

Cary Park District
Board of Commissioners
Planning & Development Committee
August 10, 2017
7:30 PM
Community Center
255 Briargate Road
Cary, IL

Minutes

Committee Members Present: Stanko and Frangiamore.

Committee Members Absent: Renner

Commissioners Present: Hauck

Staff Present: V. Krueger, Raica, Kelly, Hughes, and Lee.

Guest Present: None.

Chair Frangiamore called the meeting to order at 7:30 PM.

The minutes from the May 11, 2017 Planning and Development Committee were presented for approval.

Stanko made a motion to approve the minutes from the May 11, 2017 Planning and Development Committee. Second by Frangiamore.

Voice vote: 2-0. All voting yes. Motion carried.

There were no matters from the Commissioners, Public, or Staff.

The first item under discussion was the cost estimate, recreation facility development at Cary-Grove Park.

Raica explained that back in May a framework was set up of a 40,000-80,000 sq. ft. facility to be developed at Cary Grove Park. In June, the Commissioners and staff were able to tour different facilities that show amenities and features that the Board would like to see in the facility. After the tours, staff asked Lamp, Inc. to provide figures for what it would cost if they built a facility similar to Randall Oaks at Cary Grove Park.

Frangiamore asked if the estimate provided by Lamp was realistic or conservative, and Raica stated it seemed more realistic.

Stanko asked about the estimate for wood floors and if different wood could be used instead, and Kelly stated the cost was for one specific room that would have basketball courts, and not for the entire facility.

Frangiamore asked if the number provided included site development, and Raica stated that it did. He emphasized that until a final site plan is developed, the costs will be hard to determine, but the basic bricks and mortar were provided.

Stanko asked if there was any discussion about costs and cost savings if a prefab concrete building were to be used. Raica explained that both facilities toured in June were both prefab concrete, and that is what the estimates assume will be used at Cary Grove Park. Stanko then asked about phasing in additional accommodations in the future. Raica explained that the estimate provided assumed it was all built at the same time.

Raica explained that staff provided a schedule based off the Comprehensive Master Plan (CMP) as to what should be the next steps to building something at Cary Grove Park. According to the CMP, construction would begin in FY19/20. At this time, the building that Hitchcock provided is more than what was budgeted.

Raica explained that staff would like the Commissioners to provide direction to staff as to what they would like to see at the Cary Grove Park site. Other options provided if a building isn't feasible is to put forth a referendum, build an aquatic facility for \$5-7 million, or build a smaller recreation facility for \$5-6 million and modifications could be made to the existing Community Center for \$2-3 million.

Raica stated another thing to consider is the sale of land at Hoffman Park. An estimate of anywhere from \$10,000 to \$30,000 per acre could be made. Frangiamore explained that unless they were to receive a sizable sum for the sale, staff efforts should be focused elsewhere at this time.

Raica then asked if the consensus of what the Board stated in May, building a larger facility at Cary Grove Park, is still the opinion of the Board. Does the Board want to build a smaller facility with the resources available, or postpone the build until a larger facility can be built?

Hauck asked about the population size that Randall Oaks serve, and if building a facility the same size as them is realistic if they have a larger population. She would like to know an appropriate scale based off population since a huge portion of the Randall Oak's facilities income is subsidized by their rentals. She expressed concern over the location of Cary Grove Park and if those that are not in the Cary Community will utilize the facility. She wants to figure out who this building will really serve. Is this community based, or is it providing programs and options for those out of our community as well.

Frangiamore stated that something else to consider is the Senior Center as well as the current preschool, and those are items that should be looked into when building the facility.

Stanko stated that while Randall Oaks is a beautiful facility, he feels that it will not be a good fit for this community. He feels that there are other facilities in the surrounding area that residents will continue to utilize even after this new facility is built in town. He wants to build something to meet the needs of this community. He expressed that space will also need to be created for additional staff and current administrative staff.

Stanko explained that he wants to see a recreation center built over aquatics at this time, and he would rather phase in work rather than postponing the project several more years. He is okay with building a 40,000-60,000 sq. ft. facility, but is okay with something smaller if phasing is considered. He wants to look at ways to cut the costs further such as creating smaller hallways, looking at cheaper flooring options, etc. to get the facility that is needed.

Raica asked the Board to consider how they want to meet the needs of the Community and how they would like staff to start that process.

Frangiamore stated that the difficult part of doing phasing is planning where the next phase of money comes from, and how it would be built. He expressed that appearance is important. The higher the quality, the more people will use that facility. The feasibility of what really is needed must be done. He does not want to do anything low quality. The size will be determined by what is needed in the facility.

Raica stated that if the desired end goal is beyond what the Park District can afford, what does the Board want done. Should they make adjustments? Should they look at other options to meet the community needs? Or, should staff switch directions completely and reconsider building an aquatic facility?

Hauck stated she feels that an aquatic facility is what the community wants, so she would like to see an aquatic facility built which has an indoor pool. People asked for a pool and that's what she feels this community wants; however, Frangiamore stated the top item for the community in the CMP was a recreation facility.

Raica suggested that more tours could be done of facilities like McHenry's that are smaller and can be built for \$5-6 million.

Stanko stated if any type of pool were done, he would want to do it by referendum. Frangiamore agreed with that statement, however, neither of them feels that doing a referendum at this time would be beneficial.

Hauck suggested if the Park District spends \$8 million on a facility, that a referendum could be done to obtain the extra money needed to build a larger facility that includes an indoor pool.

It was the consensus to address space needs over outdoor aquatics.

Stanko made a motion to adjourn. Second by Frangiamore.

Voice vote: 2-0. All voting yes. Motion carried.

Meeting adjourned at 8:35 PM.