



Board of Park Commissioners Committee-of-the-Whole Meeting

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MINUTES of the Committee-of-the-Whole Meeting of the Northbrook Park District Board of Commissioners held in person on Monday, August 19, 2024 in the Leisure Center Little Theatre, 3323 Walters Avenue, Northbrook, Illinois.

CALL TO ORDER AND ROLL CALL — COMMITTEE-OF-THE-WHOLE MEETING

President Chalem called the Committee-of-the-Whole Meeting to order at 6:31pm.

Commissioners Present: President Chalem; Vice President Goodman; Commissioners Chambers, Chao, Kumar, Schyman and Silverman

Officers Present: Secretary Leiner; Treasurer Tokar; Assistant Secretary Peterson

Staff Present: Directors Baron, Kim, Loftus, Olas and Scovic; Business Manager Drahos; Project & Operations Supervisor Scharp; Superintendent of Grounds & Golf Maintenance Meyer

Guests: Andrew Kim, PMA

APPROVAL OF AGENDA

President Chalem called for any changes to the Agenda. Hearing none, Commissioner Silverman made a motion to approve the Agenda. Vice President Goodman seconded the motion.

Roll Call: President Chalem, Vice President Goodman, Commissioner Chambers, Commissioner Chao, Commissioner Kumar, Commissioner Schyman and Commissioner Silverman voted aye.

Motion Passed: 7 ayes; 0 nays

RECOGNITION OF VISITORS – Eric and Gail Breitenbach, residents; Carrie Dinelli, resident; Jay Lair, resident; Frank and Laurie Dinelli, residents; Shari, Mark and Sam White, residents; John Lynk, resident; Jane Collier and Laurence Deutsch, residents; Beth Stockert, resident

VISITOR COMMENTS

Shari White, Northbrook resident, addressed the Board of Commissioners on behalf of the Families of Berglund Place to discuss parking and pickleball at Oaklane Park. Ms. White stated concerns regarding park patrons parking on the street and blocking driveways, pickleball players not abiding by the posted rules and causing a noise nuisance, and traffic congestion on the street impeding trash pick-up. Families of Berglund Place attended a Village of Northbrook Board meeting and were directed to contact the Northbrook Park District. Ms. White sent photos of cars parked on Berglund Place to Kelly Hamill, Director of Public Works for the Village of Northbrook and Chris Leiner, Executive Director of the Northbrook Park District. Ms. White and the Families of Berglund Place would like the pickleball net removed and the space converted to a half basketball court.

Carrie Dinelli, Northbrook resident, addressed the Board of Commissioners to discuss pickleball at Oaklane Park. Ms. Dinelli remarked on the parking issue, noise of play, language from pickleball players and loud music. Ms. Dinelli also noted that the playground is hot.

Laurie Dinelli, Northbrook resident, addressed the Board of Commissioners to discuss pickleball at Oaklane Park and the history of the property. Ms. Dinelli stated that pickleball players are coming into their neighborhood to play. On August 18 she contacted the Northbrook Police Department regarding pickleball play after hours.

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John Lynk, Northbrook resident, addressed the Board of Commissioners to discuss pickleball at Oaklane Park. Mr. Lynk noted that the improvements are nice, a lot of money was spent on the park and he is grateful. He is in full support of his neighbors and would like to see pickleball removed and the area turned into a tot lot. There needs to be a compromise. Mr. Lynk requested follow-up from staff regarding communication between the Village of Northbrook and the Northbrook Park District. Mr. Lynk thanked the Board for opening up the meeting to hear comments from the Families of Berglund Place.

Beth Stockert, Northbrook resident, addressed the Board of Commissioners to discuss pickleball and the synthetic turf on the playground at Oaklane Park. Ms. Stocker noted that the synthetic turf is hot and her grandson has received shocks. She would prefer to have wood chips. Ms. Stocker noted that the park does not have enough shade. She wished that the park had not been changed except for the trail and the seating area.

Jay Lair, Northbrook resident, addressed the Board of Commissioners to discuss Oaklane Park. Prior to the renovation, Oaklane Park was a sleepy little park with no parking concern. Mr. Lair is concerned about the traffic on Berglund Place and residents walking to the park. He also is concerned that emergency vehicles would not be able to get down the street. He does like the pickleball courts; however he feels they should be reserved.

Jane Collier, Northbrook resident, addressed the Board of Commissioners to discuss Oaklane Park. Ms. Collier moved to Northbrook nine years ago and works remotely. When she is on a Zoom call, Ms. Collier needs to relocate to another room due to the pickleball noise. Ms. Collier indicated that the survey overwhelmingly stated no pickleball and that the residents did not ask for the courts. The parking issue and noise is not conducive to the family atmosphere.

Eric and Gail Breitenbach, Northbrook residents, addressed the Board of Commissioners to discuss Oaklane Park. The Breitenbach's have lived in Northbrook for 42 years. They do not understand why pickleball was put in a park with a small street. They remarked on the amount of vehicle traffic, foot traffic and noise level.

Dan Dinelli, Northbrook resident, addressed the Board of Commissioners to discuss Oaklane Park. Mr. Dinelli discussed procedures for building permits for lighting, signage, parking and traffic. Mr. Dinelli asked who would sign off on pickleball and tennis in the park.

APPROVAL OF MINUTES

Minutes of the Committee-of-the-Whole Meeting of July 16, 2024 were previously distributed and reviewed. President Chalem called for any changes to the Minutes. Hearing none, Commissioner Chambers made a motion to approve the Minutes of the Committee-of-the-Whole Meeting of July 16, 2024 as presented. Commissioner Silverman seconded the motion.

Roll Call: President Chalem, Vice President Goodman, Commissioner Chambers, Commissioner Chao, Commissioner Kumar, Commissioner Schyman and Commissioner Silverman voted aye.

Motion Passed: 7 ayes; 0 nays

INFORMATIONAL ITEMS / VERBAL UPDATES

Lakeview Church Parking Partnership Opportunity Update

Executive Director Leiner provided an update on the Lakeview Church parking partnership opportunity. Executive Director Leiner and Pastor Pak had a meeting to discuss an opportunity to partner on an agreement for 8-10 parking spaces. Pastor Pak is concerned that the church would not have enough parking spaces during worship services. Executive Director Leiner will be working to formalize an agreement and will provide an update at the September 16, 2024 Committee-of-the-Whole Meeting.

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PRESENTATION

PMA Presentation – Andrew Kim

Director Tokar introduced Andrew Kim of PMA. Mr. Kim provided a presentation of financing options available to the District. Mr. Kim discussed previous bond issuances and provided three scenarios for the Commissioners to consider. Bonds could be issued in 2025, 2028 and 2032 totaling \$14.5 million. Each scenario reflected different percentages in Debt Service Extension Base (DSEB) growth. In September, the Board President will call for a Bond Issuance Notification Act (BINA) hearing. The Commissioners engaged in a question-and-answer session. By consensus, the Board directed Mr. Kim to begin planning utilizing scenario #3 which is a 3% DSEB growth.

NEW BUSINESS

Administration and Finance

Consider July Voucher Report

Director Tokar addressed questions received prior to the Meeting. President Chalem called for additional questions. Hearing none, Commissioner Chambers made a motion to recommend the Board approve the July 2024 vouchers in the amount of \$1,879,206.08 to the full Board for approval. Commissioner Chao seconded the motion.

Roll Call: President Chalem, Vice President Goodman, Commissioner Chambers, Commissioner Chao, Commissioner Kumar, Commissioner Schyman and Commissioner Silverman voted aye.

Motion Passed: 7 ayes; 0 nays

Consider Renewal of Recreation Guide Printing, Bid #2229

Director Scovic provided background information on the renewal of the Recreation Guide Printing, Bid #2229 with Action Printing, Inc. for Year 3 of the Agreement. Action Printing, Inc. has successfully completed the first two years of their contract. Commissioners engaged in a question-and-answer session. President Chalem called for additional questions. Hearing none, Commissioner Chambers moved to approve the renewal for Year 3 of the Recreation Guide Printing, Bid #2229 in the amount of \$36,740.97 from Action Printing, Inc. of Fond du Lac, Wisconsin to the full Board for approval. Commissioner Chao seconded the motion.

Roll Call: President Chalem, Vice President Goodman, Commissioner Chambers, Commissioner Chao, Commissioner Kumar, Commissioner Schyman and Commissioner Silverman voted aye.

Motion Passed: 7 ayes; 0 nays

Parks and Properties

Leisure Center Project Timeline Update and Bulley & Andrews Construction Management

Director Kim provided an update on the Leisure Center project timeline. Wight & Company, Bulley & Andrews (BA) and staff have been meeting to develop the scope of the project. The exterior scope of the project will be presented at the September 16 Committee-of-the-Whole Meeting, and the interior scope of the project will be presented at the October 15 Committee-of-the-Whole Meeting. Director Kim anticipates the project will go out to bid in early 2025 with a late summer groundbreaking. Staff are currently working on a construction management proposal with BA. Commissioners engaged in a question-and-answer session.

West Park Concept Selection Survey Summary

Director Scovic provided background information on the District's planning process for the renovation at West Park. Staff provided the community with three opportunities to provide input on two concept drawings through in-person Community Input Open House meetings and an online survey that was promoted via social media, email newsletters and the website. Yard signs were posted around the park and official legal notices were published in the newspaper. The August 12 meeting was also shared through a postcard mailed to 2,503 residents in the six postal routes directly surrounding West Park. Targeted communication regarding the online survey was also sent to affiliate leadership with

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the request that they share the information with their participants. Meeting comment cards and the online survey consisted of two questions: selecting one of the two concept plans and a space for comments. Commissioners engaged in a question-and-answer session.

Consider West Park Open Space Lands Acquisition and Development (OSLAD) Grant Scope

Executive Director Leiner provided background information on the West Park Open Space Lands Acquisition and Development (OSLAD) Grant Scope. Staff developed two West Park Concept Plans to gather community feedback. Based on community input, staff developed six Concept Plans with a combination of amenities including a playground, shelter, tennis courts, a non-refrigerated studio rink/sport court and basketball court for the Board to consider. Commissioners reviewed the Concept Plans and engaged in a question-and-answer session. By consensus, the Board directed staff to present Concept Plans utilizing the OSLAD scope as presented, have a conversation with the hockey affiliate team regarding the size of the inline hockey rink, pursue an option with a full basketball court and no inline hockey rink, discuss an inline hockey rink with portable dasher boards and include walking paths, a shelter, three tennis courts, a playground renovation and ball field improvements.

Consider Resolution 24-R-2, Open Space Lands Acquisition and Development (OSLAD) Grant Application Resolution for the West Park Renovation Project

Executive Director Leiner provided background information for the Resolution of Authorization needed for the Open Space Lands Acquisition and Development (OSLAD) Grant Application for the West Park Renovation project. President Chalem called for questions. Hearing none, Vice President Goodman moved to approve Resolution 24-R-2, the Open Space Lands Acquisition and Development (OSLAD) Grant Application Resolution of Authorization for the West Park Renovation Project to the full Board for Approval. Commissioner Kumar seconded the motion. President Chalem called for discussion. Commissioner Silverman moved to amend the motion to include additional information from staff to provide the Board the opportunity to make an informed decision to vote. Vice President Goodman seconded the amended motion. President Chalem called for additional discussion; hearing none, Assistant Secretary Peterson called the roll.

Roll Call: President Chalem, Vice President Goodman, Commissioner Chambers, Commissioner Chao, Commissioner Kumar, Commissioner Schyman and Commissioner Silverman voted aye.

Motion Passed: 7 ayes; 0 nays

Consider Award Revision to the Meadowhill Aquatic Center Renovation Bid #2267 – Bid Package #9: Resinous & Polished Flooring

Director Kim provided an update on the Meadowhill Aquatic Center Renovation Bid #2267 – Bid Package #9: Resinous and Polished Flooring. The Bid Package was opened on May 4, 2024 and awarded to Tiles in Style, LLC DBA Taza Construction of South Holland, Illinois in the amount of \$69,900.00. On July 9, 2024, Bulley & Andrews (BA), the District's Construction Manager at Risk, was notified that the subcontractor listed on the original bid form was changed. Since that time, BA has been diligent in communicating with Tiles in Style, LLC about submitting the new subcontractor information and all necessary documentation in a timely manner. On July 30, 2024, BA informed the District that Tiles in Style, LLC has secured a subcontractor however, they cannot fulfill many of the obligations required to move forward with the recommendation. District counsel has advised staff on necessary steps to terminate the Bid award to Tiles in Style, LLC DBA Taza Construction and award Bid Package #9 to the next lowest responsible bidder, CCI Flooring, Inc. CCI Flooring, Inc. submitted Alternate #3 as flooring protection, however flooring protection is included in the Base Bid. To correct this error, CCI Flooring, Inc. removed this out of their price breakdown. Commissioners engaged in a question-and-answer session regarding the \$6,500.00 amount in Alternate #3. President Chalem called for additional questions. Hearing none, Vice President Goodman moved to revoke and terminate the award of Meadowhill Aquatic Center Renovation Bid #2267 – Bid Package #9: Resinous & Polished

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Flooring to Titles in Style, LLC DBA Taza Construction of South Holland, Illinois in the amount of \$69,900.00 and award Meadowhill Aquatic Center Renovation Bid #2267 – Bid Package #9: Resinous & Polished Flooring to the next lowest responsible bidder, CCI Flooring, Inc. of Crest Hill, Illinois in the amount of \$105,000.00 to the full Board for approval. Commissioner Silverman seconded the motion.

Roll Call: President Chalem, Vice President Goodman, Commissioner Chambers, Commissioner Chao, Commissioner Kumar and Commissioner Silverman voted aye. Commissioner Schyman voted nay.

Motion Passed: 6 ayes; 1 nay

Consider Athletic Field Improvements at the Techny Prairie Park and Fields #27 and Meadowhill Central #4

Director Kim provided background information on proposed athletic field improvements at Techny Prairie Park and Fields Field #27 and Meadowhill Central Field #4. As part of the Field and Court Assessment, the report identified key improvements needed at high-use fields with noticeable deficiencies. Both fields face similar issues regarding poor surface drainage and uneven field pitch. The proposals are designed to provide improvements to both the baseball and softball fields while also reducing maintenance challenges. Commissioners engaged in a question-and-answer session. President Chalem called for additional questions. Hearing none, Vice President Goodman moved to approve the Athletic Field Improvements at Techny Prairie Park and Fields Field #27 and Meadowhill Central Field #4 to Midwest Field Solutions of Elk Grove Village, Illinois in the amount of \$82,500.00 to the full Board for approval. Commissioner Silverman seconded the motion.

Roll Call: President Chalem, Vice President Goodman, Commissioner Chambers, Commissioner Chao, Commissioner Kumar, Commissioner Schyman and Commissioner Silverman voted aye.

Motion Passed: 7 ayes; 0 nays

Consider Northbrook Sports Center Solar Panels

Director Kim provided background information on the installation of a Solar Photovoltaic (PV) System on the Northbrook Sports Center Rink B roof. Commissioners engaged in a question-and-answer session. President Chalem called for additional questions. Hearing none, Vice President Goodman moved to approve the District to begin negotiating with Reagly LLC, DBA Realgy Energy Services, to implement a Solar Photovoltaic (PV) System on the Northbrook Sports Center Rink B roof. Commissioner Silverman seconded the motion.

Roll Call: President Chalem, Vice President Goodman, Commissioner Chambers, Commissioner Chao, Commissioner Kumar, Commissioner Schyman and Commissioner Silverman voted aye.

Motion Passed: 7 ayes; 0 nays

Discuss Continental Construction

Executive Director Leiner provided an update on the legal situation with Continental Construction. Continental Construction falsified the performance bond and did not pay their sub-contractors. Continental Construction paid what was owed and a lawsuit dismissed. On behalf of the Park District, the Northbrook Police Department and legal counsel are prepared to press criminal charges based on Board direction. Commissioners engaged in a question-and-answer session. By consensus, the Board directed Executive Director Leiner to proceed with filing criminal charges against Continental Construction.

Recreation

LiveBarn Update

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Director Loftus provided a status update on contract negotiations with LiveBarn. District legal counsel has contacted the LiveBarn representative and has received no response. Executive Director Leiner will continue to pursue a parking agreement with the Lakeview Church.

OLD BUSINESS

Oaklane/Berglund Issue

Executive Director Leiner and the Commissioners engaged in discussion regarding pickleball at Oaklane Park and the traffic issue on Berglund Place.

ADJOURN

With no further business to come before the Board, Commissioner Chambers made a motion to adjourn the Committee-of-the-Whole Meeting at 9:49pm. Commissioner Silverman seconded the motion. The motion was unanimously approved on a voice vote.

Respectfully submitted,
NORTHBROOK PARK DISTRICT

/s/ Chris Leiner

Chris Leiner, Secretary
Board of Commissioners/wap