

**PARK DISTRICT OF HIGHLAND PARK
BOARD OF PARK COMMISSIONERS
MINUTES OF WORKSHOP MEETING
FEBRUARY 11, 2020**

The Workshop Meeting of the Board of Park Commissioners of the Park District of Highland Park was held in the Board Room at the West Ridge Center, 636 Ridge Road, Highland Park, Illinois.

The meeting was called to order at 6:04 p.m. by Vice President Ruttenberg.

ROLL CALL

Present: Commissioner Bernstein, Vice President Ruttenberg, Commissioner Flores Weisskopf

Absent: President Kaplan, Commissioner Grossberg

Staff Present: Executive Director Romes; Director Smith, Director Peters; Assistant Director Maliszewski, Director Carr; Director Gogola; Director Dunn; Executive Coordinator Hejnowski

Commissioner Grossberg arrived at 6:06 p.m.

RESOLUTION 2020-03 AUTHORIZING A CONTRACT WITH THE LOWEST COST ELECTRICITY PROVIDER

Director Peters reported that electricity at all Park District facilities is currently brokered via E-Quantum Consulting, LLC, except for the Recreation Center of Highland Park (RCHP). RCHP and the Highland Park Country Club (HPCC) building share the same electricity meter. Prior to 2018, the City of Highland Park brokered electricity via Northern Illinois Municipal Electric Collaborative (NIMEC) and billed the Park District for our share of the electricity usage. In 2018, the electricity bill was transferred to the Park District, and we assumed the remainder of the agreement with NIMEC which is expiring February 29, 2020.

Director Peters shared that NIMEC is the largest governmental Collaborative in Northern Illinois which aggregates the energy needs of 170 government members allowing them to secure more competitive pricing. Although the Park District has only been working directly with NIMEC since 2018, the City has been working with them since 2010 and has had a positive relationship. Additionally, Ancel Glink has indicated that several of their clients are members of NIMEC and have also been pleased with the results of their brokering. Staff recommends NIMEC continue to serve as the Park District's broker relative to the acquisition of electricity for RCHP due to their extensive experience and ability to leverage competitive pricing.

Director Peters stated that bidding electric for the consortium takes place over a few hours. Therefore, approval to participate in the NIMEC consortium must take place prior to knowing the awarded supplier and associated rates. The amount of compensation that NIMEC receives is included in the electricity prices from the supplier (roughly 3% of electric supply), so there will

be no direct payment made to NIMEC by the Park District. Since all other Park District facility electric brokerage agreements will expire December 31, 2021, staff recommend entering into an agreement with NIMEC for RCHP with the same expiration date, allowing all facility electric brokerage agreements to be aligned. Staff will recommend approval from the Park Board of Commissioners of Resolution 2020-03 at the February 25 Regular Board Meeting to allow the purchase of electricity for the Recreation Center of Highland Park from Northern Illinois Municipal Electric Collaborative.

Vice President Ruttenberg asked if the solar energy will be for the Recreation Center of Highland Park only at this time. Director Peters answered yes. Commissioner Bernstein asked if the Recreation Center of Highland Park is metered separately from the Clubhouse and Director Peters said it was not. She further explained that the District has been paying each bill in full and asking the City for 20% reimbursement for those bills and the end of the year.

REVIEW OF VOUCHERS

Director Peters presented the vouchers for checks written January 23, 2020, through February 3, 2020, for an amount totaling \$543,373.77. There were no questions from the Board. Vice President Ruttenberg reviewed the vouchers and had no further questions.

ADDITIONS TO THE AGENDA – None

ROSEWOOD BEACH UPDATE

Director Smith reported that at the January 14 Workshop meeting, Margaret Boshek discussed long term solutions for erosion control at Rosewood Beach, focusing on three options. Staff has continued exploring those options and the best approach to take for each cove. Director Smith presented the three options and stated that the cost of the work had not been finalized.

1. Underwater Weir which is a submerged sheet pile placed in between the current breakwaters. This option works as an effective barrier reducing wave energy entering the cove and prevents sand from washing out.
2. Reduced Gap Width is an extension of stone placed along the current breakwaters to minimize the opening, which allows waves into the cove. This is an effective option that would break up wave energy and retain sand. Construction requires installation by a barge. Commissioner Grossberg asked if the price of this option is higher due to the use of a barge. Director Smith said yes and for the cost of the material.
3. Revetment protects the infrastructure, but it does not retain the current sand or prevent erosion of sand on the beach. This is a different approach, strictly to maintain infrastructure.

Director Smith stated that Staff recommends the Interpretive Cove will need an additional stone revetment in front of the Interpretive Center building and a sheet pile revetment along the parking lot to protect the building and parking lot. The estimated cost for this work is \$342,000. If approved, construction could begin this Fall. Commissioner Grossberg asked how the sand was

performing/functioning as a result of the nourishment. Director Smith stated that this sand is much denser, is flattening out as expected and there are no longer significant drop-offs.

Commissioner Bernstein asked how the sheet pile revetment will work. Director Smith said that the revetment would be sized and driven into the ground deep enough to withstand the waves. Commissioner Bernstein asked if the sheet pile revetment would protect the parking lot. Director Smith stated yes, there still will be overtopping from high waves, but the sheet pile revetment will protect the foundation. Commissioner Bernstein asked Director Smith to explain the benefit of the additional rock versus what is already at the beach in front of the Interpretive Center. Director Smith shared that the rock revetment will be covered by sand and at a slight slope versus a steel revetment which will result in a steep drop off from the boardwalk.

Director Smith stated that Staff favors the reduced gap width for the Swimming Cove since this option would retain sand. Commissioner Bernstein asked if a stone revetment would be a better option. Director Smith shared that a revetment would protect the guardhouse, restrooms, and concessions; but would do nothing to protect the sand in the cove. Commissioner Bernstein asked if the boardwalk would need protection. Director Smith said if needed, the boards could be replaced, as necessary. Commissioner Bernstein asked if there was any danger to the bluff. Director Smith shared that Ms. Boshek feels there is no danger to the bluff as a result of the high lake levels, and that the vegetation is protecting it.

Director Smith reported that the Recreation Cove was not included with the sand nourishment project this past Fall. The underwater weir and reduced gap width are not recommended. Director Smith explained that rocks and geotextile fabric are visible in this cove and the footing of the shade structure covering the playground structures is exposed. Staff is working with SmithGroup for alternative options and the current options include sand replenishment, or to closing the cove for the summer. Another replenishment is estimated at a minimum of \$150,000.

Commissioner Bernstein asked if the lake levels recede, what would the consequences be for this cove. Director Smith stated the most appropriate solution would still be to nourish this cove with additional sand. Commissioner Bernstein asked if the existing sand were moved around would a replenishment still be required. Director Smith said due to the significant loss of sand and the amount of exposed rock a sand nourishment would be needed and that the District has a permit allowing replenishment for 10 years.

Vice President Ruttenberg asked if the plan is to replenish this spring. Executive Director Romes stated that nothing has been approved by the Board, but if so, a decision would have to be made soon. Commissioner Bernstein asked what type of sand would be used. Director Smith stated that it would most likely be a combination of birdseye and torpedo sand. Executive Director Romes said that Staff would like a consensus from the Board to allow SmithGroup to prepare a proposal for design documents.

Vice President Ruttenberg asked if there was a consensus from the Park Board for the Interpretive Cove solution. The Park Board agreed with Staff's recommendation for a back of beach revetment. Vice President Ruttenberg asked if the work in the Interpretive Cove could be completed this Fall. Director Smith said that is the goal. Commissioner Bernstein asked if funds were available for

this work. Director Smith reported that there is some money budgeted but depending on the final costs the budget may need to be amended.

Director Smith stated that the Recreational Cove will either need to be replenished with additional sand before the summer season or will need to be closed off. The shade structure and a portion of the playground will also need to be removed. Commissioner Bernstein shared that the issues the District is experiencing are being shared by many towns along the lakeshore of Chicago. Vice President Ruttenberg asked if there was any risk to the access from the stairway to the upper lot parking lot. Executive Director Romes stated that SmithGroup does not feel that this area is currently at risk. Vice President Ruttenberg asked if the cove is closed off will patrons still be able to access the stairway to the upper parking lot. Director Smith stated that the fencing would not block off the access point to the stairway. Director Smith stated that if the Park Board would like to keep this cove open and operating that a sand replenishment would need to be completed before the summer, and approval from the Board would be necessary as soon as possible. Commissioner Bernstein asked if there was money budgeted to replenish the sand. Executive Director Romes stated that there are funds available for sand replenishment.

Director Smith stated that Staff favors the reduced gap width option for the Swimming Cove since staff feels the buildings are not at high risk and this option would help maintain sand from washing out of the cove. Commissioner Grossberg asked if a breakwater could be placed outside of the current gap to help reduce wave energy. Executive Director Romes shared that Staff explored this option, but since the breakwater would be placed outside of District property, permitting will be extremely difficult and costly, therefore it is not recommended. Vice President Ruttenberg and Commissioner Bernstein feel it is necessary to protect the District's investments and prefer the District consider a revetment for the Swimming Cove.

Director Smith stated that Staff will ask for a proposal from SmithGroup for the back of beach revetment for the Interpretive Cove and the Swimming Cove, and for sand nourishment for the Recreational Cove. Director Smith will share the proposals at the February 25 Regular Board Meeting.

SOLAR PANEL PROJECT UPDATE

Director Smith shared that over the past several months staff has investigated the feasibility of installing solar panels at Park District facilities. Several facilities were explored, taking into consideration roof condition, building orientation and energy usage. Deer Creek Racquet Club was determined to be the most ideal facility, in part because the roof is scheduled to be replaced later this year.

Director Smith reported that staff researched both leasing and purchasing the solar panels. As part of this process, meetings were held with Alternative Utility Service and Eco-Solar regarding lease options. Staff also worked with Windfree Solar to explore purchase options. In addition, grant funding opportunities were explored, and staff reached out to the Park District of Oak Park to discuss their successful solar projects.

Director Smith stated that after careful consideration, Staff has determined that the lease option is the most ideal option for the Park District at this time. Staff recommends working with Eco-Solar,

an independent solar design and build company. Eco-Solar represents Realgy, a third-party energy marketer that delivers electricity. Eco-Solar has conducted an initial site assessment of Deer Creek Racquet Club. In order to move forward with the process, the Park District must provide a non-binding Letter of Intent. Once this is received, further assessment will be conducted to determine if Realgy chooses to proceed with this project. If so, the Park District would then be asked to enter into a lease agreement with Realgy.

Director Smith stated that staff recommends consensus from the Park Board of Commissioners that the Park Board to provide Realgy a Letter of Intent to further investigate installing solar panels at Deer Creek Racquet Club through a lease agreement with Realgy.

Commissioner Flores Weisskopf stated that it was a good idea to start with one facility and see how things work out. Commissioner Grossberg asked Commissioner Bernstein if he felt satisfied with this decision and Commissioner Bernstein stated he was and agreed that the lease option was the best for the Park District at this time. Vice President Ruttenberg shared that he felt this was the direction the District should follow, as it is in congruence with the District's mission statement and a sustainable way to save money.

RECREATION CENTER OF HIGHLAND PARK LOCKER ROOM PROJECT

Director Carr shared that the Recreation Center of Highland Park (RCHP) locker rooms are scheduled for enhancements as part of the 2020 Capital Budget. Many elements and amenities within the current locker room areas are outdated and have met their useful life. Locker room enhancement priorities include the replacement of flooring, lockers, lighting, HVAC, shower tile and shower fixtures as well as the addition of sinks and vanities near the shower areas. Additional amenities have also been identified by a recent RCHP member survey, in which a hot sauna, bath towel service, and additional private/family changing space were identified as newly desired amenities.

Director Carr shared that Staff has been working with architects from Woodhouse Tinucci Architects (WTA) on a conceptual design that would accommodate the replacement components previously listed, as well as the additional desired amenities. Staff presented the process that was used to develop the recommended conceptual design and that it has been reviewed with Park Board Liaisons Vice President Ruttenberg and President Kaplan.

Director Carr explained that Locker Room enhancements were budgeted in the Capital Plan at \$175,000. This budget amount was identified to simply replace carpet, lockers, and fixtures. After engaging with RCHP members, staff is recommending a more comprehensive update to the locker rooms. These updated project details were presented to the Finance Committee on February 4 and include a budget increase by \$375,000. Increasing this project budget in the capital plan will have a small impact on the overall Capital Budget while addressing many member concerns and needs.

Director Carr stated that staff requests consensus from the Park Board to move forward with the recommended conceptual design and will recommend approval from the Park Board of Commissioners at the February 25 Regular Meeting a contract with WTA to develop design and construction documents for the Recreation Center of Highland Park Locker Room Enhancements.

Director Grossberg asked if there would be access from the other side of the locker rooms. Director Carr stated that there will be another doorway from the Country Club side, and it will remain locked. Director Carr further explained that once the Senior Center services transition into the Highland Park Country Club building this will be addressed. Commissioner Grossberg wanted to know if patrons using Community Park could use these restrooms. Director Carr stated no, and Director Smith shared that there will be a restroom available in Community Park. Director Flores Weisskopf stated that she liked the new towel vending machines and asked how patrons will be paying for their towels. Director Carr said that this could be an add-on service incorporated into their membership. Commissioner Flores Weisskopf added that the sauna will be a nice addition to the locker rooms.

CENTENNIAL ICE ARENA COMPRESSOR PROJECT

Assistant Director Maliszewski reported that the compressors at Centennial Ice Arena (CIA) have been in operation for 47 years. Due to the age of the system, along with the phase-out of R-22 (refrigerant) and the United States' commitment to the Montreal Protocol, a new system is needed. The useful life of a compressor system varies, but between 30-50 years can be expected.

The CIA Compressor Replacement Project includes engineering design, removal of the current compressor, installation of a new compressor, and upgrading the system controllers.

Assistant Director Maliszewski stated that the Park District contracted I.B Storey for the engineering and design work. I.B Storey has an extensive background in the ice plant engineering and design field and is a recommended firm through the NHL. I.B. Storey has recommended a two-stage mag bearing Trane compressor system using Opteon XP10. The benefits of this two-stage system include a minimal footprint which eliminates the need for additional construction, an industry-leading warranty of 10 years for parts and labor, the capacity to add a second sheet of ice in the future, and superior efficiency when compared to other models that are one-stage systems.

Assistant Director Maliszewski shared that the replacement of the current system is budgeted in the 2020 Park District Capital Plan in the amount of \$1,500,000. Design and Engineering services costs for I.B. Storey are \$84,000. Initial cost estimates for the removal of the current system, installation of the new system and upgraded system controllers are \$850,000-\$1,000,000. Therefore, staff anticipates this project to be completed below the approved budget.

Commissioner Grossberg and Vice President Ruttenberg asked if the larger, two-stage system, would provide energy savings. Assistant Maliszewski said yes.

OPEN TO THE PUBLIC TO ADDRESS THE BOARD

The following were comments from the public.

David Sogin, 1092 Wade, Highland Park

Mr. Sogin agreed with the information presented at this meeting regarding Rosewood Beach. He stated that Margaret Boshek has done a good job but encouraged the District to seek another opinion on Rosewood.

Leslie Berish, 111 Vine Avenue, Highland Park

It is her opinion the criteria used when creating Park Avenue Budget does not follow the same criteria for other parks or facilities that have similar usage rates as identified in the District's Attitude and Interest Survey.

Steve Knapp, 700 College Place, Highland Park

Mr. Knapp said he agreed with Ms. Berish. He has concerns about the emergency status of the south parking lot at Park Avenue. He stated that the longer it takes to repair the large hole the more money it will cost.

Peter Mordini, 1853 Sheahen Court, Highland Park

Mr. Mordini expressed his gratitude for the proactive measures being taken at Rosewood. He asked if Margaret Boshek had looked at the cove at the beach at Ft. Sheridan. He asked if the Park District was eligible for the Lake County emergency erosion funds.

Commissioner Flores Weisskopf asked Director Smith what the status of the grant funding was. Executive Director Romes stated that the District is in communication with legislators and submitted an application for emergency repairs at Park Avenue for the parking lot.

Noelle Bond, Oak Street, Highland Park

Ms. Bond stated that the numbers of boats using the boat launch does not reflect the actual number of users.

Laura Knapp, 700 College Place, Highland Park

Ms. Knapp expressed her opinion that the Park District does not place a priority on existing facilities and their maintenance, and places too much importance in developing new facilities. She is concerned that money is being taken from Park Avenue and put toward other projects.

ADJOURNMENT

There being no further business, a motion was made by Commissioner Bernstein and seconded by Commissioner Grossberg and approved by unanimous vote. The Board Meeting adjourned at 8:04 p.m.

Respectfully submitted,



Brian Romes, Secretary