

Minutes of a Committee of the Whole Meeting of the
Board of Commissioners of the Lemont Park District
Held on June 13, 2023, 6:00 p.m.
At Safety Village, 55 Stephen Street, Lemont, IL 60439

CALL TO ORDER – President McAdam called the meeting to order at 6:00 p.m.

ROLL CALL – Commissioner Richmond, Commissioner Scarlati, Commissioner Wagner, Commissioner Mescher, President McAdam. Also in attendance were Executive Director Louise Egofski, and staff Carrie Dellamano, Anthony Morelli, Jason Khuen, Josephine Wimunc, Colleen Ganzer, Christine Aguirre, and Carlene Dickman as recording secretary.

PLEDGE OF ALLEGIANCE – Led by President McAdam

CHANGE TO AGENDA – None

RECOGNITION OF VISITORS – None

COMMUNICATIONS – In the packet – Thank you from Little Mountain Community Theater, Thank you from Senator Curran and Representative Egofski for the Recycle Event held in Lemont, Thank you from District 113A 5th grade class for donations, public notice for the availability of the 2022 audit report of the Lemont Park District.

UNFINISHED BUSINESS – Executive Director Louise Egofski gave a presentation to the Board of Commissioners regarding the public engagement meetings that were held on May 16th and June 1st. The May 16th meeting had 25 community members in attendance. The June 1st meeting had 15 community members in attendance even though we had RSVP's for 22 or 23. Louise has come in contact with quite a few people since the meetings took place and they are excited to be involved. We will bring them all together again in November.

In the public engagement meeting #1, we spoke about the Centennial Community Center refurbishments, Centennial Outdoor Aquatic Center improvements, CORE Fitness Complex enhancements and outdoor park developments of several sites. In the public engagement Meeting #2, we spoke more about the Centennial Community Center expansion, CORE Fitness Complex expansion, outdoor park development on the southeast side of Lemont and dedicated pickleball and tennis facilities. This meeting also included a presentation of possible plans for all of the areas of expansion, improvements and development. The plans for the Centennial Community Center included the expansion of the Keepataw Room and a teaching/catering kitchen. The biggest challenge at The Centennial Community Center is the current design and configuration. We have waited to make further updates in case we right-size the use of the current space, especially the Keepataw Room, to increase programming, host larger group programs, rentals, events and flexible walls for smaller group programs. Also presented was an update to the current lobby/waiting area near the gymnastics gymnasium. These updates in this area would create more of a gathering space or waiting/lounge area as well as creating more meeting spaces and watching areas for programming. There was also discussion regarding programming locations and relocations to new areas in addition to new/additional programming and the amount of possible additional participants we would be able to accommodate.

The Lemont Park District is applying for a PARC Grant (Park and Recreational Facility Construction Program) which could provide supplemental support for the Centennial Community Center expansion/enhancements in addition to the referendum. This project cost is estimated at \$2.4M, the grant application is for \$1.8M and

the district would cover the additional \$600,000. This grant is specifically for building improvements. This would help us provide additional space to help meet our growth in programming. Commissioner Mescher asked about tying in the SEASPAR use of our facilities. Commissioner Richmond asked about the use of the funds and if this would be similar to other grants we have received in regard to using them in a certain timeframe and if the permitting process would be a problem. Executive Director Louise Egofski mentioned that, yes, we are incorporating SEASPAR's use in our grant materials and that we would have a window of time to use the grant. We are also receiving recommendations from our state representative. We do not predict and issue with the permitting process. Jason Khuen mentioned that if we are using existing walls, permits are easier to get.

The CORE Fitness Complex information changed some from meeting #1 to meeting #2. We are now more focused on keeping The CORE more fitness and athletic based instead of special event space. The CORE would house all fitness classes and all athletic programming. We would make updates to fitness spaces and the front entrance area to make the space more usable. We could add on an area on the east side of The CORE for an additional fitness studio that would have moveable walls. We are hoping with the updates that we would be able to take some fitness classes out of the gymnasium. These changes could expand our open court and pickleball options, have large spaces for group fitness and we would be able to offer more youth athletics, youth and adult leagues and specialty fitness programs. There was also discussion regarding programming locations and the amount of possible additional participants we would be able to accommodate.

Regarding Derby Farms Park, the people were very interested, and we received some good feedback. Instead of saying soccer fields, we need to start referring to the fields as athletic fields since they will be multi-use fields. The fields would be used for soccer, lacrosse and football. At the first meeting, a resident questioned us about why we would put a turf field at this park when Lemont High School has a sports complex down the street and why aren't we partnering with them for use of their fields. It is important that we do our due diligence with Lemont High School and speak with them about maybe partnering on a turf field at their current sport complex that could be utilized by the Lemont High School and the Lemont Park District. The Lemont High School already has a large field with lights and bleachers that could potentially become the turf field for use. We are working towards an answer in the next few weeks. Commissioner Richmond asked if we put a turf field at the Lemont High School sports complex, how does that affect the turf field at Derby Farms Park. Executive Director Louise Egofski mentioned that we would not put a turf field at this location so it could change the layout of Derby Farms. Additional information was provided on the amenities at Derby Farms Park along with a snapshot of programming that could take place here along with a projected number of additional participants we could accommodate.

Outdoor park developments for additional amenities were discussed for the 127th Street & Centennial Campus. We spoke about moving the four tennis courts on the Centennial Campus to the new location across 127th Street along with a walking path. The community members were very interested in this. We would then have six new pickleball courts on the Centennial Campus, where the current tennis courts are, along with additional parking. There was discussion regarding the issue of connectivity and safety crossing 127th Street.

At the community engagement meetings, we spoke about proposed project costs. We emphasized how we would like to move forward with these projects without increasing our debt service. We went through the current debt service and possible new debt. Commissioner Wagner asked if we looked at the comparison of what the current tax rate is and what it would be. President McAdam mentioned that the levy for the tax rate for this bond issue would stay the same. So basically, what everyone paid in 2021 is what they would pay in 2024. We also spoke about various benefits to the community if these improvements are made such as protecting property values, conserving green space, enhancing the quality of life, offering the best recreation

opportunities, attracting families and professionals to the area, promoting healthy life choices, extending useful life of existing facilities and keeping the community connected.

Louise explained that in the community engagement meeting #2, the community members participated in a breakout session to answer a few questions. There were four groups of community members. The questions they discussed were as follows:

1. Should the Lemont Park District proceed in sharing and testing a bond measure this fall? If not, why not?
2. Should any of the proposed park and recreation facility improvements that have been presented tonight be eliminated or modified in some way?
3. Should any park or recreation facility improvements that were not discussed tonight be added to the proposal?
4. Which of the proposed improvements would "most district voters" likely perceive as most important?
5. What additional information, if any, will district residents likely want regarding the proposed improvements and financing plan?

Louise presented the results of each group's discussion during the breakout session. All groups were in favor of proceeding with the new bond issuance. The challenge will be the Centennial Community Center expansion and improvements. President McAdam mentioned that this the same issue District 113a had with Central School. He suggested having a few open houses at the Centennial Community Center along with showing photos of what the building can be compared to what it is now. We could actually do this for both buildings. Commissioner Wagner mentioned that we need to let the community know that we are stewards of the community. Commissioner Mescher asked about changing the layout of the Centennial Community Center gymnastics lobby area and maybe extend by taking out some of the table area at the outdoor pool to expand the area. Or maybe move some of the tables around in the pool area. There was discussion regarding this area and the newly proposed watching area for both the gymnasium and the 123 Room activities. Commissioner Richmond asked about offices for staff. Executive Director Louise Egofski mentioned that we may have to be creative for a while during the renovations but would like to have more workspaces and less offices. We could possibly gain one or two more offices at The CORE.

Executive Director Louise Egofski mentioned that this week the staff is working on the PARC Grant which is due on Thursday, June 15th. Staff also touched base with Paul Hanley from Beyond Your Base regarding the next steps. Throughout August, the core messaging will be developed. Staff will also continue to explore options to add features to the Derby Park Farms project such as the splash pad and turf field conversations with Lemont High School. We will then proceed with community outreach communications and public opinion research. Some items of communication could be letters, postcards, video, FAQ's, social media, website updates, etc. during September through early November.

Jason Khuen proceeded to show a few splash pads that other district's have constructed. He explained the various options for water supply. There was discussion regarding the water supply options. Commissioner Scarlati liked the idea of putting a splash pad at Derby Farms Park. It was mentioned that we may have to adjust the plans for Derby Farms Park a bit if we are going to add a splash pad. There was also a short discussion on whether or not we would charge for the splash pad. Everyone was in agreement that the splash pad would remain free at this time. Executive Director Louise Egofski mentioned that she thinks the splash pad is something that may help with the approval.

There was further discussion regarding a partnership with the Lemont High School for the sports complex at 131st Street and Bell Road. Executive Director Louise Egofski said we would really like to make this an opportunity to work together. If this does happen, we would discuss joint branding. A partnership of this

nature could benefit youth and high school aged children. We are going to keep the dialogue going regarding this partnership. If the partnership doesn't work out, we will be able to bring this to the voters to let them know we explored the option but operational it cannot work. We will also continue to work on the splash pad options. There is a meeting scheduled with our consultant again on July 10th and we will provide an update after the meeting.

Executive Director Louise Egofske mentioned all of the work that has been taking place at the Danish Cemetery bordering the northwest corner of the Centennial Campus. St. Matthew Lutheran Church has asked us to take this over and we are still considering. The Lions Club has done a lot of work on this property and it looks great. Jason and the maintenance team have also been helping with cutting trees and mulching. We have also given them a bench to put in. There is now a flagpole on the site. Pam Carter is involved as the Community Liaison and is working on a plaque for the site. The group has reached out and would like to host a dedication at 9 a.m. on July 3rd, including a 21-gun salute. Once we have more information, we will pass it along to the Board.

NEW BUSINESS –

Legacy Gymnastics Rebranding Naming Information – Carrie Dellamano mentioned the memo in the packet regarding rebranding of the Gymnastics program. She mentioned that it is standard practice to revisit branding and was approached by staff regarding the change in name. Commissioner Wagner, Commissioner Richmond and Commissioner commented that they liked this and thought it was professional. Commissioner Mescher asked if this changed the levels and advancing of participants? Carrie said that it is basically the same program but with new names for the various levels.

Board of Commissioner Orientation Manual Updates - Christine Aguirre mentioned that she did make a few updates since it was uploaded to the packet. The staffing chart will be continually updated. Executive Director Louise Egofske mentioned that we will bring the manual for approval at the next board meeting.

President McAdam stated that the next Lemont Park District Board Meeting will be held on Tuesday, June 27, 2023, 6 p.m., at the Lemont Park District Safety Village, 55 Stephen Street, Lemont.

Executive Director Louise Egofske mentioned that we have a Committee of the Whole scheduled for July 11th. The commissioners were in agreement that we did not need to have the meeting on July 11th.

FINAL ADJOURNMENT – Commissioner Mescher made a motion to adjourn with a second by Commissioner Wagner. All Ayes, motion carried.

Meeting adjourned at 7:26 p.m.



President



Secretary