

DIXON PARK DISTRICT
MINUTES OF REGULAR BOARD MEETING
804 PALMYRA STREET DIXON, ILLINOIS
SEPTEMBER 15, 2021 6:00PM

I. CALL TO ORDER

- A. President Ron Pritchard called the meeting to order at 6:00PM
Roll Call: President Ron Pritchard - present
Commissioner Jerry Pauser - present
Commissioner Rodney Frey - present
Commissioner Anthony Venier - present
Commissioner/Board Secretary, Keith Aurand - present
Staff Present: Duane Long, Executive Director
Nichole Goy, Office Manager
Cindy Jankiewicz, Nature Center Director

II. CHANGES TO THE AGENDA - yes. Farm bids to be opened/discussed first, with Bond Ordinance presentation by Aaron Gold immediately after.

III. VISITORS - See sign-in sheet

IV. CORRESPONDENCE - read aloud by Pritchard. See correspondence on file.

V. BOARD MINUTES

Frey pointed out that one name was missing on page 1 of Aug 18 minutes. Nichole to make change. Motion to approve Aug 18 (with correction) & Sept 1 minutes by Frey; second by Venier. Vote by roll call: Pritchard - yes; Pauser - yes; Frey - yes; Venier - yes; Aurand - yes. Motion carried.

VI. FINANCIAL REPORTS - Review/Amend/Accept

A. Profit & Loss Budget vs. Actual - Discussion held. Long reports finances look great for this year. Property Replacement Tax is higher than estimated and Building & Grounds budget is significantly under budget so far this year. Motion by Pauser to approve August budget; second by Aurand. Vote by roll call: Pritchard - yes; Pauser - yes; Frey - yes; Venier - yes; Aurand - yes. Motion carried.

B. Treasurer's Report - Review/Amend/Approve - Discussion held. Motion by Venier to approve Treasurer's Report as printed; second by Frey. Vote by roll call: Pritchard - yes; Pauser - yes; Frey - yes; Venier - yes; Aurand - yes. Motion carried.

VII. REPORTS

A. Commissioners

1. Pritchard - None.

2. Pauser - bicycle club wants to use area by bike path to advertise with cookout to promote awareness of the club for last ride on roller coaster (partially closed during

hunting) and all food is donated, nothing being sold. Oct. 30 is the date 8a-2p. Need to check hunting schedules. Aurand reports that the path is completely closed November and December due to hunting. Board agrees that to allow the bicycle club event. Will be added to park calendar. Basketball court at Vaile has no drinking fountain and he feels one would be good there. Will ask Novak family about whether they would like the memorial to be used for the drinking fountain.

3. Frey - none.

4. Aurand - requested Board assistance with a drive through the Meadows on a weekend 1-4PM in the last couple of weeks of October as an opportunity for people to ask questions and get to know the Board members. Long will have Seth Nicklaus get a flyer made for this.

5. Venier - Reports great conversation with Chief Buskol re medical kits for rec leagues. Buskol provided one for the football league. Buskol has sent Venier sources to get kits for all rec leagues. Fire Board has access to funds for defibrillator for Pickleball court. Pritchard asked where the kits will be kept. Venier said storage shed at football and softball at concession stand. A procedure will be put in place and communicated to umpires so they can begin first aid while waiting for EMT assistance if needed. Long reported he is working with Venier on the issue of having defibrillator in a mounted case where it is easy to see/access. More research is necessary and will be conducted.

B. Executive Director - The Board reviewed Long's report as printed. Long working on special zoning use process with City of Dixon. Groundbreaking delayed due to this issue. Working on solar details. Illinois now has solar money available so this is now moving more quickly than expected. Zoning process with City needs to be completed in order to accomplish this. 18 acres of the farmland lease is the optimal site for this to be done. It will be substantially more than what we get from farmland. JR would be paid for those 18 acres for the next 3 years if this is approved and after that we will remove those 18 acres from farm lease. JR is aware that this is a possibility, and now that his bid is approved, more details will be given to him. Long is unsure of how fast this will happen. He has been presented with a lease, and will give details if this is approved and passes zoning. Both projects have no capital up front. Maintenance is not our responsibility to perform, but we split the cost of the maintenance. There are pros and cons to both types of solar leases, and this will need to be discussed. Pritchard asked about effects on wildlife. Long reports we need more research on that. At end of the 20 years, the panels are removed with no cost to us. The investor has that cost built in. Long reports he is cleaning upstairs in preparation for the move, but there is a lot to be moved. We will hire a moving company do the moving for us with no down time. Long had the current office building appraised for sale. Some minor repairs/painting will be done prior to showing. It can be listed as residential or business. The appraiser feels it would be more valuable as a residential property. Pauser asked about Lowell Park repaving project. Long reports it will be at least 3 months before we hear anything but more likely 6 months before a final determination on the grant will be made.

Cindy Jankiewicz talked about next prairie walk and campfire Sept 25 at 7PM re hunting stories. She is hoping for a good turnout from the local schools, since speaker is a teacher. Cindy would like to do some nature running/biking events in the future, possibly for spring, incorporating safety and nature activities.

VIII. OLD BUSINESS - None

IX. NEW BUSINESS

A. Bond Ordinance Adoption - Bond Ordinance presented by Aaron Gold/Speer Financial. Lower interest rate and restructuring are the reasons for this. Closing on Sept 29. Payment of \$103k per year after 2023 and remains level for the remainder of the term. The partnership with SVB is exceptional because of the amount of money it will save on interest. This is the first time Aaron Gold has done this where naming rights and a partnership with a bank like this. The partnerships with SVB and the City of Dixon have made this all possible, and he feels this is a very good position to be in. Rates like this cannot be found elsewhere in Illinois. See term sheet in award packet for further details. Ordinance 613 read aloud by Aaron Gold. Motion by Venier to approve bond ordinance as presented; second by Aurand. Vote by roll call: Pritchard - yes; Pauser - yes; Frey - yes; Venier - yes; Aurand - yes. Motion carried.

B. New Facility update - Long reports that the groundbreaking ceremony will be delayed due to the need for a zoning hearing. The new date for ceremony is October 21 at 3PM, and speakers will include: Long, Seth Nicklaus, Ron Prichard, Danny Langloss, Dirk Meminger, Brent Johnson and Brett Nicklaus. This event will be open to the public, with 200-300 expected to attend. Ringland-Johnson will have the virtual reality equipment there for public to explore the facility design. There will be a shovel ceremony where all the project partners will be presented with engraved shovels. Construction will begin prior to this ceremony, on October 11, but they will not be working during the ceremony. Excavation and foundation work will be done beginning October 11, and building construction will begin in the spring.

C. Farm Lease - Review/Approve sealed bids - sealed bids opened and read by Pritchard. Received from: 1) JR Humphrey \$281/acre; 2) Nathan Shank \$232/acre; 3) Steve Koster \$241/acre. Discussion about bids was held. Pritchard stated bids speak for themselves. Duane reports that current tenant has been very good, communicates well, and helped with sunflower field. No complaints about current tenant. Motion by Frey to accept bid by JR Humphrey; second by Venier. Vote by roll call: Pritchard - yes; Pauser - yes; Frey - yes; Venier - yes; Aurand - yes. Motion carried.

X. EXECUTIVE SESSION - None

XI. ADJOURN

Motion by Pauser to adjourn; second by Venier. Vote by roll call: Pritchard - yes; Pauser - yes; Frey - yes; Venier - yes; Aurand - yes. Meeting adjourned at 7:31PM.

Signatures: Ron Pritchard Date: 10-20-21
Ron Pritchard

Rodney Frey Date: 10/20/21
Rodney Frey

Anthony Venier Date: 10/20/21
Anthony Venier

Jerry Pauser Date: 10/20/21
Jerry Pauser

Keith Aurand Date: 10/20/21
Keith Aurand