

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
February 28, 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: Mr. Howell, Mrs. Hauck, Mr. Frangiamore, and Mr. Renner.
Commissioners Absent: Mr. Stanko.

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; David Raica, Director of Planning & Development; and Megan Lee, Recording Secretary.

Guests

Michael Murphy, Resident
Melissa Victor, Resident
Larry Waco, Cary Youth Sport Association
Scott Puma, Ancel Glink

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

None.

VI. CONSENT AGENDA

Renner asked if any items were to be removed from the Consent Agenda. No items were requested for removal.

Frangiamore moved to approve the consent agenda as follows: VI.A.1 – Approval – Minutes Regular Board Meeting dated January 17, 2019; VI.A.2 – Approval – Minutes Special Board Meeting dated

February 14, 2019; VI.A.3 – Approval – February 22, 2019, Disbursements in the Amount of \$471,166.67; VI.A.4. – Acceptance – Treasurer’s Report dated January 31, 2019; VI.A.5 – Acceptance – Investment Activity Report dated January 31, 2019. Second by Howell.

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

VII. BUSINESS ITEMS

VII.A. Any Items Removed from Consent Agenda

None.

VII.B. Action Items

None.

VII.C. Discussion Items

VII.C.1. Update – Lions and Kaper Park Revitalization Project

Jones introduced Scott Puma from Ancel Glink. He then explained the general contractor for the Lions and Kaper Revitalization Project filed bankruptcy around Martin Luther King Day. He reported that currently there is not a lot of work being done on the parks, in part due to the weather conditions that have been occurring, but also due to subcontractors hesitant to perform services for fear of being paid. Several liens have been filed associated with project payments. Park District staff and legal counsel are currently working through what will likely be a significant process to keep the projects moving forward and get them completed and delivered to the community.

Jones explained that the Park District filed a Notice of Default last week that will cause a meeting to occur. A meeting is scheduled between the bond company, himself, and the lawyers where a plan will be formulated to get the projects done or determine that the general contractor cannot perform the work. Currently Raica is still working with the contractor to get items complete such as getting spoils piles moved off the ball fields. Raica explained that clay work has begun on Lions Park softball fields one and two. Progress has been made on the concessions building, and spoils have been moved from the fields at Lions. They are also starting to remove the spoils from Kaper Park as well.

Attorney Puma stated that the bond company has an obligation to make certain the projects get done and make payments as needed to satisfy any outstanding past payment issues. He stated that the meeting between the Park District, his firm, and the contractor will be productive to get this process going. The surety will need to go to bankruptcy court in order for the subcontractors to be paid and to recoup the dollars they pay out.

Howell asked how much of the project has been completed, and Raica said it is around 70% based on payout. He then asked what communication will be provided to the public about the contractor. Jones said that once staff has a finite plan laid out, then communication will be developed and distributed. Presently there are too many unknowns to communicate effectively.

Frangiamore asked if Kaper Park is farther along than Lions Park. Raica said that Kaper is a little behind Lions due to more complex work being done at the site. Frangiamore then asked about cost recovery from

this process. Puma explained that if the project price goes up, it will be covered by the surety, but that items such as attorney fees are not covered. Frangiamore asked if Elanar can still complete this project, and Puma said since they filed Chapter 11 bankruptcy, they intend to reorganize and finish the project. Only time will tell if they can complete it.

Renner explained his biggest concern is that the work is being done right the first time. He wants to be sure the projects are done correctly and the Park District gets what it is paying for. Renner asked that an update be provided to the Board after the meeting on March 11th, and that communication is sent out to the community as well to keep on top of the project/process.

VIII. Executive Director Report

Jones stated that IAPD sent out a brochure with the results of surveys completed by Park Districts in the state of Illinois. The survey provides statistics such as the increased demand for summer camps, etc., in various areas of recreation.

Jones explained that this evening the summer job fair was held, and it had high attendance.

Jones stated that a staff meeting was held including all full-time Park District Staff. Rogus reviewed the ThorGuard Lightning Prediction system, and how it will cover all the major park sites in Cary as well as Cary Grove High School, Cary Junior High and several of the elementary schools as well.

IX. Closed Session

At 7:31 PM, a motion was made by Frangiamore to enter Closed Session for the purpose of A. Review of Closed Session Minutes (5 ILCS 120/2 (21)) and B. Acquisition, Purchase, or Lease, of Land (5 ILCS 120/2 (5)). Second by Hauck.

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

X. Closed Session Summary and Action

Renner reconvened open session at 8:04 PM.

Renner summarized Closed Session as follows: The minutes of the Closed Session Meeting dated February 14, 2019 were reviewed and approved, and discussion was held regarding the Acquisition, Purchase, or Lease of Land.

The Board reviewed the currently held Closed Session Minutes in accordance with the requirement to semi-annually review its Closed Session Minutes that have been held. As a result of the semi-annual review the following action was taken:

Hauck moved to release closed session minutes as follows:

July 6, 2010

July 8, 2010

July 22, 2010

August 23, 2018

Second by Frangiamore.

Voice vote: Yes – 4. No – None. Motion carried.

All other Closed Session minutes reviewed were determined that the need for confidentiality still exists as to all or part of the Closed Session minutes held.

No other action was taken as a result of Closed Session.

Motion by Frangiamore to adjourn. Second by Hauck.

Voice vote: Yes – 4. No – None. Motion carried.

Meeting adjourned at 8:05 PM.

Daniel C. Jones, Secretary
Park District Board of Commissioners