

Cary Park District  
Board of Commissioners  
**Planning & Development Committee**  
November 9, 2017  
7:30 PM  
Community Center  
255 Briargate Road  
Cary, IL

**Minutes**

Committee Members Present: Stanko, Renner, and Frangiamore  
Commissioners Present: Hauck and Howell

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

Chair Frangiamore called the meeting to order at 7:40 PM.

The minutes from the August 10, 2017 Planning and Development Committee were presented for approval.

***Stanko made a motion to approve the minutes from the August 10, 2017 Planning and Development Committee. Second by Renner.***

Voice vote: 3-0. All voting yes. Motion carried.

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

The first Direction Item Discussed was R-2017-18-03, ITEP Grant Support.

Jones explained that as part of the process to submit the application for the ITEP grant that is due on December 1, the Board of Commissioners has to pass a resolution showing support and commitment to the project should the grant be approved. He explained the packet would be ready on November 28<sup>th</sup>. David Raica had a meeting with IDOT to go over the project. Jones then explained that he has received letters of support from the McHenry County Conservation District, Village of Cary, Representative McSweeney, and Senator McConchie. Letters of support are also expected from the Village of Lake in the Hills and Village of Trout Valley.

***Stanko moved to recommend the Board of Commissioners approve Resolution R-2017-18-03. A Resolution Supporting the Submission and Execution of an Illinois Transportation Enhancement Program (ITEP) Application and Agreement between the Cary Park District and the Illinois Department of Transportation. Second by Renner.***

Stanko asked about the timing of the grant, and Raica explained in years past the grant was due in July, but due to various circumstances, it is now due December 1, 2017.

Voice vote: 3-0. All voting yes. Motion carried.

Next, the Comprehensive Master Plan (CMP) Update 2016 Action Plan was discussed. Jones explained that after discussions in May, the Board toured some indoor recreational facilities to see various layouts. In August, staff presented to the Board how much it would cost to build the Randall Oaks Facility at Cary-Grove Park including everything from the building to the items needed such as sewer and water. He explained that during the August meeting, the Board had varying opinions on the next steps of the process.

Jones explained that two of the present Commissioners were not members of the Board during the CMP process. He then explained the Park District does not have \$15,000,000 to build a new indoor sports facility. He suggested bringing in Steve Konters from Hitchcock Designs to walk the Board through what the next steps should be in regards to the items the CMP states should be completed compared to the funds the Park District has available.

Stanko asked if the Park District saves an additional \$1,000,000 how that would affect how much can be borrowed in bonds? Jones stated that is a question they would have to get Speer Financial involved with.

Renner explained that he would like Hitchcock to lead the discussion, but he would also like the financial questions answered. He feels the Board would do a better job projecting if they had the facts and what money will be available.

Frangiamore stated that finances is a big part of the process. He explained he doesn't want items built that are poor quality.

Jones asked the Board if they want to reprioritize what they want to accomplish or get a financial analysis from Speer Financial to see what can be accomplished. Frangiamore stated that the Board needs to know finances before reprioritization can occur.

Renner stated he has an issue with building a 30,000 sq. ft. facility when it doesn't meet the goal of having indoor courts and fields.

Howell explained he wants to know what can be accomplished within the Park District's means. He then stated he would like to see the community's priorities.

Stanko stated that he feels both finances and meeting goals are important. He expressed a desire for staff to be creative in meeting the needs of the community such as working with other agencies to fill those needs.

Jones stated that staff is working hard to implement items in the Action Plan of the CMP. He asked the Board where they would like staff to focus their efforts. He then stated there are some facilities the Park District currently has that need to be addressed that are not a part of the CMP.

Frangiamore stated staff got a positive start on Kaper and Lions Parks as well as the disc golf. He would be comfortable if staff would slow down their efforts on Cary-Grove Park in order to focus on other projects.

Renner stated he isn't dismissing an opportunity to take over an existing building and renovating it to meet needs. He wouldn't mind slowing down and reassessing options.

Hauck stated there are many opportunities for partnerships within the existing community such as with D26 and D155 to create a new facility that would meet the needs of not only Cary but the surrounding communities. She expressed a concern with the finances needed to run and maintain a large facility and whether the Park District can maintain such a facility on its own.

Frangiamore explained that regardless if an indoor sports complex is built or indoor aquatics, the infrastructure will need to be completed which was a significant portion of the overall presented budget.

Stanko stated that the Park District cannot afford to build a 50,000 sq. ft. indoor sports complex, however, there is still \$8,000,000 that would be available to use for other needs that would last for 5 or 10 years until a new center could be built with available financial resources.

Hauck asked staff to see what indoor warehouses are available in Cary for staff to renovate.

Jones recapped that staff would obtain finances for the Board and then bring that back to the Board for further discussion.

Stanko asked that the next discussion include discussion on the Senior Center and the Preschool.

***Stanko made a motion to adjourn. Second by Renner.***

Voice vote: 3-0. All voting yes. Motion carried.

Meeting adjourned at 8:28 PM.