

**THE LISLE PARK DISTRICT  
JOURNAL OF PROCEEDINGS  
REGULAR MEETING  
May 15, 2014**

**I. CALL TO ORDER AND ROLL CALL:** President Cook called the meeting to order at 7:02 p.m. in the Lisle Park District Recreation Multipurpose Room, 1925 Ohio Street, Lisle, IL 60532.

Director Garvy Called Roll:	Commissioners Present:	Altpeter Buchelt Cook Hough Richter (7:04)
-----------------------------	------------------------	--

Also Present:	
Director	Garvy
Superintendent of Recreation	Toohey
Superintendent of Operations	Leone
Superintendent of Parks	Cerutti
Superintendent of Finance	Silver
General Manager	Shamberg
Golf Operations Manager	Culbertson

**II. PLEDGE OF ALLEGIANCE:** President Cook led those assembled in the Pledge of Allegiance.

**III. ANNUAL MEETING**

President Cook appointed Commissioner Hough as Temporary Chair for the purpose of conducting the election of the President and Vice President of the Board of Park Commissioners.

MOTION: Commissioner Altpeter moved to dissolve the present Slate of Officers of the Board of Park Commissioners. Commissioner Buchelt seconded the opinion. There was no further discussion and the motion passed unanimously by voice vote.

**A. Elect Park Board President**

Commissioner Altpeter nominated Don Cook for the office of President of the Board of Park Commissioners.

MOTION: Commissioner Altpeter moved to close the nominations for President. Commissioner Buchelt seconded the motion. There was no further discussion and the motion passed unanimously by voice vote.

MOTION: Commissioner Altpeter moved to elect Commissioner Cook as President. Commissioner Buchelt seconded the motion.

**Roll Call:**

Ayes: Altpeter, Buchelt, Richter, Hough, Cook

Nays: None

Absent: None.

Motion passed.

President Cook thanked the board for electing him again as president, stating he does his best to represent the park district and appreciates the commissioners and staff for their hard work. He feels the Board works well together and he looks forward to another great & fun year.

B. Elect Park Board Vice-President

Commissioner Altpeter nominated Commissioner Hough for the office of Vice President of the Board of Park Commissioners.

MOTION: President Cook moved to close the nominations for vice president. Commissioner Buchelt seconded the motion. There was no further discussion and the motion passed unanimously by voice vote.

MOTION: Commissioner Altpeter moved to elect Commissioner Hough as Vice President. Commissioner Buchelt seconded the motion.

Roll Call:

Ayes: Altpeter, Buchelt, Richter, Cook, Hough

Nays: None

Absent: None.

Motion passed.

Vice President Hough said she agrees with President Cook's comments and with the three new board members, we have found their strengths and they have been an asset. She feels the board is a well-oiled machine with a great staff.

C. Presidential appointment of Secretary

MOTION: Commissioner Altpeter moved to appoint Director Garvy to the office of Park Board Secretary. Commissioner Buchelt seconded the motion. There was no further discussion and the motion passed unanimously by voice vote.

D. Presidential appointment of Treasurer

MOTION: Commissioner Hough moved to appoint Commissioner Altpeter to the office of Park Board Treasurer. Commissioner Buchelt seconded the motion. There was no further discussion and the motion passed unanimously by voice vote.

E. Presidential appointment of SEASPAR Representative

MOTION: Commissioner Hough moved to appoint Director Garvy as the Lisle Park District representative to SEASPAR. Commissioner Buchelt seconded the motion. There was no further discussion and the motion passed unanimously by voice vote.

F. Presidential appointment of Committee Chairs

President Cook appointed the Committee Chairs as follows: Finance, Commissioner Altpeter; Building and Grounds, Commissioner Cook; Recreation and Golf, Commissioner Buchelt; Personnel and Technology, Commissioner Richter; Policies and Procedures, Commissioner Hough; Intergovernmental, Commissioner Altpeter.

MOTION: Commissioner Altpeter moved to appoint the Committee Chairs as named. Commissioner Hough seconded the motion. There was no further discussion and the motion passed unanimously by voice vote.

Commissioner Buchelt stated the district is a very well-run organization that he's proud of being a part of, every piece works well together and it's a pleasure to be on the board of a successful District.

Commissioner Altpeter said the staff is wonderful and it has been great getting to know them. She appreciates and feels it's a privilege to serve.

Commissioner Richter said the staff is dedicated and runs smoothly and he looks forward to completing his initial term and would like to run again.

#### **IV. PRESENTATIONS**

A. 2013 Audit Presentation, Mr. Anthony Cervini, Sikich, LLP

Mr. Cervini, Sikich supervisor of the audit, thanked the Board for their time and reviewed the audit. He stated the park district is in overall good financial shape and highlighted various sections of the audit report.

President Cook thanked Mr. Cervini for his presentation and thanked Superintendent Silver for a job well done.

B. Mr. Russ Whitaker, Rosavona & Whitaker, Representing Ryan Companies & Arbor Place of Lisle

Mr. Whitaker introduced himself as representing Ryan Companies in regards to 3060 Ogden Avenue, known as Arbor Place of Lisle, a Senior Residence Community. He reported this is a 5 acre property where 3.5 of the acres are buildable, the rest is flood plain. He stated the property is part of section 32 tax credits which means among other things that there are fixed rental rates. He stated costs are \$695 a month for a one bedroom and \$725 a month for a two bedroom. Mr. Whitaker stated that they recognize and will encourage their residents to use the Park District facilities and programs and are not suggesting these residents will not use park district services. He stated they understand the impact fees must be used to off-set the impact of the residents of said development and are not asking for a waiver of fees but a reduction from \$129,656 to \$89,100 due to the expected population being lower than anticipated by the Village ordinance. Mr. Whitaker included a density formula in his letter that cited other Ryan Companies' developments of a similar nature. He stated they are not asking to not pay their fair share, he said they are only asking to pay for what they believe is fair based on their population projections. He said this is an age restricted development and people under the age of 55 are prohibited from living there, with no exceptions. Discussion ensued.

Commissioner Altpeter stated this sort of development might use the park district more because it's affordable housing. Mr. Whitaker reiterated he's not suggesting they won't use the park district, he said their projections indicate there will be 100 residents rather than 145. Commissioner Hough stated the cost-per-acre currently used by the Village of Lisle may need to be adjusted upward since it's been quite a while since it's been updated, therefore the calculation may be on the low end anyway. President Cook asked how the \$40,000 affects the project. Mr. Whitaker responded it would be freed up to use elsewhere within the project. President Cook stated that if the development was filled to capacity, there could be over 160 people living there, not just 145 as the Village code calculation projects. Mr. Whitaker again cited other similar developments that demonstrate this one would have 100. He also stated Naperville adopted a 1.2 residents

per unit for developments like this. Commissioner Altpeter stated we could see more living in this development because its affordable housing and this is Lisle, where there are not very many affordable senior housing developments. She cited the rising poverty level within school district 202 and again said they're likely to see more wanting to live in this development.

Mr. Dave Ericks from Ryan Companies stated there is a great need for this sort of housing in Lisle and based on his experience, this is fair fee to pay. He said the \$40,000 can be used to improve the courtyard or other features the residents of the development can enjoy.

#### **V. PUBLIC COMMENT**

Vern Goering-6707 Innsbruck Ct., Lisle

Mr. Goering asked if the District had a plan for staying in front of the algae problem on the lakes in Green Trails. Superintendent Cerutti stated that they are treated on a bi-weekly basis and the district has had multiple discussions with its contractor to take more proactive measures to control the problems. Director Garvy stated this is a gray area regarding maintenance obligations. He stated the Village of Lisle is responsible for the maintenance of the ponds from the normal water and lower while the park district is responsible for normal water and above, citing there is no clear-cut answer as to who is responsible for the water itself. He said in his opinion, the park district is allocating significant financial resources to a problem that isn't necessarily theirs alone to address. He suggested that sooner or later the Village of Lisle should be approached, to which Mr. Goering responded he'll have lunch with the mayor tomorrow.

#### **VI. APPROVE MEETING AGENDA**

MOTION: Commissioner Hough moved to approve the meeting agenda for the regular meeting for Thursday, May 15, 2014. Commissioner Buchelt seconded the motion.

#### **VII. CONSENT AGENDA ITEMS**

Motion: Commissioner Hough moved to approve the consent agenda items A through D:

- A. Approve Minutes of Regular Meeting of April 17, 2014.
- B. May 15, 2014 Voucher List in the amount of \$400,342.70.
- C. Approve 2014-15 SEASPAR Budget
- D. Award 2014 Basketball & Tennis Court Repairs Contract to U.S. Tennis Court Construction in the amount of \$18,650.

Commissioner Altpeter asked to add an item C under New Business, Routine Turf Maintenance Services Contract. Commission Hough amended her motion to include this addition. Commissioner Altpeter seconded the motion.

Roll Call:

Ayes: Hough, Altpeter, Richter, Buchelt, Cook

Absent: None

Nays: None

Motion passed.

#### **VIII. COMMUNICATIONS**

President Cook shared a card Senior Trip Coordinator Laura Gardner received thanking her and the park district for great Senior programs. He also shared a card Preschool Coordinator Marilyn Ostergaard received at the Parents Pantry thanking her and the

District for the Preschool Parents Donations. He shared cards from Gloria Nelson and Tess Cadow thanking Senior Center staff for a great trip to French Lick, Indiana.

#### **IX. UNFINISHED BUSINESS**

None.

#### **X. NEW BUSINESS**

##### **A. Arbor Place of Lisle-Impact Fee**

Commissioner Hough stated she thinks if it doesn't exist in village code, is it something the park district should really consider. She also said she doesn't think the park district should deviate from the code that they've tried to stick to in the past. She said she'd like the park district to try to be consistent. Commissioner Richter stated he feels the presentation had a valid calculation. President Cook said his overall opinion is it's a Village ordinance and he doesn't want to open the doors to everyone else. He said if the code needs to be changed then the village should change it. Commissioner Buchelt agreed and asked Director Garvy if anything can be done to commend Ryan Companies for their contribution, stating he feels it's important to form a partnership with them. He said he'd like to see them get public recognition for this contribution to the park district's programs and services. Mr. Ericks from Ryan Companies asked that the money be used to improve accessibility to park district programs and facilities for seniors.

President Cook and the Board directed Director Garvy to inform the Village of Lisle that the Park District is asking for them to impose the entire fee of \$129,656.54.

##### **B. Award 2014 Pathway Paving Contract**

Superintendent Cerutti reported that while there were three contractors who attended the pre-bid meeting, that no one bid on the paving contract. He said he is in the process of finding out why they didn't submit bids and will be personally calling other contractors. He reported it is his intent to re-bid the project and have a recommendation for award at the June meeting.

##### **C. Turf Maintenance Contract**

Director Garvy reported staff terminated the Routine Turf Maintenance Services Contract with Beary Landscaping for failure to perform. He stated staff will be doing the mowing until the next low bidder, G & G Lawn Care, can get mobilized and started, which is expected to be on Tuesday, May 27, 2014. He said he will have a new contract for the park board to approve at the regular meeting of June 19<sup>th</sup>.

#### **XI. STAFF REPORTS**

##### **A. Cost Recovery, Resource Allocation and Revenue Enhancement Study**

Director Garvy referred to his written report and asked if there was any feedback or direction. Commissioner Buchelt stated he thinks this is a great idea and wonderful opportunity for the park district to take the next big step in improving its efficiencies. Director Garvy reported he will have a recommendation before the board in June to award this project to GreenPlay, LLC in the amount of \$38,253.

#### **XII. PARTNERS FOR PARKS REPORT**

Superintendent Leone reported that Partners for Parks made two donations in May. The first donation was made to the Senior Center New Year's Eve party for \$300 to help cover their entertainment. The other donation was made to the Bob K. Scholarship fund in the amount of \$500. She reported there will be a Lisle Chamber Business After Hours at the

Recreation Center on May 21<sup>st</sup> hosted by Partners for Parks where the foundation will be showcasing the community art project of the toddler chairs.

### **XIII. SEASPAR REPORT**

Director Garvy reported that the SEASPAR space is complete and SEASPAR staff has been busy getting everything situated. He said the May SEASPAR Board of Directors' meeting is scheduled for May 20 and will be held in their new Lisle space. He reminded the Board of the grand opening on May 31 from 1 to 3 pm.

### **XIV. OFFICER REPORTS**

#### **A. President, Commissioner Cook**

President Cook reported that the shred event was great and the two trucks met capacity. Superintendent Leone mentioned the truck fee is \$420, but she is looking into having a third one. President Cook stated he really likes the professionalism and appearance of the golf course maintenance crew at River Bend. He stated in addition to having attended the Shred Event, he was also able to attend the Flashlight Egg Hunt & the SEASPAR Fundraising Concert.

#### **B. Treasurer, Commissioner Hough, Financial Reports ending March 31, 2014**

Superintendent Silver reported that the fund balance shows a negative because the District has not received its June tax dollars yet. He reported the District is looking for banking options due to Harris raising their fees.

#### **C. Commissioners' Reports**

Commissioner Altpeter said she enjoyed working Road Rally with Director Garvy and SEASPAR's Matt Corso.

### **XV. COMMITTEE REPORTS**

#### **A. Buildings and Grounds**

None.

#### **B. Recreation and Golf**

None.

#### **C. Personnel/Technology**

None.

#### **D. Policies and Procedures**

None.

#### **E. Intergovernmental**

None.

#### **F. Finance**

None.

### **XVI. ADJOURN OPEN MEETING**

MOTION: Commissioner Hough moved to adjourn the open meeting at 9:10 p.m. Commissioner Altpeter seconded the motion. There was no further discussion and the motion passed by voice vote.

