

**GENEVA PARK DISTRICT
CAPITAL PLANNING MEETING MINUTES
SUNSET COMMUNITY CENTER
October 24, 2016
6:00 p.m.**

CALL TO ORDER

The meeting was called to order at 5:00 p.m.

ROLL CALL

In attendance were President Susan VanderVeen, Vice President Peggy Condon, Treasurer John Frankenthal, Commissioner Jay Moffat, and Commissioner Pat Lenski. Staff members present were Director Sheavoun Lambillotte, Supt. of Parks & Properties Larry Gabriel, Supt. of Finance & Personnel Christy Powell, Supt. of Recreation Nicole Vickers, Manager of Peck Farm Park Interpretative Center Trish Burns.

Guests: None.

NEW BUSINESS

Ms. Powell presented a power point presentation regarding the District's capital planning process. She stated that the Capital Planning Meeting helps plan the direction and future of capital projects for the district along with other tools such as the Master Plan, Community Survey, Short & Long Range Plan, Program Evaluations, board member feedback, recreation trends and community feedback. She stated that consideration is also given to a project's revenue generating potential as well as a project's annual maintenance and repairs.

Ms. Powell reviewed the District's Mission Statement. Ms. Powell reviewed the top four needs identified in the 2015 Community Survey. The top four are: connect existing walking and biking trails; acquire open space for passive activities; develop riverfront recreational opportunities; and upgrade existing neighborhood parks. Ms. Lambillotte stated the District will be working on a bike trail map to better publicize the bike trail connections we currently have. Commissioner Moffatt felt a bike trail app may be easier for residents to use versus a map. Commissioner Condon recommended adding to the map nearby amenities, such as, restaurants and restrooms along the trail. It was also suggested that the District partner with other bike organizations to gather ideas for organizing the map. Commissioner Condon would like the map to include trail connections between neighborhood parks and facilities. Ms. Lambillotte stated that future project trail connections include the Peck Farm North Path and connections along Keslinger Road. She also mentioned the Nicor trail at Mckee and Main and connecting the trail between Wheeler Maintenance and the Seven Eleven. Commissioner Condon asked about providing air pumps and tools for bikers along the trail. Ms. Lambillotte stated that was in progress at Island Park and Peck Farm Park. Commissioner Condon thought covered bike racks at locations would encourage more patrons to bike to our facilities.

Ms. Lambillotte felt the District's next opportunity to acquire open space would be the development of the Landmeijer property. In terms of the upgrade of existing neighborhood and community parks, Ms. Lambillotte stated that we upgrade neighborhood and community parks per a replacement schedule at least once every 15 to 20 years depending on the condition of the park. Ms. Lambillotte stated more publicity is needed when these park replacement projects are completed to better inform the public. Finally, a discussion of possible development of riverfront recreational opportunities was had. Ms. Lambillotte pointed out how difficult development of waterfront activities near Island and Old Mill would be due to the shallowness of the river. In addition, the dam prevents activities near those locations. Commissioner Frankenthal added that private businesses have tried these endeavors and have been unsuccessful. Locations down river where the water is deeper would be better suited. Superintendent

Gabriel added that he felt riverfront activities related to activities along the riverfront such as Shakespeare in the Park and River Park.

Supt. Powell identified revenue generating projects: Mill Creek Sprayground, Sunset Pool Sprayground and Sunset Pool Phase III. Ms. Powell identified maintenance & repair projects: replacement of SCC HVAC and roof, replacement of Peck Farm House windows and door, the renovation of the Mini Golf Hut, ballfield renovations, and replacement of ballfield lights. Ms. Lambillotte discussed the racquetball courts masonry repairs and ways to address the crumbling masonry. The racquetball courts could continue to be patched which would cause additional inconvenience to our customers, or they could be sealed which may or may not work, or they could be torn down and reconstructed with the thought of also expanding the stretching area. Supt. Gabriel added that the roof on the Wheeler Maintenance garage needed repairs as well as the parking lot at Sunset.

Ms. Powell reviewed the projects identified at the 2015 Capital Planning Meeting and the status of each project. All projects that were identified as high priority, with the exception of the Mini Golf Hut renovation, have been included in the CIP. Those projects that are currently in the CIP include the Peck Farm Parking Lot/Restroom expansion, the SPRC outdoor playground, the replacement of the Peck House windows and door, the SPRC North bike trail (contingent on grant funds), the Sunset Pool sprayground and the Mill Creek sprayground. The Mini Golf Hut needs to be renovated and consideration of expanding the Hut to include a party room would increase the cost. Ms. Powell reviewed large projects identified at the 2015 Capital Planning Meeting which include the Sunset Roof/HVAC, bike trail expansions, the Peterson Property Development and Sunset Pool Phase III. Because these projects are of large dollar size they cannot be included in our current CIP without additional financial planning.

Ms. Powell reviewed future financial considerations including land cash, payoff of the Peterson Property, and the maturity of referendum debt in 2019 and alternative revenue debt in 2020. Ms. Powell reviewed the maturity of both GO Bonds and Alternative Revenue Bonds and the impact those maturities would have on taxpayers tax bills and the District's fund balance. She also reviewed the possibility of issuing replacement debt by going to referendum or by issuing Revenue Bonds (ARB's). Ms. Powell discussed timing and dollar amounts of issues.

Ms. Powell discussed potential grants as a source of funding for certain capital projects, such as the pool phase III, land acquisition, bike trail grant funding and green initiative grants.

Ms. Powell provided a list of unfunded projects both small and large. Ms. Lambillotte asked the board for any additional projects. Ms. Lambillotte conducted an exercise whereby she asked board and staff to choose the project they felt most important in the 1-3 year range and the 3-5 year range. Those identified were as follows:

Small \$ Projects:

To be Completed Next 1-3 Years

- PFP North Bike Trail (3 votes)
- Mini Golf Hut (3 votes)
- Sunset Ballfield (1 vote)
- Wheeler Park Turf Restoration (1 vote)
- Island Park Renovation-overlook, stage (2 votes)
- Repair Basement Walls of Peck (1 vote)

To be Completed Next 3-5 Years

- Island Park Renovation Overlook Stage (3votes)
- Green Initiatives (1 vote)
- Sculpture Park (2 votes)
- Sunset Ballfields (1 vote)
- PFP North Bike Trail (2 votes)
- Racquetball Court Tear Down (1 vote)

In regards to large dollar projects that cannot not be financed thru the CIP without additional financial planning, Ms. Lambillotte asked staff to choose the project they felt most important. A discussion was

had regarding the development of an East Side Athletic Complex to address future field space. Ms. Lambillotte stated that based on the results of the Master Plan we currently exceed national standards for field space based on population. Commissioner Lenski did not see the need for the replacement of ballfield lights based on utilization of the current lights. Ms. Lambillotte commented that the replacement of the ballfield lights had more to do with the poles needing replaced. Ms. Lambillotte addressed the need for the fencing to be replaced at some of the ballfields.

Commissioner Lenski asked about the status of a dog park. Ms. Lambillotte stated that the City of Geneva's parcel by the water treatment plant may not be conveyed to the District for some time based on planning they are currently doing surrounding the water treatment plant. A discussion regarding a future Sculpture Parks location along the east side of the river was had and its potential connection to Mt. St. Mary's sculpture park.

A discussion was had regarding the use of grant funds for some of our larger projects. Commissioner Moffat asked that anytime grant funds are an option that we be "shovel ready" but wait on a project until grant funds can be secured to help pay the cost.

The results of board and staff's identification of the most important large dollar project are as follows:

Large \$ Projects:

Sunset Roof & HVAC (Green) (7 votes)

Bike Trails (1 vote)

PFP Nature Center (1 vote)

Ms. Lambillotte asked the board and staff to identify any new project ideas regarding parks, programs or facilities. Those ideas mentioned included the following: Coop programming with Good Templar, NINJA playground at Sunset, Cooking Programs (food/wine/desserts) perhaps coop with local restaurants to find creative use of space, plowing trails at Wheeler and Peck, a woodshop room at PH38 for stage building.

Ms. Lambillotte stated that the results of this meeting will be compiled and reported back at the next board meeting as well as incorporated into the short/long range plan and the CIP budget.

ADJOURN

The meeting was adjourned at 7:35pm.

Secretary

Submitted By: Sheavoun Lambillotte / Christy Powell