



**OFFICIAL MINUTES  
OSWEGOLAND PARK DISTRICT  
COMMITTEE OF THE WHOLE  
BOARD OF PARK COMMISSIONERS  
OCTOBER 4, 2018**

The Oswegoland Park District Board of Park Commissioners met on the above date at Prairie Point, 313 E. Washington Street, Oswego, Illinois.

**CONVENING THE MEETING**

Vice President Tartol called Committee of the Whole Park Board meeting to order at 6:05 pm. Following the Pledge of Allegiance, the Secretary called the roll. Commissioners Ijams, McCallough, and Tartol were physically present. Commissioners Behrens and Krahn were absent.

Staff in attendance included: Rich Zielke, Cindy Benson, Rebekah Flakus, and Chad Feldotto

Guests in attendance included Doug Pfeiffer and Daniel Atilano from Dewberry Architects, Inc.

Legal Counsel was not in attendance.

**Announcements and Changes to the Agenda**

None

**COMMUNICATIONS**

**Recognition of Visitors**

None

**Written Correspondence**

None

**CONSENT AGENDA**

Vice President Tartol listed items on the Consent Agenda as follows:

- Approval of minutes of the regular Board meeting on September 20, 2018.

Commissioner Ijams made a motion to accept the Consent Agenda as presented. The motion was seconded by Commissioner McCallough.

Roll Call:	Ayes	Commissioners Ijams, McCallough, and Tartol
	Nays	0
	Abstain	0
	Absent	Commissioners Behrens and Krahn

Commissioner Ijams made a motion to approve the Consent Agenda. The motion was seconded by Commissioner McCallough.

Roll Call:	Ayes	Commissioners Ijams, McCallough, and Tartol
	Nays	0
	Abstain	0
	Absent	Commissioners Behrens and Krahn

**COMMITTEE BUSINESS**

## **FY19 Capital Project Review**

Zielke shared that Pfeiffer and Atilano, from Dewberry Architects, Inc., were in attendance to provide an update on the Prairie Point Renovation Project, following discussion had at the September Board meeting. Dewberry drafted three options to share with the Board for their consideration.

Pfeiffer shared the Condition Assessment Report with those present, noting that because of the age of Prairie Point, any construction done in excess of \$100,000 would obligate the District to bring deficiencies up to current code. Currently, such deficiencies are grandfathered in. Pfeiffer commented on some of the deficiencies and discussed physical implications of the facility.

Based on the Condition Assessment Report, Atilano shared that his company felt it was in the all parties best interest to prepare options for the Board and staff to review to determine the best way to move forward on this plan. Atilano shared three different options for consideration.

Concept 1 is to improve/expand the Prairie Point facility and build a new maintenance/operations garage. The cost is estimated at \$6.5 million. Concept 2 is to construct a new administrative building and convert the Prairie Point site into operations/maintenance. The cost for this concept is estimated at \$8.5 million. Concept 3 considered acquiring a former middle school for an administrative/recreation center and convert the Prairie Point site into operations/maintenance at an estimated cost of \$12.8 million.

Following discussion, those present agreed that Concept 2 seemed to make the most sense for the District to consider to move forward with. This concept also allows for work to be done in phases, with the least amount of impact to staff, as well as for future development. Zielke confirmed he will gather input from Commissioners not in attendance to determine which concept to direct Dewberry to move forward with.

Pfeiffer and Atilano left the meeting at 6:49 p.m.

Feldotto shared that he will provide the Board with an updated FY19 Capital Project List following the staff review meeting on October 9.

## **Levy Discussion**

Zielke reminded the Board that the District is only entitled to receive money based on the state statute. In addition, the two scenarios provided uses an estimate for both EAV and New Growth, so these scenarios are subject to change based on the actual numbers determined. The District is required to hold a Truth in Taxation Hearing when requesting 105%, or more, in additional money. However, in the past, the Board typically chooses to hold this hearing regardless of the percentage it is requesting.

Flakus shared the following two scenarios with the Board for their consideration:

- Scenario 1: Estimated New Money from CPI and New Growth, plus extra money in Corporate Fund (in case county estimates are incorrect and to capture all potential money) Truth in Taxation – 105.04%. Potential impact on a resident’s tax bill is a minimal increase to the District portion of the levy (if no appreciation or depreciation occurred)
- Scenario 2: Estimated New Money from CPI and New Growth, plus extra money in Corporate Fund (in case county estimates are incorrect and to capture all potential money) Truth in Taxation – 109.00%. Potential impact on a resident’s tax bill is a minimal increase to the District portion of the levy (if no appreciation or depreciation occurred)

Following discussion, Board members present were comfortable with Scenario 2 however, wanted input from those not in attendance. Zielke confirmed that the District will then hold a Truth in Taxation Hearing, as well as ask the Board to approve the Levy, at the November 15, 2018 Board meeting. Flakus will publish the notice of the hearing (Truth in Taxation Law) on November 1, 2018, but no later than November 8, 2018.

**Other Committee Business**

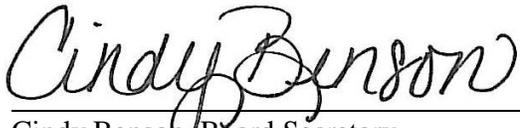
Zielke reminded the Board of the upcoming meeting dates:

- October 18 Board Meeting
- November 1 Committee of the Whole (COW) Meeting
- November 15 Board Meeting (Approve the Tax Levy)
- December 6 Committee of the Whole (COW) Meeting
- December 20 Board Meeting (Approve FY19 Budget)

**ADJOURNMENT**

The meeting was adjourned at 7:05 p.m. following a motion made by Commissioner Ijams and seconded by Commissioner McCallough.

Roll Call:	Ayes	Commissioners Ijams, McCallough, and Tartol
	Nays	0
	Abstain	0
	Absent	Commissioners Behrens and Krahn



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Cindy Benson Board Secretary  
October 18, 2018