

**GENEVA PARK DISTRICT
CAPITAL PLANNING MEETING MINUTES
SUNSET COMMUNITY CENTER
DECEMBER 9TH, 2024
5:00 PM**

CALL TO ORDER

The meeting was called to order at 5:04 pm.

ROLL CALL

President Moffat called for the roll. Commissioner Kaven, Commissioner Jones, Commissioner Cullen, and President Moffat answered present. Commissioner Cladis arrived at 5:42 pm.

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 Sterrick.

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 as a way to identify future capital projects and how those projects will be funded. Last year's focus was facility improvements and the Stone Creek Mini Golf building renovation.

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 presentation and reviewed the Geneva Park District's mission, vision, and values statements.

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.

Ms. Powell discussed financial considerations. She stated that interest income is anticipated to decline slightly as investment rates decrease beginning in 2025. Analysts are projecting a possible rate cut in 2025 and we are anticipating two cuts. Actual interest revenue in 2022 were \$68,000, and 2023 was \$258,000. The maturity of alternative revenue bonds will be forthcoming in 2026. Future expenditure considerations include aging infrastructure, Stephen Persinger Recreation Center will be 20 years old in 2028. Projects will be completed that were deferred due to the impact of COVID-19. Future spending for new capital projects will fluctuate between \$2M - \$6M. We will continue to monitor tax freeze legislation to make ourselves aware of new proposals that may impact our tax levy.

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; playground replacements, solar roof panels at Peck Farm Park, Sandholm West Park renovation, Wheeler Park baseball and softball fields renovation, Harrison Street School and Western Ave School field renovations, refurbished tennis courts at Marjorie Murray and Dryden Parks, Sunset Community Center Dryvit repair and paint, SPRC sanding and refinishing gym floors, Peterson property site work, Peterson property development, and Skate Park replacement. Ms. Powell reminded the Board that work completed at the schools is a shared expense with the school district. The Peterson property is the Park District's most recent property acquired. The Executive Director stated that the property is 15 acres and currently only has a couple of machine sheds on the land. Commissioner Kaven asked if the \$500k for Peterson property development would be

installing a park. Executive Director Vickers stated that was correct. Potentially a park could be developed or anything else the Board decides on. In the most recent community survey, a question was asked to the community what they would like to see on the property. The overwhelming response was something passive and secondly a nature center. Ms. Powell then listed the unfunded small projects that include; Stone Creek Mini Golf carpet replacement, Mill Creek Pool concession stand, a teen obstacle course, a sculpture park at Bennett Park North, Peck Farm ballfield lights, Sunset ballfield lights, and green initiatives that could look like geothermal heating, LED lighting, green roof. The green initiatives would have grant opportunities.

Ms. Powell then shared budgeted large projects including; Winding Creek Park (OSLAD Grant partial funding) budgeting in fiscal year 2026, the addition of EV charging stations (80% grant funding) budgeted in fiscal year 2026, a new preschool site budgeted in fiscal year 2026, Sunset Community Center remodel (75%-90% grant funding) budgeted in fiscal year 2027, Island Park south bridge reconstruction (possible ITEP grant) fiscal year 2027, Island Park North East retaining wall budgeted in fiscal year 2028, and the Sunset Pool phase III (possible 50% grant funding) budgeted in fiscal year 2031. Executive Director Vickers noted that the Sunset Pool phase III project has been on the list for many years. Commissioner Kaven asked what does phase III look like. Director Vickers stated that she believes the plans included more slides, a lazy river, and a flat pool for lap swim. Discussion was had between the Board Commissioners and Executive Director Vickers regarding how the Park District and the School District split expenses for Friendship Station Preschool. Ms. Powell also shared unfunded large projects including; the renovation of Moore Park splash pad, shade opportunities at all ball fields, renovation of Sunset Community Center without grant funding, SPRC HVAC replacement, renovation of the bath houses at Sunset Pool, renovation of Discovery Room at Peck Farm Park, a new playground at Sunset Park, Island Park expansion, Old Mill Park extension, west side athletic complex, extension of the Wheeler West Trail from Route 31 to Stevens Street, Peck Farm Park Program Event Center, and the renovation of the Peterson Property. Executive Director Vickers shared that Supt. Gorra has an idea to build a Nature Center with a preschool underneath to build off the elevation on the Peterson property. Director Vickers noted that the bath houses at Sunset Pool did go to bid and bids came in well over budget and the Sunset Community Center renovation was put on hold during COVID-19. Ms. Powell then reviewed the capital projects that were completed or soon to be completed in fiscal year 2025, the list included; the universal playground, pickleball courts, parking lot expansion and bathrooms at Mill Creek Community Park, Stone Creek Mini Golf expansion, Sunset Pool improvements, Wellington Park playground, the renovation of Kidz Korral, Peck Farm Park Orientation Barn renovation, Jaycee storage building improvements, Peck Farm grey barn roof replacement, the addition of a staff office, Don Forni Park baseball field regrade, and the Western Avenue School gymnasium replacement air handler and condenser unit for air conditioning.

The committee then discussed how the district finds, writes, and applies for grants. Commissioner Jones shared that the renovation of the Sunset Community Center is his top priority. Executive Director Vickers shared that smaller projects regarding work on the exterior of the Sunset Community Center will be happening to improve the look of the building and make it more inviting. The staff is also working very hard to create a history wall in conjunction with the Geneva History Museum to make the entrance more inviting and interactive. Executive Director Vickers stated that the district has spent many dollars on the maintenance upkeep of the Sunset Community Center and the esthetic upkeep is now on the forefront.

As it relates to funded projects, Executive Director Vickers shared with the Board a letter that was received from an organization that has softball field requests, and separately, a patron posed a question about having outdoor turf fields. Questions were asked in the most recent community survey regarding the need for additional turf fields and additional ball fields. The results were overwhelmingly low. Commissioner Kaven stated that with the community survey being completed recently if the current need for more ball fields and turf fields were needed the results would have shown. The committee continued discussion and identified their desired projects including; the esthetic upkeep of the Sunset Community, the Wheeler Park ballfield renovation, the Sunset Pool bathhouse renovation, and the Peterson property site work and development.

ADJOURN

Commissioner Jones made a motion to adjourn the meeting at 6:51 pm. Commissioner Kaven seconded. All ayes. Motion carried.

Secretary

Submitted by: Nicole Vickers / Hannah Sterricker