

WAUCONDA PARK DISTRICT
Board Meeting
November 23, 2021
Community Center

At 7:00 pm, Commissioner Starkey called the meeting to order. Commissioners Berrelez, Bader, Carr, and Micelli were present, along with Executive Director Staton and Director Babicz. At the start of the meeting Commissioner Starkey asked that new business item A be moved up on the agenda to accommodate Aaron Gold's (Speer Financial) schedule.

Also present were Aaron Gold from Speer Financial and Wes Levy from Lauterbach and Amen (remotely).

Approval of Minutes

Approval of the Regular Session Minutes from November 9, 2021, was tabled for corrections recommended by Commissioner Starkey.

Approval of the Executive Session Minutes from November 9, 2021 was motioned by Commissioner Berrelez and seconded by Commissioner Bader. Roll Call: all aye.

Comments from Public

Copies of some Facebook comments regarding the purchase of Wauconda Boat were distributed to the Board. Overall comments have been positive. Ed from Wauconda Boat was happy with the article in the Daily Herald. Commissioner Starkey inquired about a FAQ document to be placed on the District's website. Staff will develop a format for the Board to approve.

Communications

None

Approval of Disbursements

Approval of the disbursements from November 10, 2021 to November 23, 2021 in the amount of \$57,662.81 was motioned by Commissioner Carr and seconded by Commissioner Micelli. Roll Call: all aye.

Committee Reports

A. Recreation – No written report. Director Babicz reported that twenty-six (26) participants were registered for the November 24 Day off School and they would be making Gingerbread Houses. Calls from Santa program is full. Next week staff will be participating in the Holiday Walk and Parade, along with the annual lighting of the tree at Cook Park.

B. Finance – Executive Director Staton shared the October Budget report with the Board. The payment of the rollover bonds is due the day after the next board meeting. Executive Director Staton confirmed with the board that the payment could be made ahead of time, so it is not late, as it is a budgeted item.

C. Park Maintenance – No written report. Director Drinkwine is using vacation days this week. The boardwalk at Cook Park is finished. The Parks Department is taking advantage of the warm weather and rented a chipper for some dead trees, the tree has been decorated for the annual lighting, and the shop storage project is continuing.

D. Risk Management – Supervisor Ftacek submitted a written report outlining the year's birthday party and rental activity. Open enrollment for health insurance is due December 1.

E. W-Fest – The committee is still working on two bands for Sunday night and one band for 7:00 pm on Saturday night. The next meeting will be held on December 7.

F. Administration – A written report was submitted. All items are included under new business. The home inspection of the apartments and house at Wauconda Boat will take place on November 24.

New Business

A. Ordinance 2021-10 - An ordinance providing for the issue of not to exceed \$2,500,000 General Obligation Park Bonds (Alternate Revenue Source) of the District for the purpose of acquiring land and property for marina purposes and for the payment of the expenses incident thereto, providing for the pledge of certain revenues to the payment of principal and interest on the bonds and the levy of a direct annual tax sufficient to pay such principal and interest if the pledged revenues are insufficient to make such payment and authorizing the sale of the bonds to the purchaser thereof. – Arron Gold from Speer Financial discussed the parameters ordinance with the board. The Issue or bond pricing will be held on December 7 and the Closing will be held on December 21. The District will be issuing two series of Bonds 2021 A And 2021 B based on the tax status of each series. Executive Director Staton or President Starkey will need to be available for the December 7 meeting and The Board President, Secretary, and Treasurer will need to be present for the Closing on December 21.

A motion to approve Ordinance 2021-10 - An ordinance providing for the issue of not to exceed \$2,500,000 General Obligation Park Bonds (Alternate Revenue Source) of the District for the purpose of acquiring land and property for marina purposes and for the payment of the expenses incident thereto, providing for the pledge of certain revenues to the payment of principal and interest on the bonds and the levy of a direct annual tax sufficient to pay such principal and interest if the pledged revenues are insufficient to make such payment and authorizing the sale of the bonds to the purchaser thereof was made by Commissioner Berrelez and seconded by Commissioner Bader. Roll Call: all aye.

B. 2021 Tax Levy Discussion – Wes Levy was in attendance electronically to provide a review of the 2021 tax levy. After a review of the preliminary figures, the Board was comfortable moving

forward with the ordinance and noted it would be presented at the next Board Meeting on December 14. It is projected that the levy will have a less than 5% increase, therefore, a hearing and publishing in the paper will not be likely.

C. Beach Park – A discussion was held on how to proceed with the Beach Park proposal. Executive Director Staton shared the Village’s 2012 Comprehensive Plan from their website with the Board. This plan shows a redevelopment plan for the downtown area including Beach Park. After a short discussion, it was decided that Executive Director Staton and President Starkey would reach out to the parties involved and see if the plan was still feasible and move forward with a future meeting of the parties involved. Commissioner Carr added that it was important to align ideas for the Park with the Village before bringing in an outside developer.

D. Fitness First Hours and Fees – Director Babicz reviewed the results of the Fitness First survey with the Board and recommended reducing the number of hours on Friday night due to low attendance and a slight increase in fees to align with the 25% nonresident premium.

E. Inspection Proposals – Executive Director Staton reviewed the Inspection Proposals for Wauconda Boat with the Board, and the consensus of the Board was to move forward with these inspections as part of the due diligence process for the purchase.

Unfinished Business

A. Master Plan – Executive Director Staton advised that this project is ongoing and had nothing new to report.

Commissioners Comments

Commissioner Starkey shared with the group that he reached out to retired Executive Director Burton, Retired Commissioners Kadlec and Geary, about the Wauconda Boat purchase and thanked them for all of the hard work in making this possible for the District.

Executive Session

None

Issues to be voted on by the Board that were discussed in Executive Session

None

Adjournment

At 8:55 pm a motion to adjourn was made by Commissioner Carr and seconded Commissioner Bader. Roll Call: all aye.

