

Minutes of a Workshop Session of the Board of  
Park Commissioners of the Downers Grove Park  
District held on February 6, 2020 at the Lincoln Center,  
935 Maple Avenue, Downers Grove, IL 60515

Call to Order Commissioner Mahoney called the meeting to order at 7:00 p.m.

PRESENT: Commissioners Hellinga, Kotula, Mahoney, McDonnell, Executive Director, Bill McAdam; Director of Parks and Planning, Geoff Penman; Director of Recreation, Dave Haring; Director of Finance & Technology, Erik Brown; Director of Marketing & Community Engagement, Dawn Hartman; Director of Human Resources, Marian Olund; Superintendent of Planning, Paul Fyle; Superintendent of Facilities, Kevin Rozell; Superintendent of Finance, Tricia Farkas; Superintendent of Athletics & Safety, Cody Kamp; Community Events & Sponsorship Specialist, Darby Beasley; Joe Brusseau, Hitchcock Designs; Eric Anderson, Piper Sandler; Clerk, Adine Lenon

ABSENT: Commissioner Dahlstrom  
\* \* \* \*

Pledge of Allegiance: The Pledge of Allegiance was recited

Changes to the Agenda: None

Visitors: None

Before the meeting started Dawn Hartman introduced Darby Beasley as the new Community Events & Sponsorship Specialist and Dave Haring introduced Cody Kamp, the new Superintendent of Athletics & Safety. The Board welcomed them to the Park District.

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#### **DISCUSSION ITEMS:**

**SPRAYGROUND DISCUSSION** – Bill McAdam briefed the Board that the Park District is looking for direction on what vendor to work with for the Sprayground design. He also mentioned that Staff had some suggestions for the Sprayground so there has been a few changes to the original plan. One suggestion is to have a special events area near the entrance. Also discussed was having cabanas in the Sprayground for more shade that can be rented out to bring in revenue and having low-level seating walls throughout the Sprayground. The Board was concerned about the rental of cabanas and this topic will still need to be discussed. Bill then introduced Joe Brusseau from Hitchcock Designs to present the equipment designs for the Sprayground. Joe mentioned that he forwarded the Request for Proposals to four equipment manufacturers. Staff received concepts from three of the four vendors: Vortex, Water Odyssey and Aquatix by Landscape Structures. Joe presented the exhibits submitted by each vendor and the Board agreed that Vortex had the best options for what the Park District is looking for.

**5-YEAR FINANCIAL OUTLOOK** – Erik Brown discussed the 5-year financial outlook for educational purposes and to find solutions on how to pay for future projects that the Park District will have. He presented to the Board three different scenarios from freezing the tax levy to an increase of 2.5%. Erik explained there were some concerns for the 5-year outlook that included upward pressure on prices, salaries and overall operational costs and some changes that were not addressed in the analysis. He implied that a bond issuance will be the most likely source of funding for the McCollum Project but there are some questions that will need to be answered moving forward.

**CAPITAL PROJECT FUNDING/BONDING DISCUSSION** – On conclusion of his presentation, Erik Brown introduced Eric Anderson from Piper Sandler. Eric Anderson and Chapman & Cutler, LLC work together on issuance and legal services related to bond issuance for the Park District. The District has an opportunity to issue a refunding bond on its 2010 Build America Series bond. This bond was issued for the completion of multiple capital projects, at a time when the federal government was encouraging and subsidizing public projects. Although the federal subsidy is not guaranteed, it has been issued each year that the District has made a payment on this 25-year bond. When factoring this subsidy in with the District's current principal and interest payments for the 2010 issuance, a refunding could net the District over \$500,000 in savings due to historically low interest rates.

Eric Anderson then presented a debt issuance option to pay for the McCollum Park project which includes a spray ground, tennis/pickleball courts, lighting, an updated walking path, and other improvements. A 5-year, \$3,000,000 General Obligation Limited Park Bond will offer the District enough funds to complete this project, along with the potential for some additional capital options. Current analysis by Eric Anderson showed interest rates hovering around 1%, at or near historical lows. Debt payments would be approximately \$3.23 million with interest and fees. This bond issuance would be paid by property taxes from a short period of time, from the 2020 to 2024 tax levy years. The short repayment period allows the District to capitalize on some of the lowest rates, retire the debt quickly and provide flexibility to future Boards of Commissioners.

To fund the new 5-year bond, the District's portion of the tax levy would increase. A median household valued at \$350,000 would expect an approximate total increase of \$39.76 over the 5-year period (ranging from \$5.30 to \$9.31 per year). This would increase the District's overall debt. The District expects the amount to grow from \$15.4 million to \$17.5 million (approximate) with the issuance of both the refunding bond and new issuance. Of this total outstanding debt, the District intends to continue to abate \$6.15 million, which will be paid with current operating revenues.

The Board of Commissioner concurred with the proposal to issue a refunding bond and new issuance. Eric Anderson explained that the first step would be to call for a BINA (Bond Issue Notification Act) public hearing at the February 20, 2020 Park Board Meeting.

**MASTER PLAN PROPOSAL DISCUSSION** – Executive Director, Bill McAdam discussed with the Board two proposals for the Master Plan. One from Hitchcock Designs and the other from BerryDunn. He is looking for consensus to select a consultant to update the Master Plan. President, Cathy Mahoney thought Hitchcock Designs would be the better fit because they have a lot of knowledge with our Park District. Secretary, Lizz Hellinga would be more comfortable if both firms came in for an interview. It was decided that the Board will have a special meeting to interview both firms and then make a decision.

**MISCELLANEOUS** – Executive Director, Bill McAdam had two miscellaneous items. The first one was that he met with the Mayor of Downers Grove and the Village Administrator to talk about the liquor license for the Golf Club. The Park District would like to submit a formal letter to request a full liquor license. The Board agreed. The second item was a conversation with Foxtail Restaurant. The restaurant would like to use the Lincoln Center on off-hours for valet parking. The Board is considering the request but will need more details. Bill will keep the Board informed on any discussions with the restaurant.

**RECOGNITION OF VISITORS - None**

Commissioner Mahoney announced that the next Park District Board meeting will be held February 20, 2020 at the Village Hall Council Chambers.

**FINAL ADJOURNMENT**

The meeting was adjourned at 9:17 p.m. following a motion made by Commissioner McDonnell and seconded by Commissioner Kotula.

Roll Call:                   Ayes: Commissioners McDonnell, Kotula, Hellinga, Mahoney  
                                  Nays: None  
                                  Absent: Commissioner Dahlstrom

Respectfully submitted,

Lizz Hellinga  
Secretary



**DOWNERS GROVE PARK DISTRICT**

February 6, 2020

7:00 P.M.

*Lincoln Center – Room 503*

**WORKSHOP MEETING AGENDA**

A. CONVENING THE MEETING

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Changes to the Agenda

B. COMMUNICATIONS

1. Recognition of Visitors

C. DISCUSSION ITEMS

1. Sprayground Discussion
2. 5-year Financial Outlook
3. Capital Project Funding/Bonding Discussion
4. Master Plan Proposal Discussion
5. Miscellaneous

D. RECOGNITION OF VISITORS

***E. THE NEXT DOWNERS GROVE PARK DISTRICT PARK BOARD MEETING WILL BE HELD FEBRUARY 20, 2020 AT THE VILLAGE HALL COUNCIL CHAMBERS***

F. ADJOURN TO EXECUTIVE SESSION (If needed)

1. The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussion whether a particular parcel should be acquired, pursuant to 5ILCS 120/2(c)(5) of the Open Meetings Act
2. The appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity, pursuant to 5 ILCS 120/2(c)(1) of the Open Meetings Act

G. FINAL ADJOURNMENT

STATE OF ILLINOIS     )  
COUNTY OF DUPAGE    )

**CERTIFICATE**

I, Lizz Hellinga, DO HEREBY CERTIFY THAT I am the Secretary in and for the Downers Grove Park District, DuPage County, Illinois; that the foregoing is a true and correct copy of the Minutes from the February 6, 2020 Workshop Meeting of the Board of Park Commissioners. Said Minutes were duly passed by the Board of Park Commissioners of the Downers Grove Park District at a regular meeting on the 20th day of February, 2020, and said Minutes are to become a part of the official record of said Park District.

DATED THIS 20th DAY OF February, 2020

  
Lizz Hellinga, Secretary  
Board of Commissioners  
Downers Grove Park District