DUNDEE TOWNSHIP PARK DISTRICT
BOARD MEETING MINUTES

The July 17, 2024 meeting of the Dundee Township Park District Board of Commissioners was held at the Rakow Center. Vice President Erin O'Leary, called the meeting to order at 7:02 p.m. Commissioners responding to roll call were Treasurer Jim Bonkoski, Secretary John Meschewski and Commissioner Pam Griffin. President Scarpelli attended the meeting by telephone but was unable to be a part of the quorum or vote on any matters.

Citizens to be Heard

Kelly Thomas, of Sleepy Hollow, has some concerns about Sleepy Hollow pool safety and would like to sit down with staff to discuss. She would also like to discuss some items related to the aquatics needs assessment process.

Tom Mammoser, of Algonquin, wanted to make the board aware of three items: 1. There will be a veteran golf outing taking place in September at our Randall Oaks Golf Course. 2. Consider the Village of Algonquin residents during the aquatic needs assessment process as many are residents of Dundee Township. 3. Consider removing from consent agenda the Qualifying Retiree Facility Benefits policy and placing it under New Business.

Introduction of New Staff

A. Supervisors introduced their new staff members to the board. Meghan Santos, Recreation Supervisor; Dan Hossler, IT Administrator; Ricardo Guzman, Mechanic: Tommy Witkowski, Parks 2; Rick Jackson, Parks 2; and Fabian Valdez, Facilities 3.

Aquatic Survey Results Presentation to the Board - Executive Director Peterson updated the board that the aquatic advisory committee had met on June 24 to review the results of the aquatic community wide survey. Questions and answers took place and discussions ensued with the committee and consultants. Because the number one response in the survey on type of facility was both an indoor and outdoor pool, the committee wanted the Park Board to consider doing preliminary designs and cost estimates for an outdoor pool at the Sleepy Hollow property and an indoor pool at the Randall Oaks Recreation Center property. Peterson turned over the floor to George Deines, of Counsilman-Hunsaker, to present the survey results.

Mr. Deines walked the board through the results of the aquatic survey questions and included demographics, types of facilities, types of amenities, location desire of a new facility, etc. Discussions ensued with the board, audience and staff regarding dome quality/longevity and costs, School D300 support, grants, etc. Executive Director Peterson suggested that the Park Board and committee have a meeting and have further discussion regarding the survey results, Park District finances, referendum

discussions, etc. The board concurred to table the consideration to move into Phase 2 and plan to meet with the committee first.

*John Meschewski made a motion with a second by Jim Bonkoski t*o table the proposal until further discussions*. The motion passed 4-0.*

Consent Agenda

A. Approval of Items to be Considered for Consent Agenda – John Meschewski made a motion with a second by Jim Bonkoski to approve the items to be considered for the Consent Agenda. The motion passed 4-0. This includes:
   i. June 19, 2024 - Regular Board Meeting Minutes
   ii. Accounts Payable Check Register Dated – July 3, 2024
   iii. Accounts Payable Check Register Dated – July 17, 2024
   iv. Financial Report – Period Ending May 31, 2024
   v. Financial Report - Period Ending June 30, 2024
   vi. 2.32 Qualifying Retiree Facility Benefits – Consideration for Approval
   vii. Review and Not to Release Closed Session Minutes for the Period Beginning January 2024 Through June 2024 – Consideration For Approval
   viii. Destroy Verbatim Audio Recordings for the Period Beginning July 2022 Through December 2022 – Consideration For Approval
   ix. Rakow Center Rooftop Replacement Project (RTU #4) Bid – Consideration for Approval
   x. Dolphin Cove Pool Shell Project Bid – Consideration for Approval

B. Approval of Consent Agenda - John Meschewski made a motion with a second by Jim Bonkoski to approve the Consent Agenda as presented. The motion passed 4-0.

Director's Report

A. Pony Project Update – Peterson told the board that more information is needed before he can update the board on this project at Randall Oaks Park.

B. Randall Oaks Recreation Center AC Update - Peterson explained to the board that there are two rooftop Mammoth units at this facility and that the larger unit, RTU #1, has not been working since May when it was turned on. This unit cools every area of the building except the gymnasium - RTU #2, a smaller unit, cools the gymnasium. Staff have worked with PremiStar, our local HVAC vendor, to fix the problem to no avail. There have been approximately 40 hours of labor expended and it has been determined that the coils and circuits need to be

replaced. Peterson referred the board to the handouts placed in front of them and walked them through the options available to resolve the problem.

a. option 1 is to replace the coils and circuits on the original unit at a cost of $295,942. The concern with this is that the rooftop unit is 12 years old, and the life expectancy is 15-20 years. Staff did not recommend this option.
b. Option 2 is to replace the entire Mammoth rooftop unit with a Trane unit. The Carrier unit also considered does not fit within the housing up on the roof, so it was eliminated as an option. The Trane is a 100-ton unit that will need to be lifted with a crane, set in place and then connected to the controls and ducts. The cost for the unit and labor amounts to $400,705. This provides the District with a new unit and a more reliable unit than the Mammoth and the poor experiences had for many years. Staff is recommending this option.

Peterson went on to explain that this can be considered an emergency expense and therefore, it does not need to go through a bid process. The process needs to begin right away in order to get the unit as soon as possible. A bid process could take up to two months in addition to the lead times. This public facility has experienced very uncomfortable air quality and temperatures, and staff have received numerous complaints from our residents/users. Our corporate attorney from Ancel Glink, Scott Puma, supports this being an emergency expense.

Peterson also noted that a quote was given to replace the other rooftop unit that has been running fine, but it could not be considered an emergency expense. Because it has been running fine, staff do not recommend replacing the working unit at an additional cost of $294,535. Preventative maintenance should extend the longevity of the new replacement unit and the unit that is 12 years old.

Peterson was asking for consensus from the board to move forward with replacing the broken rooftop unit in order to get the ball rolling. The board consensus was to have staff move forward with the purchase of the Trane rooftop unit. To comply with the district's spending policy, Peterson will formally ask the board for the approval of this emergency expense at the August 7, 2024 board meeting. He explained that any unbudgeted item of $30,000 or more must be approved by the Board of Commissioners.

Finally, Peterson discussed the temporary air conditioning solution for the facility. He indicated that this was necessary as there are still at least two more months of warm weather ahead. Staff will work with PremiStar to rent an air conditioning unit that will effectively cool the facility. He reviewed setup and rental costs.

President's Report
None.

Old Business
None.

New Business
None.

Adjournment
John Meschewski made a motion with a second by Pam Griffin to adjourn the meeting. The motion passed 4-0. The meeting was adjourned at 8:14 p.m.

Note: The next board meeting is scheduled for August 7, 2024, at the Randall Oaks Golf Course Clubhouse.