

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
AUGUST 22, 2019

I. CALL TO ORDER

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

II. ROLL CALL

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

Staff

Staff present: Dan Jones, Executive Director; Vicki Krueger, Director of Finance and Administration; Sara Kelly, Deputy Director; Katie Hughes, Director of Communications and Marketing; David Raica, Director of Planning & Development, Erica Hall, Superintendent of Recreation; and Megan Lee, Recording Secretary.

Guests

Brian Dawson, Resident.
Mike Murphy, Resident.
Erin Horstman, Resident.
Stefanie Flach, Resident.
Whitney Broska, Resident.
Colin Gaffney, Resident.

III. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance to the Flag was recited.

IV. MATTERS FROM THE PUBLIC

Mr. Gaffney, from Foxford Hills Drive, came to discuss the ThorGuard Lightning Prediction System. He said one of the locations is about 200 feet from his property line, and he is curious about the placement of the system. He stated the system is very loud and is a disturbance to his family. He stated he can offer suggestions of a better placement of the system to better serve the community. He asked for the system to be relocated. Jones stated that Kelly would speak take his name and phone number and someone would follow up with him about his concerns.

V. ITEMS FROM COMMISSIONERS

Victor stated she is now receiving NRPA magazines, and there was an article in the recent edition about how other Park Districts are now getting involved with National Night Out. She feels involvement in that event is something the Park District should consider in the future.

Frangiamore stated that he really enjoyed reading the Year-In-Review informational piece done by staff and suggested everyone look at it to review what has been done in the past year for the Park District.

V. CONSENT AGENDA

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

Renner moved to approve the Consent Agenda as follows: VI.A.1 – Approval – Minutes Regular Board Meeting dated July 25, 2019; VI.A.2. – Approval – August 16, 2019, Disbursements in the Amount of \$920,420.99; VI.A.3. – Acceptance – Treasurer’s Report dated July 31, 2019; VI.A.4. – Acceptance – Investment Activity Report dated July 31, 2019. Second by Hauck.

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

VI. BUSINESS ITEMS

VI.A. Any Items Removed From Consent Agenda

None.

VII.B. Action Items

VII.B.1 Consider – Construction Management Services Agreement with Lamp, Inc.

Jones explained Lamp’s services are being engaged to assist the Park District with construction management services for the remodeling and upgrade of services for the building at 100 Cary-Algonquin Rd. purchased last week. This item was discussed at the Committee of the Whole meeting and was recommended 4-0 to the Board for approval.

Stanko moved to approve 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 Hauck.

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

VII.C. Discussion Items

VII.C.1. Legacy Facility Development

Frangiamore stated that tonight would begin discussion by the Board on legacy facility development with additional meetings for more discussion to follow. He stated that by the end of the meetings, the Board should come to a consensus on what type of legacy facility development project they want to pursue so that staff will have direction to further explore and implement the facility.

Jones explained that the Board should not feel they should come to a conclusion this evening, but rather this is to start the discussion on what the Board wants to see built moving toward direction for staff.

Jones stated that he believes it is important to review where discussions began and where the Park District began leading up to the discussion to be held during this evenings meeting. He reviewed items in Chapter 3 of the Comprehensive Master Plan (CMP) that have been completed by the Park District, Board and staff. The CMP was approved in 2016 by the Board. Jones explained an update to the Action Items of the CMP occurred in 2018. The Action Items were derived by feedback received from the community, a review of current facilities, and a needs assessment. After all of this was done, the Board narrowed down the areas where the Park District should develop priorities. Jones explained that on page 118 of the CMP, it mentions the replacement of a playground with one that is of universal design, and that was done at Kaper Park. On page 122, existing facilities and parks of the Park District were reviewed and the plan discusses what various items revitalize the local parks. This was done at Kaper and Lions Parks as well as the site Master Plan completed in 2017 for Cary-Grove Park. Jones also mentioned the adding of an amenity at Hoffman Park to serve teens, young adults and families, all challenging areas to program for, and that it was done with the addition of the Walnut Hollow Disc Golf Course. Other items that have been addressed is the condition of the current preschool building, which was accomplished with the purchase of the building on Cary-Algonquin Road to house the preschool starting in 2020.

Another item highlighted in the CMP and one that always scores very high in community feedback is the expansion of the trail system. Jones updated the Board on the ITEP Trail Grant project for Hoffman Park. He explained that staff received paperwork back from the state that will enable it to move forward with the next phase of the project. Once Raica completes the paperwork, it will be returned to HR Green and then the state for additional review.

Jones moved into the topic of legacy facility development. He explained that two items that came out of the CMP process were an outdoor aquatic facility and an indoor recreation center (active space of courts and turf).

Jones explained in 2016 the direction of the Board was to put their focus on an indoor recreation center. To move forward with this, the Board went out and visited Falcon Park and Randall Oaks Recreation Center since the amenities at both locations were similar to what the community expressed a desire for and Board wished to provide. Staff developed financial information for the Board to consider on the cost to build a similar building to those listed above at Cary-Grove Park. Due to the projected cost of the facility, the Board completed an update of the Action Plan portion of the CMP. From that work, in mid-June 2018 and late 2018 the Board requested a feasibility study be done on an outdoor aquatic facility and an indoor recreation center. This study, accepted by the Board in March 2019, provided answers for the Board on items such as cost to construct, cost to operate, market analysis, site analysis, and simple design possibilities.

Jones stated that at the Board's request, Speer Financial, in July 2019, visited the Board and presented the Park District with financial models on the dollars available to build a legacy facility development project without a referendum. This amount was approximately \$15,000,000. Jones explained the Board now has the studies and financial reports available to start making decisions.

Jones stated that during past discussion by the Board where the Feasibility Study information was reviewed and considered, some of the conversation seemed predetermined that the models were

absolute. As an example, he mentioned the operational return on the outdoor aquatic facility presented in the study was 75%. Some Board members expressed a concern with this number. Jones reminded that this number is only a model number. If the choice of the Board was to pursue the building of an outdoor aquatic facility and the Board expressed that they would like to see the operational return percent rise, the project could then be evaluated to determine means and opportunities to accomplish this.

He closed by stating the Park District has provided the Board its input on which legacy facility should be built. He stated that staff believes the current pool is aging rapidly and is 40 years old. The Park District should have an option in place to fill this community need before the existing pool fails. Without action, eventually the Board and staff will be faced with challenging circumstances where possibly hundreds or thousands of dollars must be spent to keep the pool operational. Now is the time to get out in front of this before it becomes an issue. He stated that concerns with the operating return on an outdoor pool should be considered in the same manner that trail development or park development is considered. Neither the trail system including the expansion of the Hoffman Park trail nor park projects like the one recently completed at Kaper and Lions will ever produce a dollar to offset their long term cost of operation and maintenance. No one would have considered not pursuing and implementing any of these examples based on their operational return. He stated that this is not to discount concerns over operational return but that an aquatic facility will produce revenues to offset its expenses and that the operational return is something that could be improved or looked at to improve prior to development.

Frangiamore stated that there were a lot of people involved in creating the CMP. Opinion surveys went out to approximately 4,000 households and the goal was to get 400 survey responses back, but 731 households responded. Statistically, this is +3.6% for accuracy on the needs of the community. He then stated his opinion is that the focus for a site should be on Cary-Grove Park since that has already been evaluated as part of the Feasibility Study.

Frangiamore invited Stanko to comment first.

Stanko stated that he would like to focus on what resources are available and what will best serve the community. He feels that Hoffman Park should be evaluated if an aquatic facility is to be built. If an indoor recreation center is to be built, it would serve the Cary community and should be at Cary-Grove Park. He feels it is critical to the success of the aquatic facility to be at Hoffman Park. Either park has annexation and road issues to address. One of the ways to improve the 75% return would be to put it in a place where more people could access the facility. It makes good business sense. In terms of the future PARC grant he feels the Park District would score more points if it were to be submitted at Hoffman Park with all the other things happening there, and it is a more favorable location.

Stanko stated he does not see the need for an indoor aquatic facility due to the proximity to many other facilities such as the YMCA and Health Bridge. He feels strongly that the aquatic center needs to be addressed due to the state of the community pool. He suggests that a family aquatic center be looked at and the PARC grant and what park would be favored for the grant.

Hauck stated Hoffman Park should be considered for a future build, but doing so involves other municipalities. If the Park District has to be at the mercy of those municipalities to get the project done it is a concern to her. If an outdoor aquatic facility is to be built, it needs to be accessible to outside groups, and Hoffman Park would be better than Cary-Grove Park. She mentioned the Wheeling Park District built a pool, but that pool was dependent on outside groups for usage and support. They attract outside communities, because they do not have non-resident and resident costs. She isn't interested in an indoor

recreation center that will only serve a small fraction of the population. She mentioned currently that a need for basketball court is being met by SD26 so that is not something the Park District should focus on.

Frangiamore stated the indoor recreation center would also include items such as an indoor walking track, cardio space, fitness center, etc. that would address multiple age groups.

Stanko asked Hauck if her priority was an indoor recreation center with an indoor pool. She stated it was.

Renner stated his preference is to have an indoor recreation center. He understands what has been discussed so far regarding alternative locations to Cary-Grove Park, but there is some history behind Hoffman Park. Renner stated the purpose of the Board is to serve the community, and there is no wrong decision or direction and the community will get something amazing regardless of the decision made. In regards to partnering with D155 for an indoor pool, he would love to have partnerships, but he is not in favor of an indoor aquatic facility. That market for an indoor pool is served presently in neighboring communities. When the consultants came in and talked about how turf is a highly desired programming space, he became excited at the prospect since that is not something offered in the area. The only place local that has turf is the Lake Barrington Field House. He does not want to build a facility that has hard courts, but does support turf since it is multi-functional. He visited a facility at Lombard that was built in 2017. He felt the facility was Cary comfortable and the facility would be viable for Cary. He explained whatever is built should be built at Cary-Grove Park.

Renner stated that roads will not go through Hoffman Park. If an aquatic facility is built off Route 31, he doesn't understand how access to it will occur. In order to get water at Hoffman Park, the Village of Cary would have to agree to provide the water, and if it's the frontage it might be from Lake in the Hills, whose water service is over a mile away which is cost prohibitive. Hoffman Park is not a reality due to costs, so facility development has to be done at Cary-Grove Park. Renner felt the Park District was better off communicating with our own Village. He would like to keep whatever is built within the \$15 million capability of the Park District and not go to referendum.

Frangiamore stated there is no wrong answer to what should be built. The pool is aging and the Board knows a new pool should be considered. He also thinks developing Hoffman Park would be very expensive due to no access to water or sewer capacity. The indoor recreation facility and outdoor aquatic facility are two things the community would like to see. There are more opportunities now that the community parks, neighborhood parks, trails, and preschool are being addressed. The one item not being addressed is the seniors in the community. If an indoor recreation center were to be built, the current Community Center could be utilized for the seniors and they could vacate the current building. From a financial aspect, if you can generate money from the facility operation beyond covering the maintenance of the facility, that should also be considered in the discussion.

Frangiamore stated he like would do both facilities, if possible. He would favor doing an outdoor pool over an indoor recreation center if he had to choose only one. If the current pool fails and there is nothing in place when the pool is no longer operable, that would do a disservice to the community. He would build an outdoor aquatic facility and still look at building the recreation center in the not too distance future, and both should be built at Cary-Grove Park. Frangiamore stated that he believed a project could take as long as 3-5 years from now to complete.

Victor asked if the timeline to execute a facility project would be 3-5 years. Jones explained that there are approximately five staff members at the District who are responsible for all the capital projects that have been completed or scheduled to be completed. Since the Comprehensive Master Plan approval in 2016, there hasn't been a break in the action. Items already slated to be completed next year include trail development and replacement of three neighborhood parks in addition to a legacy facility development project. He also stated the annexation of site like Cary-Grove Park could take up to a year. There are a lot of factors that need to be considered, so 3-5 years is not an unreasonable time period but he hoped it could be done sooner as well.

Victor stated that according to the needs assessment, 67% of the community wanted a walking track. The stake holders stated a need for indoor and outdoor aquatics. She believes an indoor pool would provide more programming opportunities for the community. She agrees with Hauck's point of needing an indoor pool. She would like to know how to do an indoor recreation center that also has an indoor pool. She is a proponent for indoor/outdoor aquatics and an indoor recreation center. She would like to see a conversation take place with D155 and if they were interested in partnering for an indoor pool.

Frangiamore asked Victor what aquatic needs D155 would have, and Victor stated the swim team currently uses Sage YMCA for practices, and it is very expensive. She also feels that the Cary Barracudas would probably be interested in an indoor pool.

Victor stated she would like to know what the community would like built, and they should decide what they would like to do when it comes to a legacy facility development. She feels an indoor pool would also address senior needs by providing indoor water aerobics. She would like to see a smaller scale build for the indoor/outdoor aquatics and the indoor facility.

Hauck stated she would like to have both built as well.

Victor stated Hoffman Park is a concern due to the lack of water, but she likes the idea of the entrance being off Route 31 and it being accessible to different outside groups. She asked if one site would have to be picked over the other, or if an aquatic center could be built at Hoffman Park and an indoor recreation center could be built at Cary-Grove Park.

Frangiamore asked Victor if she would want to go to referendum to fund a larger project, and Victor stated yes. She stated that Cary-Grove Park is great, but Hoffman Park is just sitting there. She is unsure of the logistics to get the water and sewer at Hoffman Park. Frangiamore stated that part of Hoffman Park is Lake in the Hills, so that would make it challenging.

Stanko stated when Speer Financial presented, he asked what the tax increase would be on a \$250,000 home if \$25 million was asked for in a referendum, and it would increase taxes by \$213.

Stanko stated he doesn't see the difference between getting water at Cary-Grove Park or Hoffman Park. At either site there are issues like this that must be resolved. Renner stated that in order to build at two sites you will need to build roads and other items that would double infrastructure costs already estimated for Cary Grove Park.

Victor stated she isn't looking at asking residents for another \$15, 20, or 25 million dollars on top of the already \$15 million available, but she would be interested in seeing what taxes might increase on a smaller scale if only \$5 million were needed instead. She stated that she is interested in pursuing grants

or partnerships to offset costs and putting together a combination of funding sources to build a larger legacy facility project.

Jones explained that if everything were to be built, the project would be well over \$15 million. He also stated that it was a concern of some Board members to not spend all \$15 million the Park District is capable of since that would challenge the District to do other projects for 20 or more years.

Renner stated concerns that if you start to downsize the indoor facility. If the facility were to go down to 25,000 square feet, it would be around the same size as the existing Community Center. It would be beyond \$15 million to build a 50,000 square foot facility. He was looking at 30,000-40,000 square foot facility.

Frangiamore stated he is not in favor of leaving space for an addition on the indoor facility, but if a smaller facility were to be built with the ability to add a turf court in the future, that would be desirable.

Frangiamore stated that there are a lot of options and opinions for this project.

Frangiamore stated he would like the Board to come up with a consensus at the next meeting so staff can bring back items for the Board. He then stated at the next meeting the Board needs to come back with a clear picture of what they would like in order to move forward.

Renner stated a straw poll needs to be done at the next meeting. The question he would like asked is if this is an item that should go to referendum or not.

Hauck asked Jones when the next time a referendum question could appear on a ballot. Jones stated he was not prepared to answer that question this evening but would provide the information for the next meeting.

Frangiamore stated his concern of going to a referendum is that if a referendum didn't pass but then the facility is built anyway, how would that look to the community? He doesn't think the Board is at the point of making that decision yet. A decision needs to be made on what should be best for the community based on their input.

Frangiamore told the Board to take the next couple of weeks to talk to the people in the community about what they would like to see built.

Victor asked Jones to reach out to D155 to consider if they would consider partnering for an indoor pool.

VIII. Executive Director Report

Jones thanked everyone for their participation in the dedications for Kaper and Lions Parks.

Jones stated a bid will be put out next week to redo the sanitary line at Lions Park. It will be a base bid and an alternate bid option to complete the job. Pricing will be given for both and the decision will be made after the bids are received. The bid should be out Tuesday or Wednesday of next week.

Hauck asked if both options would tear up the road, and Jones stated neither option would tear up the road. Both options push pipe underground.

The project closeout for Kaper and Lions Parks is being worked on. The contractor and Park District have agreed to some change orders, and others have not been agreed on. The contractor will need to provide more information other than they don't agree with the numbers due to the Park Districts detailed information on the project costs.

The closing was completed on the preschool building and the Park District now owns it. The Park District put in a temporary insert for the current sign, to notify the public of its ownership of the property but that will be removed eventually and replaced with a proper sign.

Hauck stated she likes the Did You Know posts on Facebook about the parks and facilities.

Motion to adjourn the meeting by Hauck. Second by Victor.

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

Meeting adjourned at 8:42PM.

Daniel C. Jones, Secretary
Park District Board of Commissioners