

Capital Replacement Plan 2021-2025



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Mission: To responsibly enrich the lives of our diverse community

Vision: To become the Recreational Choice in everything you do

Approved by the Board of Commissioners

April 15, 2021

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Five-Year Capital Replacement and Improvement Plan

Capital improvements enhance, expand or maintain the infrastructure that the District needs to provide services to residents and support new growth and development. To ensure a high quality of services and amenities, infrastructure expansion and improvement must continue as the District's facilities age, demographics and community interest change. In 2019, the district embarked on the development of a long range (20+ years) Capital Replacement Plan (CRP). This plan, in order to stay relevant and current, will be broken into smaller five year increments. The District's immediate five-year Capital Replacement Plan details more immediate capital improvement needs by outlining \$3,666,000 in infrastructure and equipment replacements, and improvements that the District plans to implement. Similar to the Comprehensive Master and Strategic Plans, this document is a long-range planning tool that will be annually reviewed and modified as funds and priorities shift.

Capital Replacement and Improvement Guidelines

- Must have a monetary value of at least \$2500;
- Have a useful life of at least three years;
- Result in the replacement of a fixed asset, or the creation of a fixed asset;
- Should contain all above characteristics but there may be specific instances in which a project may not and still be considered a capital project.

Included within the above guidelines are the following items:

Improvements or expansion of existing facilities/parks

- Operating equipment and machinery for new or expanded facilities
- Planning and engineering costs related to a specific capital replacement or improvement
- Construction of new facilities
- Purchase, improvement and development of land

The first year of the CRP is the capital budget for that fiscal year. Projects slated for subsequent years in the Plan are approved on a planning basis and do not receive funding until they are incorporated into the annual capital budget. Capital budget appropriations diminish at the end of each fiscal year; however, funds may be re-budgeted until the replacement is purchased or the improvement is made. Capital expenditures \$2,500 and greater, are funded by the Park District's Capital Projects Funds 40. Capital expenditures less than \$2,500 may be funded by operational funds (10 & 20). There are some cases in which we may choose to qualify certain projects which do not meet the specific criteria.

In time, we hope to get The Zone to where capital expenditures are funded by its own internal (Enterprise) fund dedicated to capital expenses as well as infrastructure expenses coming from the District's Capital Projects Funds 40.

Capital Replacement and Improvement Plan Funding Sources

The Capital Replacement Plan (CRP) may utilize funding from property tax receipts, operating funds, grants, donations, partnerships, interest income, and transfers from the corporate and recreation funds; along with Non-Referendum General Obligation Park Bonds and Alternate Revenue Source Bonds. The following summarizes some of these funding sources for the Capital Replacement and Improvement Plan.

Non-Referendum General Obligation Park Bonds are bonds secured by the District's pledge to levy a property tax sufficient to meet its debt service obligations but only up to a statutory limit. The legal debt limit for non-referendum bonds is .575% of the District's taxable property value.

Transfers are made from the Corporate and Recreation funds to the Capital Fund (40) when fund balances permit. These transfers are based on the District's fund balance policy, which in part states there to be a minimum fund balance for operational funds, with the discretion for amounts over the minimum being transferred to the capital fund for improvements.

Grant funding is sought from State of Illinois sources that includes programs such as the Open Space Lands Acquisition and Development Act (OSLAD), and the Park and Recreational Facility Construction (PARC) programs, both administered by the Illinois Department of Natural Resources (IDNR). These have not been consistently funded by the State of Illinois. Therefore, due to this lack of consistency in funding, the District also looks at funding options outside these grant programs. The Illinois Department of Commerce and Economic Opportunity (DCEO) through its Illinois Energy Now program still provides rebates to public facilities that make large-scale equipment improvements to their electric and natural gas systems.

Operating Funds represent user fee contributions from operating revenues for capital projects. The Special Recreation Fund assists in making the existing facilities accessible as required by the Americans with Disabilities Act (ADA). Similarly, the Paving & Lighting Fund assists with applicable capital projects. An Enterprise Fund facility will be largely responsible for its non-infrastructure capital expenses.

Interest income represents interest income earned from unspent bond proceeds, as applicable. There was sizable interest in the initial year of 2019 following the 2018B&C Series refunding, but that source has been limited in recent years as interest rates have significantly diminished.

Partnership opportunities exist for the District whereas it may cooperatively partner with another governmental agency, school district, library district, forest preserve district or private company for the purpose of capital replacement and improvements. (e.g. Burning Bush and Aspen Trails Parks with VoMP)

Alternate Revenue Source (ARS) Bonds are bonds payable from an identified revenue source that is expected to be sufficient to provide, in each year, not less than 1.25 times debt service on all outstanding alternate bonds payable from the revenue source and the alternate bonds proposed to be issued. In 2018 the District issued General Obligation (ARS) 2018B Series bonds which funded capital improvements that included "The Zone" (IA & B) facility programming expansion and the Rob Roy kitchen renovation. The District continues to have revenues sufficient to meet debt service obligations; therefore, no taxes levied for their payment have been extended.

Donations are accepted by the District. Additionally, cash contributions may be received from developers, in lieu of land, for the development or improvement of parks in the area of development within the District.

The funds (approximate) available over the next 5 years are the following:

Source		Available	Planned	Remaining
2018A Bonds (remaining)		\$1,225,000	\$1,226,000	-\$1k
2021B Bonds (new)		\$1,300,000	\$1,308,000	-\$8k
Operations (Annual Bonds)	\$150k/yr	\$ 750,000	\$ 727,000	\$23k
Paving & Lighting	\$25k/yr	\$ 125,000	\$ 115,000	\$10k
Special Recreation	\$90k/yr	\$ 450,000	\$ 290,000	\$160k
Total Funds Available		\$3,850,000	\$3,666,000	\$24k**

Remaining balance does not include Special Recreation since this is a dedicated fund

Major Projects Included in the 2021-2025 Capital Replacement Plan

In accordance with the 2017 Comprehensive Master Plan's major initiative of park revitalization, and the results of the 2013 Community Interest Survey, reflecting the importance of neighborhood parks, facilities and programs. The 2015 and 2021 Strategic Plans were revised in to respond to these opportunities and demand. To further improve the parks, \$3.8M is included in the 2021-2025 Capital Replacement Plan.

The following parks are included in the Plan:

Park Improvements		Facility Improvements	
<u>Park</u>	<u>Amount</u>	<u>Park</u>	<u>Amount</u>
Aspen Trails Park	\$ 30,000	Administration Offices	\$ 20,800
Maple Trails Park	\$ 17,000	Burning Bush Rec Ctr	\$ 29,500
Rob Roy Golf Course	\$ 276,000	Park Maintenance Bldg	\$ 73,100
Sycamore Trails Park	\$ 209,900	Pool and Bathhouse	\$ 615,000
Tamarack Trails Park	\$ 203,500	Range Building	\$ 34,500
Willow Trails Park	\$ 566,200	Rob Roy	\$ 95,000
Woodland Trails Park	\$ 90,600	MSW Comm Ctr	\$ 179,300
Total Park	\$1,393,200	The Zone	\$ 295,000
		Total Facility	\$1,342,200

Rob Roy Clubhouse and Golf Course (\$371,000)

In 2019-2020, Rob Roy Banquet and Golf had major interior construction. With the development of the Intergovernmental Agreement with the Wheeling Park District, we embarked on a complete remodel of the banquet hall and entry way. In addition, we made some significant updates to the 10th Hole Grill and the Pro Shop. The next phase of improvements will include windows, gutters, plumbing, and doors, as well as replacing parts in the pump house and two of the RTU's. On the course, we are dedicating \$25k in each of two years for long needed bunker work in the most obvious locations. Lastly, the fleet of golf carts has been aging with no set replacements. We now plan to renew 1/3 (approximately 12) of the fleet in 2021, 2022 and 2023.

Woodland Trails Park Pool (\$615,000)

The pool complex is due for more comprehensive updates, replacements and repairs. The most significant needs are the pool liner and gutter system of the main pool area. In addition to this significant project, heaters, canopies, the ADA lift, the spray fool filter, and railings need to be replaced. The toads water feature has several pieces in need of replacement so we plan to have the entire feature replaced. There are several (ideas below) minor items included as well. The pool was built in 1970. The pool liner was replaced in 1993 and 2005 and the gutter system in 2007. The entire bathhouse was replaced in 2001.

Weiss Community Center (\$179,300)

First and foremost is the need to generate a game plan for the Weiss Community Center. Hiring a consultant engineer to work with us as we develop a plan of what we would like to see occur with the MSWCC is very important. In addition to this plan, the facility has some more immediate needs including a more significant gym floor maintenance and relining which has been a little behind schedule. Also, other minor projects include replacement of RTUs, gymnasium backboards, plumbing and electrical upgrades. The exterior fascia of the building has been in need of repairs for many years.

The Zone (\$295,000)

In 2019, The Zone had a major reconstruction with Phase I of the remodel focusing on the Parkour Gym and party spaces. Now that we have invested on the interior of the building, and unable to secure a grant to assist with Phase II, we do need to take some steps to protect our investment. The roof material has needed to be replaced for many years but we have been doing annual maintenance to get by year by year. In addition, the last RTU needs to be replaced as well as addressing significant fascia and window deterioration over the years. Also included will be some soundproofing for the Ivy Room which we discovered needs it to be properly utilized by renters and expansion of our Parkour Branding within the facility.

Sycamore Trails Park (\$209,900)

Sycamore Trails Park will be scheduled to have a park master plan created for more long term capital updates. Sections of the path and several of the amenities are identified as poor or very poor condition. The tennis court area, which is the only lit tennis courts in our inventory will be repaired within the same footprint.

Tamarack Trails Park (\$203,500)

Tamarack Trails Park will be scheduled to have a park master plan created for more long term capital updates. This park is in need up amenity updates as well as removal of the old baseball backstop since the park is primarily used for soccer and baseball has not been present for many years. An additional \$180k has been identified as capital improvements which would be based on the master plan findings. Our initial intent is to reduce the footprint of the tennis / basketball court area, possibly develop pickleball courts and expand on the playground / natural area to the west of the existing courts.

Willow Trails Park (\$566,200)

Willow Trails Park will be scheduled to have a park master plan created for more long term capital updates. Some immediate needs which would not be needed by a specific master plan would be the removal of the tennis court area in the north central location of the park which has been defunct for many years and is more of a safety issue. Additionally, repairing the basketball courts, standards and fencing is a need since this area is well used. Also, we intend to add/create more Futsol areas because the community around this park has this activity as a priority. Lastly, the parking lot which ends in a cul-de-sac is in very poor condition with drainage issues and needs to be repaired.

The plan will be reviewed and updated annually