

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE PARK DISTRICT OF LA GRANGE, ILLINOIS
536 EAST AVENUE, LA GRANGE, ILLINOIS**

MARCH 8, 2021

President Vear called the meeting to order at 7:04 P.M.

PRESENT: Commissioners O'Brien, Opyd, Lacey, Vear

ABSENT: Commissioner Jacobs

STAFF PRESENT: Executive Director Dean Bissias, Superintendent of Facilities Chris Finn, Superintendent of Recreation Kevin Miller, Superintendent of La Grange Fitness Jenny Bechtold, Recording Secretary Linda Muth

OTHERS PRESENT: Attorney Derke Price
Becky Lorentzen, Harold Gibson
Dave Bryant, Nancy Bramson

*Commissioner Jacobs joined the meeting at 7:06 P.M.

President Vear welcomed everyone to the meeting and asked for any announcements or changes to the agenda.

Communications, Presentations & Declarations

Public Comments/Participation (Board Manual Section #152)

Becky Lorenzen, 103 E. Cossitt, La Grange, stated that she is a longtime resident of La Grange and Community Diversity member. She and her husband are in attendance to advocate for funding for the community center on the east side of La Grange. The playground is nice but compared to other locations, the park is in need of resurfacing of the parking lot and refurbishing of the building.

President Vear explained that the building is owned by the Village and the Park District maintains it. Supt. of Facilities Finn reported that the roof, soffit and fascia, and inside ceiling tiles were recently replaced, and the floor was redone. A new playground was installed around three years ago.

Consent Agenda

Commissioner O'Brien motioned to approve Item 3.1 Approval of the Minutes of the Regular Board Meeting of February 8, 2021; Item 3.2 Approval of the

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Financial Reports dated February 28, 2021; Item 3.3 Approval of the Consolidated Vouchers for March dated March 8, 2021. Commissioner Lacey seconded the motion, which passed unanimously by Roll Call Vote as follows:

AYES: Commissioners O'Brien, Lacey, Jacobs, Opyd Vear
NAYES: None
ABSENT: None

Staff Reports

Director's Report

- Director Dean Bissias reminded the Board of the March 16th special meeting for MBO and general budget discussion. Food will be here at 6 p.m. and the meeting begins at 6:30 p.m.

Commissioner Jacobs asked Director Bissias to explain the construction company in detail that he would like to hire (for the parking lot project). Dean explained that he has mentioned Henry Bros. in previous meetings, and he just received the contract today, which is why it is not on the agenda tonight. The contract will be for roughly 1.5 million dollars. They will oversee the entire project including construction and procure bids with Jeff (architect). They will make sure the guidelines are followed for the environmental plan we develop. Commissioner Opyd asked if we would still go for an RFP using this company. Dean answered no, they will do a bid process and the Board will vote.

Attorney Price reported that this is the construction management form of delivery which is the preferred form and recommended for park districts. The construction manager plays the role of general contractor. They know the market and its changing prices and bid for a living, which enables them to come up with a better, more efficient budget for the project. They help the engineers design to the budget, and we will get a guaranteed max price from them. They will go out for bid for prime contractors and have the expertise to say they do not trust the lowest bid and will recommend the best contractor that will deliver good work, on time. Dean added that they have the knowledge of which contractors have done poor work in the past. Commissioner Jacobs asked if Attorney Price recommends that we hire Henry Bros. He said he does, and he is working on the contract now. They will be paid a percentage of the cost of construction and general conditions. You do not bid for a construction manager; they are considered professional services. No two are the same so you look at how they deliver and perform. Dean stated that we worked with Henry Bros. for our OSLAD and MWRD grant applications, and he was able to get a fee reduction from them from 18% down to 15%. Commissioner Jacobs stated that we need someone who is experienced with environmental conditions and asked if they have environmental oversight experience. Attorney Price answered that they do have experience. They have worked with hazardous materials and NFR letters. They have done the work and they know which contractors we will need to work with hazardous materials. Dean added that he made sure the firm had those qualifications.

Staff Comments

Superintendent of Facilities Chris Finn

- Superintendent Finn stated that he is working with a lot of renters, some new and some returning.
- Chris reported that the soccer and baseball groups will be out on the fields soon with the weather changing.

Superintendent of Recreation Kevin Miller

- Superintendent Miller stated that registration begins tomorrow for spring classes and summer camps.
- Kevin reported that staff is finalizing the Easter special events and working on the summer brochure.
- He stated that the District is the presenting sponsor for the LGBA summer arts project. This year's options are an Adirondack chair and a doghouse. We will be painting a doghouse for the event.

Superintendent of La Grange Fitness Jenny Bechtold

- Superintendent Bechtold reported that the fitness center currently has 1,616 members with 30 new members added in March.
- Jenny stated that a spring break one-week special will be offered for \$20.
- She thanked the parks department for the great job they did building partitions for the fitness center. They were able to make them for \$30 each. Most of them have been installed and they look great, with a positive response from members.

Superintendent of Finance Leynette Kuniej

- Supt. of Finance Kuniej stated that she is gearing up for the year-end and entering the budget in the system.
- Leynette is working with the intern this week to teach her about the financial aspects of the District.

President Vear commented that the general budget will be discussed at the meeting on March 16th, and Director Bissias stated the budget will be presented in April with the Board voting on it in May.

Attorney Report

Attorney Price reported that he continues to pester IDPH for guidance on a couple of issues. We are shooting in the dark with summer programming and should prepare to open as much as we can, with possible restrictions for certain populations. Grants are still on hold.

Treasurer Report

None

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Action Items

Discussion and/or Approval of the Disposal of a Medium Trailer 1989 Hullco Flatbed Trailer Serial #438UD1620K5086017

Director Bissias stated that this trailer has outlived its life and came apart on the back end. The cost to fix it was half the cost of a new trailer. A new 16-foot trailer was purchased for approximately \$2,400 with available funds from the regular capital budget. This trailer cannot be sold because of safety issues and will be disposed of for scrap metal. We will keep the tailgate for spare parts.

Commissioner O'Brien motioned for approval of the Disposal of a Medium Trailer 1989 Hullco Flatbed Trailer Serial #438UD1620K5086017.

Commissioner Opyd seconded the motion which passed unanimously by Roll Call Vote as follows:

AYES: Commissioners O'Brien, Opyd, Jacobs, Lacey, Vear

NAYES: None

ABSENT: None

Board Business

New Business

None

Old Business

First Reading of the General Operations Budget for Fiscal Year 2021-2022

Allowing the Budget to be put on Display (minimum 30-day requirement)

Director Bissias stated that staff is asking for Board consensus to allow the display of the budget for 30 days. This is a required formality, and the budget will be discussed at the March 16th special meeting. President Vear and the treasurer have both seen the budget, and the treasurer will attend the meeting via Zoom.

Commissioner O'Brien motioned to present the Operating Budget for the first reading and put it on display for 30 days. Commissioner Lacey seconded the motion which passed unanimously by Roll Call Vote as follows:

AYES: Commissioners O'Brien, Lacey, Opyd, Jacobs, Vear

NAYES: None

ABSENT: None

Committee Reports

Administration Committee

None

Parks and Open Lands

Commissioner Jacobs stated that she will email a document that she sent to the Board to Linda. Dean stated he had not received it and as board secretary

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he should have. Karel stated that her comments at the last meeting were unclear so she wrote them down as an alternative way of looking at the parking numbers. She asks that the Board look closely at it for consideration if we tweak the design. It looks like we are 1/3 over the max capacity, which is a lot of potential environmental liability, and could be quite a bit of savings.

Finance & Capital Project Committee

None

User Group Committee

None

Marketing/ Social Media Committee

Commissioner Opyd looks forward to meeting with Jenny regarding her business plan for the fitness center for the next fiscal year and its marketing.

Public Comments (Board Manual Section #152)

None

Board Comments

Commissioner O'Brien

None

Commissioner Lacey thanked the public for coming to the meeting. She encouraged the public to come out to support the Park District and tell us what they want. We like to hear your comments.

Commissioner Opyd stated he received a draft budget and knows a lot of time and effort went into and thanked staff for their work. He looks forward to discussing it at the next meeting.

Commissioner Jacobs thanked the public for coming out. She looked through the budget and it is very detailed which is helpful, and she thanked staff.

Commissioner Vear stated that staff put a lot of work into the budget, and he looks forward to getting to it. He commended Leynette for putting the details together. If you look at income and expenditures, they almost match with what we are down, which is remarkable. He thanked staff for taking the time to talk to the Board which is helpful in the budget process.

Executive Session

At 7:32 P.M. Commissioner Opyd motioned the Board convene to Executive Session pursuant to Item 12.2 Acquisition of Real Property 5 ILCS 120/2 (c)(5) and 12.4 Personnel 5 ILCS 120/2 (c)(1). Commissioner O'Brien seconded the motion, which passed unanimously by Roll Call Vote.

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AYES: Commissioners Opyd, O'Brien, Jacobs, Lacey, Vear
NAYES: None
ABSENT: None

At 8:35 P.M. the Board resumed the regular meeting.

Adjournment

Commissioner Opyd moved for adjournment at 8:35 P.M. The motion was seconded by Commissioner O'Brien and passed unanimously by Voice Vote.

Robert Vear, President

Constantine Bissias, Secretary
Approved April 12, 2021