

**PARK DISTRICT OF HIGHLAND PARK
BOARD OF PARK COMMISSIONERS
MINUTES OF WORKSHOP MEETING
DECEMBER 7, 2022**

The meeting was called to order at 6:01 p.m. President Grossberg.

Commissioner Bernstein joined the meeting at 6:02 p.m.

A motion was made by Commissioner Ruttenberg and seconded by Vice President Freeman to allow Commissioner Kaplan to participate in tonight's meeting by electronic means.

Roll Call:

Aye: Commissioner Ruttenberg, Vice President Freeman, President Grossberg

Nay: None

Absent: Commissioner Bernstein, Commissioner Kaplan

Abstain: None

Motion Carried

ROLL CALL

Present: Commissioner Bernstein, Commissioner Kaplan, Commissioner Ruttenberg, Vice President Freeman, President Grossberg

Absent: None

Staff Present: Executive Director Romes; Deputy Director Carr; Director Smith; Director Peters; Director Voss; Director Gogola; Director Kopka; Assistant Director Maliszewski; Assistant Director Murrin; Superintendent/Manager Ochs; Manager Schwartz; Manager Johnson; Manager Sassorossi; Manager Sangern; Coordinator Ourth; Coordinator Hejnowski

Guest Speakers: None

ADDITIONS TO THE AGENDA

None.

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

None.

APPROVAL OF CENTENNIAL ICE ARENA RENOVATION PROJECT CHANGE ORDER # 16

Manager Schwartz reported that concurrent with the Centennial Ice Arena lobby renovation project, the flooring inside the rink area is scheduled to be replaced. The replacement of the flooring in the ice rink area was planned to be a different material than the lobby. After further review, in an effort to create a consistent flow from the lobby to the ice rink area, staff received a quote from Stuckey Construction to replace the flooring in the entry area of the ice rink with the same flooring material as the lobby. The remaining ice rink flooring replacement will use the originally specified material and be installed through a separate contract.

The project contingency budget started at \$175,023. At this point, \$97,465.44 has been committed from the contingency fund. The additional flooring would cost an additional \$49,868.50. If approved, \$27,689 would remain in the contingency fund.

Commissioner Bernstein would like to know if the flooring could be completed in stages to prevent opening delays.

Manager Schwartz and Director Smith reported that the flooring cannot be laid in stages.

President Grossberg would like to know if the opening will be completed before March.

Manager Schwartz reported that the entire project will not be completed until March.

Executive Director Romes reported that staff are in discussions with the user groups to see if they would like to use the ice prior to all renovations being completed, however, there are significant changes since the parking lot will not be accessible. The grand opening is anticipated in early April.

A motion was made by Vice President Freeman and seconded by Commissioner Ruttenberg to accept Centennial Ice Arena Renovation Project Change Order #16 from Stuckey Construction in the amount of \$49,868.50 for materials and installation of Mondo flooring at the ice rink entry area.

Roll Call:

Aye: Commissioner Bernstein, Commissioner Kaplan, Commissioner Ruttenberg, Vice President Freeman, President Grossberg

Nay: None

Absent: None

Abstain: None

Motion Carried

PRESENTATION OF 2022 GOLF OPERATIONS

Manager Ochs thanked Manager Sangern, Manager Saunders, and Coordinator Ourth, noting that they are the heart and soul of Sunset Valley Golf Club and the Golf Learning Center.

Manager Ochs provided a utilization summary comparing the budgeted vs. actual uses and figures of the driving range and miniature golf course, golf programs and lessons, and summer camp participation at the Golf Learning Center. He is pleased to report that the facility had an operating surplus of \$39,250.

Manager Sangern provided a utilization summary comparing the budgeted vs. actual fees of the monthly green fees and rounds on the golf course at Sunset Valley Golf Club. He is pleased to report that staff exceeded the budgeted rounds every month, except for March and April, due to heavy rains. Overall, the facility had an operating surplus of \$733,000.

Manager Ochs shared highlights for 2023, reporting that a new water dispenser will be installed at the halfway house, Phase 2 of the Bridge Installation project at holes 6, 11, and 15 begins in the winter, the cart path resurfacing project, staff are incorporating new leagues on Thursday evening, and expanding the match play tournament.

Commissioner Bernstein commended the golf staff and the staff at 13 Ninety reporting that they do a tremendous job.

Commissioner Kaplan echoed Commissioner Bernstein's remarks and thanked Coordinator Ourth, reporting she does a tremendous job running the clubhouse.

CONSTRUCTION PROJECT UPDATES

A. Fink Park Athletic Field Development Project

Assistant Director Maliszewski shared images of the existing baseball field compared to the rendering of the renovation project, which would convert the infield to turf, keep the natural grass outfield with updated underdrains and irrigation, a portable outfield fence, enhanced warning track, and bleachers, include an event space, spectator area, and covered dugout. The estimated cost for this renovation has increased from \$1 million to \$1.7 million due to rising prices for materials.

He is pleased to report that he has been working with a Highland Park family who is interested in making a significant donation so long as the Field is renamed. As such, he has been in discussions with the Park District's Legal Counsel and the attorney representing the Fox family to reach an agreement on the naming of the Fink Park Baseball Field. Per the terms of the agreement, the Fox family has agreed to donate \$300,000 to the Park District of Highland Park to name the Fink Park Baseball Field, The Jeff Fox Baseball Field. Other conditions of the terms include, the term of the naming rights shall be fifteen (15) years, appropriate signage shall be displayed in accordance with PDHP standards including the expectation of a scoreboard including the Jeff Fox Field name, there will be a park

dedication on a weekend date to be agreed upon by both parties, and naming rights terminate after fifteen (15) years, right of first refusal, if no other bidders and the District continues to operate the field.

The initial donation is expected to be approximately 17.5% of the initial project cost, \$1,700,000. Staff has also worked through a plan to allow the Fox family an option to keep the field named Jeff Fox Field through 2060.

Staff will request approval of the Donation and Naming Rights Agreement at the December 14 Regular Meeting. If the agreement is approved, the District can accept the donation from the Fox family prior to the name being formally adopted, since the proposed name must sit for sixty (60) days and receive four (4) affirmative votes from the Park Board to pass. If the name is not approved, the Fox Family will receive a full refund of their donation.

The Park Board of Commissioners supports staff's recommendation.

B. Hidden Creek AquaPark Concrete Pool Deck project

Manager Schwartz reported that the concrete deck has reached its useful life and will be replaced in 2023. Currently, the District is working with Gewalt Hamilton Associates on engineering. During construction, the shade structures will also be replaced. Staff will issue a bid in January. Staff are looking at two construction options, Spring or Fall or 2023. Staff are fearful Spring construction would delay opening Memorial Day weekend, so staff are recommending construction in the Fall after Labor Day weekend. Staff confirmed that routine maintenance will commence to patch the pool deck and the shade structures will be stored until construction occurs.

The Park Board of Commissioners supports staff's recommendation to begin construction in the Fall.

C. Centennial Ice Arena Facility and Site Renovations project

Manager Schwartz shared images of the drainage renovations and site repairs for the parking lot, including the turnaround. She also shared images of the EFIS being removed along the exterior of the building.

D. Centennial Ice Rink Floor Replacement project

Director Smith shared images of the current progress. He is pleased to report that the concrete slab has been poured, the curing pad has been removed, LED lights have been installed, and Ice Builders is working on the mechanical room. He is pleased to report that the project is moving smoothly and on schedule.

E. Moraine Beach Pathway project

Director Smith reported that the boardwalk is mostly complete and shared images of the progress. The team is currently installing handrails. Staff anticipates the staff will reopen before Christmas.

Commissioner Bernstein would like to know what the boardwalk will look like three years from now and would like to know the life expectancy.

Director Smith reported the wood will weather, but it will look similar to the images shared this evening. The life expectancy is 20 years.

F. Park Avenue Breakwater and Boat Ramp Replacement project

Director Smith shared images of the breakwater reporting that the crane will be on-site next week to drive the piles. Afterward, the site will be winterized. Construction will commence in the Spring of 2023.

As for the grant, the Grant Committee has yet to meet to determine which projects are being awarded grant funds. Staff are working with IDNR to stay on schedule.

Commissioner Ruttenberg requested that staff look at signage. If any are outdated, inaccurate, or worn, he asked that they be replaced.

Commissioner Bernstein commended staff on the number of projects they are working on and keeping the Park Board informed as projects commence.

G. West Ridge Park and Site Plan project

Executive Director Romes reported that the Project Team members from Holabird and Root and Gilbane presented the analysis report to the Facility and Recreation Committee on Friday, November 4. Following feedback from the Committee, the team will take time to complete a proforma analysis by a highly recommended independent contract, BerryDunn. A kick-off meeting with staff is scheduled for December 13.

Commissioner Kaplan left the meeting at 7:00 p.m.

REVIEW OF VOUCHERS

Director Peters reported that of the \$1.7 million, \$1.5 million went to Stuckey Construction Company.

OTHER BUSINESS

None.

OPEN TO THE PUBLIC TO ADDRESS THE BOARD

None.

CLOSED SESSION

A motion was made by Vice President Freeman, seconded by Commissioner Ruttenger, to adjourn into Closed Session for discussion of Section 2(c)5 – the purchase or lease of real estate including discussion on whether a certain parcel of property should be acquired; Section 2(c)6 – the setting of a price for sale or lease of property owned by the District; Section 2(c)8 – security procedures and the use of personnel and equipment to respond to an actual, a threatened, or a reasonably potential danger to the safety of employees, students, staff, the public, or public property.

Roll Call:

Aye: Commissioner Bernstein; Commissioner Ruttenger, Vice President Freeman, President Grossberg

Nay: None

Absent: Commissioner Kaplan

Abstain: None

Motion Carried

The meeting adjourned into Closed Session at 7:06 p.m.

The meeting reconvened into Open Session at 7:49 p.m.

Action From Closed Session If Any

President Grossberg reported that the Park Board of Commissioners met in Closed Session under Section 2(c)5 – the purchase or lease of real estate including discussion on whether a certain parcel of property should be acquired; Section 2(c)6 – the setting of a price for sale or lease of property owned by the District; Section 2(c)8 – security procedures and the use of personnel and equipment to respond to an actual, a threatened, or a reasonably potential danger to the safety of employees, students, staff, the public, or public property.

No action was taken.

ADJOURNMENT

A motion was made by Commissioner Bernstein and seconded by Commissioner Ruttenger and approved by a unanimous vote. The Board Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Roxanne Hejnowski
Roxanne Hejnowski, Assistant Secretary