

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

**SEPTEMBER 11, 2023**

**President Opyd called the meeting to order at 6:00 P.M.**

PRESENT: Commissioners Vear, Chvatal, Opyd

ABSENT: Commissioners Lacey and Posey

STAFF PRESENT: Executive Director Jenny Bechtold  
Director of Parks, Planning & Maintenance Blake Ertmanis  
Director of Finance & Human Resources Cassandra Todd  
Direction of Recreation Kevin Miller  
Recording Secretary Linda Muth

OTHERS PRESENT: Attorney Derke Price  
Jamie Wilkey – Lauterbach & Amen, LLP  
Karen Todd, Alexandra Todd, Anne Bennett  
Marian Honel-Wilson

\* Commissioner Lacey arrived at 6:07 P.M.

\* Commissioner Posey arrived at 6:10 P.M.

President Opyd welcomed everyone to the meeting and asked for any announcements or changes to the agenda and there were none. He stated that today on 9/11 it is important to remember that impactful day and the lost lives.

**Public Hearing Meeting**

*Public hearing concerning the intent of the Board of Park Commissioners to sell not to exceed \$394,000 General Obligation Limited Tax Park Bonds for the payment of land condemned or purchased for parks, for the building, maintaining, improving, and protecting of the same and the existing land and facilities of the Park District and for the payment of the expenses incident thereto (BINA Hearing)*

Commissioner Vear motioned to open the Public Hearing and Commissioner Chvatal seconded the motion which passed by Roll Call Vote as follows:

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AYES: Commissioners Vear, Chvatal, Opyd  
NAYES: None  
ABSENT: Commissioners Lacey and Posey

President Opyd opened the Public Hearing concerning the intent of the Park District to sell not to exceed \$394,000 General Obligation Limited Tax Park Bonds. There were no letters, communications, or public attending for comments, therefore President Opyd closed the BINA Hearing.

At 6:03 P.M. Commissioner Chvatal motioned to close the BINA Hearing. Commissioner Vear seconded the motion which passed by Roll Call Vote as follows:

AYES: Commissioners Chvatal, Vear, Opyd  
NAYES: None  
ABSENT: Commissioners Lacey and Posey

### **Communications, Presentations & Declarations**

#### *Public Comments/Participation (Board Manual Section #152)*

Marian Honel-Wilson, 950 8<sup>th</sup> Ave., La Grange, introduced herself as the president of the Community Diversity Group and thanked President Opyd for his remarks at the Unity Rally regarding the importance of inclusion and equity and the ways that the Park District has tried to embrace those values. She also thanked Director Bechtold for attending the rally.

Anne Bennett, 644 S. Stone, La Grange, stated that she is a lifelong resident of La Grange and advocated for the District to adopt an accounting policy change to enterprise fund accounting for fee-based venues. She stated that in July she visited each park and observed that many have deferred maintenance and equipment nearing its end of life. Taxes used to fund the maintenance of La Grange's parks, and when she reviewed the District's 2022 financial statements, she was hoping to see that property taxes funded unstructured play venues that are free to use, and enterprise accounting used for fee-based venues like the recreation center and ball fields that have primary users. She stated that our current recreation fund appears to be used for all recreation activities and facility maintenance whether user fees are charged or not and that we should have a separate fund for the recreation center and appropriate user fees should be charged so that it is self-supporting without tax money. She stated that changing this policy for the next fiscal year starting in April 2024 is paramount for equity to those that pay property taxes.

#### *2022-2023 Audit Presentation by Lauterbach & Amen, LLP*

Jamie Wilkey from Lauterbach & Amen stated she was in attendance to present the April 30, 2023 comprehensive financial report and highlight the major sections and high level results. She stated that the audit required much effort over a six-month process and thanked the team as a whole for another successful audit this year which resulted in a clean/unmodified opinion.

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She gave a brief overview of the audit process and brought the following sections to the Board's attention:

Page 6 is a copy of the District's certificate of achievement in excellence in financial reporting for last year's audit. It is the highest level of financial reporting for any government entity and is administered by the GFOA. She will submit this year's audit to GFOA and anticipates that the District will receive the award again.

Pages 9-11 include the independent auditor's opinion on the financial statements which are materially correct and received a clean, unmodified opinion. There are also no areas of concern with internal controls, policies, and procedures.

Pages 13-21 are intended to be the executive summary of the annual audit which is prepared by management and reviewed by the auditors, and she encouraged the Board to spend time reviewing this section. She noted that government standards continually add more requirements. This section discusses trends, capital assets and long term debt and highlights that programming is up and interest rates were higher.

Page 92 is the statistical section which is a requirement for the GFOA award. It provides a wealth of historical information with ten years of trends related to property tax and debt history, finances, and the number of employees.

Jamie stated that the management letter communicates any upcoming changes and best practices. GASB is very active post-COVID with new standards, and she has outlined four new standards coming in the next audit cycle that will impact us. They offer training on each topic for staff and will work side-by-side for their implementation.

She concluded her presentation and stated they have issued a clean audit opinion.

President Opyd asked how GASB will impact us based on what is currently known. Jamie stated that the first standard relates to public/public and private/public partnerships where another entity runs part of operations. The second one affects subscription based technology and the software we utilize. The standards are changing so that when you sign up for software you are making a future liability commitment, and it will impact our ERP system. The third item involves error corrections which she does not anticipate impacting us as we have had no need to make error corrections or prior year adjustments. The fourth change will affect us and involves mathematical calculations for compensated absences when a liability is earned, but vacation time is not paid.

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### *Overview of District's Debt Profile and Possible Referendum Scenarios* *PMA Securities – Andrew Kim*

Director Bechtold stated that Andrew Kim was here in December 2022 and will be going over the same referendum scenarios with updated information. A packet was distributed to the Board and Andrew presented detailed information on the District's debt profile and possible referendum scenarios.

Andrew stated that the first section details the District's debt profile and indicates that debt capacity is roughly 22 million and non-referendum debt capacity is 4.14 million. The issue of non-referendum bonds must be less than 4.1 million but also fit within the debt service extension base of roughly \$400,000 per year. We can borrow up to 4.1 million dollars as long as the annual payments are less than the debt service extension of \$400,000. The purpose of this discussion is for referendum scenarios where we may ask for less than 22 million. He explained that the District's 2012B referendum bonds mature this year which creates an opportunity for the District to go to referendum and ask for another bond issue for levy year 2024. The 2020 bonds are callable on 12/15/2029 and if at that time interest rates are lower we can refinance them for savings. He reviewed existing debt service for all bonds and a recap of our current portfolio.

Andrew explained that a bond referendum asks the community for a bond and interest levy to pay back the bonds and that levy expires when the bonds expire with a max of 25 years. Alternatively, a limiting rate increase referendum would provide funds to pay back bonds that we would issue after a successful referendum.

He reviewed the specifics of a bond issue referendum with level debt service. The 2012 maturing bond payments were between \$505,000-\$510,000 per year. If we replaced those for the same amount of level annual payments, we could borrow roughly 7 million. Even if we keep the payments on the bonds equal there is still a slight incline to entire debt profile because of non-referendum bonds which can grow by the lesser of 5% or CPI. The total debt profile will grow by about 1% each year. To keep the overall debt profile level the debt service payments on the referendum bonds would decline slightly each year, starting at \$505,000 and declining by 1%, allowing us to borrow a lower amount of approximately 6.45 million.

These scenarios are estimates since we do not know the future CPI. If it is more than 1% we would still have an increasing debt profile and if it is less than 1% we would have a slight decline in overall debt profile. They are also based on market conditions as of August 30, 2023 and a 25-year debt service with a fiscal year of final maturity in 2050.

Andrew stated that the other option for a referendum is asking for a limiting rate increase. The limiting rate is determined by the relationship between CPI

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and the rate of change in EAV. If CPI is higher than EAV then the limiting rate goes up. If CPI and EAV are the same then the limiting rate remains the same. If CPI goes up less than the change in EAV then the limiting rate goes down. We would determine the amount of funds needed and then calculate the % increase needed to generate the funds. If we went to referendum in March 2024 we would have to calculate based on the 2022 limiting rate since the 2023 rate would not be available and estimate the increase at a number to reflect an increase in the annual levy of \$508,000.

He explained that the good thing is that the funds can be used to support operations, capital, or debt service, and it is permanent unless a future board takes action to change it. The \$508,000 can be used to borrow for new bonds. The limiting rate increase has two periods: the effective period of 1-4 years and then the period after. He recommends a 1-year effective period because PTEL takes place the year after so the levy amount will go up every year. The ballot question does not permit language saying we are increasing the limiting rate but decreasing the bond expense so we must explain this through community outreach.

Andrew stated that the ballot language for the estimated increase would be an increase of 6.5 cents based on an EAV of 783 million to provide an additional \$508,000 in our operating levy. He explained several scenarios based on fluctuations in EAV and CPI numbers and suggested asking for 7 cents so that we reach our target number. If we get more than expected, we have the option to take only the amount of our goal. He also provided details on the impact to taxpayers based on several scenarios and explained that there is pending legislation regarding limiting rate referendums. If it passes it would simplify the process so that we could ask for a dollar amount instead of an increase to the limiting rate.

There was discussion regarding the success rates of referendums among park districts, schools, and libraries.

Andrew explained that if the referendum fails we could issue non-referendum bonds but we must have capacity in the debt service extension base which is fully utilized now. We would have to find another revenue source for capital needs. The last few District audits contained roughly \$200,000 surplus annually which could be allocated each year to a bond issue but instead of 7 million we would get approximately 2.5 – 3 million. This is a less than ideal approach.

There was brief Board discussion regarding the presentation. Commissioner Chvatal indicated he would like to see the plan first to decide if we need a referendum and then decide which one. President Opyd stated there is a lot of work to do and the plans created by Wight will be critical. Commissioner Vear asked if there would be time to get something else in place when the current

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bond expires. Director Bechtold answered that we will not lose the opportunity, but the tax rate will decrease if we do not do something by November 2024. If we do it after that then it looks like a tax rate increase.

Director Bechtold stated that any referendum would be included in the November 2024 ballot because we need time to complete planning which we would do with Wight & Company to determine which projects to fund. The goal would be to complete a plan by the end of November and then work with Beyond Your Base for public engagement and a citizen task force and secure PMA as financial advisor. Those three agreements are in the packet tonight to lay the foundation. We must pass a resolution in August 2024 for a November 2024 referendum.

### **Consent Agenda**

President Opyd asked for a motion to approve Item 3.1 Approval of the Minutes of the Regular Board Meeting of August 21, 2023; Item 3.2 Approval of the Financial Reports dated August 31, 2023; and Item 3.3 Approval of the Consolidated Vouchers for September dated September 11, 2023. The motion was so moved by Commissioner Vear, seconded by Commissioner Lacey, and passed unanimously by Roll Call Vote as follows:

AYES: Commissioners Vear, Lacey, Posey, Chvatal, Opyd  
NAYES: None  
ABSENT: None

### **Staff Reports**

#### **Executive Director Jenny Bechtold**

- Director Bechtold stated that the national conference is the week of October 9<sup>th</sup> in Dallas and she and Blake will be attending.
- Jenny reported that she is struggling to get dates for the IAPD board self-evaluation. They are booked far out into early next year.
- She stated that based on members' availability, the first meeting of the Decennial Committee will be November 13<sup>th</sup> at 5:30 P.M. prior to the regular board meeting.
- Jenny explained that PDRMA is revamping property casualty methods for our contributions. The current process looks at payroll and other factors based on operating expenses with a rate stabilization fund to help keep rates the same. We are waiting for the calculations with the new method which is based on property asset values, population by acreage, and employees included in payroll. Under the current method COVID decreased factors dramatically, but liabilities remained the same. For example, hockey rink expenses could be outsourced to a third party resulting in no operating expenses. There will be caps in place of 5% for 2024, 15% for 2025 and 25% for 2026. She will inform the Board as soon as she receives additional information.
- She stated that she received an email today that health insurance

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premiums will be increasing. She will provide details when she receives them and any changes in the budget.

- Jenny stated that the agreements are up with LGBA and Windy City for Endless Summerfest. It was discussed last month that placer AI statistics based on cell phones indicated there were 23,000 visitors with a 10%-20% error rate and only 19.6% were from the 60525 zip code. It is a large scale event, and we are a small district. The previous numbers provided did not include wages. Full-time staff logged 259 hours at the event, which would be approximately \$11,000 and logged approximately 460 hours throughout the year for about \$20,000. The bottom line is currently \$10,185 and we expect an additional \$7,000 in expenses which brings it down to \$3,500 to be split between LGBA and the Park District pending any further bills. We must keep in mind as we continue this event that we run it with independent contractor agreements and many vendors and bands do not have insurance and will not sign our agreements so we would take on the liability. If we are going to run the event next year we need agreements in place to approve at the October board meeting. We are waiting for feedback from LGBA as they work on their strategic planning.

President Opyd asked the Board for their thoughts and stated he is recusing himself because he does work for LGBA. Commissioner Posey stated that the event will be on LGBA's agenda when they meet later this month now that the numbers are in.

Commissioner Chvatal stated that he understands the hours that are put in but sees it as a community building event and it does not have to make a profit. He would like to see an alternate idea for the event. Jenny stated that staff discussed replacing it with a one-day local event for La Grange residents to capture the 20% that are attending. We could use local bands and local breweries and revamp the budget. We tried for several years to scale things back for the 3-day event which did not work because if the carnival is operating the fest must be open. Director Miller added that it doubles the workload of staff because we have our full-time jobs here and it takes effort and energy from his team. He has built a good recreation department and our new recreation supervisor has experience with events and has worked for Lollapalooza. We will always have a signature event for our residents and in the past held Community Family Fest. We need to determine our mission moving forward and whether we want to break even or make money.

Commissioner Vear stated that the question is LGBA. They would like to make money from the event, and we can change the event to make money and include LGBA or run a Park District event, event such as a smaller one as Director Miller described. Jenny added that we have different mission statements, and their new executive director is evaluating the event. Our past agreements have included a 50/50 split with the committee meeting

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throughout the year and the Park District doing the majority of the work, including the set-up and breakdown at the fest. We should consider if the split works for us. There are more conversations to have but we have limited time to have those discussions. If a direction is decided, we can put together a possible agreement for discussion at the October meeting.

President Opyd questioned whether Park District and LGBA board members could meet to expedite the decision. Commissioner Posey stated she understands the time sensitivities but it would be difficult because the LGBA board consists of volunteers and only two staff members. She added that there will be movement at their next meeting, and also questioned if sponsorships could be expanded to increase revenue.

Director Ertmanis stated that he hears questions from staff on where the revenue from the event goes and whether it funds other District projects. Director Todd stated that this is her first year being involved with the event and based on the financials beer and wine sales is the money maker and the biggest expense is the music. It is a grand event but is a lot of work for staff. If we restructured it we would have to refocus the message for the public to get them to attend.

Director Bechtold stated that every year we discuss increasing rates, including the entry fees, but have not moved forward. Expenses are going up and we need to increase revenue streams if we continue the event and consider if this event is for La Grange or for the surrounding communities. She added that we will proceed based on the Board's direction, but we are short-staffed and she has concerns with the wear and tear on staff. Most large scale events are held by villages rather than park districts. Our village does supply in-kind services but moving forward they have a new chief, and he could not answer if their fees will go up. They are short-staffed as well and we paid overtime to have officers at the event. There are many unknowns and safety concerns with large scale events being pulled by other villages and districts. We also want to be good stewards of our resources.

President Opyd stated that the discussion would be tabled for now and continued once we hear from LGBA.

### **Director of Finance & Human Resources Cassandra Todd**

- Director Todd stated that no tax revenue was received in September, and she followed up with the county but they could not provide specifics.

Director Bechtold added that Cook County pushed the tax bill mailing to November 1<sup>st</sup> so tax revenue will not be received until after that date.



**Director of Recreation Kevin Miller**

- Director Miller reported that we were the premier sponsor for the West End Art Festival which included the benches throughout downtown La Grange. Christine designed our bench which was auctioned for \$250.
- Kevin stated that the end of season summer report reflects overall success. Day camps and fitness were great and athletics was down a bit. We evaluated our contracted special interest and social programs and the number of offerings declined but our success rates were up. Now that we are coming out of COVID Brandon will be working on special events and trips.
- He stated that Zach, Blake, Jenny, and he met with the City of Countryside in response to concerns from affiliate soccer groups regarding field use and conditions. Countryside believes the groups damage the fields by playing in the rain which is beyond normal wear and tear, and they do not want to continue to fix them. We collect user fees so they want financial compensation from the District for repairs. They did address the fields this season but want it revised in the IGA moving forward.

Director Bechtold stated that we expressed to Countryside several months ago that we will close the fields to groups if they tell us when conditions make them unplayable, but they do not want that responsibility, and we do not have the authority to close them. Our affiliate agreements put the onus on the affiliate groups not to use the fields when they are unplayable but that may not be happening. We currently bring in approximately \$9,000 in fees for affiliate use of Countryside fields and are considering adding a field person to our staff.

There was brief discussion of the history of the IGA which was entered into with Countryside, which does not have a park district, in 2013 with five 5-year terms through 2038 and includes a termination clause.

Kevin stated that Countryside asked us to schedule their fields and we reciprocated by giving them resident rates. Now they want La Grange taxpayer money or a percentage of the \$9,000 in fees to upkeep their fields. The heat and lack of shade in the park also make it difficult for us to offer programs there.

Commissioner Chvatal questioned if we receive any monies in addition to the \$9,000 in user fees and how much we are losing by giving resident rates to Countryside. Kevin answered that there is no additional income and that there is a 10% difference in the resident rates given to Countryside versus neighborhood network rates. He stated that the ballpark difference is anywhere from \$12-\$16 for a normal program and \$60 for day camp and that last fiscal year they had 106 unique participants with a total of 202 registrations. Jenny added that there is a \$7 monthly savings to Countryside residents to join La Grange Fitness and in May they totaled approximately 90 members.

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President Opyd and Commissioner Chvatal agreed that the IGA feels one-sided and not beneficial for the District. Commissioner Posey asked if we could pass on field maintenance costs to the affiliates using them and expressed concern that we have affiliate groups that are full of our residents and there could be blowback to us if we say this is not our problem. Jenny stated that we have had pushback on the affiliate fees already. We are trying to change our image and improve our fields and when Countryside is not willing to close the fields then the perception is we are not taking care of them. We would have to take time to walk their fields and use additional resources. The affiliates do not understand the IGA and AYSO has questioned the fees we collect. Blake added that the Celtics said they prefer to deal directly with Countryside because the process is easier; it operates more like a “boys club.”

President Opyd stated that we get backlash on social media for the field conditions that are not under our control, and we do not need to be a broker in the middle. Commissioner Vear added that the affiliates criticize the fees and only see one side of the equation. Commissioner Posey expressed concern that we be careful not to end agreements and relationships without thinking it through.

Kevin asked if the Board would entertain compensation for us renting the fields with written standards for wear and tear, which is the biggest sticking point, and added that the current IGA does not benefit us. Jenny stated that the provision of our use of Flagg Creek Golf Course also never happened. She asked the Board for direction and there was agreement to go back to Countryside and stipulate that we would not entertain payment to Countryside, and they will have to take responsibility to monitor and close their fields which is offset by allowing them resident rates.

### **Director of Parks, Planning & Maintenance Blake Ertmanis**

- Director Ertmanis reported that spray markers have been placed in the park.
- Blake passed out photos of Stone Park. He stated that the playground was installed in 1995 and should have been replaced around 2015 because typically the life span is about 20 years. He detailed numerous maintenance issues faced this year that required both slides to be boarded up for safety, including a crack forming in the spiral slide and corroding rubber coating on the stairs. Some of the required parts are no longer made, others will take up to six months to receive, and we would need to retrofit repairs. The repair cost would be approximately half of what a new playground would be and it would still need replacement. Another option is to remove the playground. He asked the Board for direction.

Director Bechtold stated that the proposed replacement of the playground was moved up to 2024-2025 but we would have to determine if we can afford it. She

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and Blake reviewed capital and further evaluation would be required. We have also had a couple HVAC units on the roof fail for the gym. Blake added that the units heat but do not cool and would be \$100,000 each to replace, requiring placement by helicopter. It would make sense to replace all three units at the same time to save on helicopter fees.

Commissioner Chvatal asked what replacement of the playground would cost. Blake stated that the equipment would be \$40,000-\$50,000 and installation would be between \$130,000-\$140,000. To do the whole park instead of in pieces would be approximately \$300,000 with a shelter and ADA requirements. He estimated repair of the current playground would require \$25,000 in parts with a total of \$30,000-\$40,000.

Jenny stated that Stone Park would not necessarily be a project on the referendum because it is one of our smaller parks and we would need to find capital to fix it. If we get the OSLAD grant for Waiola we will need fund balances to cover \$600,000. She asked the Board for direction.

President Opyd stated that the park is in an isolated area and serves a much needed purpose and he does not want to tear it down. He asked staff to come up with an alternate plan that is sustainable given our financial situation.

### **Attorney Report**

Attorney Price referenced Action Item 7.2 for a temporary construction license for La Grange Little League. He stated that it was a hurry-up item by them for work on the batting cages at Sedgwick Park. We will approve it with an amendment, but this is the danger of giving authority to affiliates. They are correcting hazards that they created themselves. This is not how our parks staff works and when you turn over control to affiliates we are at risk and compromising our immunity. They do not want to abide by our rules for doing work on our property. This is a consequence of caving to affiliates, and Babe Ruth still refuses to sign an agreement.

Commissioner Chvatal stated that these organizations do not want to sign but they keep using our facilities. Director Bechtold stated that we keep making concessions. AYSO is now proposing that they get credit for painting the fields they use but the rates we charge are nominal. We conceded to lower Little League's fees to match soccer fees even though maintaining baseball fields is more costly. We want to be good neighbors but at what cost.

Commissioner Posey stated that we are doing a major restructuring and being advised by our attorney but it is difficult because their boards are a bunch of friends volunteering their time. We need a better way to teach them why we are correct and get the messaging out which will take a lot of time and effort on our part. She questioned why we are in these agreements if they refuse to make reasonable concessions. President Opyd stated that at a point it is a safety

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issue. The educational piece has to happen, and we can tell the affiliates that they had their chance.

Jenny stated that we will start that process with Babe Ruth, and it may be a wake-up call to the other affiliates. We asked them to remove the concession stand a year ago many times. We are recreation professionals, and our staff can run soccer and baseball in-house like we do with basketball if they continue to not work with us. Operating these programs is an option that we can explore.

### **Treasurer Report**

Director of Finance Todd had nothing additional to report.

### **Action Items**

#### *Discussion and/or Approval of Sportsfields Proposal & Reallocating Funds*

Director Ertmanis stated that as previously discussed, Sportsfields completed work at Gordon Park that was not satisfactory and admitted they had bad loads for infield mix. They agreed to rectify it and credited us back for all the work done in September. They brought us a proposal to remove 4" of material down to dirt and clay and bring in mix and conditioner to make the fields playable, similar to the Babe Ruth prep field.

Director Bechtold stated that we are very pleased they responded and we are asking the Board to approve \$31,300. She spoke to Ancel Glink and by its nature it is not adaptive to competitive bidding and we can move forward. To fund this we need to reallocate \$31,300 of the \$130,000 budgeted for Sedgwick fencing for the prep field.

Commissioner Chvatal asked if Sportsfields is redoing the previous work they completed. Blake stated that the issue was that last year they added two bad loads to each field but the base under it was also bad. Nothing had been done for 10-12 years and maintenance should be done annually. The cost is for additional work for which we received three quotes.

President Opyd asked for a motion for approval. Commissioner Posey made a motion to approve the proposal from Sportsfields and the reallocation of \$31,300 from replacement of prep field fencing to the work at Gordon Park. The motion was seconded by Commissioner Chvatal and passed unanimously by Roll Call Vote as follows:

AYES:	Commissioners Posey, Chvatal, Lacey, Vear, Opyd
NAYES:	None
ABSENT:	None

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### *Discussion and/or Approval of Temporary Construction License for La Grange Little League*

President Opyd stated that this is the item referenced by Attorney Price.

Director Bechtold stated that Davenport will be completing the concrete work.

Director Ertmanis explained that the east field has no concrete surface for the benches they are adding, the west field requires work where they made the dugouts larger, there is a tripping hazard to correct, and work required on the batting cages.

Commissioner Posey asked if the license contains an inspection requirement. Blake answered that they have to pull permits and the Village will inspect the concrete. Attorney Price added that we require that our codes are followed but the design and construction is permitted by the Village.

Director Bechtold stated that Little League asked us to expedite this although our agreement asks for a 60-day notice. Staff tried to say no but the affiliates go to the Board to undermine them, and we keep conceding. Attorney Price added that we get title to the improvements and the warranty passes to us. If we inspect it, they are on the hook to make it right. They complain to the Board and staff get caught in the middle. This was turned around in a day and half. None of us fear that the public will complain to a board member, but there is concern with social media backlash so we react as quickly as we can with the direction given.

President Opyd stated that we must put our foot down going forward. Commissioner Posey stated that their culture of doing things with a wink and nod is not how this Board operates. We made it clear what our interest is and must be consistent with our messaging.

Commissioner Vear motioned to approve the temporary construction license for La Grange Little League. The motion was seconded by Commissioner Chvatal and passed unanimously by Roll Call Vote as follows:

AYES: Commissioners Vear, Chvatal, Posey, Lacey, Opyd  
NAYES: None  
ABSENT: None

### *Discussion and/or Approval of AYSO Affiliate Agreement*

Director Bechtold stated that this is the agreement that AYSO did not approve a year ago and that Blake and Zach have been working with them to get it signed.

Blake stated that AYSO had a transition in leadership and there was a sticking point with them wanting a credit since they line our fields, but the fields need lining because they use them. They also had concerns with the fees for Countryside field use and no control over them. Jenny added that there have

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been challenges where green space not meant for sports is being used by affiliates, such as in front of the handball courts at Gordon and areas at Denning. We will look at an addendum outlining what space cannot be used because we have asked them not to play in those areas and they do.

Commissioner Vear motioned to approve the AYSO Affiliate Agreement. The motion was seconded by Commissioner Posey and passed unanimously by Roll Call Vote as follows:

AYES: Commissioners Vear, Posey, Chvatal, Lacey, Opyd  
NAYES: None  
ABSENT: None

### **Board Business**

#### **Old Business**

None

#### **New Business**

Director Bechtold stated that all three items are covered in one memo in the board packet. They have been reviewed by staff and our attorney to make sure we are following legalities.

#### *Discussion and/or Approval of Wight & Company Park Planning Proposal*

#### *Discussion and/or Approval of Beyond Your Base Engagement Agreement for Public Engagement Services*

Director Bechtold stated that we are working with Wight to do some park planning which we need regardless of a referendum and they would help us in our planning for a potential referendum. We put together some alternates and would like to proceed with the entire proposal including all base projects and alternates at a total of \$58,000 which would set us up for success in planning. We had budgeted \$65,000 for this expense. There is a 5% cost savings of \$2,900 if we go with all the projects. Jenny stated that projects are planned for Denning Park, Gilbert Park, Rotary Centennial Park, Sedgwick Park, Gordon Park, Community Center facility, and the Gilbert facility.

Commissioner Vear questioned how the projects tie in with the CMP if we get the funding. President Opyd stated that the plans are similar to Waiola. The total greatly exceeds the potential referendum but we would select a few projects to include. Director Bechtold explained that these are plans with budgets that will allow us to determine what we can afford to do. Wight put together ideas from the CMP as a starting point for the general concepts and as we move forward we can obtain community input.

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Attorney Price added that we do not go to bid for this service and are required to work with a firm that we have a relationship with and we have one with Wight. We are circling back to what the community wants, and Wight has design and construction management, which is a real advantage. Director Ertmanis agreed and stated that it is difficult to deal with different architect and engineering firms for the same project as we are doing for the parking lot project.

Commissioner Vear asked for details on the Beyond Your Base proposal before the Board votes on the Wight proposal.

Director Bechtold stated that the proposal from Beyond Your Base includes all the services required for public engagement. They are highly recommended and helped Park Ridge and Channahon pass referendums. She met with a couple of other firms for comparison and one had no experience working with park districts. Beyond Your Base are an umbrella under Wight which will be very helpful, and we would like to move forward with community engagement. Jenny explained that our main contact lives in Colorado but we would limit the overhead expenses we are responsible for with virtual meetings, or we can ask for a cap if the Board prefers. He will try to pair things together for travel if he is working on another project in our area. She spoke with other park districts and they indicated the travel expense was not huge. We can also terminate the contract at any time if we do not move forward and pay only the fees up to the date of termination.

President Opyd asked for a motion to approve the Wight & Company proposal with the base projects and alternates for \$55,100.00 which includes a 5% cost savings. The motion was so moved by Commissioner Lacey, seconded by Commissioner Chvatal and passed unanimously by Roll Call Vote as follows:

AYES: Commissioners Lacey, Chvatal, Posey, Vear, Opyd  
NAYES: None  
ABSENT: None

### *Discussion and/or Approval of PMA Securities Municipal Advisory Agreement*

Director Bechtold stated that Andrew Kim presented earlier tonight and he can help us with the bond referendum, and he will work with bond counsel firm Chapman & Cutler. We have always worked successfully with PMA. Jenny added that she did due diligence and consulted with another financial firm whose fee was significantly less than PMA.

PMA's initial proposal was \$3,500 upfront and \$30,000 once the bonds are issued. The other firm was \$17,500 with no charge unless the referendum is approved. She spoke with Andrew and they came to an agreement of \$19,500 based on a 7 million dollar referendum with no charge unless we pass the referendum, which is please to say will save the District \$15,000. Chapman &

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Cutler will provide an engagement letter later if we pass the referendum. Commissioner Lacey motioned to approve the Beyond Your Base Engagement Agreement for Public Engagement Services and the PMA Securities Municipal Advisory Agreement. The motion was seconded by Commissioner Posey and passed unanimously by Roll Call Vote as follows:

AYES: Commissioners Lacey, Posey, Chvatal, Vear, Opyd  
NAYES: None  
ABSENT: None

### **Committee Reports**

#### *Administration Committee*

No report at this time.

#### *Parks and Facilities Committee*

No report at this time.

#### *Recreation & Cultural Programming Committee/ Arts & Cultural Affairs Committee*

No report at this time.

### **Public Comments (Board Manual Section #152)**

Marian Honel-Wilson from the Community Diversity Group stated they are planning a dedication for the mosaic art project at the community center on October 15<sup>th</sup> from 2-5 P.M. and everyone is invited. She appreciates Jenny and Lynn participating at one of the workshops. The dedication will be fun and she looks forward to seeing us there.

### **Board Comments**

Commissioner Posey thanked staff for being well prepared, which enables the Board to make decisions.

Commissioner Chvatal thanked everyone for their work and participation in this long meeting.

President Opyd stated that he appreciates staff and their transparency; it takes courage to raise points. He thanked the Community Diversity Group for hosting the rally on Saturday. It was his first time attending and it was an excellent event. It was his honor to participate and he hopes to be there next year.


President Opyd announced that there would not be an executive session meeting tonight.

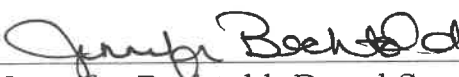


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**Adjournment**

Commissioner Posey moved for adjournment at 9:05 P.M. The motion was seconded by Commissioner Lacey and passed unanimously by Voice Vote.

  
\_\_\_\_\_  
Brian Opyd, President

  
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Jennifer Bechtold, Board Secretary  
*Approved October 16, 2023*