

---

**NILES PARK DISTRICT**  
Minutes of Regular Board Meeting  
Howard Leisure Center  
Tuesday, November 19, 2019  
6:00 pm

---

Board Members present: Julie Genualdi, President  
Joe LoVerde, Treasurer  
Dennis O'Donovan, Vice President  
Jim Hynes, Commissioner  
Scott O'Brien, Commissioner

Attorney present: Dan Shapiro, Attorney

Staff Members present: Tom Elenz, Executive Director  
Scot Neukirch, Director of Finance  
Heather Petrie, Executive Admin. Coordinator  
Robin Brey, Recreation Program Supervisor  
Jim Majewski, Facilities Superintendent  
Marty Stankowicz, IceLand  
Chris Zalinski, Grounds Superintendent  
Peter Dubs, Tam Golf Course  
Paul Nielsen, Athletic Director  
Julie Jentel, Marketing  
Lindsay Brubaker, Pioneer Park Manager

---

**1. Call to order**

President Genualdi called the meeting to order at 6:00 p.m. at the Howard Leisure Center on November 19, 2019.

A Motion was made by Commissioner LoVerde and seconded by Commissioner O'Brien to open the public budget hearing. Recording Secretary Petrie called the roll:

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer LoVerde	Yes
Commissioner Hynes	Yes
Commissioner O'Brien	Yes

The Motion passed 5-0.

The Niles Park District held an open budget workshop to discuss the proposed 2020 Niles Park District budget on October 9<sup>th</sup> at the Howard Leisure Center. Staff presented their budgets and

plan for the 2019 tax levy to the board and received input from the board commissioners during this open meeting. Residents in attendance were given the opportunity to ask questions and make comments. President Genualdi opened the budget meeting to public comments concerning the proposed 2020 budget.

With no public comments added, a Motion was made by Commissioner O'Donovan and seconded by Commissioner O'Brien to close the budget hearing. Recording Secretary Petrie called the roll:

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer LoVerde	Yes
Commissioner Hynes	Yes
Commissioner O'Brien	Yes

The Motion passed 5-0.

2. President Genualdi re-opened the regular board meeting.

3. **Pledge of Allegiance**

President Genualdi led the assembly in the Pledge of Allegiance.

4. **Roll Call**

Recording Secretary Petrie called the roll. All Commissioners were present.

5. **Changes to the agenda**

There were no changes made to the agenda.

5. **Consent Agenda Approval**

A. Minutes of the Regular Board Meeting of Tuesday, October 15, 2019

B. Voucher List as Presented, October 31, 2019 - summary by fund:

General Fund	\$93,701.02
Recreation	\$543,199.74
Ice Rink	\$39,201.42
Swimming Pool	\$7,388.82
Golf Course	\$15,370.16
IMRF	
Debt Service Fund	
General Liability	
Paving & Lighting	\$25,882.23
Police Protection	\$108.00
Handicapped	\$45,497.75
Capital	\$6177.50
Audit	\$1,000.00

---

Grand Total	\$777,526.64
-------------	--------------

---

A motion was made by Commissioner O'Brien and seconded by Commissioner LoVerde to accept the minutes of the Board Meeting of Tuesday, October 15, 2019 and the Voucher List as presented. Recording Secretary Petrie called the roll:

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer LoVerde	Yes
Commissioner Hynes	Yes
Commissioner O'Brien	Yes

The Motion passed 5-0

**6. Treasurer's Report**

Treasurer LoVerde reviewed the Treasurer's Report.

A motion was made by Commissioner Hynes and seconded by Commissioner O'Brien to approve the Treasurer's Report as presented. Recording Secretary Petrie called the roll:

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer LoVerde	Yes
Commissioner Hynes	Yes
Commissioner O'Brien	Yes

The Motion passed 5-0

**7. Reports of Park Officials**

**A. President's Report**

There was no President's report.

**B. Attorney's Report**

There was no Attorney's report.

**8. New Business**

**A. Harvest Hustle Donation to Niles Family Services**

This year there were 161 participants in the Harvest Hustle, which was a record turnout for the event. Niles Family Services received \$583 worth of food donations and the park district donated a check for \$3095.00 for Niles families in need. Darren Brown of Niles Family Services was present to receive the check.

**B. Consideration, Discussion and Approval of a preliminary pole installation exhibit with Verizon at Grennan Heights**

Verizon has asked to replace the current radio frequency pole at Grennan Heights which is used to network Grennan into our computer system. Two representatives from Verizon came to make their presentation to the board. The board asked for clarification on the new footprint the installation may make, the height of the pole, the generator and its location, and potentially going under the basketball courts. The board also asked for more specific details on the design phase and the construction schedule. The preliminary design would be approved at this meeting contingent on lease agreement approval. The board was also concerned about the affect this installation might have on nearby residents. Verizon assured the board that at this stage they are merely seeking preliminary approval and that as the design progresses, the board will have a chance to approve those steps.

A Motion was made by Commissioner Hynes and seconded by Commissioner LoVerde to approve preliminary pole installation as stated and explained during this meeting.

Recording Secretary Petrie called the roll:

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer LoVerde	Yes
Commissioner Hynes	Yes
Commissioner O'Brien	Yes

The Motion passed 5-0.

**C. Consideration, Discussion, and Approval of a new management agreement with Samscent, Inc.**

This is a new lease agreement with the banquet facility which includes changes the board recommended. The updated issues were modifying the grace period, enforcing a penalty for late payment, and changing monthly billing.

A Motion was made by Commissioner Hynes and seconded by Commissioner O'Brien to approve the lease agreement with Samcent, Inc. Recording Secretary Petrie called the roll:

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer LoVerde	Yes
Commissioner Hynes	Yes
Commissioner O'Brien	Yes

The Motion passed 5-0.

**D. Consideration, Discussion, and Approval of Ordinance 19-O-104: An Ordinance providing for the annual budget and appropriation for taxes and revenue from other sources for the Niles Park District, Cook County, Illinois, for general corporate purposes; for recreation fund; for ice rink fund; for swimming pool fund; for golf course fund; for capital project fund; for debt service fund; for IMRF fund; for FICA fund; for general liability fund; for audit fund; for paving and lighting fund; for police protection fund; for handicapped fund; for the fiscal year beginning January 1, 2020 and ending December 31, 2020.**

This ordinance is for approving the budgeted expenses for the various park funds as outlined. The total appropriation for approval is \$18, 338, 358. The detail behind the request was discussed with the board of Commissioners during the open budget workshop on October 9<sup>th</sup>.

A Motion was made by Commissioner LoVerde and seconded by Commissioner Hynes to approve Ordinance 19-O-104: An Ordinance providing for the annual budget and appropriation for taxes and revenue from other sources for the Niles Park District, Cook County, Illinois, for general corporate purposes; for recreation fund; for ice rink fund; for swimming pool fund; for golf course fund; for capital project fund; for debt service fund; for IMRF fund; for FICA fund; for general liability fund; for audit fund; for paving and lighting fund; for police protection fund; for handicapped fund; for the fiscal year beginning January 1, 2020 and ending December 31, 2020.

Recording Secretary Petrie called the roll:

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer LoVerde	Yes
Commissioner Hynes	Yes
Commissioner O'Brien	Yes

The Motion passed 5-0.

**E. Consideration, Discussion, and Approval of Ordinance 19-O-105: An Ordinance providing for the annual levy of taxes for general corporate purposes and providing recreational programs as per article 5 of the general Park District Code and for the payment of the share of Illinois Municipal Retirement Fund; Social Security; for the payment of liability insurance premiums; and annual audit; police fund; paving and lighting fund; special handicapped fund; for the fiscal year beginning January 1, 2019 and ending December 31, 2019 in the Niles Park District, Cook County, Illinois.**

As part of the tax levy ordinance we are requesting a 4.7% increase in the operational portion of the levy. Due to the State mandated increase in minimum wage that will be taking affect over the next 6 years, the increase is taking the current minimum wage of \$8.25 and raising it to \$15.00 by 2025, resulting in an 82% increase. Since the park district is tax capped, the only way we could ever reach the 4.7% would be if there was a substantial amount of new property added to the park district's EAV. We project that the

total impact to the park district's budget by 2025 will be in excess of \$800,000. We are recommending the tax levy increase to help fund the additional part time wages.

The board thanked staff for their work and thorough explanation of the reasoning behind this ordinance.

A Motion was made by Commissioner Hynes and seconded by Commissioner O'Donovan to approve Ordinance 19-O-105: : An Ordinance providing for the annual levy of taxes for general corporate purposes and providing recreational programs as per article 5 of the general Park District Code and for the payment of the share of Illinois Municipal Retirement Fund; Social Security; for the payment of liability insurance premiums; and annual audit; police fund; paving and lighting fund; special handicapped fund; for the fiscal year beginning January 1, 2019 and ending December 31, 2019 in the Niles Park District, Cook County, Illinois.

Recording Secretary Petrie called the roll:

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer LoVerde	Yes
Commissioner Hynes	Yes
Commissioner O'Brien	Yes

The Motion passed 5-0.

**F. Consideration, Discussion, and Approval of the Resolution 19-R-102: A Resolution directing the Cook County Clerk to reduce the general liability levy in the event of the application of the tax cap.**

This ordinance directs the County to reduce the park district's levy for general insurance in the event that the overall park district levy rate exceeds the PTEL limit on the district's rate for the year. Increases in the property tax extension are limited by the lesser of 5% or the increase in the national consumer price index for the year preceding the levy.

A Motion was made by Commissioner LoVerde and seconded by Commissioner Hynes to approval Resolution 19-R-102: A Resolution directing the Cook County Clerk to reduce the general liability levy in the event of the application of the tax cap.

Recording Secretary Petrie called the roll:

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer LoVerde	Yes
Commissioner Hynes	Yes
Commissioner O'Brien	Yes

The Motion passed 5-0.

**G. Consideration, Discussion, and Approval of Ordinance 19-O-106: An Ordinance abating the tax heretofore levied for the year 2019 to pay principal of and interest on \$8, 610, 000 general obligation park bonds (alternate revenue source), series 2013 of the Niles Park District, Cook County, Illinois.**

This is an abatement ordinance up for approval that will notify the County not to levy the taxes for the respective debt issues because the district will pay the debt service utilizing its operational revenues or proceeds from the annual rollover bonds. This abatement ordinance is abating the taxes for the 2013 debt that was issued for the construction of the park district's Golf View facility. The amount being abated for this issue is \$559,337.50.

A Motion was made by Commissioner LoVerde and seconded by Commissioner Hynes to approve Ordinance 19-O-106: An Ordinance abating the tax heretofore levied for the year 2019 to pay principal of and interest on \$8, 610, 000 general obligation park bonds (alternate revenue source), series 2013 of the Niles Park District, Cook County, Illinois.

Recording Secretary Petrie called the roll:

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer LoVerde	Yes
Commissioner Hynes	Yes
Commissioner O'Brien	Yes

The Motion passed 5-0.

**H. Consideration, Discussion, and Approval of Ordinance 19-O-107: An Ordinance abating the tax heretofore levied for the year 2019 to pay principal of and interest on \$2,200,000 general obligation park bonds (alternate revenue source), series 2014 of the Niles Park District, Cook County, Illinois.**

This abatement ordinance is abating the taxes for the 2014 debt that was issued for the renovations of the district's IceLand facility. The amount for 2020 that's being abated is \$102,025.

A Motion was made by Commissioner Hynes and seconded by Commissioner O'Brien to approve Ordinance 19-O-107: An Ordinance abating the tax heretofore levied for the year 2019 to pay principal of and interest on \$2,200,000 general obligation park bonds (alternate revenue source), series 2014 of the Niles Park District, Cook County, Illinois.

Recording Secretary Petrie called the roll:

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer LoVerde	Yes
Commissioner Hynes	Yes
Commissioner O'Brien	Yes

The Motion passed 5-0.

**I. Consideration, Discussion, and Approval of Ordinance 19-O-108: An Ordinance abating the tax heretofore levied for the year 2019 to pay principal of and interest on \$4,540,000 general obligation park bonds (alternate revenue source), series 2015A of the Niles Park District, Cook County, Illinois.**

This abatement ordinance is abating the taxes for 2015A debt that was issued for construction of the LoVerde Center. For 2020, the amount being abated is \$266,100.

A Motion was made by Commissioner O'Brien and seconded by Commissioner O'Donovan to approve Ordinance 19-O-108: An Ordinance abating the tax heretofore levied for the year 2019 to pay principal of and interest on \$4,540,000 general obligation park bonds (alternate revenue source), series 2015A of the Niles Park District, Cook County, Illinois.

Recording Secretary Petrie called the roll:

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer LoVerde	Yes
Commissioner Hynes	Yes
Commissioner O'Brien	Yes

The Motion passed 5-0.

**J. Consideration, Discussion, and Approval of Ordinance 19-O-109: An Ordinance abating the tax heretofore levied for the year 2019 to pay principal of and interest on \$8,460,000 general obligation park bonds (alternate revenue source), series 2016A of the Niles Park District, Cook County, Illinois.**

This abatement ordinance is abating the taxes for the 2016A debt that was issued for the construction of the LoVerde Center and Oasis remodeling. The amount to be abated in 2020 is \$291, 150.

A Motion was made by Commissioner Hynes and seconded by Commissioner O'Brien to approve ordinance 19-O-109: An Ordinance abating the tax heretofore levied for the year 2019 to pay principal of and interest on \$8,460,000 general obligation park bonds (alternate revenue source), series 2016A of the Niles Park District, Cook County, Illinois.

Recording Secretary Petrie called the roll:

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer LoVerde	Yes
Commissioner Hynes	Yes
Commissioner O'Brien	Yes

The Motion passed 5-0.



**K. Consideration, Discussion, and Approval of Ordinance 19-O-110: An Ordinance abating the tax heretofore levied for the year 2019 to pay principal of and interest on \$1,790,000 general obligation park bonds (alternate revenue source), series 2019A of the Niles Park District, Cook County, Illinois.**

This abatement ordinance is abating the taxes for 2019A debt that was issued for the administration portion of the Howard Street rehabilitation project and other miscellaneous park projects. The amount to be paid in debt for 2020 is \$58,175.

A Motion was made by Commissioner O'Brien and seconded by Commissioner O'Donovan to approve Ordinance 19-O-110: An Ordinance abating the tax heretofore levied for the year 2019 to pay principal of and interest on \$1,790,000 general obligation park bonds (alternate revenue source), series 2019A of the Niles Park District, Cook County, Illinois.

Recording Secretary Petrie called the roll:

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer LoVerde	Yes
Commissioner Hynes	Yes
Commissioner O'Brien	Yes

The Motion passed 5-0.

**L. Consideration, Discussion, and Approval of Ordinance 19-O-111: An Ordinance providing for the issue of approximately \$1,088,000 general obligation limited park bonds, series 2019B of the Niles Park District, Cook County, Illinois, for the payment of certain outstanding obligations of said park district, providing for the levy of a direct annual tax to pay the principal and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.**

A Motion was made by Commissioner Hynes and seconded by Commissioner O'Donovan to approve Ordinance 19-O-111: An Ordinance providing for the issue of approximately \$1,088,000 general obligation limited park bonds, series 2019B of the Niles Park District, Cook County, Illinois, for the payment of certain outstanding obligations of said park district, providing for the levy of a direct annual tax to pay the principal and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

Recording Secretary Petrie called the roll:

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer LoVerde	Yes
Commissioner Hynes	Yes
Commissioner O'Brien	Yes

The Motion passed 5-0.

**M. Consideration, Discussion, and Approval of 2020 Park Board meeting dates**

The board discussed the 2020 dates of the board meetings as meeting on the third Tuesday of every month:

January 21<sup>st</sup>  
February 18<sup>th</sup>  
March 17<sup>th</sup>  
April 21<sup>st</sup>  
May 19<sup>th</sup>  
June 16<sup>th</sup>  
July 21<sup>st</sup>  
August 18<sup>th</sup>  
September 15<sup>th</sup>  
October 20<sup>th</sup>  
November 17<sup>th</sup>

**9. Old Business**

There is no old business to discuss

**10. Miscellaneous**

Executive Director Elenz wanted to all thank staff for a successful and busy summer/fall season.

**11. Citizens wishing to address the board**

*This portion of the Niles Park District meeting is reserved for members of the audience who desire to make comments to the Park Board about a matter or matters that are not specially listed on the agenda for this evening's Board meeting. All matters will be taken under advisement by the Board, and no speaker should expect to receive a response from, or to engage in a conversation with, the Board, or any individual member thereof, at this evening's meeting. Public Comment Time shall be subject to the following (1) All speakers shall be subject to a three-minute time limit; (2) Speakers shall make and address comments only to the Park Board, and not to anyone else, including any member of the audience; and (3) No speaker shall be discourteous, belligerent, impertinent, threatening, disparaging, or otherwise uncivil.*

Niles resident Mike Shields wanted to thank the board and staff for all their hard work.

**12. Convene into executive session under section 2 (C)(1) to discuss personnel issues, section 2 (C)(5) to discuss real estate, section 2 (C)(11) to discuss litigation, and 2(C)(21), discussion and possible approval of release of minutes of executive session meetings and discussion and possible approval of the destruction of Executive Session audio recordings of the Illinois Open Meetings Act.**

A Motion was made by Commission Hynes and seconded by Commissioner O'Brien to convene into executive session.

Recording Secretary Petrie called the roll:

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer LoVerde	Yes
Commissioner Hynes	Yes
Commissioner O'Brien	Yes

The Motion passed 5-0.

**13. Consideration, Discussion, and Approval and Release of Executive Session minutes and Approval of the destruction of Executive Session audio recordings**

A Motion was made by Commissioner O'Donovan and seconded by Commissioner O'Brien to release the 2019 executive session minutes that have not yet been released.

Recording Secretary Petrie called the roll:

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer LoVerde	Yes
Commissioner Hynes	Yes
Commissioner O'Brien	Yes

The Motion passed 5-0.

A Motion was made by Commissioner Hynes and seconded by Commissioner O'Brien to destroy the audio of old executive session meeting minutes.

Recording Secretary Petrie called the roll:

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer LoVerde	Yes
Commissioner Hynes	Yes
Commissioner O'Brien	Yes

The Motion passed 5-0.

**14. Adjournment**

A Motion was made by Commissioner O'Donovan and seconded by Commissioner O'Brien to adjourn the meeting.

Recording Secretary Petrie called the roll:

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer LoVerde	Yes
Commissioner Hynes	Yes

Commissioner O'Brien

Yes

The Motion passed 5-0.

**APPROVED:**

  
President Genualdi  
Board of Commissioners

  
Board Secretary

