

Minutes of a Regular Session of the
Board of Commissioners of the Lemont Park District
Held on December 12, 2023, at 6:00 p.m.
Canal Center, 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 Jerry Hernandez, Anthony Morelli, Josephine Wimunc, Greg Hooper, Christine Aguirre, Lauren Raspanti, Lisa Dian, Colleen Ganzer, Sarah DeWolf, Kyle Murray and Carlene Dickman as recording secretary. Craig Meadows from Studio GC was in attendance.

PLEDGE OF ALLEGIANCE – Led by President McAdam

CHANGE TO AGENDA – None

PUBLIC HEARINGS –

Public Hearing for Truth in Taxation Levy Ordinance #2023-4 - President McAdam opened the Public Hearing for the Truth in Taxation Levy Ordinance at 6:01 p.m. for its 2023 taxes payable in 2024. Truth in Taxation hearings are only required by state law for requests in excess of 105% over the previous year's levy extension. The Lemont Park District is estimating a 9.40% overall increase over the prior year and is holding this hearing as a sign of "good" governance to allow open communication and transparency. The requested increase is projected to capture any new construction within the District and maintain operating costs that will be impacted due to inflation. Costs that will be impacted include salary and benefits, utilities and purchases of goods and services. The actual tax operating levy extension will be limited to the 5.0% CPI increase and any additional increase relative to new construction within the District boundaries. Are there any questions?

Executive Director Louise Egofski stated that she did not receive any inquiries from the public regarding the notice for the Truth in Taxation Hearing.

Public Comment for Hearing – None

Close of Public Hearing – President McAdam closed the Public Hearing at 6:03 p.m.

Public Hearing for General Obligation Limited Park Bonds - At 6:03 p.m. President McAdam opened the public hearing regarding the intent to sell General Obligation Limited Park Bonds. The Lemont Park District is holding a public hearing regarding the intent to sell General Obligation Limited Park Bonds in the amount not to exceed \$700,000. The purpose of the bonds is to finance large capital projects approved in the capital improvement plan. These projects include improvement and upgrades to park sites and facilities along with the purchase of various recreational and maintenance equipment. As required by state statute, notice of the public hearing was published in the Lemont Suburban Life. President McAdam opened the floor to public comment, no public comments. No written comments received. No questions or comments from the Board.

Commissioner Scarlati made a motion to close the public hearing for the General Obligation Limited Park Bonds, with a second by Commissioner Richmond. The hearing closed at 6:04 p.m.

Roll Call – Ayes – Commissioners Scarlati, Richmond, Mescher, Wagner, McAdam

Nays - None

COMMUNICATIONS -

RECOGNITION OF VISITORS – None to address the board.

WRITTEN CORRESPONDENCE – Reminder for SEASPAR Believe and Achieve event on January 18th in the packet. Let Louise know if you would like to attend.

VALUES IN ACTION, DISTINGUISHED SERVICE AND COMMUNITY SPOTLIGHT AWARDS – Josephine Wimunc presented Colleen Ganzer with the Values in Action award for December and read the following nomination. Colleen is a financial dynamo! Colleen has taken on the credit card conversion project with enthusiasm and dedication. Managing such a project, especially one involving sensitive financial information and customer billing, requires a high level of care and attention to detail. Her efforts in researching different credit card companies and understanding the impact on current RecTrac usage show her commitment to ensuring a successful transition. The research was just the first step. Another step has been the learning step. Colleen has coordinated the training for the implementation in RecTrac. She has also taken the lead on learning the implementation in RecTrac from the first implementation and the follow up troubleshooting. The next step was sharing information with staff and the community for households to update their credit cards. Colleen is constantly considering the potential challenges and implications for updating credit cards. Her attention to detail and commitment are ensuring a smooth transition for customers. Managing a project of this scale requires a combination of teamwork and effective communication, and her ability to bring innovative ideas to the table is contributing significantly to the success of the monthly billing conversion. Ideas range from coordinating with Marketing to create a step-by-step video for customers; coordinating with Customer Service for the process of updating credit cards in RecTrac; writing “Why are we doing this” statements for customers and staff; and coordinating with Front Desk to send emails to customers. Colleen’s initiative and thoughtful approach is contributing to the overall success of the credit card conversion project in RecTrac. Thank you, Colleen!

CONSENT AGENDA – The following items were presented to the board as consent:

- D.1 – Approval of Minutes – November 14, 2023 Budget Meeting
- D.2 – Approval of Minutes – November 14, 2023 Regular Board Meeting
- D.3 – Approval of November 2023 Treasurer’s Report
- D43 – Approval of December 2023 Payables in the amount of \$251,261.41

Commissioner Mescher made a motion to approve the consent agenda as presented, with a second by Commissioner Wagner.

Roll Call – Ayes – Commissioners Mescher, Wagner, Richmond, Scarlati, McAdam
Nays – None

BOARD BUSINESS –

President’s Comments – Thank you for putting the lights on the Canal Center. President McAdam spoke about bringing the referendum question to the community and mentioned that we do not take this lightly. This is an important step and we feel we are making the decision to do this with what the community is looking for. With that said, President McAdam applauded the staff, especially Louise, regarding the amount of community engagement regarding the capital campaign. He also thanked the board, this is still a difficult thing and if it passes, it will be great for the district. Lastly, he wished everyone a very Merry Christmas and a Happy New Year.

Commissioners Comments – Commissioner Wagner attended the Lions Club meeting with Louise and mentioned that she did a phenomenal job in presenting the capital campaign information. He mentioned how many people this will affect in the community and the positive impact this will have. The information was very well received.

ACTION ITEMS –

F.1 – Approval of Truth and Taxation Law Ordinance #2023-4 Determining Funds Estimated to be Raised by Taxation for the Year 2023

Commissioner Wagner made a motion to approve the Truth and Taxation Law Ordinance #2023-4 Determining Funds Estimated to be Raised by Taxation for the Year, with a second by Commissioner Scarlati.

Roll Call – Ayes – Commissioners Wagner, Scarlati, Mescher, Richmond, McAdam
Nays – None

F.2 – Approval of Resolution #2023-10 Authorizing the Board Meeting Schedule for FY 2024

Commissioner Richmond made a motion to approve Resolution #2023-10 authorizing the Board Meeting Schedule for FY 2024, with a second by Commissioner Mescher.

Roll Call – Ayes – Commissioners Richmond, Mescher, Scarlati, Wagner, McAdam
Nays – None

F.3 – Approval of Athens Park Contractor Bid Award

Commissioner Scarlati made a motion to approve the contract bid and selected alternates for the 2023 Athens Park Development to EP Doyle and Son's, LLC in the amount of \$5,174,906.69 and further instruct staff to establish a project contingency allowance of \$125,000 to be maintained on the District's balance sheet for the remainder of the project, with a second by Commissioner Richmond.

Roll Call – Ayes – Commissioners Scarlati, Richmond, Mescher, Wagner, McAdam
Nays – None

F.4 – Approval of Purchase of Playground Equipment from Little Tikes for \$130,167.51 for Connemara Park

Commissioner Scarlati made a motion to purchase Playground Equipment from Little Tikes for \$130,167.51 for Connemara Park, with a second by Commissioner Mescher.

Roll Call – Ayes – Commissioners Scarlati, Mescher, Richmond, Wagner, McAdam
Nays – None

Commissioner Richmond mentioned that he attended the Connemara HOA meeting with Louise, and she did a great job in presenting. Louise mentioned it was a fairly large group, some had previously attended the park planning meeting. She mentioned that she also presented the referendum information as well.

F.5 – Approval of Resolution #2023-11 Authorizing an Intergovernmental Agreement with the Illinois Department of Transportation for a permit for use of surface area under elevated highway for structures or adjacent to highway facilities

Commissioner Richmond made a motion to approve Resolution #2023-11 authorizing an Intergovernmental Agreement with the Illinois Department of Transportation for a permit for use of surface area under elevated highway for structures or adjacent to highway facilities, with a second by Commissioner Wagner.

Roll Call – Ayes – Commissioners Richmond, Wagner, Mescher, Scarlati, McAdam
Nays – None

F.6 – Approval of Resolution #2023-12, a Resolution providing for and requiring the submission of the proposition to issue \$17,000,000 general obligation park bonds to the voters of the District at the general primary election to be held on the 19th day of March, 2024.

The question on the ballot will read: Shall the Lemont Park District, Cook, DuPage and Will Counties, Illinois, improve, equip and maintain (i) the Centennial Community Center, including

replacing mechanical systems, increasing accessibility with Americans with Disabilities Act compliance measure and expanding multipurpose rooms; (ii) the CORE Fitness & Aquatic Complex, including updating and reconfiguring fitness spaces; (iii) the Derby Farm Park, including constructing a walking path, multi-sport fields, playground, restrooms and splash pad and (iv) the Centennial Campus, including constructing and renovating tennis and pickleball courts and issue its bonds to the amount of \$17,000,000 for the purpose of paying the costs thereof?

Commissioner Wagner made a motion to approve Resolution #2023-12, a Resolution providing for and requiring the submission of the proposition to issue \$17,000,000 general obligation park bonds to the voters of the District at the general primary election to be held on the 19th day of March, 2024, with a second by Commissioner Richmond.

Commissioner Mescher commented that she liked the way the question was worded. Louise mentioned that the question was approved by bond counsel, reviewed by our financial advisor and Paul Hanley from Beyond Your Base also weighed in. The question had to be approved by bond counsel before we could ask the board for approval for the question to be placed on the ballot. There was discussion about the question and how we identified items that will resonate with the public and that we have presented to the community already.

Roll Call – Ayes – Commissioners Wagner, Richmond, Mescher, Scarlati, McAdam

Nays - None

STAFF AND COMMITTEE REPORTS –

EXECUTIVE DIRECTOR'S REPORT – Executive Director Louise Egofski thanked staff for a great 2023. It's been amazing and a lot has been accomplished. She thanked staff for stepping up and taking on new roles and is happy we have some new faces on staff. Louise recognized staff who have been instrumental in hitting some milestones such as the Lemont Park District being recognized as an Exceptional Workplace. She also recognized the IDEA Committee and the Wellness Committee. The District also received a grant from PDRMA for wellness initiatives. Louise also recognized Director Corso from SEASPAR, for a great job on their Holiday Spectacular that was held at Lemont High School last night. She thanked Meaghan Bower for running the timing system for the SEASPAR swim meet that was held at The CORE. Louise thanked staff for a great weekend of events with the Frigid 5K, Senior Holiday Party and the Merry & Bright PJ Night. Louise thanked Lauren and Carlene for the brochure for Active Adults and we are working on a plan to get this out to our seniors moving forward in an economical manner. Craig Meadows is here to answer any questions on Athens Park since we officially picked the contractor and alternates. A shelter and fencing around the playground were added amenities. We are working on the budget for this since it is going to be completed in one year instead of two. Met with Craig at the Gleneagles site last week regarding the dirt transportation to Athens Park. Craig mentioned that there will be quite a few trucks moving the topsoil for 5 days, maybe in the late spring/early summer. We have a contingency with EP Doyle that they will take care of the trucks, and this is within the scope of work so that the topsoil will be onsite with the contractor needs it. There was discussion regarding letting the community know when the moving of topsoil will be taking place so that the community is aware of the additional truck traffic, especially in the downtown area. Louise mentioned that she met at Cook County Commissioner Sean Morrison's office last Friday along with the Mayor of Lemont, Chief of Police Maton, Village Engineer Bruce Bell and two residents of Ruffled Feathers and had a zoom meeting with the Cook County Highway Department to advocate for a traffic light at 131st and Derby. It was a very good meeting and everyone was very supportive of having some sort of change for that intersection. Louise mentioned that there are certain criteria and metrics that they use to determine if a light is needed. When they did a traffic study in 2021, it did not meet the criteria needed. The Cook County Highway Department will conduct a traffic study for one week in April of 2024. Getting a light at that corner may take some additional advocacy at the State level. We cannot just put a stop

sign at the corners due to all points of entry needing to have equal activity of traffic and that is not the case at this intersection. There was discussion regarding possibly lowering the speed since there is a park in the area.

RISK MANAGEMENT/HUMAN RESOURCES REPORT – Nothing to add.

INTERGOVERNMENTAL – None

MARKETING REPORT – Lauren Raspanti brought a copy of the senior book as a sample of what we handed out to about 50 seniors at the Senior Holiday Party. We are working with the Rec Team to see how we can do an “opt in” for a mailing or picking up a copy at The CORE

RECREATION REPORT – Greg Hooper introduced Sarah DeWolf to the board. Sarah joined the team right before Thanksgiving and she is jumping right in. Pam has been instrumental in helping get everything in order and training her. We are happy to have her as part of the team.

FACILITIES REPORT – Anthony Morelli mentioned that we have about 77% of our members updated for the PayTrac conversion. We are at about 1,600 and the goal is 2,000. He mentioned that he and Lauren are working on The CORE promos for 2024. The theme for the year will be “More at The CORE in 2024” which will stress all of our offerings that our competitors may not offer. We will be doing a few internal projects such as redoing The CORE family shower room floor.

Commissioner Mescher mentioned that there are quite a few boutique fitness studios in town, and asked if there is any way to add a few similar classes to what they are offering and wondered if we have anyone who can teach these classes. She thought maybe we should make it a goal for next year by offering some of these classes and advertising it to the community.

MAINTENANCE REPORT – Nothing to add.

FINANCE REPORT – Nothing to add.

POLICY & PROCEDURE – Christine mentioned that the board will be receiving Power DMS emails to set up accounts and the current implementation date is January 29th. This is how we will be reviewing and updating all policy manuals moving forward.

UNFINISHED BUSINESS – Louise mentioned that we are still waiting to hear back about the Land Water Conservation Fund Grant (LWCF) and hope to hear something soon. She received a call yesterday from the Manager at St. Matthew’s, who owns the cemetery to the west of our 2 ½ acres on 127th Street, regarding some extra space in the cemetery. There was discussion regarding the space between the cemetery and the wetlands on our property as well as possible sidewalks. President McAdam mentioned that he is hearing from people wanting to know why we haven’t purchased the extra lot on 127th Street which is next to our current property.

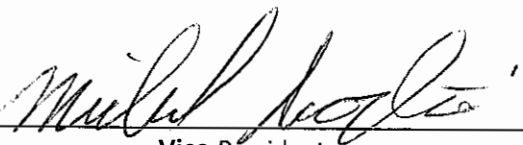
NEW BUSINESS – None

President McAdam stated that the next Lemont Park District Special Meeting will be held on Tuesday, December 19, 2023, 6 p.m., at the Lemont Park District Canal Center, 55 Stephen Street, Lemont. The next Lemont Park District Board Meeting will be held on Tuesday, January 23, 2024, 6 p.m., at the Lemont Park District Canal Center, 55 Stephen Street, Lemont.

ADJOURN TO CLOSED SESSION – No need for closed session this evening.

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

The meeting adjourned at 6:49 p.m.


Vice President


Secretary