

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 ON  
January 17, 2019

***I. CALL TO ORDER***

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

***II. ROLL CALL***

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

**Staff**

Staff present: Dan Jones, Executive Director; Vicki Krueger, Director of Finance and Administration; Paul Rogus, Superintendent of Parks and Facility Maintenance; Sara Kelly, Deputy Director; Katie Hughes, Director of Communications and Marketing; Erica Hall, Superintendent of Recreation; and Megan Lee, Recording Secretary.

**Guests**

Michael Murphy, Resident  
Melissa Victor, Resident  
Thomas LaLonde, Williams Architects  
Frank Parisi, Williams Architects  
Leon Younger, PROS Consulting

***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 stated that January 30 marks the 15 year acquisition of Foxford Hills.

***VI. CONSENT AGENDA***

Frangiamore 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 December 20, 2018; VI.A.2 – Approval – January 11, 2019, Disbursements in the Amount of \$555,431.74; VI.A.3. – Acceptance – Treasurer’s Report dated December 31, 2018; VI.A.4 – Approval – Purchase of a 2018 John Deere 7500A Fairway Mower from J.W. Turf, Elgin, IL in the amount of \$57,061.64. Second by Hauck.***

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

## ***VII. BUSINESS ITEMS***

### ***VII.A. Any Items Removed from Consent Agenda***

None.

### ***VII.B. Action Items***

#### ***VII.B.1. Consider – Consider – Extension of Audit Services Agreement – Lauterbach and Amen, LLP.***

Jones explained that there was not a quorum for the committee on this item. When the original RFP was completed with Lauterbach and Amen, LLP for their auditing services, it came with the opportunity for a two year extension of the agreement with upfront pricing. Staff recommends the extension of the agreement for two more years.

***Stanko moved to approve an extension to the professional services proposal dated January 20, 2016 with Lauterbach and Amen, LLC to perform audit services for the Cary Park District during fiscal years ending April 30, 2019 for \$9,900 and April 30, 2020 for \$10,100. Second by Hauck.***

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

#### ***VII.C.1. Planning Workshop, Feasibility Study, Indoor Recreation Center and/or Outdoor Aquatic Center.***

Jones introduced Thomas LaLonde and Frank Parisi from Williams Architects and Leon Younger from PROS Consulting. He explained that a full feasibility report will be provided in March to the Board. He explained that tonight’s presentation will go over all the steps taken so far to get to this point as well as new information the Board asked to be presented in regards to the Indoor Recreation Center and/or Outdoor Aquatic Center.

LaLonde explained that he will follow-up with information from the last meeting as well as to provide capital costs associated with the projects. He then reviewed the various options for an Outdoor Aquatic Center. He showed images of an 8-lane lap pool with a drop slide and diving boards, leisure pool, slide, and a bathhouse.

Stanko asked about the location of the filtration building, and LaLonde explained that ideally the filtration building is placed near deep water in order to keep costs down on water lines.

Renner asked if the pool was placed at the highest elevation point at Cary-Grove Park for a reason, and LaLonde explained that they built the map based off the Comprehensive Master Plan for Cary-Grove Park.

LaLonde reviewed costs associated for the Aquatic Center. He explained the range is from \$7,892,600 to \$8,723,400. These costs do not take into consideration parking and roadways. The costs provided are costs to build the actual building.

Howell asked about the concessions and if the building costs included a concession operation, and LaLonde said it was included.

Frangiamore asked if it's typical for a bathhouse to be separate from the main recreation building, and LaLonde said it is more common to build a separate building, but from a cost point it could be included in the recreation building if that were to be built. Jones explained it's a good idea to have the building separate from the main building for patron convenience.

Renner asked about the capacity compared to what the pool is currently. LaLonde said the current pool has a capacity of 650 and the proposed facility could hold 750-800.

Parisi reviewed the options for an Indoor Recreation Center. The plans presented included gymnasium space with a walking track, space for party rentals and babysitting, café/concession, administration offices, group fitness, fitness center, and a multi-purpose room. The total square footage could be between 46,709 and 55,781 square feet depending on the options selected to be built. Younger explained that to best serve a community the size of Cary, it would be ideal to have three courts available in the gymnasium so one court can always be available for people to come in and do a pick-up game. Otherwise if it were two courts, cross-court would be an option when netting is utilized.

Stanko asked if it would be possible to expand the building in the future, and Parisi said it is a possibility. Stanko then explained he would like the building rotated 90 degrees so the entrance faced Three Oaks Road.

Parisi reviewed the costs associated with building a Recreation Center with a 2-court gym. He explained the range would be \$19,167,200 to \$25,299,200 depending on the size of the facility and if turf was included in the gymnasium space. This is an all-in total cost if it were to be built today from start to finish. LaLonde explained that a 10% contingency was added for both the aquatic center and the recreation center.

Frangiamore explained that the quality of the product is important, and he wanted to make sure the quotes included higher quality materials. Parisi said that the costs provided are within the mean of building materials for similar projects.

Parisi provided the costs for parking and infrastructure, which would be in addition to the cost of the Outdoor Aquatic Center of Indoor Recreation Center. He reminded the board that the building and/or pool would be located 1,700 feet away from the road. The total cost would be \$3,619,800 to \$4,000,800 which includes the cost of running the utilities and access road back to the site.

Renner said he would like to see the water main looped to Adare Dr. which is half a mile away from the main road. Renner then asked what the anticipated parking load would be for the aquatic facility and the recreation center. Parisi said the parking count would be around 300 cars. Renner then asked if the buildings were moved south what the cost savings would be. LaLonde explained that it would be ideal to push it further south for a visibility perspective, and that would save a lot of money.

Parisi next reviewed an option to renovate the existing Community Center where the preschool and seniors could move into that space. The cost for the renovations would be \$5,733,581 to \$6,306,939. He explained the costs provided did include the demolition of the existing pool.

Younger reviewed items provided by staff such as the assumed facility hours of operation, membership structure, and operational philosophies. He then reviewed the pro forma revenues and expenditures for the various options of the Indoor Recreation Center, Outdoor Aquatic Center, and Community Center Renovations provided by Parisi.

Frangiamore asked if the draw from people outside of the community would be greater for turf, and Younger explained yes since it is not something that is common in the area.

LaLonde asked if there were any questions. The Board thanked them for their presentation and the data provided.

Jones explained that the items and comments tonight would be reviewed by Williams Architects and PROS Consulting, and the final report will be presented to the Board in March.

***VIII. Executive Director Report***

None.

***Motion by Frangiamore to adjourn. Second by Hauck.***

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

Meeting adjourned at 8:23 PM.

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Daniel C. Jones, Secretary  
Park District Board of Commissioners