small but made an impact. Superintendent Gurgone reported that she would have three quotes and final figures for the August meeting.

President Campagnolo asked about the timing of sanding the fieldhouse floor. She stated that Superintendent Strickler was looking into renting the equipment and doing the job in house. She further stated that the field house had traffic in mid August and how the project would impact the ice.

Superintendent Strickler reported that if they did the balcony between the 2 rinks the area would be closed off to protect the area below. He stated that if done in house they would use the least amount of equipment that does not create as much dust. He further stated the timing of doing the job in house was hard pressed because staff is busy with landscaping.

Commissioner Christensen suggested putting the project on hold until more information is known about Gunzo's moving potential.

Superintendent Strickler suggested a quick fix to clean and scrub it and repair the area. He stated that he did not have the staff hours to complete the work on time.

Commissioner Gillespie stated that she preferred to see the job completed.

Commissioner Christensen stated that he preferred to do a quick fix instead of doing the work now and have to go back and redo it again.

Superintendent Gurgone stated that she would gather information on the schedule and costs involved.

The Board agreed on proceeding with the project.

Commissioner Christensen inquired on the age of the scissor lift.

Superintendent Gurgone reported that the scissor lift was still working and although it takes more effort to move it around there are other things needed.

Superintendent Gurgone reported that the Board received the summer project list.

President Campagnolo inquired about the bleachers.

Superintendent Gurgone reported that they would probably just touch up because there is a lot of area that still looks good. She stated that she would like to redo it but it involves staff time.

3. Sportsplex Summer Revenue Update/June Financials

Superintendent Gurgone reported on the summer ice budget. She stated that \$30,000 was budgeted for summer Ice Camps and that they already reached \$32,000. She further stated that most of the revenue has been received and does not include the Huskies. Superintendent Gurgone reported that by July/August they should be at approximately \$40,000 and exceeding the numbers on the summer rental.

Superintendent Gurgone reported that the "high school" hockey numbers and some of the camps were in April/May and that the April revenue would not be seen in this fiscal year's financials until later in the year.

Superintendent Gurgone reported that the fieldhouse is not doing as well and that there were four inline teams signed and not enough to form a league. She reported that the low turnout may have been due to the fact that the teams were told that the floor would not be put down. Superintendent Gurgone stated that the DYC is using the floor for inline time and enrollment is down for them as well.

Superintendent Gurgone reported that LaCrosse paid less than budgeted because they wanted two fields. She stated that she offered one field and two days as an option and that they stated that the option would depend on the enrollment.

Superintendent Gurgone reported that the June financials were in the same format as last month.

Commissioner Christensen stated that the bottom line is that the numbers are better than last year and still significantly more ahead than last year. He also stated that the numbers would have been better but that the word for summer programs got out late.

Commissioner Gillespie stated that staff did a great job in helping out for the summer especially at the last minute.

President Campagnolo stated that the drop in expenses of \$20,000 was nice to see.

4. Skatepark security lighting

Superintendent Strickler reported that he has been working with PDRMA and the Darien Police Department and it was recommended to install security lighting. He stated that he received three additional quotes and that they are not consistent. Superintendent Strickler reported that Fulton Contractors was the only quote which provided the necessary lighting. He stated that this company does work with the City. He further stated that PDRMA provided a letter of what they recommend.

Commissioner Gillespie questioned how the lighting would affect the apartment buildings.

Superintendent Strickler stated that the lights would be shielded down strictly for security purposes only and not for kids to skate in the park.

Commissioner Christensen asked if Commissioner Gillespie was in favor or the lighting.

Commissioner Gillespie stated that she was undecided. She stated that other communities such as Westmont have the same problem.

President Campagnolo questioned the \$400 refurbished aluminum pole.

Superintendent Strickler stated that he was hesitant to purchase anything refurbished. He stated that new purchases offer a manufacturers warranty and that he was not sure if the refurbished did the same.

Superintendent Gurgone stated this would be purchase from the Risk Management budget.

C. Operational Issues

1. Sportsplex

a. Audit

Superintendent Gurgone reported that the audit was received and that a representative would be presenting at the August 22nd Committee Meeting.

Commissioner Christensen referred to the balance sheet and stated that the figure for Sportsplex is truly a book value, not an appraised value.

b. Cleaning RFP

Superintendent Gurgone reported that the Board approved cleaning on a temporary basis to have Perfect Cleaning Service. She stated that staff is very happy with the current company but that the service will need to go to bid. She further reported that she is requesting an extension on the contract for August/September because the bid will not be approved until October.

Commissioner Christensen questioned if it is advantageous to purchase the cleaning products.

Superintendent Gurgone stated that it was advantageous. She stated that she would like to develop a formal system for purchasing supplies.

President Campagnolo stated that there tends to be over purchasing.

Commissioner Christensen suggested adding an inflationary rate on the contract.

At 8:35 p.m. President Campagnolo announced that there would be a five minute break.

c. Chicago Storm

Superintendent Gurgone reported that she did not have an answer from the Storm but that her guess was that they would not be returning. She stated that she heard that they were going elsewhere. She reported that they did not budget them for next year.

d. Fieldhouse rental fees

Superintendent Gurgone reported that she met with Rob Sarocco, NYC regarding field time issues. She stated that they started early this year and can adjust accordingly. Superintendent Gurgone reported that the NYC has Tuesday and Friday 6:00 – 10:00 p.m. and Saturday 4:00 – 6:00 p.m. which gives the Sportsplex Saturday mornings. She stated that the NYC is in favor of a 3 year deal but that the issue is the rate.

Superintendent Gurgone reported that last year the average was \$169 hour and the years before \$185 and \$150 hour. She stated that they were paying \$225 hour and that the DYC agreed with \$180. She reported that this was a 20% discount.

Commissioner Gillespie stated that other clubs would have to be offered the same discount.

Superintendent Gurgone stated that there needs to be ground rules.

Commissioner Christensen asked if the Dynamo Soccer Club was looking for a 3 year deal.

Superintendent Gurgone stated that it depends on availability.

Commissioner Simester stated that 20% was a hefty discount. He suggested that there be a 70% residency discount for fieldhouse only and that the rosters would have to be submitted.

Commissioner Christensen stated that he did not have a problem with a 10% discount knowing the state of the fieldhouse.

President Campagnolo stated that she did not have a problem with the discount because it is a way of paying back to the residents.

Commissioner Christensen suggested that any organization or club can petition the Board for approval but to give staff some flexibility. He stated that he was in favor of a 10% discount with 70% residency and a certain number of hours used.

Superintendent Gurgone reported that the DYC uses over 200 hours and the DSC approximately 140 hours.

Commissioner Christensen stated that the DYC will have a much higher percentage.

Superintendent Gurgone stated that the 70% residency rule would allow a 10% discount and a certain number of hours would allow clubs a additional 10% discount. She stated that this could also be done for soccer leagues fees.

The Board agreed that they would like to see an increase each year for a three year deal for the DYC. She stated that she would work with the attorney.

e. Concession Stand

Superintendent Gurgone reported that she met with Mexican Food Company and that the Health Department reviewed the area and current codes. She stated that because they are a new vendor/owner that they have to meet code. She further stated that the

current countertops and cabinets are not considered safe and that they will be torn out and stainless steel work tables put in with single shelving.

Superintendent Gurgone reported that the cabinets will be pulled out and the area repainted. She stated that the equipment is under \$3,500. She further reported that she will seek two other quotes for the equipment but that they would have to act quickly in order to open on time. Superintendent Gurgone stated that this would be paid out of the repairs and maintenance budget.

2. Parks and Recreation

a. Meyer Woods Barn

Superintendent Strickler reported that he received correspondence regarding the revenue proposal and the difference of \$680.

President Campagnolo reported that the SBC is disappointed that the price went up and about the three different quotes. She stated that the Committee is thinking about pulling back the money in order to regroup.

Mr. John Poteraske, SBC, stated that if the \$3,700 is locked in the Committee is willing to do the work if it is the last change but that it has not been officially voted on until the group meets. Mr. Poteraske suggested that it may be a good idea to get the project done before winter and that the Committee will forward the additional \$680 after the project is finished.

Commissioner Christensen suggested putting it on the August 8th agenda for approval.

b. Darienfest

Superintendent Strickler reported that Darienfest is requesting the use of Westwood Park for parking. He stated that there were no issues in the past.

c. DSC Lindenwood Field Request

Superintendent Strickler reported that the DSC requested an additional playing field for smaller children. He stated that they were accommodated in the past but that he received phone calls from the nearby residents who are against it and positive phone calls from the DSC parents supporting it. Superintendent Strickler stated that he opted to set the goals to the side and was referring it to the Board in the absence of an Executive Director.

Commissioner Simester asked how often the baseball field is used.

Superintendent Strickler stated that the baseball field is strictly for neighborhood use.

Commissioner Gillespie stated that she was concerned with the lack of parking and no sidewalks.

Ms. Gloria Andersen suggested that the Board look at the soil and not schedule anything.

Superintendent Strickler stated that he would not do anything until a soil proposal is done.

President Campagnolo stated that she understood the concern but that a playground has been there since 1978. She stated that the cost to have the test done is significant and that because it is not Park District property more information needs to be provided.

Ms. Andersen stated that she was concerned with liability to the Park District and traces of cancer, sickness, etc in the future and the Park District knowing it was an issue.

Superintendent Strickler stated that he would not feel comfortable testing the just one area. He recommended that the entire area be tested.

President Campagnolo asked Acting Executive Director Katsougris to contact PDRMA before further action is taken. She directed Superintendent Strickler to contact the DSC notifying them that the request is under investigation.

d. District 61 Playground Renovation

Acting Executive Director Katsougris reported that Mark DeLay School is renovating the playground removing the timbers and gravel and replacing with wood chips. She reported that the Park District has been supportive in the past reciprocating for using the District 61 facility at no charge.

Commissioner Gillespie stated that she would like to continue supporting the School District.

Acting Executive Director Katsougris stated that they are asking for assistance to put it in.

Superintendent Strickler stated that they originally requested that the Park District do the work. He stated that he informed the school that the Park District did not have a dumping spot for the gravel nor the equipment to move it. Superintendent Strickler stated that if the work was done now other projects would be put on hold. He stated that staff is working on outdoor maintenance and that next week he would be losing staff.

Commissioner Gillespie stated that she would like to accommodate them.

Superintendent Strickler stated that staff is doing a lot now because of the drought and that he informed the school that the Park District would not be able to assist.

President Campagnolo expressed her disappointment that staff did not communicate. She stated that if the request was discussed in the spring some assistance could have been provided. She stated that direction cannot be given to the school because staff cannot provide a consensus on where to go.

Acting Executive Director Katsougris stated that she would contact the school stating that help could not be provided now but would try to help them out in the future. She stated that the Park District staff would inspect the playground after the work is completed.

Commissioner Christensen stated that the original request should have been funneled through the Executive Director's Office.

e. LADSE rent

Acting Executive Director Katsougris reported that the LADSE would like to rent a room for early childhood 3-5 year olds from September – May at a rate of \$9,000. She stated that she needs to contact them regarding custodial needs and utility costs at an additional cost. Acting Executive Director Katsougris stated that they will have their own insurance and that there will be 7-10 children bused to the site and inclusion between LADSE and the preschool.

3. Administration

a. Interview process for Executive Director

Acting Executive Director Katsougris reported that more resumes were received and the last due August 1st.

President Campagnolo asked the Board to review the resumes and determine a list of candidates.

Acting Executive Director Katsougris stated that she would provide the Board with the top candidates after they have been reviewed by the Board and provided with a list of dates for interviews.

b. Board Member Code of Conduct

Acting Executive Director Katsougris referred to a recent article in the IAPD Magazine suggesting that the Board have a Code of Conduct. She stated that if this was supported it would be adopted at the August 8th meeting. She further stated that comments should be forwarded to her prior to the meeting.

c. Board e-mail and Board website info, weekly reports

Acting Executive Director Katsougris reported that the Board is receiving weekly reports via e-mail. She stated that the full time staff has been assigned e-mail addresses and asked if the Board was also interested in e-mail addresses.

Superintendent Gurgone discussed the two options for accessing e-mail. The Board agreed that e-mail addresses should be set up on the website.

Superintendent Gurgone reported that from June 1st - June 26th the website had 7,287 hits which are good for the short amount of time.

d. Release of procedure of Closed Session Minutes

President Campagnolo stated that the closed session minutes have not been released since last November.

Commissioner Christensen suggested a list of what can be released and the history of the minutes.

President Campagnolo suggested copies be forwarded to the Board and a decision made as opposed to a staff decision. She stated that it was the Board's responsibility to look at the minutes. President Campagnolo stated that the past President would sit down with the Executive Director and determine what would be released. She further stated that she did not feel comfortable as President to determine what should be released and that it should be a Board decision.

President Campagnolo stated that they should be reviewed confidentially by the Board. She stated that they could be divided up on a continuing basis to review half in August and half in September.

e. Board/Staff Social

Commissioner Noverini suggested a picnic for staff with the Commissioners doing the cooking for next year.

f. Establish consent agenda for 8/8 Meeting

Acting Executive Director Katsougris reported on what items would be on the August 8, 2005 Consent Agenda.

PUBLIC COMMENT

Ms. Gloria Andersen stated that her comments were not politically motivated and that her comments are strictly for the safety of the residents of Darien. Ms. Andersen stated that the state of the art City equipment is no different because the volume level is up and down.

Mr. Sam Kelley stated that he would like to get a copy of the electric bill at Sportsplex to provide a cost analysis. The Board agreed to have Mr. Kelley use the Maintenance Building as a test area.

ADJOURNMENT

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

The meeting adjourned at 10:35 p.m.

Nancy Campagnolo, President
Darien Park District

Richard Simester, Secretary
Darien Park District