

**GENEVA PARK DISTRICT
CAPITAL PLANNING MEETING MINUTES
SUNSET COMMUNITY CENTER
NOVEMBER 3, 2025
6:00 PM**

CALL TO ORDER

The meeting was called to order at 6:11 p.m.

ROLL CALL

President Moffat called for the roll. Commissioner Jones, Commissioner Cladis, Vice President Cullen, and President Moffat answered present. Commissioner Kaven was absent.

Staff members present were Executive Director Nicole Vickers, Supt. of Recreation Elliott Bortner, Supt. of Parks & Properties Carl Gorra, Supt. of Finance & Personnel Christy Powell, and Administrative Assistant Hannah MacArthur.

Guests: None

NEW BUSINESS

Executive Director Vickers welcomed the Board and staff to the annual Capital Planning Meeting, which helps plan the direction of the future capital projects for the district. Traditionally, this meeting is held annually to identify future capital projects and how they will be funded. All items within this presentation are projects that have been discussed over the past year, in some capacity. The majority of these projects to consider involve maintenance and preventive maintenance. Highlighted non-maintenance projects include the development of Winding Creek Park and improvements to Wheeler Park.

Supt. of Personnel & Finance Christy Powell stated that the staff and Board will identify small and large projects and how to plan for them. Ms. Powell presented a PowerPoint and reviewed the Geneva Park District's mission, vision, and values.

Ms. Powell stated the district's capital projects are identified by the Master Plan, completed every 10 years, the Community Survey, completed every five years, and the Long and Short-Range Plan, which is completed annually. Other avenues for identifying capital projects are the capital planning meeting, program evaluations, board member input, staff input, recreation trends, and community feedback. Projects with revenue generating potential are looked at closely, as well as projects that may require future maintenance and repairs. President Moffat asked if the ADA Plan is included in the Master Plan. Executive Director Vickers stated that both the ADA Plan and Community Survey are included within the Master Plan. Commissioner Cladis asked how staff handles community feedback and ideas. Executive Director Vickers stated that smaller items, the staff can and will take care of. Larger items are brought to the Board as they come in.

Ms. Powell discussed financial considerations. The interest income can range anywhere from \$400,000 to \$10,000, which is at the maximum of 10% of the funding for the CIP. Rates are headed down, and we are expecting that revenue to go down. The maturity of the alternative revenue bonds. Our last payment will be in December 2026. These bonds funded the Stephen D. Persinger Center. We also need to consider tax freeze legislation to make ourselves aware of new proposals that may impact our tax

levy. Commissioner Jones asked what projects are critical at SPRC. Supt. Gorra stated that the HVAC is the staff's greatest priority. Executive Director Vickers agreed.

Ms. Powell then discussed budgeting and prioritizing small and large projects. Small projects are considered to be \$500,000 or less, and large projects are considered to be more than \$500,000. Identified small projects budgeted are: The Park District Master Plan, SPRC improvements to the lobby floor, fitness floor, and steam room bench replacement, SPRC front entrance landscaping improvements (funded by the Geneva Park District Foundation), HVAC replacement at SPRC and SCC, SCC improvements to the carpets, fitness floor, window replacements, and partition wall in room 107/108, green house vent replacements, Sunset Pool new pump motor, VFD install, and electric pump work, Sunset Pool concession stand A/C installation, Mill Creek Pool heater and A/C replacement, Mill Creek Pool main pool heater replacement, and main pool liner, Mill Creek Pool locker room renovations, Dryden tennis courts, Wheeler tennis courts (if no Wheeler Park OSLAD Grant), skate park replacement, Peck Farm ball fields renovation, Wheeler Park ball fields (if no Wheeler Park OSLAD Grant), Sandholm West Park renovation, Moore Park Splashground surface repair, Peck Farm Park Orientation Barn improvements, HVAC replacement share at Harrison Street School gymnasium. Ms. Powell stated that the tennis courts and ball fields listed for Wheeler Park have been included in an OSLAD Grant, and the District will fund those projects to ensure that the projects are shovel-ready, as we aren't always aware when the grant money will be awarded. Ms. Powell then shared the unfunded small projects: The replacement of all BestLife cardio equipment, Adirondack chairs for movies in the park, teen obstacle course, Sunset Pool playground replacement, locker replacement, added shaded and funbrella replacement, Island Park stage cover, a sculpture park at Bennett North, green initiatives, adult fitness playground, Peck Farm Park ballfield lights to LED, Sunset ballfield lights to LED, Sunset Pool bath house upgrades. Executive Director Vickers stated that the items listed on the small budget list include typical upkeep or maintenance, which are actual needs versus wants. The Board and staff then discussed projects that are straight expenses versus projects that would generate revenue for the district.

Ms. Powell reviewed the budgeted large project list including; SCC remodel (75%-90% grant funding), Sunset Pool Phase III (possible 50% grant funding), EV charging stations (80% grant funding), Island Park south bridge (possible ITEP grant), Island Park N.E. retaining wall, Winding Creek (OSLAD Grant partially funded), Wheeler Park (possible OSLAD Grant funding), Playground replacement at Carriage Crest and Moore Park, new preschool site (leases ends 2026), Peterson property site work, and Skate Park renovation. Ms. Powell stated that the Skate Park is on both the small and large lists, as we are unaware of how the project would proceed. President Moffat stated that we are waiting for the city's decision on the land. Executive Director Vickers stated that the Island Park south bridge is a project that needs to be completed, as it is a maintenance issue. President Moffat stated that we need to get our State Legislators and the City of Geneva's support. Unfunded large projects include: Geneva High School tennis courts (50% of the \$1.2M project), West Side Athletic Complex/Large Community Park East Side, Wheeler West Trail connection from Route 31 to Stevens Street, and a Peck Farm Program Event Center. Vice President Cullen asked if there is room to do a new Playhouse 38 facility. Executive Director Vickers shared that the Peterson property is an option for a new cultural arts facility. Commissioner Jones stated that a Peck Farm Park event facility would generate revenue for the Park District.

Staff identified project ideas include: Old Mill extension with COG (50% for \$250K), SCC playground structure, gymnasium updates, pool cabanas, Sunset Pool parking lot improvements, Peck Farm Park Discovery Room remodel, and the Sunset Pool locker removals, playground replacement, additional

shade structures, and funbrellas. Commissioner Cladis stated that, in regards to government efficiencies, there are projects with the school district, and asked if the Park District has any projects with the Geneva Library. Executive Director Vickers stated that, as it pertains to capital costs, there are no projects with the Library District, but program collaboration has gone up significantly. The Board asked what staff have identified as most important. Staff identified the HVAC at both SPRC and SCC, and the Island Park south bridge. President Moffat stated that the staff has put together lists of large maintenance projects that need to be addressed and does not see any changes that need to be made. Commissioners Jones, Cladis, and Vice President Cullen agreed. Commissioner Cladis stated that we must be fiscally responsible and good stewards of the taxpayers' money and agreed with the projects identified.

ADJOURN

With no further questions or comments, Commissioner Cladis made a motion to adjourn the meeting at 7:43 pm. Commissioner Jones seconded. All ayes. Motion carried.

Secretary

Submitted by: Nicole Vickers / Hannah MacArthur