

CHANNAHON PARK DISTRICT
Minutes of the January 23, 2021, Board retreat with Committee as a Whole

CALL TO ORDER

The meeting was called to order by the President at 9:00 located at the Park District Offices, 24856 W. Eames Street, Channahon. Roll call for attendance was taken.

COMMISSIONERS PRESENT: Geldean, Lehman, Clower, Babich, Caldwell

COMMISSIONERS ABSENT: None

STAFF PRESENT: Leonard, Knutson, Munkvold, Mensik, Huber, Fox

GUESTS PRESENT: Joliet Park District
 Northern Will County SRA

Everyone present at the meeting recited the Pledge of Allegiance.

NEW BUSINESS

Executive Director Leonard outline the Agenda for the day.

Leonard challenged the Board to come up with 5 things, to keep doing, start doing and stop doing. See attached summary for list. Leonard next reviewed with the Board the list the Staff compiled for the 5 things exercise.

Commissioner Lehman stated that community partnerships need to be worked on and would like to see the District continue be the leader and bring those partnerships together.

Leonard next reviewed some infrastructure issues with the community playgrounds to be continue further in meeting.

The Board was updated on the Keidrow townhome, our portion of the townhome, PDRMA's stance on renting, the Village cooperation. After discussion, the Board advised staff to pursue PDRMA liability, looking into purchasing the townhome.

Foundation update on Arroyo Trails, work on the pavilion will begin in 2021, bathrooms are on hold, parking is still limited, deferring the board walk into 2022. Marketing Manger Mensik reported that the fish are all done and ordered. Foundation Board members are familiar with the new congressman, Putts and Suds is set for February of 2022, raffles at the events may be outsourced, squirrels on parade are being looked at as a fundraiser. Board members are counting how many people are using Arroyo Trails when they are on site. The District is purchasing trail counters so we can see how many people are using the trail and parks.

Joliet Park District SRJC presented to the Board.

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Northern Will County Special Recreation Association presented to the Board.

Discussion on the issues the District is having with current SRA, pros and cons of changing SRA's and costs involved with a change. The Board advised staff to continue work with SRJC but to not settle for current agreement, propose changes and bring new agreement for discussion.

Leonard presented to the Board the Infrastructure needs by facility. 400,000-600,000 for Arrowhead Community Center, Golf Course after this year renovation would need 2,000,000 to 2,500,000. Tomahawk Aquatic Center no additional monies after this year's renovation, Heritage Crossing Field House 12,000,000 possible referendum. Park Maintenance Shop 500,000-1,000,000., Community Park 800,000 to 1,200,000, Central Park 600,000 to 700,000, Neighborhood Parks 2,000,000 to 2,700,000., and future park needs. Total need \$25,975,000 taking off 12,000,000 for referendum and capital expenditures for 2020 of \$5,525,000 which leaves a need of \$8,450,000.

Leonard then outlined the possibility of referendum and a timeline. Discussion ensued on timeline of Fall of 2022 or Fall of 2024.

Leonard next reviewed with the Board the Capital purchases and needs for 2020 outside of Golf Course and Tomahawk Aquatic Center renovations, for a total additional expenditure of \$437,567. Skateland Recreation sale proceeds going to three to four neighborhood parks. Commissioner Lehman wants the Staff to investigate purchasing the townhome with some of the proceeds of Skateland. Staff agreed to look into the process of purchasing the townhome thru a possible mortgage.

Superintendent of Recreation & Facilities Knutson presented to the Board the plan for opening Tomahawk Aquatic Center, if the COVID 19 lets the District open fully would be a break-even year, which is option A, option B is 50 people per time slot, and we are passed this need due to current restrictions but is where we were in 2020 and chose to stay closed. Option C is 25% capacity which is doable with a reservation system, which would clear out the pool twice a day. The recommendation would not have pool passes; a punch pass would be an option. The day would essentially be the same with swim lessons, open swim, swim lessons and then another open swim, with rentals on the weekends. Discussion ensued on the pricing of daily admission.

Leonard next reviewed the final rendering of the Golf Course remodel.

Director of Golf Huber reviewed with the Board the project update. Bids went out for the Cart path with a bid opening February 11th. The Bluffs will not close during the path construction, the plan is move golfers around the project. The project includes restoration of the path grass. Early March we will have all building documents with a bid opening in early April. Mid-November to Mid

-December for the Clubhouse completion. Huber next presented the temporary clubhouse solution and the temporary concession buildings. Both solutions are shed like building that after project will be used as a teaching facility on the driving range and a permeant concession building on the course for another source of F&B between 15 and 5 holes. Electric is already at 5, but if we need to add electric it would be solar. Temporary restrooms would be on a trailer and if we purchase, we can use at other locations such as Arroyo Trails, we will still contract to service the restrooms, unless we can use the septic system.

Huber next reviewed the PAR plan with the Board. The plan is on-going, new revenue stream are F&B, which is the new building, range use card, club house renovation will allow a better golf outing, still looking at a pass 2021, the temporary clubhouse building used after for golf lessons and club fitting, possible golf simulator. Tightening up expenses in 2020 across all golf departments, hoping 2021 can continue savings. Commissioner Caldwell would like to see the PAR plan document redone and paired down. Huber reviewed the goals achieved, on going goals and goals still open.

Mensik present the final draft of the 50th Anniversary Logo. Board agreed on logo number 1. A time capsule, 50 benefits, 50 fun facts, interviews with Board members, photos from the last 50 years, shirts, recognition on all outgoing advertising. Our Birthday is during the Fest, so we hope to add something to the event. The Village 60th Anniversary, the Library is 45th Anniversary and there will be a collaboration. Before and after pictures will be sent out to the public

Leonard discussed environmental initiatives, stating that we are working to improve.

Leonard next discussed the sale of Skateland, appraised out to \$525,000 we have two offers one from George McCoy for \$575,000 with a contingency, a second form Tobro \$550,000. McCoy would like to expand his auto center, and Tobro would like to have pickleball and bar. McCoy contingency is for the Village approval, and the Village advise us to take the Tobro contract. The next step is through the court system after Board approval at January Board meeting.

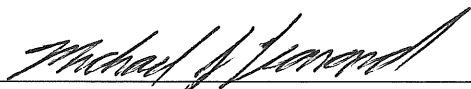
ADJOURN TO CLOSED SESSION

Motion by Commissioner Geldean second by Commissioner Clower to adjourn to Closed Session at 5:25 p.m. for 5 ILCS 120/1(c)(5) Purchase or lease of real estate for the public body and 5 ILCS 120/2(c)(1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body. 5 ILCS 120/1 (c) (12) Semi-Annual Review of Closed Session Meeting Minutes Upon a roll call vote, the following Commissioners present voted aye: Lehman, Clower, Geldean, Caldwell, Babich. Motion carried 5-0.

RECONVENE TO OPEN SESSION

Motion by Commissioner Lehman, second by Commissioner Geldean to leave Closed Session at 5:26 pm All ayes, motion carried.

Motion by Commissioner Geldean and second by Commissioner Clower to adjourn meeting at 2:30p.m. All Commissioners present voted aye; motion carried.



Michael J. Leonard, Secretary