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 
SEPTEMBER 26, 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

Mike Murphy, Resident
Derke Price, 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

Stanko stated he recently went to New York City and visited a small park that was decorated nicely and was used to commemorate someone or something in the community. In the future, he is hoping that the Park District would be able to do something similar at its parks. He stated that New York City took a space that offered nothing and made it a place that is inviting for the public.

Victor stated she just returned from the NRPA conference. She explained she went to sessions on mental health and creating more awareness about that issue. She mentioned healing gardens are something that is becoming more popular in communities. She also mentioned the importance of targeting pre-teens and teens. A lot of the parks are starting to have outdoor fitness stations along trails. She also showed a picture of a suicide prevention awareness bench. She stated a lot of Park Districts are starting to create apps to get the younger generations more aware of offerings. She mentioned about mental health
training for Park District staff and how that has been beneficial for other Park Districts. She also mentioned Park Districts were starting to have camps that focused on mental health.

Renner stated he attended the ribbon cutting event at the new Cary Lake at Rotary Park. He stated it is a nice piece of property.

Hauck stated that it is Hello Week and encouraged everyone in attendance to greet people they don’t know.

Frangiamore stated he also went to Cary Lake at Rotary Park ceremony. It was brief but nice with a large attendance.

Hauck left the meeting at 7:11PM.

V. CONSENT AGENDA

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


Hauck returned to the meeting at 7:14PM.

VI. BUSINESS ITEMS

VI.A. Any Items Removed From Consent Agenda

None.

VII.B. Action Items

VII.B.1 Consider – Bid Results, Lions Park Sanitary Line Remediation

Jones explained that on Monday, September 23, the bids were due for the Lions Park Sanitary Remediation project. No bids were received by the 1:00PM deadline, therefore, no bids were opened.

Jones recommended the Board President announce the results of the bidding process for entry into the public record. Frangiamore announced that no bids were received as a result of the bid let for the Lions Park Sanitary Remediation. Frangiamore asked that staff and Attorney Price update the Board on the status of this item and other related to the Lions and Kaper Park project.
Jones explained that he will update the Board this evening on three items having to do with the Lions and Kaper Park Revitalization Project, and Derke Price from Ancel Glink was present to go over any questions the Board may have as well.

Jones explained that staff was proactive in going through change orders that are still outstanding prior the submittal of pay app 12. Great effort was given by staff to get ahead of all of these items prior to the contractor submitting pay app 12. Jones stated that even with this approach, staff has had respond back to the contractor with four different revisions/responses to the pay app request. Staff has had to correct things like poor math, inconsistent documentation and other issues on pay app versions submitted by the contractor. Jones stated that to close out this project there will be at least one more pay application after 12.

Jones discussed the sanitary line remediation project and that it was put out to bid. There were no bidders and no bids were received. This means the Park District may engage a contractor without going through a formal bid process due to it having taking measures to attract and receive bids. The reason the bid was done was to increase the pool of individuals that would be interest in the job. He stated that he believes staff will be able to secure proposals for this project. Jones and Raica have spoken with several contractors that picked up the bid materials and several of those have expressed interest. Jones hopes to get contractors to submit proposals by October 10 and for the Board to hold a Special Meeting that evening to approve a contractor to do the sanitary line work.

Jones asked Attorney Price to give an update on the project challenges from his perspective as the Board’s attorney. Price explained that the surety became involved shortly after Elanar declared bankruptcy in March. The surety has given their consent for the Park District to self-perform work in order to get the project done. The surety is comfortable with how the Park District is proceeding. Price stated the damages need to be minimized and by going out to bid and not receiving any bids means the Park maximized the options to solve the issue with the sanitary line. The work still must get done, and now the contractor should be unable to argue much on the Park District approach to getting the job completed, since effort to minimize damages have been attempted and the contractor hasn’t provided anyone to do the work despite months of opportunity to do so. Price emphasized how well Park District staff has been handling the sanitary line issue. Staff has steered it efforts to get the parks open to the public, and the Park District is secure with money it is holding via project retainage to get the final few items done on the project.

Frangiamore asked if the Park District receives a proposal for the sanitary line remediation can the Board accept it and move forward with the project, and Price stated yes and that this is the intended plan.

Renner asked if the invoice procedure was the same as if it were under contract. Price stated that approximately $193,000 in retainage is being held from the contractor, and a change order would be done to deduct the final cost of the sanitary line fix from the final pay application. When the water line leak issue at Kaper Park is fixed that will also be taken out of the retainage money currently being held via change order.

Renner then asked if the Park District can negotiate pricing with contractors when proposals are received. Price stated that staff can work with them to negotiate if necessary. Jones explained that the engineers have provided an estimate for cost, so if the contractor comes in near that estimate, the Park District will accept. Price reminded the Board that while it is reasonable to negotiate, any negotiated
savings will not be realized by the Park District as any dollars left beyond the items for deduct will be paid out to the contractor in the final pay application.

Stanko asked if the Park District can reject a proposal if the price is too high, and Jones stated yes.

Stanko then asked if the Park District was going to pay more for the project than originally thought, and Price stated that the Park District is holding money via retainage to pay for this work, so it should not cost more. He explained that anything over the original cost to do the work should be paid for by the surety. Stanko then asked if there are some subcontractors that haven’t been paid, and Price stated yes, but the surety is responsible to address that problem and has been for several months now.

Jones asked Raica to update the status of the fix of the water line leak at Kaper Park. Raica explained that the leak was identified by the smart water meter, and through further investigation, the leak was identified as being underneath the CXT restroom structure. After a review of options to fix the pipe, it is more feasible to abandon the existing line and run another line around and then into the building to fix the issue. To do this will cost around $15,000-$20,000 to repair. The other option, which would be to tear up the floor of the restroom building in search of the leak is not desirable due to structural issues that could occur with the facility and warranty items that might be forfeited. He stated that the leak is increasing and is 150% larger than it was 3 weeks ago when it was first discovered. It is now losing water at a rate estimated at 21 gallons per minute. The existing line will be abandoned when the new line is installed. Jones explained a local contractor, HR Stewart, will be performing the work soon. He also noted that the water line that is leaking, serves the restroom only and not the splash pad.

There were no more questions from the Board. The Board thanked Attorney Price for attending the meeting.

**VII.C. Discussion Items**

None.

**VIII. Executive Director Report**

Kelly updated the Board on the new Early Childhood Learning Center located at 100 Cary-Algonquin Rd. She stated that a contract was approved by the Board on August 22 for Lamp, Inc. to serve as Construction Manager on the project to renovate the building. The first project kick off meeting was on Wednesday, August 28. Williams Architects, Lamp, Inc., and Park District staff started the process. It will be about an 8 week process before a bid will be let. On Tuesday, September 7, a finishes meeting took place. A meeting took place with Raica and staff for the playground design as well. October 8 will be the next finishes meeting and on October 10 a memo should be presented to the Committee of the Whole on direction to bid this project. The bid would occur on October 25, and on November 18 responses would be opened with results being considered at November 21st meeting of the Board. Construction would begin in January. The interior work should take 8 weeks to complete and exterior work should be complete in 4 weeks. Staff recognized a lot of work still needs to be done, so there is flexibility to push the bid let into November if necessary.

At 7:45 PM, a motion was made by Stanko to enter Closed Session for the purpose of A. Review of Closed Session Minutes (5 ILCS 120/2 (21)) and C. Sale or Lease of Land (5 ILCS 120/2 © (6)). Second by Victor.
Roll call vote: Yes – Hauck, Renner, Victor, Stanko, and Frangiamore. No – None. Motion carried.

X. Closed Session Summary and Action

Frangiamore reconvened open session at 8:05 PM.

Frangiamore summarized Closed Session as follows: The minutes of the Closed Session Meeting dated May 30, 2019 were reviewed and approved, and discussion was held regarding the Sale 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:

Stanko moved to release closed session minutes as follows:
December 20, 2018
February 14, 2019
February 28, 2019
March 28, 2019
April 25, 2019
May 9, 2019, AFP Committee
May 30, 2019

Second by Renner.

Voice vote: Yes – 5. 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 to adjourn the meeting by Renner. Second by Hauck.

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

Meeting adjourned at 8:06 PM.

Daniel C. Jones, Secretary
Park District Board of Commissioners