

**Bensenville Park District
Board of Park Commissioners
Special Meeting Minutes
Wednesday, December 7, 2022**

1. Call to Order

President Johnson called the Meeting to order at 6:05 p.m.

Roll call was taken:

	<u>Present</u>	<u>Absent</u>
Gibbs	X	
Johnson	X	
Karg	X	
Snyder	X	

One vacancy exists.

Staff in attendance: Joe Vallez, Executive Director and Mary Dickson, Park District Attorney.

2. Approval of Agenda

It was moved by Commissioner Gibbs, seconded by Commissioner Karg to approve the Agenda, as presented.

On a roll call vote:

<u>ROLL CALL</u>	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Johnson	X		
Karg	X		
Gibbs	X		
Snyder	X		

Motion carried.

3. Recognition of Visitors/Public Comment

Mike Jaffe reported he has heard a lot of acrimony between the Park District and the Village and hopes that whatever happens in the election, everyone will be able to get along.

4. Staff Reports

Executive Director Report:

As mentioned in his report, Director Vallez introduced representatives of JSD Professional Services, Inc. and TRIA Architecture, which have conducted the Facilities Assessment for the Park District to make its presentation. Overall, JSD concluded that the individual parks themselves are in good condition and well maintained. Some of the playground equipment at some parks is getting old and should be replaced; some porta-potty enclosures are in poor condition, but overall the assessment is positive. A summary description of the analysis of each

**Bensenville Park District
Board of Park Commissioners
Special Meeting Minutes
Wednesday, December 7, 2022
Page 2**

park was presented. As to the facility assessments, the conclusion was that all buildings are well maintained and in good condition with only minor repairs needed – with the exception of the facilities at White Pines. The driving ranger building is in extremely poor condition and should be removed before additional structural issues arise. The gold course garage needs major repairs. While functional, the Clubhouse needs to be updated to include additional amenities. The cost of repairs is approximately \$3.128 million, but this will only bring the facilities to good condition and will not provide the facilities the course should have. As to Deer Grove, the water park and splash pad need work and the pool needs plastering and decking replacement. A lot of the work necessary could be done in-house, as it is carpentry, plumbing and electrical.

Commissioners' comments on individual components of the presentation. Commissioner Snyder asked whether the Board could receive a spread sheet of projects grouped by worked needed, i.e., electrical, plumbing, etc. The consultant will provide this. In response to questions, the consultant said the total amount of everything on the list is \$8.5 million.

Discussion was had concerning the funding of various improvements to be made. The Board will address the report in future meetings.

In response to other issues addressed in his report, Commissioners comments were as follows:

- Discussion ensued relative to the costs associated with bringing in simulators, which is estimated at \$3 million for the building, and \$40,000-\$60,000 for each simulator, with each machine making approximately \$60,000 in revenue each year. Investigation continues.
- Commissioner Karg questioned the statute of the IGAs with the school districts. Mr. Vallez responded that work continues, although some of the work planned will be on a smaller scale as a result of the failure of the bond referendum.
- Breiter Palm lighting: Mr. Vallez reported that lighting remains an issue at Breiter Palm Park, and that he is working with JSD and with District counsel to resolve this issue. He also reported that various unions representing subcontractors at the Breiter Palm Park work have filed a public lien against Breiter Palm, which the District's attorney has questioned.
- The profit margin of events at White Pines was discussed.
- Proposed 2023 golf rates were handed out for discussion. Golf rates for all users are recommended to be raise by 5%. During discussion, President Johnson suggested that the increase for golf rates should be higher for non-resident than residents, for example, 6% for non-residents and 4% for residents.

**Bensenville Park District
Board of Park Commissioners
Special Meeting Minutes
Wednesday, December 7, 2022
Page 3**

5. Action Items

A. **Approval of 2023 Board Meeting Schedule**

Commissioner Snyder moved, seconded by Commissioner Gibbs to approve the 2023 Board Meeting Schedule.

On a roll call vote:

<u>ROLL CALL</u>	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Johnson	X		
Karg	X		
Gibbs	X		
Snyder	X		

Motion carried.

6. New Business

Commissioner Karg reminded the Board of the Chamber of Commerce Christmas Party.

7. Old Business

There was no Old Business.

8. Closed Session

It was moved by Commissioner Snyder, seconded by Commissioner Gibbs, to enter Closed Session pursuant to 5 ILCS 120/2(c)(1) to discuss specific personnel.

On a roll call vote:

<u>ROLL CALL</u>	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Johnson	X		
Karg	X		
Gibbs	X		
Snyder	X		

Motion carried.

**Bensenville Park District
Board of Park Commissioners
Special Meeting Minutes
Wednesday, December 7, 2022
Page 4**

9. Possible Action, If Necessary

A. An Amendment to the Bensenville Park District/Joe Vallez Director of Parks and Recreation Employment Agreement.

It was moved by Commissioner Snyder, seconded by Commissioner Gibbs to approve an amendment to the written agreement between the Bensenville Park District and Joe Vallez, to (1) make the term run through December 31, 2025, (2) increase the salary by 6% (making annual salary \$164,300.00), and to remove reference to a bonus.

In discussion, Commissioner Snyder stated that he believes Mr. Vallez does a great job, and he is glad to extend the contract by an additional year.

On a roll call vote:

<u>ROLL CALL</u>	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Johnson	X		
Karg	X		
Gibbs	X		
Snyder	X		

Motion carried.

10. Adjournment

On a motion by Commissioner Snyder, seconded by Commissioner Gibbs, the meeting was adjourned. On a voice vote, all Commissioners voted “aye.”

Approved:

President Rich Johnson

Secretary