

MINUTES OF THE PUBLIC REGULAR MEETING OF THE PLEASANT DALE PARK DISTRICT
WEDNESDAY, JULY 12, 2023 – 6:00 PM
WALKER PARK RECREATION CENTER
7425 SOUTH WOLF ROAD, BURR RIDGE, ILLINOIS

1. Pledge of Allegiance
2. Call to Order/Roll Call: Present: Commissioners: Todd Davis, Patrick Gierut, David Gallagher, Jennifer Hennessy, and Thomas Raschka
Also present: Executive Director Matt Russian & Attorney Joseph Cainkar
3. Consent Agenda items a - c. Monthly Business (**Items a – c on the consent agenda will be approved with one motion; Board Members with questions should call Matt prior to the meeting.**)
 - a. Minutes of the June 14, 2023 meeting
 - b. Minutes of June 14, 2023 Executive Session
 - c. Financial Statements presented to the Board of Park Commissioners for June, 2023 in the amount of \$241,859.70 for accounts payable and \$83,211.62 for employee payroll.

MOTION

Mr. Gallagher made a motion to approve items a - c. Seconded by Mr. Raschka. All Ayes. Motion passed.

4. Open Forum (Limited to 15 minutes, 5 minutes per speaker)

Ms. Mary Lou Edwards appeared and addressed the Board in relation to dog walking in the park area. She also appeared at the April meeting and addressed the same issue. She said that since her attendance at the April meeting, she has continued to bring her dog to the park. On one visit, she referred to a young man who again explained the rules regarding pets in the park. Ms. Edwards stated that she knew the rules but continued to walk her dog. On another visit, she said she was approached again and explained the rules of no pets in the park. She stated that she knew the policy but had hoped the policy would have been changed and was told no changes to the policy had taken place. Ms. Edwards continued stating: "Well, I walk my dog here and I'm taking him for grooming. And he's a special dog. He's a service dog. And I am going to walk him for 13 minutes". She noted that the same employee met her at her car after walking her dog and took pictures of her and the license plate on the car and alerting her that the police were contacted and would be coming to the park to speak with her. She expressed her dissatisfaction with what she was told and having photographs taken. Ms. Edwards questioned the protocol and status relating to dog walking in the park area.

Mr. Davis stated that the issue was discussed at the May meeting, and there has been no policy change. The policy is no dogs allowed in the park. There are other areas around the community for dogs such as Willow Springs Dog Park and Katherine Legge Park. The Board does not want to take on additional liabilities.

Ms. Edwards pointed out the fact that some people in the area do not have sidewalks and felt that the park was a safe place to walk a dog. She questioned what the policy is regarding if someone is walking their dog, which area police would be contacted.

Mr. Davis stated that it would be the Village of Burr Ridge.

Mr. Russian stated after multiple times of talking to the same person, the Burr Ridge police would be contacted. If someone walks their dog here multiple times even after being made aware of the policy, the protocol would then be to contact the Burr Ridge police.

Ms. Edwards inquired if the Board was familiar with the 1990 ADA rules and proceeded to pass out cards to the Board Members. (The card – ADA 1990 - included information relating to Service Animals) She also stated she would appear again with others to further discuss this issue.

Ms. Patti Battaglia stated that the last time they were here they were told “just bring your dog and walk them. It’s ok.” Mr. Davis replied that was not stated at all.

5. Old Business

5A - Update on potential sale of LTHS Willow Springs property – Nothing heard

5B - Buildings Project Update

Mr. Russian distributed and discussed two optional plans for the Walker Recreation Center relating to its location, expansion, potential offices, multi-purpose room, and maintenance facility.

Mr. Gallagher questioned whether there might be savings realized by selection of Option 2 which could utilize the existing gym.

Mr. Russian explained that we could reuse the existing gym utilizing it for the maintenance facility as opposed to a brand new construction of a maintenance facility on the South end of the area and there would be some minor saving. There was discussion regarding the location of detention areas involved in utilizing Option 1 or Option 2.

(At approximately 6:30 pm alarms went off in the gym alerting potential hazardous storms and tornado warnings in the area. Everyone was ushered into a safe area. At 6:41 the meeting resumed)

Mr. Russian pointed out with regard to recreation if a net zero building could be utilized, it might be approximately a 10 percent increase to make that happen. That’s not a line item that is specifically budgeted. Approval would still be needed from Burr Ridge with regards to this project.

Mr. Tom Reedy appeared and discussed the pamphlets which were passed out to the Board indicating that a project of this scope would require a referendum because of the debt service extension base and resources available to the district. There were discussions regarding bonds and unlimited general obligation pledge. The district presently has a nearly \$18 million dollar debt capacity based on what is currently outstanding. He discussed school district debt limitation exceptions for bonds that are issued pursuant to a referendum, referring to two examples from Midlothian and Batavia park districts.

He discussed other avenues which could be explored including altered revenue source bonds, debt service estimates, project sizes, cost of issuance, and calculating what the tax rate would be based on the current EAV (Equalized Assessed Value). As the EAV changes that tax rate valuation would change. It also provided what the tax impact could be to residents.

He discussed the fact that there is no limitation on the amount that can be levied in a given year to pay referendum on the bonds.

There was a brief discussion as to how Batavia and Midlothian Park Districts addressed this type of project.

Mr. Reedy explained that there is precedent for tax exempt exceptions made. If the community supported this project, we would need an exemption from Springfield.

Attorney Joseph Cainkar stated that once the voters approve it, the legislators would probably not object. There was a discussion suggesting when would be the best time to include a referendum during upcoming elections.

5C - Walker Park 2-5 Playground Project Update

Mr. Russian reported that paperwork is being finalized, finalized copies of the contracts are being received, and we are getting bonds in order.

The UNPLUG event is scheduled for July 19th. Construction fence is ready to go up on July 20th.

Mr. Russian explained that a gentleman from St. Cletus inquired about utilizing the old playground equipment that was set to be demolished. Innovation was contacted as to steps that need to be taken with regards to the deconstruction and reconstruction in another area.

Attorney Joseph Cainkar stated that these kinds of donations can be made where the Park District has no liabilities.

Mr. Russian would like to address this on the agenda for next month regarding disposition of surplus property.

6. New Business

6A - Board discussion on potential 2023 bond insurance

Mr. Reedy referred the Board to the pamphlets and provided a brief overview of what is outstanding with regards to debt limitations. There are 4 more years of payments this year, and three more payments on the alternate revenue bond originally connected to the Chalet. Each year the district is issued about \$700,000 in bonds. Including interest, it's typically \$485,000 in debt service that is provided by the annual issuance of limited tax bonds and then once costs are paid, it's about \$200,000 that's been available on an annual basis for smaller capital projects around the district.

He made suggestions regarding other options to consider for funding due to plans for much larger projects in the future. He discussed limited tax bonds, rollovers, debt service extension base, debt limitations.

6B - Board action on distribution of Flagg Creek Golf Course profit sharing in the amount of \$250,000

MOTION

Mr. Gallagher made a motion to approve the distribution of Flagg Creek Golf Course profit sharing in the amount of \$250,000. Seconded by Mr. Gierut. All Ayes. Motion passed.

6C - Board action on agreement with ANR Construction and Development for repair and restoration of Flagg Creek Golf Course's Club House Deck in the amount of \$11,928

MOTION

Mr. Gallagher made a motion to approve ANR Construction and Development for repair and restoration of Flagg Creek Golf Course's Club House Deck in the amount of \$11,928. Seconded by Mr. Davis. All Ayes. Motion passed.

6D - Board action on Intergovernmental Agreement with School District 107 for housing a storage unit at Hess Property (8100 Willow Springs Road)

MOTION

Mr. Raschka made a motion to approve an Intergovernmental Agreement with School District 107 for housing a storage unit at Hess Property (8100 Willow Springs Road). Seconded by Ms. Hennessy. All Ayes. Motion passed.

6E - July 3 Fireworks review with ARC Pyrotechnics

The Board complimented the fireworks display sound system that Pyrotechnics provided.

7. Flagg Creek Golf Course Report – Nothing heard

8. Pleasant Dale Parks Foundation Report – Nothing heard

9. Staff Reports

a. (Staff reports are provided as information only)

The Board complimented the staff.

10. Additional Items

11. Board Member Comments

12. Executive Session: Kee Construction vs. Pleasant Dale Park District Case No. 2021L003899 – Nothing heard

13. Adjournment

MOTION

Ms. Hennessy made a motion to adjourn. Seconded by Mr. Gierut. All Ayes. Motion passed.

(Whereupon the Regular meeting ended at 7:20 pm)

Reported by Carmella Traverso

