

MINUTES OF THE REGULAR MEETING OF THE BOARD OF PARK COMMISSIONERS
OF THE CARY PARK DISTRICT, CARY, ILLINOIS, HELD IN THE COMMUNITY
CENTER, 255 BRIARGATE ROAD, CARY, IL
MARCH 23, 2017

I. CALL TO ORDER

President B. Krueger called the meeting to order at 7:00 PM.

II. ROLL CALL

Upon roll call the following Commissioners answered present: Mr. Frangiamore, Mr. Stanko, Mrs. Hauck, Mr. Renner, and Mr. Krueger.

Staff

Staff present: Dan Jones, Executive Director; Vicki Krueger, Director of Finance and Administration; Sara Kelly, Superintendent of Recreation; Dave Raica, Director of Planning and Development; Paul Rogus, Superintendent of Park and Facility Maintenance; and Megan Lee, Recording Secretary.

Public

Steve Konters, Hitchcock Design Group

III. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance to the Flag was recited.

IV. MATTERS FROM THE PUBLIC

None.

V. ITEMS FROM COMMISSIONERS

Stanko explained he attended the last Cary Rotary Club meeting, and the Cary Historical Society was present to show everyone the bust of William Cary that will be located in Jaycee Park. He is impressed with how the statute is turning out and is excited to see the final piece.

VI. CONSENT AGENDA

President B. Krueger asked if any items were to be removed from the Consent Agenda.

No items were requested for removal.

Stanko moved to approve the Consent Agenda as follows: VI.A.1. – Approval – Minutes Regular Board Meeting dated February 23, 2017; VI.A.2. – Approval – March 17, 2017

Disbursements in the Amount of \$452,753.80; VI.A.3. – Acceptance – Treasurer’s Report dated February 28, 2017. Second by Frangiamore.

Roll call vote: Yes – Hauck, Renner, Frangiamore, Stanko, and B. Krueger. No – None. Motion carried.

VII. BUSINESS ITEMS

VII.A. Any Items Removed From Consent Agenda

None.

VII.B. Action Items

Jones stated that the final sections of Park District Policies was reviewed and approved at the Committee meeting. Sections reviewed were 2, 3, 5, 6, 7, and 8.

Stanko moved to approve revisions to Policies 2-005 – Chain of Command – Executive Director Succession; 2-010 – Paid Advertising Involving Park District Materials and Settings; 3-002 – Revenue; 3-016 – General Obligation Limited Tax Refunding Park Bonds (Non-Referendum) Issue – Purpose & Practices; 3-018 – Economy of Resources; 3-100a – Budget Development – Authorized Funds; 3-100c – Budget Development – Use of Investment Earnings for Capital Projects Funding; 3-100d – Budget Development Appropriate Minimum Fund Balance, Corporate Fund; 3-100e – Budget Development – Appropriate Minimum Fund Balance, Recreation Fund; 3-101-C – Budget – Purpose and Practices, Capital Projects Fund; 3-101-E – Budget – Purposes and Practices, Capital Equipment Replacement Fund; 3-101-R – Budget – Purpose & Practices – Recreation Fund; 3-101-S – Budget – Purpose and Practices, Special Recreation Fund; 5-002 – Open space & Land Acquisition; 5-005 – Easement Requests; 5-006 – Environmental Philosophy; 5-008 – Natural Areas Prescribed Burn Management; 5-009 – Naming & Renaming of Park Sites, Recreation Facilities, Site Amenities or Features; 5-009a – Park Identification/Name Signs; 5-011 – Defective Tree Identification and Classification; 6-001 – Philosophy of Recreation Programs; 6-012 – Community-Wide Coordination of Recreation Programs, Facilities and Services; 6-013 – Community Wide Cooperative Use and Maintenance of Facilities; 7-003 – Satisfaction Guaranteed; 8-001 – Safety & Loss Control; and 8-003 – Use of Personal Protective Equipment. Second by Frangiamore.

Voice vote: Yes – 5. No – None. Motion carried.

Under discussion items, Jones provided an update with the Master Plan for Cary-Grove Park. He explained that the original draft of the park plan was presented at the February Planning and Development Committee meeting. Jones and Raica then met with Village of Cary staff. Jones also met with the Cary Fire Protection District, D155 staff, and showed the plans at an intergovernmental organizational meeting where the Cary Library District, and Village of Cary Police Chief attending to present and review the plan as well as take any comments they may have. A Public Open House was held on March 1 to get feedback from residents and the public.

Approximately 25 individuals attended the Open House. Tonight Steve Konters from Hitchcock Design Group is back to present the final plan with a few minor changes as well as to provide a cost estimate to the Board for the overall project.

Jones also reminded the Committee members that while it is important to view the plan and park as a whole, it is equally important to remember that the only item identified for development within the current action plan is the recreation building. Jones then handed the floor over to Konters.

Konters explained he is going to walk through the plan and point out a few minor changes from the original draft presented in February. He then will walk through the cost estimate and the background behind the estimate.

Konters began by explaining that on the current plan, changes were made to add a secondary emergency access and some of the tree coverage. The second access was added by recommendation of the fire district.

Konters then reminded the Board that currently there is no design going on with the recreation building, but instead it's just the footprint for where the building will be located which is sized approximately.

Konters stated that on the south side, an expansion of the restroom was added to have additional storage as well as added play areas.

To accommodate the secondary emergency entrance path, the multipurpose fields on the east side were spread out more. The fields could be used by lacrosse, soccer, and football. Moving from the southern parking lots going to the northern parking lots a trail was added leading to the existing neighborhood trail. There will be an additional picnic shelter to the north of the recreation center as well.

Konters continued to explain that the northern area has four ball fields representing the traditional pinwheel layout and the fields would have the ability to host high school level baseball and softball as well as youth play. In addition to the fields, multipurpose fields could be accommodated if two of the softball fields were replaced. The vision is that all of the fields would be lit as they are built out moving forward.

Konters next discussed the cost of the project and broke it down by section. He explained that bid construction contingencies are included in the estimates. They have included a budget for permit fees as well as updated site surveys and soil borings.

Konters first started with the north fields, and it was presented as if there were four softball sized fields. He explained that the earthwork numbers are the biggest challenges in this stage, and until the grading plans are known, some educated assumptions to the amount that will need to be moved were made.

Konters explained the east fields were similar to the north fields and they budgeted for earthwork, grading, lighting, irrigation, and drainage for the site.

Under parking lots and drives, Konters stated that they took into consideration the current footprints for the parking lots, all of the asphalt work, curb work, landscaping, and restoration work to meet code, way finding signs, signage, and lighting.

Moving on to the south area, there will be some pavement improvements as well as adding shelters, the addition of a path, drainage, playground and lighting, and the addition of more storage space.

Konters explained the area to the north of the recreation center as space for other recreation opportunities. Items that could be included there are an additional trail system, picnic shelter, landscaping, and open space. Items considered for the overall cost include the previously mentioned items as well as any drainage, utilities, and restoration work that will be required.

Konters moved on to update recreation center, which is a key element in the five year Action Plan of the 2016 Comprehensive Master Plan Update. He explained that the estimates provided are about onsite utilities such as the building materials, furniture, electrical, etc., and that bringing sewer and water to the site are not included in the estimate.

Stanko asked if that would be an additional cost to bring in the water and sewer and Konters stated that was correct.

Konters explained that because the building and aquatics are bigger ticket items, each has its own 10% contingency in the cost estimate.

Stanko asked about the secondary access and if it was large enough to handle fire truck traffic and the weight required to support the vehicles. Konters stated that the cross-section would be built to handle the additional weight and the existing trail can already handle the weight. Stanko then asked Konters about the intersection between the existing parking lot and the new parking and if it could be a 90 degree connection instead of being a curve. Stanko explained that his concern there is safety of the vehicles and the amount of foot traffic that will be present. He doesn't believe it will provide adequate visibility to be safe.

Stanko next asked if the area to the north of the aquatic center will be able to accommodate people to just go out there and sun bathe or put tables with umbrellas out there. Konters said they could make a modification that it isn't all deck and there would be some sun bathing area to the aquatic area and it won't all be pool deck. Stanko feels there isn't enough space for families to come to the current facility and he wants to make sure that space is encompassed for families to be together. Jones stated that the presentation on the plan is a footprint for size on the plan and the design would come when the facility is developed.

Stanko lastly asked about the northwest corner with the retention/detention. He asked if they could make that look a little differently so that it's farther away from the back the field. Konters explained he would look into this and it should be able to be accommodated.

Frangiamore asked where they came up with 80,000 sq. ft. for the recreation center footprint, and Konters said it came from using Woodridge's facility as an example which is comparable to what could be offered at the new facility. The types of amenities desired are similar based on feedback from the CMP.

Frangiamore then asked about the size of the aquatic center and what it would include. Konters said it would have some lap lanes, deep water, zero depth entry, sun space on the lawn, and maybe some spray features. Jones explained that Cary has about 25,000 people and they based the size off of what would be appropriate for our community. Jones added that the design of the pool amenities would occur later but the footprint could accommodate many things.

Frangiamore asked if flat fields, such as multi-purpose fields are cheaper to build than softball/baseball fields and Konters stated all things being equal, yes.

Hauck asked about turf fields and stated the numbers weren't reflected in the estimate. Konters explained that there are many combinations of what could be done, and what was provided was the baseline amenities. She asked to get an estimate of the turf costs. She then asked if a path would be paved for the secondary access, and Konters stated they would use the existing trail and it is wide enough as it stands now and any new trail would be paved.

Renner asked if there were any other comments from other agencies besides the secondary route when the plan was presented to them. Konters stated that the Village of Cary is still interested in the ability to extend First Street. Jones stated D26 expressed a concern over an extension of First St. D155 was excited about opportunities for Park Development. Everyone staff met with were requested to provide written feedback, however all that was received was verbal feedback. He stated that a big effort was made to get feedback for the project.

Renner then asked about what kind of metrics they used for parking. He would like to know how they arrived at the number of parking spaces and if they utilized a traffic engineer or did an estimate. Konters explained that they consider a certain amount of parking per field and a certain amount for the facility based on the size. They then calculate the total combined. The thought is that not all of this is necessarily going to be having the peak time at the same time so parking would accommodate everyone.

Renner asked about what the best orientation to have the pool would be, and Konters explained that it is best to have a pool on the south or southwest side of a building to avoid shadows during the mid to late day. Renner explained he wants to make sure that in the planning phase they are representing the proposed items to be built in the future at the appropriate places.

B. Krueger asked about the concrete curbs and if they would include all the parking lots, and Konters said it would include all the parking lots, drives, and the island.

Konters stated his firm would make the final tweaks with comments provided this evening and then bring it back to the Board for final approval in April.

VIII Executive Director Report

Jones explained that the RFQ process occurred today and they conducted the interviews with a total of three firms. The team met afterwards and they will work on a recommendation.

Jones next stated the only item they have for the April 13th Committee meetings is to recommend a firm for the Lions and Kaper Parks project. He asked if they could move it to the April 20th Committee of a Whole meeting if that was the only thing on the agenda for the evening. The Board agreed that they would be comfortable to move it to the 20th if there wasn't a need to hold the meetings on the 13th.

Rogus gave an update on the milk house and stated it has been removed. As much brick as could be saved was, which is about half. A backhoe was used to remove the roof, and the fence is gone as well. The foundation of the structure is still there.

Jones stated there is no need for closed session.

Motion to adjourn the meeting by Frangiamore. Second by Stanko.

Voice vote: Yes – 5. No – None. Motion carried.

Meeting adjourned at 7:56 PM.

Daniel C. Jones, Secretary
Park District Board of Commissioners