

**1. Call the Meeting to Order**

President Lange called the meeting to order at 6:00 pm.

**2. Roll Call**

At 6:00 pm roll call was taken:

Present: Commissioners Lange, Sbertoli, Schroeder, Stout

Absent: None

Also Present: Matt Ellmann, Executive Director; Michele Silver, Director of Recreation; Ray Chaussey, Director of Parks & Facilities (*left meeting 6:04pm and returned at 7:17pm*); Rhonda Brewer, Director of Finance and Administration and acting as Recording Secretary.

Members of the Public:

Mike Bersani, Park District Attorney; Joe Julius, Park District Auditor; Brad Wilson, City of Wood Dale Finance Director

**3. Pledge of Allegiance**

The Board, staff and members of the public present stood for the Pledge of Allegiance.

**4. Approval of Consent Agenda Items (Roll Call)**

A. Approval of the minutes of the Special Meeting of October 21, 2014

B. Approval of the minutes of the Executive Session of October 21, 2014

C. Approval of Ordinance O-15-06 Authorizing Conveyance of Personal Property (computers and components)

D. Approval of the monthly expenditures, totaling \$495,794.36, covered by check nos. 76852 through 76982 (\$344,387.89) and payrolls for 10/24/14 (\$75,809.43) and 11/7/14 (\$75,597.04).

Director Ellmann commented that he added Item C to the Consent Agenda as the conveyance of personal property is now standard business. In this case, outdated computer monitors, cables, etc. will be recycled.

It was moved by Commissioner Stout, seconded by Commissioner Sbertoli, to approve the minutes of the Special Meeting of October 21, 2014; the minutes of the Executive Session of October 21, 2014; Ordinance O-15-06 Authorizing Conveyance of Personal Property (computers and components); and the monthly expenditures, totaling \$495,794.36, covered by check nos. 76852 through 76982 (\$344,387.89) and payrolls for 10/24/14 (\$75,809.43) and 11/7/14 (\$75,597.04).

Ayes: Commissioners Lange, Sbertoli, Schroeder, Stout

Nays: None

**MOTION CARRIED**

**5. Presentation of Service Award to Frank Bonanno for 25 Years**

The presentation was moved to the December Board Meeting.

**6. Executive Session**

A. 5/ILCS 120/2(c)(3) – to consider the selection of a person to fill a vacancy in a public office.

B. 5/ILCS 120/2(c)(1) – to consider the appointment, employment, compensation, discipline, performance or dismissal of specific employees of the Park District.

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C. 5/ILCS 120/2(c)(6) – the setting of a price for sale or lease of property owned by a public body.

It was moved by Commissioner Schroeder, seconded by Commissioner Stout, to enter into Executive Session at 6:05 pm for the purpose of discussing Items A, B and C listed above.

Ayes: Commissioners Lange, Sbertoli, Schroeder, Stout  
Nays: None

MOTION CARRIED

It was moved by Commissioner Stout, seconded by Commissioner Schroeder, to exit the Executive Session at 7:13 pm.

Voice vote was taken; all in favor.

MOTION CARRIED

*The Special Meeting reconvened at 7:17 pm.*

**7. City of Wood Dale Presentation of Tax Increment Financing Redevelopment Plan and Project**

Director Ellmann introduced Brad Wilson, the Finance Director for the City of Wood Dale, who is present to inform the Board on the Tax Increment Financing (TIF) study that was commissioned by the City and their plans to form a TIF. This presentation was given to several local taxing bodies to provide an overview of the plans.

Brad said a TIF is an economic development tool. He reviewed conceptual drawings of the City with planned new infrastructure near Thorndale and Wood Dale Roads. He presented aerial views of residential areas and spoke of future mass transit. He gave a brief summary of the planning history and master plan.

Objectives are to implement the master corridor and make sure properties are utilized properly. This includes new infrastructure, streets, upgrade sewer facilities, improve areas and use sustainable development. Development strategies are standard and include infrastructure, streets, stormwater, retention, etc.

Brad reviewed cost estimates, and discussion included EAV of the area. He explained that EAV could be frozen for up to 23 years. He explained what TIF money could be used for and presented a thorough list.

Director Ellmann said he received a letter from the library that was also sent to other underlying taxing districts to see if there is interest in an Intergovernmental Agreement to define language in regards to this. Discussion ensued about districts affected, EAVs, bonds, TIF revenue laws, etc.

**8. Presentation and Acceptance of the Annual Financial Report for the Year Ending April 30, 2015 (presented by Joseph Julius)**

Joe gave a presentation of the comprehensive annual financial audit of the Wood Dale Park District. He explained that under the provisions of GASB (Government Accounting Standards Advisory Board), the report has increased in length due to additional information that includes, for example, population and economic size.

He discussed real estate taxes and assessed value. He pointed out that there has been a 21 percent decrease in EAV between 2013 and 2010, but the decrease will only affect the special recreation fund

because of tax caps and various rules. He said that the annual rate of inflation has held at about 1.5 percent for the last couple of years.

Joe went on to discuss other sections of the report, such as profit and loss statements over the last three years in detail. For Salt Creek Golf Course, Joe gave a synopsis spanning 13 years' history of the golf course.

Joe reviewed various funds, most of which held a surplus. He said generally a cash surplus of three months is good – the park district has a cash surplus of 6-7 months. IMRF funding ratios were briefly summarized before moving to bonds. The park district owes \$4.5 million in bonds. Refinancing one bond issue saved the park district \$93,000. Joe said the district is good with the bonds.

New information includes a 10-year presentation of taxes and assessed value. Joe explained that 40 percent of tax money is paid by homeowners and 60 percent is paid by industry. Since the crash in 2008, per capita income in Wood Dale has not increased. Concerning the golf course, 90 percent of golf rounds are paid by nonresidents.

It was moved by Commissioner Lange, seconded by Commissioner Schroeder, to accept the annual financial report for the year ending April 30, 2014.

Ayes: Commissioners Lange, Sbertoli, Schroeder, Stout  
Nays: None

MOTION CARRIED

**9. Consideration of City of Wood Dale request for use of Community Park for Prairie Fest**

It was moved by Commissioner Stout, seconded by Commissioner Sbertoli, to approve the City of Wood Dale's request for use of Community Park for Prairie Fest.

Ayes: Commissioners Lange, Sbertoli, Schroeder, Stout  
Nays: None

MOTION CARRIED

**10. Appointment to Fill a Board Vacancy**

President Lange stated that three candidates were interviewed for the vacancy. The Board discussed the candidates after the interviews and again briefly this evening in Executive Session and has come to a consensus. Director Ellmann stated for the record that it is nice to know that people want to contribute and be involved. He said all three candidates had skill sets and talents to offer in providing service back to the community. The Board's recommended candidate will be seated and sworn in at the December 9, 2014 Board Meeting.

It was moved by Commissioner Schroeder, seconded by Commissioner Stout, to approve filling the vacancy of the Board with Greg Stimpson for swearing in at the December 9 meeting.

Ayes: Commissioners Lange, Sbertoli, Schroeder, Stout  
Nays: None

MOTION CARRIED

**11. Approval of Information Technology Services Agreement with Itasca and Glen Ellyn Park Districts**

Under the agreement, Glen Ellyn, Wood Dale and Itasca share an IT Manager. Glen Ellyn pays the individual's salary and benefits and contracts the services back to us. The shared split is 40 percent Glen Ellyn, 40 percent Wood Dale and 20 percent Itasca.

It was moved by Commissioner Sbertoli, seconded by Commissioner Schroeder, to approve the Information Technology Services Intergovernmental Agreement with Itasca and Glen Ellyn Park Districts.

Ayes: Commissioners Lange, Sbertoli, Schroeder, Stout  
Nays: None

MOTION CARRIED

**12. Presentation of Annual "Beach" Pool Report (presented by Michele Silver)**

Michele presented the annual "Beach" pool report to the Board. She spoke about changes for next year to include food sanitation procedures as required by the DuPage County Health Department, replacement of pool drain covers as required every five years, and gutter repairs needed.

The pool's numbers are low compared to past years because of weather. Fee structure has been reviewed and is changing next year. Michele reported some history and highlights that include a change in pool hours, the addition of a heater/chemical feeder, the savings of \$900 due to more efficient lighting, the purchase of new chairs to replace old ones, and the replacement of computers for more efficiency at the front desk and concession stand.

The facility and staff were audited unannounced by Ellis & Associates and received three "exceeds" ratings, which earns a platinum award. Four non life-threatening rescues were made.

Michele showed that daily admissions decreased but seemed to be more popular than memberships. Patrons visiting this past summer showed a 4.5 percent decrease. Swim lessons increased, swim team stayed stable, but aqua classes are down on numbers and revenue. Overall program revenue exceeds expenses by 22.6 percent, but pool operations revenue was in the negative.

**13. Pool Gutter Repair Options and Approval to Engage Professional Services**

Ray showed illustrations of the gutter currently on the pool that is cracking and pictures of new gutter samples. He found a local vendor that offers an innovative repair solution. Ray and Director Ellmann explained the history, processes, and estimates of this project. Ray is waiting to see if a permit is required. Ray spoke at length to help the Board understand the steps in the needed repair.

It was moved by Commissioner Sbertoli, seconded by Commissioner Stout, to engage an engineer to prepare drawings and specifications for the repairs needed to do pool gutters and to draw the funds from the recreation fund under repairs and maintenance and the capital unforeseen fund not to exceed \$5,000.

Ayes: Commissioners Lange, Sbertoli, Schroeder, Stout  
Nays: None

MOTION CARRIED

**14. Approval of Employment Agreement with Matthew Ellmann, Executive Director**

President Lange said that after quite a few meetings and meetings with the park district attorney, the Board has come to a consensus to offer a contract to Director Ellmann. The Board worked out the parameters of said contract.

It was moved by Commissioner Stout, seconded by Commissioner Sbertoli, to recommend that the Board accepts the contract with Director Matt Ellmann with the conditions that the corrections brought forward in Section 8F read, “five months’ severance” and “lump sum payment of insurance benefits” and be subject to attorney review of the document.

Ayes: Commissioners Lange, Sbertoli, Schroeder, Stout  
Nays: None

MOTION CARRIED

**15. Selection of IAPD Annual Meeting Representatives (Credentials Certificate)**

The Board decided that Denice Sbertoli is the IAPD Representative Delegate, and Commissioner Lange will be an alternate; and Director Ellmann will be the second alternate.

ALL IN FAVOR

MOTION CARRIED

Commissioner Schroeder requested that a report be presented to the Board at the January 2015 meeting that updates them on the coordinator part-time employee job descriptions, salaries and benefits in conjunction with the budget that was approved for 2014-2015.

**16. Adjournment**

It was moved by Commissioner Stout, seconded by Commissioner Sbertoli, to adjourn this Special Meeting at 9:04 pm.

After a voice vote, President Lange declared the MOTION CARRIED.

The next Special Meeting of the Wood Dale Park District Board of Commissioners shall be held on Wednesday, December 3, 2014, at 7:00 p.m.

The next General Meeting of the Wood Dale Park District Board of Commissioners shall be held on Tuesday, December 9, 2014, at 6:00 pm.

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