



PEKIN PARK DISTRICT

Minutes of
The Regular Board Meeting of Park Commissioners
6:00 p.m. Thursday, April 18, 2024
Robert N. Blackwell Admin Building
Pekin, IL 61554

1. Call to order. President Ranney called the meeting to order at 6:00 p.m.
2. Pledge of Allegiance. All stood to recite the Pledge of Allegiance.
3. Roll call.

The following Commissioners were present: Mike Dralle, Sue McMillan, Greg Ranney, Gary Gillis, Kyle Cain, and Steve Sours. Commissioners absent were: Kristen Walraven. Also, in attendance were; Cameron Bettin, Executive Director; Chip Hill, Business Manager/ Assistant Board Secretary; Scott Clausen, Superintendent of Parks; Casey Smith, Superintendent of Marketing & Communications; Tony Maxison, Chief of Park Police; Keith Knox, Parkside Fitness Manager; Ericka Davis, Superintendent of Human Resources & Risk Management; Shawn Powers, Superintendent of Recreation; Alisha Dault, Miller Center Administrator and Michael Seghetti, Park District Attorney. Absent were: Cory Proehl, Director of Golf.

4. Additions to and/or deletions from the agenda, if any. None.
5. Public Comments:
 - A. Presentation by Josh Wray, City of Pekin's Director of Economic Development, regarding the Riverway Business Park land covenants.

Josh Wray of the City gave a brief history of the Riverway Business Park which the Pekin Park Sports Complex is a part of. He indicated that covenants were put in place to govern the development and a committee consisting of City and business representation oversaw the covenants. The City is the majority landowner of the business park with the Park District the next largest landowner. Because the committee rarely meets and any proposed developments end up being reviewed

and approved by Zoning Board and City Council, the City wants to make the covenants part of the City Code. Josh has talked to other property owners/businesses within the business park and plans to talk to them all to get their approval/support as well regarding this change. The City is asking that the Park District support this change.

Commissioner Sours asked if the “prohibited use” clauses of the covenants will still be included in the code? Josh said they would. Basically whatever is in the covenants will be moved over to the code and if there are discrepancies between the two, the code will take precedence.

Michael Seghetti asked why the sports complex is part of the business park? Josh indicated that he did not know for sure. He was not here when it was done.

Michael Seghetti asked if the covenants should be terminated? Josh said yes, that is the plan.

Greg Ranney asked about the Park District acquiring the portion of property where the well is that we get the water from for our irrigation? Josh indicated that yes, we can discuss and work something out. Maybe the City can deed a larger piece that runs the entire stretch of the south property line so that there is just not a small piece cut out into to the property the City owns.

Greg Ranney asked how this might affect the proposed south end development of the sports complex. The ED said that it should not have any affect.

- B. Motion to support removing the Riverway Business Park land covenants and amending the City Code to include development standards.

Motion Gary Gillis; Second Kyle Cain.
All ayes by a roll call vote- Motion carried.

6. Consent Agenda:

- A. Approval of April 6, 2024 meeting Minutes.
- B. Approval of the bills and payroll for 4/2/24 thru 4/15/24 in the amount of \$116,991.52.
- C. Approval of bills to be paid 4/19/24 in the amount of \$47,425.76.

Motion to accept the Consent Agenda as presented or to accept all items in the Consent Agenda except the item withdrawn.

Move to accept the Consent Agenda as presented:

Motion Gary Gillis; Second Steve Sours.

All ayes by a voice call vote- Motion carried.

Motion to pass all items of business listed in the Consent Agenda by omnibus vote.

Move to pass the business items listed in the Consent Agenda by omnibus vote:

Motion Steve Sours; Second Sue McMillan.

All ayes by a roll call vote – Motion carried.

7. Park Foundation Report:

Commissioner Gillis gave a report on the Foundation meeting held on April 15. Discussions included the following:

The Treasurer's report and approval of bills to McDaniels Marketing for the mailing campaign and Farnsworth Group for design services of the Performing Arts Venue (PAV).

Update on the PAV project: the shelter is close to being fabricated, the construction manager is working on costs, fundraising is still occurring and on May 2 at 10 am there is a ground breaking taking place.

Developing a policy for in-kind stock donations.

The role of the Board Treasurer position and responsibilities, and if it should rest solely on the Business Manager, or if it should be a combination of work between the Business Manager and Foundation Board, or if the Foundation Board should just take it over.

Approval of replacing sections of walk and adding new seating areas in front of the Miller Center on the west side of the main entrance in the amount of \$10,250 to be paid out of the Foundation's Miller Center account. The work is to be done by Parks Department staff.

8. Illinois River Valley SRA Representative Report:

The ED gave a report on the IRVSRA meeting held on April 16. He mentioned that everything discussed was included in staff's report that was in the Board packet. The ED said there was a lengthy discussion on someone who has shown interest in wanting to participate in the SRA but there have been some concerns raised by staff, and some of our concerns have been legitimized from another local SRA when talking to them. One is that this person wants to be in the Sunshine Camp but he is too old. The other is discrepancies and wants discovered during the initial evaluation

period to determine if we are the right fit. It was decided that we are not the right fit for this person.

9. Executive Director's Report:

The ED reiterated what Commissioner Gillis mentioned earlier that there is a ground breaking ceremony planned for the PAV on May 2 at 10 am at the location site. The back-up location in case of inclement weather is the Pavilion.

10. Attorney's Report: None

11. Staff Reports:

Shawn Powers mentioned that the Zamboni is on its way here.

12. Commissioner Comments:

Commissioner Cain thought the park tour meeting was great.

Commissioner Gillis mentioned that he was working on a new podcast which would be like a history lesson in regard to what's in a name or why is this named that, etc. in regard to places in Pekin. If anyone has any ideas, please pass them along.

Commissioner Ranney thanked everyone for what they do, have done, during his time as President this past year.

13. Unfinished Business:

- A. Review of the bids for the Mineral Springs Park Central Redbud and Dragon Drive Reconstruction Project, and recommendation on the project section/bid to approve.

Nate Parrot of Midwest Engineering, Inc. explained that the amount mentioned to the Board for approval of Phase 2 was incorrect, and he apologized for not being clear in his explanation at the last meeting. Some items that were left out or not clear in the discussion that need to be done include the mobilization costs, as well as the detention basin costs. The actual cost to get Phase 2 done would be \$842,176.31. The ED also apologized for these scope of work items not being clearly pointed out previously, but he indicated that it still makes sense to move forward with Phase 2, particularly since we can budget for all or a majority of it in 2025.

Commissioner Gillis asked if it would cost anymore to move it to the next fiscal year? The ED indicated that it would not.

Commissioner Sours asked for clarification that the \$842,176.31 gets us Phase 2 and it being paid in 2025? The ED said yes.

Commissioner Sours indicated that he is concerned that the price will increase if we do not do the whole thing. He also said that maybe we should do a re-bid in the fall.

Commissioner Dralle asked how long is the bid good for? 60 days.

Commissioner Sours asked if there are usually more than 2-3 bidders? Nate Parrott said there is typically between 2 and 5 bidders.

Commissioner Cain asked if we have talked to the high school about this project and the Arena lot? Yes, we have.

- B. Approval of the bid received for Phase II in the amount of \$590,000 from United Contractors Midwest which the scope of work includes improvements to Dragon Drive from Red Bud Drive to Coal Car Drive and the parking lot east of the Administration Building, construction of detention basins near the skate park and construction of walks and drop off area at DragonLand Water Park.

Move to accept the bid in the amount of \$842,176.31 for Phase 2 improvements to Dragon Drive from Red Bud Drive to Coal Car Drive and the parking lot east of the Administration Building, construction of detention basins near the skate park and construction of walks and drop off area at DragonLand Water Park.

Motion Gary Gillis; Second Sue McMillan.
All ayes by a roll call vote – Motion carried.

14. New Business:

- A. Discussion of a proposal from Landmark to purchase the cell tower rights along Stadium Drive.

The ED indicated that he was reached out to by Landmark Dividend regarding our cell tower. The ED indicated that every two or three years we get contacted by someone who wants to purchase the rights to our cell tower. Sometimes the ED says we are not interested and other times he has brought it to the Board. Verizon, who we currently have the cell tower lease with, has right of first

refusal if we were to move forward with an offer. Landmark's offer is to purchase the lease in the amount of \$300,000. Currently we get around \$20,000 with a 3% annual escalator. Our currently lease could go into the 2040 years. We would reach \$300,000 on our current lease within 15 years. It is nice to have a placeholder amount in our budget that we know we are receiving even though it is a small amount. The ED's recommendation is to not do this at this time. Commissioner Ranney asked how many years are we into our current contract lease? The ED said about 4 to 5 years.

B. Discussion regarding purchasing community solar credits.

CEDG who we are working with on the solar array project for Parkside Fitness and the Arena indicated to us that we could purchase utility bill credits from community solar projects in order to save a few dollars off our electric bills. If we are not accepted for the Illinois Solar for All program and have to reapply next year, then these solar credits would still provide us some savings. If we are accepted in the program, then we would need to sell our solar credits which the ED has some concerns about. The ED said that he wanted to bring this potential option up to the Board to see if there was possible interest in pursuing. He said he could research it a bit more and bring more detailed information to the Board for future discussion. The Board agreed.

15. Adjourn Sine Die.

Motion Gary Gillis; Second Sue McMillan.
All ayes by a voice call vote – Motion carried.
Time: 6:59 p.m.

Respectfully Submitted.

Chip Hill
Assistant Board Secretary
Pekin Park District

MINUTES OF THE
NEW BOARD MEETING OF PEKIN PARK
COMMISSIONERS

6:00 p.m. Thursday, April 18, 2024
Robert N. Blackwell Administration Building
Mineral Springs Park, Pekin, IL 61554

1. Call to Order:

President Ranney called the meeting to order at 7:00 p.m.

2. Roll Call:

The following Commissioners were present: Mike Dralle, Sue McMillan, Greg Ranney, Gary Gillis, Kyle Cain, and Steve Sours. Commissioners absent were: Kristen Walraven. Also, in attendance were; Cameron Bettin, Executive Director; Chip Hill, Business Manager/ Assistant Board Secretary; Scott Clausen, Superintendent of Parks; Casey Smith, Superintendent of Marketing & Communications; Tony Maxison, Chief of Park Police; Keith Knox, Parkside Fitness Manager; Ericka Davis, Superintendent of Human Resources & Risk Management; Shawn Powers, Superintendent of Recreation; Alisha Dault, Miller Center Administrator and Michael Seghetti, Park District Attorney. Absent were: Cory Proehl, Director of Golf.

3. Swearing in and seating of Commissioners:

Michael Seghetti, Park District Attorney, asked all the Park Board of Commissioners to rise and he swore them in with the Oath of Office.

4. Election of Board President:

Commissioner Ranney called for nominations for Board President.

Move to nominate Commissioner Kristen Walraven as President of the Board of Commissioners.

Motion: Kyle Cain 2nd: Gary Gillis.

All ayes by a voice call vote – motion carried.

Commissioner Ranney asked if there were any other nominations, hearing none he called for nominations to be closed.

Move to close nominations for President of the Board.

Motion: Kyle Cain 2nd: Gary Gillis

All ayes by a voice call vote – motion carried.

Commissioner Walraven was elected Board President. Because Commissioner Walraven was absent, Commissioner Ranney addressed agenda item 5.

5. Election of Board Vice President:

Commissioner Ranney called for nominations for Board Vice President.

Move to nominate Commissioner Sue McMillan as Vice President of the Board of Commissioners.

Motion: Gary Gillis 2nd: Steve Sours

All ayes by a voice call vote – motion carried.

Commissioner Ranney asked if there were any other nominations, hearing none he called for nominations to be closed.

Move to close nominations for Vice President of the Board.

Motion: Gary Gillis 2nd: Steve Sours

All ayes by a voice call vote – motion carried.

Commissioner Sue McMillan was elected Board Vice President. Vice President took the chair to run the remainder of the meeting.

6. New Business:

A. RESOLUTION 24-5

Move to approve Resolution 24-5 “A RESOLUTION APPOINTING SECRETARY AND ASSISTANT SECRETARY UNTIL THE BOARD’S REORGANIZATIONAL MEETING IN 2025”.

Motion: Greg Ranney 2nd: Steve Sours

All ayes by a roll call vote – motion carried.

B. RESOLUTION 24-6

Move to approve Resolution 24-6 “A RESOLUTION APPOINTING A TREASURER UNTIL THE BOARD’S REORGANIZATIONAL MEETING IN 2025”.

Motion: Gary Gillis 2nd: Steve Sours

All ayes by a roll call vote – motion carried.

C. RESOLUTION 24-7

Move to approve Resolution 24-7 “A RESOLUTION APPOINTING ATTORNEY UNTIL THE BOARD’S REORGANIZATIONAL MEETING IN 2025”.

Motion: Gary Gillis 2nd: Kyle Cain

All ayes by a roll call vote – motion carried.

D. RESOLUTION 24-8

Move to approve Resolution 24-8 "A RESOLUTION REQUIRING HONESTY BOND COVERAGE FOR PEKIN PARK DISTRICT EMPLOYEES, COMMISSIONERS, AND OFFICERS".

Motion: Greg Ranney 2nd: Steve Sours

All ayes by a roll call vote – motion carried.

E. RESOLUTION 24-9

Move to approve Resolution 24-9 "A RESOLUTION DESIGNATING DEPOSITORIES FOR PEKIN PARK DISTRICT FUNDS".

Motion: Steve Sours 2nd: Kyle Cain

All ayes by a roll call vote – motion carried.

F. RESOLUTION 24-10

Move to approve Resolution 24-10 "A RESOLUTION APPOINTING DIRECTORS TO THE PEKIN PARK FOUNDATION BOARD OF DIRECTORS UNTIL THE BOARD'S REORGANIZATIONAL MEETING IN 2025".

Motion: Greg Ranny 2nd: Mike Dralle

All ayes by a roll call vote – motion carried

G. RESOLUTION 24-11

Move to approve Resolution 24-11 "A RESOLUTION APPOINTING FOIA OFFICERS UNTIL THE BOARD'S REORGANIZATIONAL MEETING IN APRIL 2025".

Motion: Mike Dralle 2nd: Kyle Cain

All ayes by a roll call vote – motion carried.

7. Adjourn:

Move to adjourn.

Motion: Gary Gillis 2nd: Kyle Cain

All ayes by a voice call vote – motion carried.

Time: 7:06p.m.

Respectfully Submitted.

Chip Hill
Assistant Board Secretary
Pekin Park District