

MINUTES OF WORKSHOP MEETING BOARD OF PARK COMMISSIONERS September 2, 2021

The Workshop Meeting of the Board of Park Commissioners was called to order by President Patinkin at 7:31 p.m. at the Jewett Park Community Center. Attendance was taken and the following were:

Present: Brown, Caron, Cohen, Patinkin, Serota (5)
Absent: None (0)

And there was a quorum in attendance. Also present were Jeff Nehila, Secretary/Executive Director; Jeff Harvey, Laura McCarty, Jay Zahn, Tony Korzyniewski, Jason Mannina, staff members.

PUBLIC COMMENT

No members of the public were present at the meeting.

Preliminary Community Survey Results/Capital Planning

Public Research Group has gained enough responses through the mail-in and email options of the community survey for a statistically valid survey. Commissioners proceeded to review the preliminary report. There will be an opportunity to ask drill-down questions to gain a better understanding of some of the responses.

One common interest that came out of the Delphi Group was the desire for indoor sports fields. There was no conclusive answer that came from the survey. Also, the question relating to turning the tennis courts at SRC into indoor turf space didn't receive an overwhelming majority in favor of.

Items respondents would support would be renovation to the Jewett Park Community Center and the addition of shade structures throughout the parks and wi-fi in the parks. Overall, 68% of respondents are happy and believe that we meet the needs of their families.

Pickleball is still a popular requested item throughout the community. Staff continues to investigate potential sites. Two sites that can be considered are Woodland and Shepard Parks. The issue with Woodland is that the open space is close to some neighbors on the west. Shepard has 3 ball fields, a small, medium and large. If we move the small ballfield from Shepard to the open space at Woodland and move the large ballfield to where the small ballfield was, we could fit 4 pickleball courts on the southside of Shepard. That location would make the closest neighbor 600 ft. from the pickleball courts. Staff will contact SD109 to discuss. Also, the village has informed us that we would need to start the approval process over if the district pursued the Deerspring location.

The survey data will be valuable as we look to refine/update our 7-year Capital Plans and also discuss bonding opportunities. As mentioned, our current bonds will be paid off in full in late 2023, with decreased annual payments in 2022 and 2023, (\$200,000 in 2022 and \$66,000 in 2023), down from an annual payment of over \$300,000. Jeff Harvey has been working with Baird Financial to run some scenarios on how we can refill those debt service buckets in 2022 and 2023 and maintain a constant level of our debt service levy.

The board was provided with some scenarios if the district were to borrow a range of dollars as far as annual payback and duration. Also provided are a few scenarios where we can cover some of our capital plan expenditures with bond dollars. This coverage would enable the district to lower its overall capital needs within its annual operating budgets. One scenario lays out a 20-year payback borrowing nearly

\$5,000,000. One lays out a 15-year payback borrowing nearly \$4,000,000 and another lays out a 10-year payback borrowing approximately \$2,500,000.

As we gather the community survey info, examine potential bond scenarios and identify project candidates to be covered by bond dollars, we can further prioritize projects and begin to develop a framework for a potential bond issue.

Commissioners were more interested in the \$5,000,000 20-year payback option but did express that they would like the projects we go out to bond for to last for 20 years.

Potential projects include Sachs roofs, Sachs interior renovation including track, golf clubhouse roofing and siding, Jewett Phase 2, pickleball courts, JPCC renovation, shade structures and Wi-fi in the parks.

Director Nehila provided a brief update on solar power. Some of our accounts may not be eligible for the grid based on kilowatts and we have learned that we can only sign up for the grid for Mitchell Pool and Patty Turner Center. We may not have to get out of the Constellation agreement to put solar panels on the Sachs roof. We could buy into the grid as much as we can, we could put as many panels on Sachs as we can and we could stay in a coop for electric rates for the rest of our accounts. This will maximize all of our capabilities at no cost and realize savings. A representative from Realgy will attend the September board meeting to provide more information on the leasing option.

Staff will continue to explore bonds and projections to determine the best timing.

Other Matters

Caruso Auditorium

The Caruso Auditorium project will be going out to bid this fall and construction will begin at the end of the school year.

Demographic Study

SD109, the Village of Deerfield and the park district have partnered on a demographic study. The study will be completed this fall. This will be important because we are speculating on the survey and this will let us know more about the demographics reached.

Moonlight Golf

The Deerfield Park Foundation's Moonlight Golf event is sold out. The event is scheduled for October 1, 2021.

Vaccine Executive Order

Staff is working to comply with the Executive Order on vaccines for schools. PDRMA has informed us that park district staff working at the school should be vaccinated or get the exemption for testing. A high percentage of park district staff are vaccinated.

Tennis Instructor

Commissioner Serota met with resident tennis instructor Beth Lebovitz and reexplained the policy on court use and explained that the board did discuss it again. She also explained that neighboring communities were contacted to determine what they do. Beth stated that while she understood the

policy, she didn't agree with the policy. Beth asked Commissioner Serota to discuss two items with the board. The first is if the board would be flexible on the requirement for vendors to commit to work for the park district year-round. The second item was not understanding that when someone comes to a meeting how do they know if the board is going to discuss the topic and what the outcome is. Vice-President Caron commented that generally when someone comes to the board, we interact with them and refer the issue to staff to resolve. We told her what our policy was and the board didn't express an interest in changing the policy. We do have a procedure she just didn't like the answers.

Commissioner Serota feels that it's not unreasonable that if someone has reached out with a specific concern, we can let them know that while it may not be on the agenda at that time it may be another day and we can invite them to the meeting to hear the discussion. Treasurer Cohen commented that it was never an agenda item but maybe we could have let her know that it might be discussed under Other Matters. Director Nehila stated that Other Matters are not action items and that when Commissioner Serota met with her that was the end of it. Vice-President Caron stated that we have had many neighbors come for many issues and we do try to be very responsive. Commissioner Serota commented that she doesn't see the harm in increasing transparency and communication. President Patinkin commented that where it got lost is that normally the response would come from staff and staff had reached their breaking point. Commissioner Serota asked why the response can't come from the board. Vice-President Caron responded that she sent the board an email and attacked people publicly. Vice-President Caron stated that she refused to respond to that. Vice-President Caron stated that this was not a typical situation as she had attacked staff prior to coming to the board. Commissioner Serota feels that there are places the board can improve. Vice-President Caron commented that what the public might not understand is that the board can't meet as a group in between meetings and there might be a better way to communicate that.

Director Nehila commented that vendors receive a Letter of Intent. For tennis, we would like our instructors that teach in the summer to stay on in the fall, but it is not a requirement. Staff responded that with Life Sport on staff, next summer we will be offering outdoor lessons and camps and shouldn't have the same issue with trying to retain instructors through the fall.

Director Nehila stated that our job as staff is to enforce the policies the board has put in place. When there is an issue that is brought to our attention, we have to take action. The district offered her a couple of options but she didn't like either one.

Commissioner Serota will follow-up with her and explain the Letter of Intent. Director Nehila stated that he is irritated because there is a crossover that is getting blurred, and the more action Commissioner Serota takes on behalf of the district as a whole is basically reiterated the same stuff that staff has spent time on. If she didn't like the answer then, she's not going to like it now. His position is that it's a waste of time but Commissioner Serota can do what she wants.

September Board Meeting

The September board meeting is scheduled for Tuesday, September 14, 2021

Motion made by Vice-President Caron, seconded by Treasurer Cohen, to adjourn the Workshop Meeting at 10:32 p.m.

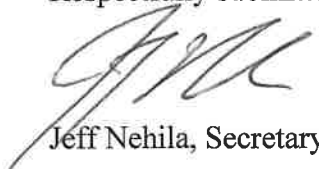
Voice vote as follows:

AYES: Caron, Cohen, Brown, Serota, Patinkin (5)

NAYS: None (0)

Motion passed in a voice vote.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'J. Nehila', written over a horizontal line.

Jeff Nehila, Secretary