



# **PARK DISTRICT of OAK PARK**

**Park District of Oak Park  
Regular Board Meeting  
Hedges Administrative Center  
218 Madison Street, Oak Park, Illinois  
Thursday, November 18, 2021**

## Minutes

The meeting was called to order at 7:30pm.

### I. ROLL CALL

**Present:** Commissioners Lentz, Worley-Hood, Wollmuth, Wick, and President Porreca.

**Park District Staff Present:** Jan Arnold, Executive Director; Mitch Bowlin, Director of Finance; Chris Lindgren, Superintendent of Parks and Planning; Maureen McCarthy, Superintendent of Recreation; Bill Hamilton, Superintendent of Special Facilities; Greg Stopka, Strategy & Innovation Manager; and Karen Gruszka, Executive Assistant attended virtually.

**Others Present:** Carrie Fullerton, Presenter for American Academy for Park and Recreation Administration; Lindsey Peckinpugh and Brent Ross, Perkins and Will; and Peter Khun, Bulley and Andrews.

### II. APPROVAL OF AGENDA

A motion was made to approve the agenda. **The motion was passed by a roll call vote of 5:0.**

### III. GOLD MEDAL FINALIST AWARD PRESENTATION

Carrie Fullerton, presenter for the American Academy for Park and Recreation Administration, attended the meeting and presented the Gold Medal Finalist Award to the Park District of Oak Park stating that the Park District of Oak Park was a remarkable Park District along with the Board and staff. As a Gold Medal Finalist, we were one of four districts in the United States in Class IV, with residents between 30,000 and 75,000 residents, to be chosen as finalists for the Gold Medal Award. It is an honor to be a finalist and to be recognized as one of the top four best Park Districts for our size city in the United States.

### IV. VISITOR/PUBLIC COMMENTS – None

### V. PUBLIC HEARING – Statutory Budget & Appropriation

**Public Comments for Budget & Appropriation Hearing: None**

#### **Discussion of Statutory Budget & Appropriation**

Jan Arnold, Executive Director, reminded the Board the Budget and Appropriation Ordinance sets the legal spending authority for the District and that a public hearing is required to be held prior to the Budget and Appropriation approval. The appropriation amount is 15% more than the budget presented to the Board during the budget meetings but staff plan to operate at the budgeted amount. The Board was reminded of some of the 2022 budget highlights in the budget. Once the Board approves the B&A, it must be filed with the County Clerk within 30 days. There was no public comment for the B&A Hearing. **The Hearing adjourned by a roll call vote 5:0.**

**VI. CONSENT AGENDA**

A motion was made by Commissioner Wick and seconded by Commissioner Lenz to approve the Consent Agenda, which includes the Cash and Investment Summary and Warrants and Bills for the month of October, 2021; approval of minutes from the Committee of the Whole Meeting, October 7, 2021, Budget Meeting, October 14, 2021, and the Regular Board Meeting, October 14, 2021; approval 2021 Tax Year Levy – Abatement Ordinance 2021-11-02 for 2019 Bonds; approval 2021 Tax Year Levy Abatement Ordinance 2021-11-03 for 2020 Bond; approval of Working Budget – Department Goals; approval of the IAPD Annual Meeting Credentials Certificate; approval of the 2022 PACT Agreements; and approval of Disposal Ordinance 2021-11-05. **The motion passed with a roll call vote of 5:0.**

**VII. STAFF REPORTS**

**A. Director’s Report**

Jan Arnold, Executive Director, informed the Board that holiday lights were going up at Pleasant Home, Cheney Mansion, Taylor and Scoville Parks, the GRC, and RCRC and all will be turned on Friday, November 26. Outdoor ice rink structures will be going up in Taylor Park and at Longfellow tennis courts and are reliant on the weather for ice. The Board confirmed that flags once again will be used along with the web page for when it is safe to skate and that all five Board Members are registered to attend the IPRA/IAPD conference in January.

**B. Division Managers’ Reports (Updates & Information):** No questions asked.

**C. Revenue/Expense Status Report:** No questions asked..

**VIII. OLD BUSINESS**

**A. Recreation and Facility Program Committee - None**

**B. Parks and Planning Committee**

**1. CRC Construction Contracts Award Bids**

**Commissioner Worley-Hood moved and Commissioner Wick seconded that the Park Board of Commissioners approve the following contracts and authorize Director Arnold to initiate the contracts with the following 20 firms with the listed amounts, along with the caveat that the bid and award for the installation of the proposed solar panels may be revised based on Village code standards:**

- **Concrete- \$873,000 \\\ Ed Fogarty**
- **Masonry & Air Barrier- \$213,500 \\\ MPZ Masonry**
- **Structural Steel & Misc. Steel- \$3,060,000 \\\ Lenex Steel**
- **General Trades- \$1,919,683 \\\ Bulley & Andrews**
- **Metal Panels- \$918,750 \\\ G & L Associates,**
- **Roofing- \$457,729 \\\ Metal Masters,**
- **Glazing- \$1,359,000 \\\ US Architectural,**
- **Drywall, Framing, Spray Insulation, Ceilings- \$1,602,000 \\\ Doherty**
- **Flooring & Ceramic- \$163,325 \\\ Integral**
- **Wood & Athletic Flooring- \$434,700 \\\ Floors, Inc.**
- **Terrazzo- \$312,530 \\\ Menconi**
- **Painting- \$163,900 \\\ All Tech Painting**
- **Elevator- \$109,000 \\\ Kone Elevator**
- **Fire Suppression- \$221,000 \\\ Absolute Fire**
- **Plumbing- \$452,200 \\\ DW Mechanical**
- **HVAC- \$1,433,985 \\\ Quality Mechanical**
- **Electrical & Audio Visual- \$1,875,785 \\\ Proare Electric**
- **Solar Panels- \$604,786 \\\ Windfree Solar**
- **Excavation- \$348,450 \\\ Quality Excavation**
- **Site Utilities- \$220,000 \\\ Berger**

**Totaling \$16,743,323 in construction contracts.**

Executive Director Arnold reminded the Board that the CRC has been in the works from the 2014-2024 Comprehensive Master Plan. An RFP was issued in 2015, to conduct a feasibility study with the six taxing bodies and Sink Combs (now Perkins and Will) was hired. A feasibility study was accepted by the Board in 2016, after community input from focus groups, key stakeholder meetings, community meetings, and open houses were completed. In late 2018, the Parks Foundation was tasked with launching a capital campaign to allow funds to be raised for the construction of the facility without a tax increase. In 2019, a CRC Fundraising Team was formed as part of the Parks Foundation to identify donor prospects and creating a plan for the fundraising. The Schulers donated the land to the Parks Foundation for the future home of the CRC and the PDOP, and the Oak Park Community Mental Health Board entered into an agreement to partner and have offices inside the CRC. In 2020, along with the Parks Foundation meeting with residents to update them on the CRC project and how they could help make it a reality, the Park Board hired Perkins and Will as the architects for the CRC and Bulley & Andrews as the Construction Manager. Three Zoom Community Meetings were held to gather feedback on this community asset. In 2021, the fundraising reached 75% of the project goal. The VOP provided \$400K of the funds needed to make the project net-zero energy along with the \$1.78M the PDOP secured from the Illinois Clean Energy Foundation for a sustainable facility. The project went out to bid October 15, 2021, with a MWBE goal of 25%; bids were received November 5, with 87 total bids received with multiple bids for all trades. We exceeded our goal with 29.39% MWBE with favorable reference checks on the low bidders listed above with a 2.75% contingency. The Board discussed the contingency rate, discussed reaching and exceeding our MWBE goal, and reviewed the list of alternates in the bid package that were not accepted. The entire Board noted how exciting it was for the bid to come in on budget, and how pleased they were to issue the contracts given that. **The motion passed by a roll call vote 5:0.**

### C. Administration and Finance Committee

#### 1. 2021 Tax Levy Ordinance 2021-11-01

**Commissioner Wick moved and Commissioner Lentz seconded that the Park Board of Commissioners approve the 2021 Tax Levy Ordinance 2021-11-01.**

Executive Director Arnold reminded the Board that they must annually approve a property tax levy ordinance and file it with the county. The Board was reminded of the previous discussions at the Board Retreat as well as the two Budget Meetings and the Tax Levy Hearing, and that the District is recommending along with the 1.4% increase, to capture 1.5% of growth in the EAV for a total increase for the tax levy to 2.9%, increasing our tax levy ordinance to \$11,086,828. **The motion passed by a roll call vote 5:0.**

#### 2. 2021 Budget and Appropriation Ordinance 2021-11-04

**Commissioner Wick moved and Commissioner Wollmuth seconded that the Park Board of Commissioners approve the Budget and Appropriation Ordinance 2021-11-04.** The Executive Director reminded the Board, as discussed earlier during the hearing, the Budget and Appropriation Ordinance provides for a 15% increase to allow for unforeseen changes within budget lines and establishes legal spending limits. The Budget and Appropriation must be adopted by the Board and filed with the County Clerk. The Board had no further questions from the Hearing. **The motion passed by a roll call vote 5:0**

### IX. NEW BUSINESS:

#### 1. Parks Report Card

The Board was given the results of the 2021 Report Card by Greg Stopka; a score of 93 (an A). The Board was reminded the report card would be placed on our website. The Board thanked staff for all their work in the parks. **No action is needed by the Board on this item.**

#### 2. Annual Review of Park District Attorney

Executive Director Arnold reminded the Board of the attorney review. She met with Mark Burkland of Elrod Friedman, LLP, last week to review his performance and his partners' performances and per the Board's guidance, have recommended a continued relationship. The commissioner all felt that Mark has been an asset both in his role as an attorney and also as a resident. **No action is needed by the Board on this item.**


**X. COMMISSIONERS' COMMENTS**

- **Commissioner Lentz** – Mentioned that Festival Theater is in the process of going out for a new Managing Director. They had an excellent year and their Pleasant Home show The Madness of Edgar Allan Poe was extended two weeks due to its popularity.
- **Commissioner Worley-Hood** – Stated he was very excited to have the CRC contracts approved and thanked Jan and staff for all they have done to get us to this point. He also has been meeting with the VOP's trustees and has enjoyed getting to know them on a one-on-one basis and recommends the other commissioners do so as well with the other Boards in the community.
- **Commissioner Wick** – Thanked everyone for the fall tour; and said that it was great to get an update on where we are. He attended the "Poe" show at Pleasant Home which was an amazing venue for that play. He reminded the commissioners of going to the IAPD website to continue to get points towards their Master Board Certification as it reiterates all they do and are involved in as well as their successes in the community. He then agreed that it was a historic night with the approval for the contracts for the building of the CRC.
- **Commissioner Wollmuth** – Played pickle ball at Barrie for the first time and it was a full house; every court was full and all were having a great time. He attended the OPYB/S meeting and said that the AYSO group was setting up a meeting for a future date. He also commended the District's foresight to bring on a construction manager and a highly reputable architecture firm to assist in the design and pricing for the CRC project.
- **Commissioner Porreca** – Wanted to congratulate every person in the room for bringing the CRC to a reality and not getting discouraged. She went on to say that everyone put their heart and soul into the project and she is very proud to be a part of it and of the agency.

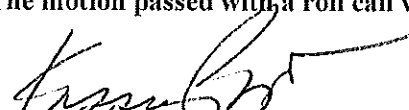
**XI. CLOSED SESSION - None**

**XII. CONTINUE THE REGULAR BOARD MEETING TO THE DECEMBER 2, 2021 COW MEETING**

At 8:29pm, the Regular Board meeting was adjourned. The motion passed with a roll call vote 5:0.

  
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Secretary  
Board of Park Commissioners

December 16, 2021  
Date

  
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President  
Board of Park Commissioners

December 16, 2021  
Date