

OFFICIAL PROCEEDINGS OF A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE PLEASURE DRIVEWAY AND PARK DISTRICT OF PEORIA, ILLINOIS, HELD AT 6:30 P.M. ON WEDNESDAY, JUNE 26, 2024 HELD AT THE BONNIE NOBLE ADMINISTRATION BUILDING, 1125 WEST LAKE AVENUE, PEORIA, IL

TRUSTEES PRESENT: Trustees Timothy Bertschy, Laurie Covington, Joyce Harant (v), Reagan Leslie Hill, Steve Montez, Vice President Alexander Sierra, and President Robert Johnson

TRUSTEES ABSENT: None

STAFF PRESENT: Executive Director Emily Cahill, Brent Wheeler, Becky Fredrickson, Scott Loftus, Attorney William Streeter, Attorney Kevin Day, Chief Todd Green, Mary Harden, Miles Howley, Tammy Johnson, Max Lakes, Kristi Shoemaker, Greg Walker, Edward Spencer, and Alicia Woodworth.

1. CALL TO ORDER

President Robert Johnson presided and called the meeting to order at 6:30 pm.

2. ROLL CALL

3. CALL FOR MOTION TO PERMIT TRUSTEE TO ATTEND MEETING ELECTRONICALLY

Trustee Harant requested to attend this meeting electronically due to a family emergency. Vice President Sierra MOVED TO ALLOW Trustee Harant attend this meeting electronically. Motion seconded by Trustee Hill and carried on the following roll call vote: Trustees Bertschy, Covington, Hill and Montez, Vice President Sierra, and President Johnson. (Results 6 Ayes; 0 Nays)

4. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

5. MINUTES

5.A. Approval of Minutes of June 12, 2024 Regular Board Meeting

Trustee Bertschy MOVED TO APPROVE the June 12, 2024 Regular Board meeting minutes. Motion seconded by Trustee Hill and carried on the following roll call vote: Trustees Bertschy, Covington, Harant, Hill, Montez, Vice President Sierra, and President Johnson. (Results: 7 Ayes; 0 Nays).

6. STAFF REPORTS

6.A. Executive Director

Executive Director Cahill introduced Max Lakes, the new Director of Peoria Zoo, and stated the District is very happy to have him join the team. Mr. Lakes addressed the Board, telling his background, having come from Louisiana. He expressed gratitude and excitement for his new role and joining the Park District community.

Executive Director Cahill stated that as everyone reviews tonight's agenda, she would like to honor the fact that the items on the agenda are a culmination of a lot of different conversations and hard work by staff and commitment of this Board to bring us to these milestone moments for some really big projects across the District. It is certainly an embodiment of the District's commitment to the community. There are things that will come from these agenda items that

absolutely will have significant impact on the community and she very much appreciates everyone's support to get to this point.

7. COMMITTEE REPORTS

7.A. Planning Committee

The Planning Committee Presents to the Full Board for Approval the Letter of Intent to Collaborate with East Bluff Community Center

Executive Director Cahill stated that earlier this year, she was contacted by the East Bluff Community Center (EBCC) regarding the future of the EBCC from both an operating and capital perspective. After discussion, connections were made between EBCC, the District, Greater Peoria Family YMCA, and Heartland Health Center. The collective group has expressed interest in evaluating the opportunity to collaborate around moving the EBCC to the former Kroger building which is owned by Heartland, renovating the space to allow for recreation and education programming, and subsequently to organize programming that would be provided by partners and other non-profits in the neighborhood/larger community. Given our many conversations about global needs in the East Bluff and the role that the District could play in impacting quality of life, it is important that our team help to support anchors like East Bluff Community Center that are rooted in the East Bluff and District staff supports signing on to this collaborative effort. After review by the Planning Committee on June 12, staff recommends approval and sign off on the Letter of Intent to collaborate around the sustainability of the East Bluff Community Center.

Trustee Bertschy stated that within the Letter of Intent it talks about the possibility of potential fundraising activities. Trustee Bertschy asked does the Park District do fundraising activities for other groups? Executive Director Cahill stated that in this case, it is showing the Park District's support of the East Bluff Community Center by helping them with their fundraising efforts. The Park District will participate in a variety of committees to include a steering committee that would help to develop a standard for operations and a fundraising committee where the Park District would support grant writing efforts.

Trustee Covington MOVED TO APPROVE the Letter of Intent to Collaborate with East Bluff Community Center. Motion seconded by Trustee Harant and carried on the following roll call vote: Trustees Bertschy, Covington, Harant, Hill, Montez, Vice President Sierra, and President Johnson. (Results: 7 Ayes; 0 Nays).

8. NEW BUSINESS

8.A. Peoria Zoo Improvements Design Proposal

Becky Fredrickson stated that this proposal is for the architectural design services, bidding services and construction administration services for the proposed renovations of the Peoria Zoo Tropics/Conservation building and the tiger exhibit. It will include two workshops to update the Zoo Master Plan and then hone in on the two exhibits to define the scope and provide fundraising graphics for the Peoria Zoological Society. The Peoria Zoological Society Board authorized moving forward with this contract and will reimburse the Park District for these expenses. The Peoria Zoological Society and the Park District will enter into a separate agreement concerning the understood elements, scope, and fundraising needs for this project after the master planning and phase estimating are completed. Torre Design Consortium also provided design services for the Africa Exhibit at the Peoria Zoo.

Trustee Bertschy stated that this agreement is for the design phase of this project. As such, what is the approximate total cost of the project, including the design phase? Becky Fredrickson stated that the anticipated construction budget is approximately \$12M. Trustee Bertschy stated that within the materials received regarding this agreement, there's approximately \$98K for another company. Is that included in the \$2M design phase that the Board is being asked to approve tonight? Becky Fredrickson stated that that is for the survey work with a local survey company and yes, it is included within the \$2M.

Vice President Sierra MOVED TO APPROVE the Peoria Zoo Improvements Design Proposal. Motion seconded by Trustee Bertschy and carried on the following roll call vote: Trustees Bertschy, Covington, Harant, Hill, Montez, Vice President Sierra, and President Johnson. (Results: 7 Ayes; 0 Nays).

8.B. Golf Learning Center Addition and Renovations Bid

Becky Fredrickson stated that the Park District received a \$4 million DCEO grant from the State of Illinois to renovate the Golf Learning Center. This project will renovate the interior of the existing building into a full-service restaurant, bar, simulator golf room, and full kitchen. It will also include the addition of a new 21-bay hitting structure on the south side of the existing building and the necessary site work to accommodate the increase in users. As such, staff recommends approving the low qualified base bid plus add alternate #1, add alternate #2, and add alternate #3 totaling \$4,466,300.00 from Peoria Metro Construction for the addition and renovation of the Golf Learning Center.

Trustee Bertschy congratulated staff on their efforts taken to get out the bid packet for this large project to so many companies, especially to minority and women owned companies. It's also significant to him the high number of minority employees the companies that responded have. Trustee Bertschy stated this is outstanding and wants to congratulate staff for their efforts.

Vice President Sierra echoed Trustee Bertschy's comments and stated that it amplifies the work being done in the DEIA Committee.

Trustee Bertschy MOVED TO APPROVE the Golf Learning Center Addition and Renovations Bid. Motion seconded by Trustee Hill and carried on the following roll call vote: Trustees Bertschy, Covington, Harant, Hill, Montez, Vice President Sierra, and President Johnson. (Results: 7 Ayes; 0 Nays).

8.C. Detweiller Riverside Building Lease

Becky Fredrickson stated that after several requests from different entities to lease the Detweiller Riverside Clubhouse building, staff put out a request for proposals in early 2024, from which two responses were received. Although one proposal had a connection with an existing element in the park, staff felt that the proposal from the 22 Veteran Artists group was more in line with the quiet natural conversion of the former golf course into a conservation area.

Trustee Covington MOVED TO APPROVE the Detweiller Riverside Building Lease. Motion seconded by Trustee Bertschy and carried on the following roll call vote: Trustees Bertschy, Covington, Harant, Hill, Montez, Vice President Sierra, and President Johnson. (Results: 7 Ayes; 0 Nays).

8.D. Peoria Area Performing Arts School Renewal Lease Agreement

Scott Loftus stated that in January 2023, Peoria Area Performing Arts School, LLC (PAPAS) approached the District about renting classroom space at Lakeview Recreation Center for various programs. After several months, PAPAS was interested in a longer commitment and eventually signed a lease in May 2023. After discussions between PAPAS and the District, Lakeview Recreation Center would like to renew the lease for use of the large training room, totaling 2,797 square feet of space, to PAPAS for their 2024-25 school year. The aforementioned training room is located on the main floor on the west side of the building.

PAPAS seek authorization to use the building as their school location, which provides performing arts education to students ages four to twenty-one with instruction in acting, theater, music, and show choir. The District will charge Peoria Area Performing Arts School, LLC \$22,200 for the period of July 1, 2024 through June 30, 2025.

Vice President Sierra MOVED TO APPROVE the Peoria Area Performing Arts School Renewal Lease Agreement. Motion seconded by Trustee Covington and carried on the following roll call vote: Trustees Bertschy, Covington, Harant, Hill, Montez, Vice President Sierra, and President Johnson. (Results: 7 Ayes; 0 Nays).

8.E. Bid – Glen Oak Park Lagoon Path

Becky Fredrickson stated that this project will replace portions of the asphalt path around the Glen Oak Park Lagoon. Staff recommends approving the low qualified base bid and add alternative #1 totaling \$148,650.00 from Murillo Concrete, LLC.

Trustee Covington MOVED TO APPROVE the Bid for the Glen Oak Park Lagoon Path. Motion seconded by Trustee Bertschy and carried on the following roll call vote: Trustees Bertschy, Covington, Harant, Hill, Montez, Vice President Sierra, and President Johnson. (Results: 7 Ayes; 0 Nays).

8.F. Diversity Equity Inclusion & Accessibility Committee Member Appointments

President Johnson announced his appointment of new DEIA Committee members Devon Hawks, Brooke Sommerville, and representatives from EP!C and Advocates for Access.

9. CALENDAR OF CONSENT ITEMS

None at this time.

10. PENDING BUSINESS

None at this time.

11. CITIZEN REQUEST TO ADDRESS THE BOARD

Mr. Gary Neuhaus of 3705 N. Grandview Drive addressed the Board regarding his report to Park District maintenance crew of an unsafe condition in the upper playground area on May 17.

12. COMMUNICATIONS

None at this time.

13. OTHER BUSINESS

None at this time.

14. ACTION STEPS REVIEW

None at this time.

15. ADJOURNMENT

At 6:59 pm Vice President Sierra MOVED TO ADJOURN. Motion seconded by Trustee Hill and carried by unanimous aye of those present.

Full discussion can be viewed at the following link: <https://www.youtube.com/watch?v=1CHqviswSDg>

Respectfully Submitted by Alicia Woodworth
Executive Assistant and Board Secretary