

Cary Park District
Board of Commissioners
Committee of the Whole Meeting
August 8, 2019
7:00 PM
Community Center
255 Briargate Road
Cary, IL

Minutes

Board Members Present: Victor, Stanko, Hauck, Renner.

Board Members Absent: Frangiamore

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

Guests Present: Greg Lamp, Lamp, Inc.
 Ian Lamp, Lamp, Inc.
 Brian Dawson, Resident

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

The Pledge of Allegiance was recited.

Jones reminded the Board the Kaper Park dedication event is on Saturday at 11:00AM, and the dedication itself will be at 11:30AM. The Rotary made a \$9,000 donation towards the Kaper Park Revitalization Project for new trees, so the Rotary will be recognized during that ceremony as well.

Jones explained that he sent a letter to Elanar that included project wrap-up information, and it also included a section about the sanitary line issue at Lion Park. Elanar failed to show on Monday to fix the issue, so it is time for the Park District to finish the work. The letter was reviewed by the Park District's attorney and was given the approval to send. Next week Jones and Raica will be putting together a bid packet for the sanitary line issue.

Stanko asked if the bid would go out with an estimate of cost, and Jones stated that is not included in order to keep the bids competitive and fair.

The minutes from the July 11, 2019 Committee of the Whole meeting were presented for approval.

Stanko moved to approve the minutes; second by Victor.

Voice vote: 4-0. Motion carried.

The first Direction item discussed was Lamp, Inc. Construction Management Services Proposal. Jones stated that Ian and Greg Lamp were present at the meeting to answer any questions the Board may have about the upcoming preschool building project. Back on July 11, there was a discussion on the debt certificate for the preschool building purchase as well as the cost projections to update the facility.

Those cost projections accounted for the cost of Lamp, Inc. and their role as Construction Managers. Jones stated that this project will go well due to Lamps involvement serving as Construction Manager on the project. The Park District has worked with Lamp on a number of projects including the remodel of the Community Center and the Revitalization of Lions and Kaper Parks. Jones stated that they work with school districts often, so they understand this type of project and will do very well with it. Jones stated that this bid is different from a general contractor bid used for Lions and Kaper Parks. The bid for this project will be broken out into individual trade packages.

Ian and Greg Lamp introduced themselves and provided a background of their business.

Renner asked if there were any questions. Stanko asked about the Construction Costs (Approximate) and what difference can be expected in the construction costs. Ian stated his company keeps records of all projects they work on which gives them the ability to predict with high accuracy project costs. This project would be at or below the project costs presented.

Renner asked about the bid environment and what it's like currently. Ian stated that it would be best to bid after Labor Day due to companies wrapping up summer work and having staff available to do the work. Numbers could come back lower in the winter months if the numbers don't come back desirable during the first bid. Jones explained that the current fence will need to be removed and the new playground will likely installed this fall. The interior work can take place in the winter months. A coordination meeting will take place amongst staff and Lamp, Inc. after the building closing occurs on August 16.

Renner asked if there was any work being self-performed by the Park District on the building, and Jones stated the only thing that will be self-performed is the purchase of the playground equipment, but the installation of the playground will be bid.

Stanko asked if the preschool staff was aware of the timeline, and Jones stated yes.

Renner asked if the project is rebid due to the bids received not being favorable, would Lamp Inc. charge a fee to bid the project again. Lamp stated there will not be an additional fee. Renner then stated he is in support of a Construction Manager approach to executing this project.

Hauck moved to recommend Board of Commissioners approval of an agreement with Lamp, Inc. to provide Construction Management services associated with the remodel and upgrade of the property identified as 100 Cary-Algonquin Rd. in an amount not to exceed \$63,364.00 and direct the Executive Director to enter into such agreement. Second by Victor.

Stanko stated no contingencies were included for Lamps fees, and Jones stated that contingency would be included after the bid as part of the total project budget.

Roll Call: Yes – Victor, Stanko, Hauck, Renner. No – None. Motion carried.

The 2019 Tax Levy was discussed. Krueger explained the annual process and timeframe the Park District has used annually to discuss the upcoming tax levy. She stated that in either July or August discussion is held at the Committee level concerning the levy in order to provide direction for staff in the

preparation of the levy. In October, based on the direction of tonight's discussion, staff will present the levy estimate to the Board in October. In November, the levy ordinance is presented to the Board for approval and filed with the County Clerk. The purpose of tonight's meeting is for the Board to discuss their intentions with the levy for the upcoming year.

Victor reviewed a few items that previous discussions of the Board have covered or asked of staff in the past. She stated that if the Board's desire is to take a lower amount of tax dollars legally available to it with a levy request reflective of this desire, those dollars will be lost forever. She reminded the Board of a control mechanism in place called the tax cap. If an agencies levy request is greater than 5% of the previous year's tax extension, there are additional items that must be performed and disclosed. Krueger explained that new growth last year increased as well. She stated that it is reasonable to expect that the EAV will increase in the upcoming year. Krueger stated that another item looked at is a State equalizer. The last time a state equalizer was implemented was in 2012 and was not expected to be implemented in the upcoming year.

Krueger highlighted a schedule of various cost categories such as staff wages, group insurance, utilities, and other major services. She stated that the schedule incorporates the increase in minimum wage which staff has projected to be an additional \$65,000 cost to the agency, additional part-time wages at the new early learning center of \$14,000 and utilities for the new early learning center were also included this year as well the cost increase for water due to the splash pad.

Krueger presented options to the Board concerning the levy that she stated were consistent with options provided to the Board in the past. Option one is structure a levy that would capture CPI increase plus any new growth that may have occurred within the Park District boundaries. Option two is to implement option one, but then abate a portion of the Park District's Annual Rollover Bond equal to the CPI increase in taxes for capped funds. This option would hold the line on taxes for a year while allowing the Board to capture new growth within the Park District. The third option is to submit a levy request that is equal to the taxes extended in 2019 (this would not request the CPI increases in taxes for capped funds or be high enough to capture New Growth).

Krueger concluded with other items for the Board's consideration in its discussion including the legacy facility project.

Renner asked if there were any questions.

Stanko stated he would like to consider option two so the Park District may say they did their due diligence to know what the impact would be to residents. He would like to see the increased costs to the Park District from this approach. He would like to see financials showing the impact of option two and offset against the additional expenditures for the fiscal year. Jones explained the impact of option two would be a loss in tax revenue of approximately \$72,609. Stanko asked for staff to provide the impact of abating \$73,000 out of the rollover bond.

Stanko asked if there are any other additional unfunded mandates that aren't presented tonight. Jones stated that as of now, staff has provided the best information it has available to the Board. Jones explained that there are items both within the Park Districts control and not in its control. The new early childhood building staffing, revenues and costs are within the Park District control, but the

increase in minimum wage is out of the Park District's control. Jones stated that it should be noted that there will be additional revenue to offset the increased building and staffing costs for the new early learning facility that are not captured in the information because the information is focused on expenses.

Stanko said he would like to see a chart showing minimum wage, the CERF fund, early childhood staff, and other expenditures.

Victor stated she's in favor of option one and capturing new growth. She stated the Park District will have a budget shortfall of \$102,000, but capturing new growth will assist to reduce the shortfall with this option, which is why she's in favor of it. She stated that there are several different options in exploring additional ways to capture revenue to offset the additional expenses.

Hauck stated she is in favor of option one.

Renner stated he is in favor of option one. It's a philosophical view of the Board concerning its approach and if it wants to collect all tax revenue available to it, and that is what he is in favor of doing. How the Park District makes up the \$65,000 deficit from the minimum wage increase is important to note when explaining to the public the growing costs.

Jones reiterated that his understanding is that the consensus of Board members present was for staff to prepare a levy request for Board review that follows option one.

Jones updated the Committee that he has heard that the PARC grant for the Park District's legacy development project may become available soon.

Jones stated that President Frangiamore asked that at the Board's upcoming meeting on August 22, under discussion items, the Board begin their discussion on how the Board will make a choice on what they would like to do for a legacy development project. Jones stated that staff is not able to move forward until they get direction from the Board. Jones stated that Frangiamore asked that the Board bring their copies of the Feasibility Study, Comprehensive Master Plan, and Speer Financial model to the next meeting. Jones stated that if there are other items the Board directs the staff to explore, staff will need time to do so.

Victor asked about Hoffman Park and an indoor pool if consideration of these items would affect what the Park District has already done to prepare for a grant application. Jones explained that he does not have the grant requirements, but staff can provide pros and cons of putting a facility at Hoffman Park since what the Park District currently has is information on Cary-Grove Park. Jones stated currently, the Park District does not have a cost estimate for an indoor pool or what it would cost to run that operation.

Renner stated things that rank highly within a grant application is the plan, the CMP, and community support. Jones stated, that it is correct that these items are important and the application will not score as highly if the Park District cannot effectively show they are supported by the community.

Jones explained he can have someone from Williams Architects come out and talk to the Board about previous grants and what they have seen in the past as a future option. Frangiamore stated that this may be premature at this time but something to be considered after discussion has begun.

Stanko moved to adjourn the meeting; second by Hauck.

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

Meeting adjourned at 8:05 PM.

Daniel C. Jones, Secretary
Park District Board of Commissioners