

Cary Park District
Board of Commissioners
Committee of the Whole Meeting
June 13, 2019
7:00 PM
Community Center
255 Briargate Road
Cary, IL

Minutes

Board Members Present: Victor, Stanko, Hauck, and Frangiamore.

Board Member Absent: Renner

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

Guests Present: Michael Murphy, Resident

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

The Pledge of Allegiance was recited.

The minutes from the May 9, 2019 Administration, Finance, and Personnel Committee meeting were presented for approval.

Stanko moved to approve the minutes; second by Hauck.

Voice vote: 3-0. Victor abstained. Motion carried.

The minutes from the May 9, 2019 Recreation and Park Operations Committee meeting were presented for approval.

Stanko moved to approve the minutes; second by Hauck.

Voice vote: 3-0. Victor abstained. Motion carried.

The minutes from the February 14, 2019 Planning and Development Committee meeting were presented for approval.

Hauck moved to approve the minutes; second by Stanko.

Voice vote: 3-0. Victor abstained. Motion carried.

The minutes from the February 28, 2019 Executive Director Review Committee meeting were presented for approval.

Stanko moved to approve the minutes; second by Hauck.

Voice vote: 3-0. Victor abstained. Motion carried.

Victor asked how she could get an item placed on the agenda. Frangiamore stated that she would talk to himself or ED Jones to add the item to the agenda. Jones explained the goal is to always appear on Committee agenda prior to Board meeting agendas. However, items can be brought up for discussion at either meeting, but no action can be taken if the item is not listed on the agenda.

Victor asked that three items be placed on a future agenda. The first item requested is an intergovernmental meeting between the Park District Board and other elected members of local agencies, and not just amongst agency administrators. The second item requested is that the Park District have more community participation at events such as Main Street Festival and National Night Out. The third item is she would like to start audio recordings for Board meetings so the public can listen in on the meetings if they were unable to attend. Jones stated those items may be added to the July 11, 2019 Committee of the Whole (COW) agenda.

Under Direction Items, Revisions to Policies 1-005 – Board Meeting Structure, 1-005, Attachment B – Committee Meeting Sample Agenda, 1-005g – Use of a Consent Agenda, 1-005j – Remote Attendance at Board/Committee Meetings and 1-007a – Responsibilities of Board President and Rescind of Policy 1-008 – Board Committees was discussed. Jones explained that there is a list of Policies that need adjusting and one Policy that should be rescinded due to the change to the Committee of the Whole structure. Stanko explained the Board has the authority to create committees and he does not feel it would be necessary to rescind 1-008 in case a committee would need to be created in the future. He suggests having a separate committee for the ED review, but it wouldn't be a standing committee, but it would have a specific goal and when it's done it would be disbanded.

Frangiamore stated that he would be okay creating a task group, when necessary, with the limit of two Board members. He explained Policy 1-008 is talking about standing committees, and that is something the Board agreed to move away from at the May Committee meetings. Stanko explained that the policy was not specific to standing committees, but committees in general. Frangiamore said that what needs to be discussed can be discussed at a COW meeting and if something needs to be looked at and brought to the COW then a 2 member task force can be done.

Stanko stated that on 1-005g item 4e needs to be struck due to new state law regarding prevailing wages.

Hauck moved to recommend revised Section 1 policies to the Board of Commissioners for approval as follows: 1-005 – Board Meeting Structure; 1-005, Attachment B – Committee Meeting Sample Agenda; 1-005g – Use of a Consent Agenda, as amended; 1-005j – Remote Attendance at Board/Committee Meetings; 1-007a – Responsibilities of Board President; and rescind Policy 1-008 – Board Committee. Second by Victor.

Voice vote: 4-0. All voting yes. Motion carried.

The next Direction Item discussed was R-2019-20-03, National Park and Recreation Month. Jones explained that each year the Park District passes a Resolution recognizing July as National Park and Recreation Month. The resolution encourages the community to get outside and enjoy activities in nature.

Stanko moved to approve Resolution R-2019-20-03, “A Resolution Recognizing July 2019 as National Park and Recreation Month.” Second by Victor.

Voice vote: 4-0. All voting yes. Motion carried.

The next item discussed was Resolution R-2019-20-04, Administrator Change, Illinois Municipal Retirement Fund. Jones explained that in 2015 he became the temporary Authorized Agent for the Cary Park District to the Illinois Municipal Retirement Fund. This appointment was to be temporary, and to appoint Director of Finance and Administration Krueger as the Authorized Agent, a resolution is required to make this change.

Stanko moved to approve Resolution R-2019-20-04, “A Resolution Appointing an Authorized Agent for the Cary Park District to the Illinois Municipal Retirement Fund.” Second by Hauck.

Voice vote: 4-0. All voting yes. Motion carried.

Direction Item Series 2019A – 100 Cary Alg. Rd, Purchase and Improvement’s was discussed. Jones explained that debt certificates will be used for the purchase of 100 Cary-Algonquin Rd. Jones explained the Park District is in the due diligence phase of the acquisition. The purchase price of the building is \$560,000, and staff has a preliminary estimate of an additional \$550,000 in site improvements. This evening Staff is seeking direction to hold a competitive sale for the issuance of Debt Certificates to fund the purchase and improvements. The sale of the debt will be done by Speer Financial and the results presented for consideration at the July Board meeting.

Stanko asked if each room had a sprinkler system, and Jones said it was a partial system and not each room is sprinkled. Stanko asked about coding of the building, and Jones said he has spoken with several of the Village of Cary staff as well as the Fire Department has visited the site and they do not foresee any major issues. Jones stated that most of the work being done is cosmetic in nature as well as addressing various American Disability Act compliance issues.

Stanko asked if there would be a final debt amount for the certificates. Jones stated yes, and what is occurring tonight is the Board saying that they are recommending debt be taken out for the building. An opinion of probable cost would be brought to the Board for review in July.

Frangiamore asked if the debt can be paid down faster, and Krueger said it is anticipated to be a 5 year payment schedule and with that turnaround the debt would not be callable during that time period.

Hauck moved to recommend Board approval of conducting a competitive sale for the issuance of the Debt Certificates, Series 2019A in an amount yet to be determined, the proceeds of which are to be used to pay for the purchase and improvements of the property at 100 Cary Algonquin Road. Second by Stanko.

Voice vote: 4-0. All voting yes. Motion carried.

Direction Item FY2019-20 ED Work Initiatives was discussed. Jones explained each year the Board approves a set of work initiatives for the Executive Director, and an update is provided to the Board

three times a year on the status of each of the items. The initiatives are mostly based off the Action Plan of the Comprehensive Master Plan (CMP) and items that have come up during budget discussions.

Stanko requested that under Safety and Risk Management that an item about starting the process for the loss control review be added under the same category. Jones stated that could be added.

Frangiamore stated that something be added under the Board and ED Relations about adding 1:1 meetings between the Board and the ED. Jones stated that would be added.

Stanko moved to recommend Board approval of Work Initiatives for the Executive Director for FY 2019-20 as amended. Second by Hauck.

Voice vote: 4-0. All voting yes. Motion carried.

Next discussion item was the 2019 Commissioner Code of Conduct. Jones stated that in odd numbered years, after Commissioner Elections have taken place, and new Board members sworn in to service, the Board has revisited a Commissioner Code of Conduct. The language for this Code of Conduct comes from the IAPD.

Stanko stated he does not support it nor will he sign it, but he supports the Boards rights to approve the motion.

Victor asked how many other Park Districts participate in this Code of Conduct, and Jones stated that he is unaware of the number of Park Districts that participate in this item. Victor asked if staff wrote the Code and Jones stated that staff did not write the Code it was prepared by the Illinois Association of Park Districts years ago. Hauck and Frangiamore stated they were in support of the Code of Conduct.

Hauck moved to recommend Board approval of the Commissioner Code of Conduct and recommend that all Commissioners sign their name to it as a pledge to honor the code. Second by Victor.

Voice vote: 3-1. Stanko voting no. Motion carried.

Jones explained back in March the Board accepted a feasibility study that discussed an indoor recreation center and an outdoor aquatic facility. If the Board wants to move forward with a legacy facility development, the Board will need to figure out what they would like to build at Cary-Grove Park. Jones stated that he would like to know what process staff should do to get to the point of having the Board discuss what should be developed at the site. The discussion could be done internally with Jones leading the discussion, or an outside consultant could be brought in to assist the Board. While willing to lead discussions, staff believes that a staff led discussion/decision making process on the Board's behalf could prove challenging and is not certain it would produce the desired outcome.

Jones explained there is discussion at the state about a grant program called PARC that was last offered in 2014. The last time it was in place it had an award of 75% of the program cost or 2.5 million dollars to the winners of the grant. Jones had a discussion with Williams Architects and they submitted PARC grants in the past with success. Williams feels the Park District is in a good place to apply for the grant if the Board were to decide which facility they would like to pursue.

Jones also explained that the financial capabilities of the Park District is also important to be considered, and Speer Financial could be invited to a future Board meeting and speak to the Board about this item.

Hauck stated two years ago at conference she attended a session on how the Geneseo Park District was able to build a new aquatic facility. She feels that presentation would be helpful for the Board to see, and asked that a copy of that be made available to the Board. She said that the community needs to come together and everyone needs to be onboard for this project to take place. The excitement that it generated is what this community needs for this project to succeed. She would also like to see partnerships created for this project.

Victor asked when the Parc Grant would be released, and Jones stated that the information isn't available. Victor asked about the dollars amounts available through the program. Jones restated the information he had from the last time the grant program was offered in 2014. Victor then asked about partnering with D155 about financially assisting with an aquatic facility. Frangiamore stated that the Park District needs to figure out what they want to do before they can approach anyone for financial assistance or partnership.

Victor stated it would be more responsible to work for an aquatic center first due to the financials involved with building the pool over the indoor recreation facility. She then stated she would like to have Speer Financial speak to the Board. She also feels the Park District discussion should be led internally to avoid spending money on reports that aren't needed. Victor asked why an Indoor Pool is not be discussed or considered. Jones stated that in developing the CMP in 2016, community members were asked what their preferences were and the two top items for major facility construction were replacement of the existing outdoor pool with a new outdoor aquatic center and an indoor recreation center. The Board discussion and direction at that time was to pursue an indoor recreation center.

Stanko stated that he would like to have a discussion amongst the Board and staff, but have Speer come in to lead a discussion on finances. He would like to see what the capacity is of the Park District financially. Timing is something to also be considered as well as phasing of various parts of the project. He then reminded the Board that preliminary items need to take place at Cary-Grove Park such as engineering before anything can be built. Stanko emphasized the District would lose the confidence of the public if we built a new community center, then after it is built there is a need for a new pool since it has reached the end of its useful life.

Frangiamore feels that someone needs to come in and lead the Board through the discussion such as a referendum option and how funding will occur for the project. Whoever leads the discussion of the Board on which facility to build, he would like Speer involved to go over financial options such as what the impact would be for the community for taxes purposes. Frangiamore also explained that this is a large commitment that will tie up most of the finances for the Park District for over 20 years.

Hauck stated that she does not know how an Indoor Recreation Center would be financially feasible if partnerships weren't created within the community. Hauck questioned the type of amenities discussed for an indoor facility and these not being what she would envision. Jones stated that the people who attended the group meetings for the CMP were people who were involved with youth sports and they stated that courts and turf were the biggest priorities to be built. The results from the needs assessment

survey also supported these amenities and the Board discussion during preparation of the Action plan for the CMP trended in the direction of courts and turf fields for this reason.

Stanko stated he would like to find a way to do both the indoor recreation facility and an outdoor aquatic facility.

Frangiamore asked the Board if they wanted to bring in an outside consultant to lead discussion about moving forward or should it be staff lead. Stanko stated he would like to have a two-point approach of preliminary meetings that include discussion and finances with Speer Financial. That question about finances needs to be answered up front before anything can be done.

Victor said that Speer should come in and give the financial capabilities of the Park District.

Frangiamore asked if Speer Financial could tell the board how a bond of \$20 million would impact a homeowner of a \$250,000 home. Jones stated they could. Stanko stated he would like to see 3 scenarios 20 million, 25 million, and 30 million. Then he would like to see what could be done in house and then what would need to go to referendum.

Frangiamore stated that the board would currently like to look at both the indoor recreation center and outdoor pool.

Jones thanked the Board for their feedback on this item.

Stanko moved to adjourn the meeting; second by Hauck.

Voice vote: All voting yes. Motion carried.

Meeting adjourned at 9:02 PM.

Daniel C. Jones, Secretary
Park District Board of Commissioners