

**LINCOLN PARK DISTRICT  
BOARD MEETING MINUTES  
FEBRUARY 09, 2022**

**CALL TO ORDER** – At 6:00 PM, Don Peasley called to order the Lincoln Park District Board of Commissioners’ monthly business meeting.

**ROLL CALL** – Commissioners attending were Don Peasley, Gary Nodine, Dave Perring, Laura Duffer and Bob Thomas. None were absent. Attending from the Park District were Becky Strait, Vern Haseley, Allison Baker, Jennifer Prather, and Angie Coombs. None were absent.

**MINUTES OF MEETING** – Minutes of the January 12<sup>th</sup>, 2022, meeting was presented. Don asked if there were any questions, comments, or suggested changes. Dave Perring made the motion to approve the minutes as presented. Laura Duffer moved to second the motion, which then passed after a unanimous, roll-call vote.

**VISITORS** –

John Andrews, Resident

Dan Maloney, via Zoom, for a presentation about the Solar Project that was tabled until the Government released more grant funding.

Becky explained to the Board that John had offered to reach out to the Clean Energy Group that had previously presented an opportunity, but the grants had not been available at that time. Unfortunately, the previous gentleman that had presented to the Board was unavailable, but fortunately, Mr. Maloney was and willing to update the Board on the current grant situation and project options.

Mr. Maloney informed the Board that he had worked earlier with Mr. Smith, but his part was done in the background, so he was familiar with the previous proposal. A quick recap was presented to the Board about the project, which would entail renting part of the driving range (and possibly a section of the Sports Complex roof) to install a solar farm. Illinois Shines is a program that offers Renewable Energy Credits towards such projects. There is no cost up front, only the requirement to purchase the solar produced energy during the agreement’s term. Most of the Sports Complex’s energy needs can be met with the proposed contract/farm, and at a lower cost than the current supplier. A power purchase agreement would need to be signed, which includes the footprint lease, whose terms include access to the land allowing maintenance without the worry of trespassing.

However, Mr. Maloney did point out that most of the proposal was the same, but the rates have changed slightly. The rate was previously quoted at 4.3 cents per kilowatt, but now that rate would be 4.5 cents per kilowatt. The rate structure is more favorable, as the larger meter has since been replaced with a smaller one, which was confirmed via the provider’s website and invoices issued. Also, the system size has been reduced, as the new system allows for more production. The newly proposed system would potentially provide up to 95% of the Sports Complex electrical needs. Mr. Maloney would like to verify the easement but assured the Board that the location of any lines would be flexible up until just a few weeks prior to installation. Mr. Maloney asked if the previous diagram of the set up was still favorable to the Board. The Board reviewed the proposal’s photos of the possible layout. Vern asked how far the cables would be able to run and if it would be above or below ground. Mr. Maloney stated that underground would be preferable, and that the average distance is 1,000 feet. Becky asked about the size needed for the farm installation. Mr. Maloney explained that the acreage requirement had been reduced from the original 2½ to about 1¾ acres. New technologies allow for more wattage with a smaller acreage. Also, Mr. Maloney stated that research conducted over 40 years was used to allow a 10% error within the ability to track the sun for solar farm placement. There is a

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variable to play with when estimating future savings, of which include required upgrades to both aging power plants and infrastructure, along with salary increases. It is estimated that the traditional cost of electricity will increase at a rate of 4.5 cents or 1% annually. A 20-year estimate was presented, which showed that the solar farm would offset the traditional supply inflations anticipated. The 20-year rate projections for the solar farm's production would be nearing the current cost per kilowatt, when the immediate supply rate savings were combined with the lowered delivery fee were factored in. At the end of the 20-year term concludes, the LPD would have a few options available. The contract could continue with the existing equipment, a new Power Purchase Agreement could be signed and then the equipment would be upgraded, purchase the system with a discount, or remove the system with no cost to the LPD. The degradation rate is estimated to be around 0.5% annually, and that rate is anticipated to be less than the annual inflation of the current provider. The annual savings is estimated around \$19,000.00. The system is expected to produce more energy than needed during the April – July period. However, the contract allows for a credit system for that surplus, which can carry over within the year and used when production is lower than actual usage. Becky asked if the credits expire at the end of the year, which Mr. Maloney did verify that any surplus not utilized by the end of the calendar year are "donated to the grid". Mr. Maloney explained that the quoted starting rate of 4.5% is very low, and that is in part due to Mr. Dan Griffin, who has been part of the solar project installation in Illinois for years. Mr. Griffin has built quality relationships with those in the field, which has resulted the company's installation practices being known for their high quality and efficient cost structure. The company does observe the prevailing wage requirements, as they have installed more than 40 solar farms for schools in Illinois. Mr. Maloney explained to the Board that the starting rate and escalator is very important to LPD and the fact that there is no ownership or maintenance required, that will save money. Becky inquired about the process of repairing any damage to the farm, should there be foul weather that impacts the installed panels. Mr. Maloney stated that the company monitors production and is alerted to variances, which will result in maintenance scheduled to inspect the farm. Should the production be reduced due to damaged panels, LPD would purchase more from the regular utility for that month. The LPD would only be responsible for damages LPD may accidentally cause to the inverter. Should the Board wish to proceed, Mr. Maloney detailed the steps that need to be taken to get started.

Step#1 – Secure the State Incentive: Signing the disclosure form, which is non-committal, which then puts LPD in the queue for incentives within the 2022 block.

Step#2 – Letter of Intent: States the rights to negotiate a lease for the footprint of the proposed solar farm, which allows the beginning of drafting a lease. (Can be considered a preliminary contract)

Step#3 – Engineering: Plans will be submitted to the Utility company. The Utility will have their engineers review the plans and adjustments will be made by both parties.

Step#4 – Permission to Construct: Once the previous steps are completed, the construction phase will begin.

Becky inquired about the estimated timetable for the process. Mr. Maloney stated that if the Board signed the agreement that night, it should take around 2 months for the engineering process and another 2 months for the construction. There may be a delay if there are any holdups regarding the negotiation or equipment availability. Overall, from the time issuance of the letters of intent to completion, the estimate is around 4-6 months. The utility company may require a grid upgrade, which may extend the time frame and warrant a reconfiguration. Don inquired if the 20-year term was negotiable, or if there was

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conditions that may allow LPD to opt out if the savings promised are not delivered. Mr. Maloney explained that there is no guaranteed savings, but provided the calculations verifying that the current rate, including delivery fees, around 6-8 cents, compared to the proposed 4.5 cents. The company is certain that the utility rates will continue to rise exponentially; around 3% annually. Don stated that he just wanted to make sure that this system is the direction to go for LPD, which was his concern about being locked into an agreement for 20 years. Mr. Maloney did state that he could provide more concrete numbers if he could obtain more data from previous years, such as 2019. Angie stated that she could provide that information, if the Board approved, which they did. Mr. Maloney explained that the rate/escalator would not change but would also be locked in with the 20-year agreement. On days that the production was more than usage, the meter would (basically) spin backwards to accommodate the surplus. The typical electrical utility grid would only be used as back up if there was damage sustained or usage far exceeded production. Vern asked if the estimates were provided from the largest meter on the facility as there were multiple, which Mr. Maloney verified that the Sport Complex's meter was the largest user. Becky thanked Mr. Maloney for his time and stated that she would contact him the next day, after the Board discussed and decided on the matter. Mr. Maloney explained that the location and line concerns could always be discussed after the letters of intent were completed and that a site inspection could be completed, if necessary. Mr. Maloney thanked the Board for their time and concluded the virtual discussion.

**ACCOUNTS PAYABLE** – The operating expenses were submitted for approval in the following funds:

<b>GENERAL</b>	-	\$	<b>2,105.81</b>
<b>RECREATION</b>	-	\$	<b>17,165.86</b>
<b>LIABILTY</b>	-	\$	<b>79.20</b>
<b>CAPITAL IMP.</b>	-	\$	<b>1,008.48</b>

Laura Duffer made the motion to approve Accounts Payable, which was seconded by Gary Nodine, and passed after a unanimous, roll-call vote.

**CASH FLOW REPORT** – The following balances were reported as of January 31, 2022.

<b>GENERAL</b>	-	\$	<b>204,503.20</b>
<b>RECREATION</b>	-	\$	<b>(60,418.13)</b>
<b>CAPITAL IMPROVEMENT</b>	-	\$	<b>874,127.02</b>
<b>AUDIT</b>	-	\$	<b>5,528.36</b>
<b>LIABILITY</b>	-	\$	<b>122,303.61</b>
<b>2014 DEBT CERT.</b>	-	\$	<b>20,036.08</b>

Angie stated that the Recreation Fund still owes some reimbursements to the General Fund for its portion of payroll, but that funds would be reimbursed as income allowed it to be done. Don asked for a motion to approve the Cash Flow as reported. Laura Duffer made the motion to approve the Cash Flow as presented. Dave Perring moved to second the motion, which then passed after a unanimous roll-call vote.

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**EXECUTIVE DIRECTOR – BECKY STRAIT**

- A slideshow presentation was displayed as she spoke on a few topics:
  - City Parks:
    - The City is planning to take over maintenance of the parks owned by the City on May first.
    - There is no update on the OSLAD Grant application currently.
    - The collaboration with ALMH foundation is on hold until after a meeting of the Parks coalition, which is scheduled for February 22<sup>nd</sup>, and will include the Mayor and other representatives of parks within the county.
  - Bike Friendly Business Designations:
    - ALMH and Lincoln College are collaborating with LPD on this project.
    - Criteria and applications are in the works.
    - The group plans on holding a bike rodeo in May.
      - May is the national bike month.
      - Safety skills will be highlighted.
      - ALMH has a helmet giveaway planned, possibly a bike as well.
      - Laura pointed out that there is no longer a local bike shop.
    - Becky stated that she hopes to get the police involved.
    - The locations of either Club Exchange Park or Lincoln College's Campus are being considered for the event.
  - Staff have been gearing up for the spring season by doing some cleaning:
    - The Craft Room Closet was first on the list.
      - Allison and Megan emptied everything to discover that the shelves were unstable and an infestation of mice.
      - Vern and Tony removed and rebuilt the shelving as well as painted the room and covered some holes.
    - The baseball shed was next on the list.
  - Regarding the closure last week due to the winter storm, Jennifer relayed that she had heard many compliments from the public on the clean roads and parking lots.
  - The High School contacted Don regarding LPD's baseball diamonds.
    - The original offer was to purchase the baseball tri-plex.
    - However, the School officials are open to a lease option once it was explained that Park Districts cannot sell property.
    - Becky did contact IPARKS and IAPD about leasing park district property.
      - Leases are possible.
      - Limited to 99 years or less.
    - LCHS is also allowing LPD activities to use the land/fields during the lease term.
    - Don stated that the matter of the concession stands needs to be discussed.
    - Becky suggested that the need to upgrade the lights should be included as well.
    - Gary agreed that with an estimated \$40,000.00 expense to upgrade the lights, a long-term lease would be preferable to a shorter one.
    - Both Don and Gary voiced their opinion that a discussion should be held to find a middle line regarding the lease to include details about concessions, lights, and usage.
    - Becky suggested also adding a parking lot upgrade, since that is also used regularly by staff and visitors of the school for events held on their diamond.
    - Don agreed that the parking lot should also be included, and Gary even suggested asking if the possibility of upgrading the dugouts would be considered by LCHS.

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- Vern suggested that a “wish list” should be requested from LCHS in regard to the LPD baseball diamond tri-plex.
- Civic/Rec1 Software:
  - Extended the Rec1 contract for 1 month to allow more time to transition to Sportsman.
  - Allison and Angie have been working to get everything ready.
- Renew Active is finally responding to our inquiries and we are getting patrons registered.
- The position for the Full-Time Maintenance Apprentice has been posted on Facebook and online with LincolnDailyNews.com. Laura asked if the list of requirements were also posted, which Becky stated that the list is available on LPD’s website.
- Becky has joined the local Lead Board, which focuses on economic advancement and development.
- Security has had a few instances that required monitoring lately.
  - The most recent issues have involved Lincoln College students fighting on the courts.
  - Thankfully, Rios was present and [handled the matter](#).
  - Troy Brown, and Fit Zone Desk Attendant, also had a few concerns, which were discussed with Becky.
  - Becky stated that there is one group that is reportedly disrespectful to staff and others.
  - The group likes to swarm around the Fit Zone Desk upon entry, which allows a few to sneak in without paying.
  - The Board spoke about previous issues and suggested to simply call local police if offenders are caught fighting or sneaking in without paying to have them removed.

Prior to his exit, John Andrews asked to inform the Board that was told Lincoln College saved approximately \$100,000.00 off their typical (~\$600,000.00) annual electricity after they installed a similar solar farm on their property.

Gary stated that he would like to read through the paperwork provided, but that his initial impression was that the project looks good. Becky stated that the government is trying to progress from being solely dependent on fossil fuels by issuing these grants. Don stated his concern of missing out on the grants if the Board waits. Gary Nodine made the motion to start the process, as detailed by Mr. Maloney during his presentation to the Board. Bob Thomas moved to second the motion. The motion then passed after a unanimous, roll-call vote.

**OPERATIONS REPORT – VERN HASELEY**

- Vern stated that they have been busy fixing things around the facility and grounds.
- More will come later in the meeting.

Angie informed the Board of a miscommunication with Lincoln Land Communications. Per usual, a down payment had been issued for 50% of the invoice submitted. A later email requested payment for the purchase of equipment approved by the Board to be installed in the Aquatic Center. Lincoln Land Communications was under the impression that the Board had approve payment for the equipment in full. Unfortunately, the updated invoice sent prior to the payment being issued did not include labor/materials as quoted, which then resulted in the 50% being less than the true amount. The Board approved issuing another check to cover the actual 50% cost of labor, equipment, and materials, which would be almost the amount requested to cover the cost of equipment.

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**PROGRAM REPORT – ALISON BAKER**

- The Sweetheart Dance is scheduled for the Saturday from 1:00pm to 4:00pm. There have been a few preregistrations, but we expect some to arrive the day of.
- The morning Pickleball league is still going well. An evening league will be starting when the morning league ends. The format will be different, as there were complaints from the morning league participants.
- Music lessons with Lincoln College start next week.
- The Job Fair is scheduled for February 28<sup>th</sup>, and a few businesses have registered.
- Saturday is the last day for the Jr. Railer program. Allison will issue a survey at the end of the season. Becky stated that the youngest group had some trouble due to low numbers.
- Kids Cooking will be offered; advertising began last night and 6 kids registered today.
- Babysitting Clinic registration has been advertised. The post is being shared and 4 registrations have already been received.
- Allison and Megan have been cleaning out and organizing the Craft Room closet.
- Allison has been working behind the scenes to get Sportsman up and running. She designed the register screen formats for all the computers.
- The upcoming Bike Rodeo planning will be next.

**FITNESS MANAGER'S REPORT – JENNIFER PRATHER**

- Group Fitness class attendance for January was 760.
- Virtual Memberships have a Jumping Jack Challenge in February.
- A Meet and Greet is planned to provide an opportunity to check patron eligibility with Renew Active this Friday morning.
- There is a Spin® Race day scheduled for the 26<sup>th</sup> of February.
- Jen and Allison have been promoting the Job Fair regularly.
- Alex Downing, a Lifeguard and current LC student, is Interning with Jennifer. He has expressed interest in learning more about Personal Training.
- The January Spin® Certification Class has been rescheduled for March 26<sup>th</sup>.
- Weights 101 class has 4 new participants registered.
- Amanda is working on the Spring Into Action program, which is free to members, but costs \$40 for non-members.
- We have a new Aerobic Instructor, Kelsey, who is a local teacher. She has expressed her desire to focus on mental health and is currently creating a body weight challenge.
- Jayne Weaver will be leaving the Park District, as she wishes to spend more time with her family. February is the last month with her on the schedule.
- Cody, our new Personal Trainer, already has 2 clients that purchased our February package.
- February's Health and Wellness event was rescheduled due to weather. The Hospital will be providing March's presentation.

**CORRESPONDENCE:**

- Becky stated that she had received a thank you card from the CEO program. They held their Winterfest in the Sports Complex and arranged for Nuthatch to serve food in the Ballroom during the event. The event was well attended and Jayme informed Angie that she had distributed several LPD brochures that day.

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**UNFINISHED BUSINESS:**

A. Capital Improvements:

1. Complex / Aerobic Room HVAC System: No News.
2. Roof Project: No News.

B. Aquatic Center: Bodine will be coming in March.

C. Parks owned by the City of Lincoln: See Executive Director's Report.

D. COVID: No News.

**NEW BUSINESS: NONE**

**EXECUTIVE SESSION: NONE**

**ADJOURNMENT:** Seeing no further business, Gary Nodine moved to adjourn the meeting, Laura Duffer moved to second the motion. The motion carried. Adjournment: 7:32 P.M.

**NEXT MEETING:** The next meeting will be held on Wednesday, March 9, 2022, at 6:00 P.M.