

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  
November 21, 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, Mr. Murphy, 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; Paul Rogus, Superintendent of Park and Facility Maintenance; and Erica Hall, Superintendent of Recreation.

**Guests**

Greg Lamp, Lamp Inc.  
Rick Walrath, Cary Barracudas, 404 Wentworth Circle, Cary  
Brian Dawson, 919 W. Main Street, Cary  
Aaron Gold, Speer Financial  
Shelly Walsh, Cary Barracudas

***III. PLEDGE OF ALLEGIANCE TO THE FLAG***

The Pledge of Allegiance to the Flag was recited.

***IV. MATTERS FROM THE PUBLIC***

Rick Walrath representing Cary Barracuda Swim Team expressed support for an aquatic center at Cary-Grove Park. He explained that several families who participate in the swim team would like to be participants in discussions with the Board on the new aquatic facility.

***V. ITEMS FROM COMMISSIONERS***

None.

***V. CONSENT AGENDA***

***Stanko moved to approve the Consent Agenda as follows: VI.A.1 – Minutes Regular Board Meeting dated October 24, 2019; VI.A.2 – November 15, 2019, Disbursements in the Amount of \$957,324.04;***

***VI.A.3 – Treasurer’s Report dated October 31, 2019; VI.A.4 – Acceptance – Investment Activity Report dated October 31, 2019. Second by Renner.***

Roll call vote: Yes – Murphy, Renner, Victor, Stanko, 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 – Bids Received November 13, 2019, Renovation of Property, Early Childhood Learning Center.***

Jones introduced Kelly to present the bid results of the Early Childhood Learning Center. Kelly recapped the bid process including when the bid was made available, when the pre-bid meeting took place, and when the bid packets were opened on November 13. A total of 23 bids were received for the project. She stated Greg Lamp of Lamp, Inc. and staff attended the opening on November 13, and beginning on November 14 Lamp began the vetting process. Kelly stated the packages and alternates were being presented to the Board this evening. Kelly explained that there is a second trade package bid currently being prepared by staff. She stated for the bid received for Northern Illinois Fence suggest to change motion to only include alternate #3.

Lamp stated he was pleased with the number of bids received as well as the dollar amounts of the bids.

Murphy stated he was pleased with the bids received. Murphy then asked Jones to explain the contingency amount. Jones explained that with construction projects it is typical for the Board to give staff additional spending authority to account for unforeseen items once construction begins. He stated that typically this is 10% of the construction costs.

Renner asked Lamp if there were any contractors being approved this evening that his company hasn’t worked with. Lamp stated the roofer is the only contractor that hasn’t worked with Lamp, Inc. in the past. He stated that all contractors including the roofer had been brought in by Lamp and their qualifications reviewed prior to the recommendations this evening.

Stanko asked when work on the facility would begin and if weather was a concern to staff. Jones said work can begin right away, and work will be performed in an order that makes the most sense for construction. Kelly added that the tentative construction schedule was included in the bid packet. Stanko asked about a completion date for the project, and Jones said the plan is to open the facility for programming by May 2020.

Frangiamore asked if there was any other site improvement work that could be done now so it doesn’t need to be done in the future. Jones said that since these bids came in almost \$100,000 less than expected, there are some items staff will revisit as part of the second trade package which may include drainage and the flow of the entrance and exit for participants.

***Renner moved to accept the lowest responsible and qualified General Trades base bid from Hargrove Builders in the amount of \$142,450.00. Second by Stanko.***

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

***Renner moved to accept the lowest responsible and qualified Roofing base bid from J&F Chiattello in the amount of \$35,786.00. Second by Stanko.***

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

***Murphy moved to accept the lowest responsible and qualified Flooring base bid from Rockford Carpetland in the amount of \$46,000.00. Second by Renner.***

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

***Victor moved to accept the lowest responsible and qualified Painting base bid from Nedrow Decorating in the amount of \$24,920.00. Second by Murphy.***

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

***Stanko moved to accept the lowest responsible and qualified Fencing base bid from Northern Illinois Fence in the amount of \$41,422.00. Second by Victor.***

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

***Murphy moved to accept the bid from Hargrove Builders for Alternate #1 & #5 in the amounts of \$17,200.00 and \$7,950.00. Second by Victor.***

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

***Renner moved to accept the bid from J&F Chiattello for Alternate #2 in the amount of \$4,000.00. Section by Stanko.***

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

***Stanko moved to accept the bid from Northern Illinois Fence for Alternate #3 in the amount of \$4,824.00. Second by Murphy.***

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

***Renner moved to authorize the Executive Director purchasing authority not to exceed \$35,000 for construction contingency. Second by Victor.***

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

***VII.B.2 Consider – O-2019-20-09, an ordinance providing for the issue of approximately \$727,165***

***General Obligation Limited Tax Park Bonds, Series 2019B, of the Park District, for the purpose of providing the revenue source for the payment of outstanding obligations of the Park District and for the payment of the expenses incident thereto, providing for the levy of a direct annual tax to pay the principal.***

Jones introduced Aaron Gold from Speer Financial who presented the results of the bidding process. Gold went over the received bids and the net interest rate for each bid.

- Park Ridge Community Bank, Park Ridge, IL – 1.810%
- Cary Bank & Trust, a branch of Crystal Lake Bank & Trust Company, N.A., Cary, IL – 1.950%
- First American Bank, Elk Grove Village, IL – 1.960%
- McHenry Savings Bank, McHenry, IL – 1.998%
- Harris N.A., Chicago, IL – 2.003%

Gold explained the lowest bid was 1.810% from Park Ridge Community Bank, and this is a very good rate. The amount of the bond will be \$731,960 with an interest rate of 1.81%.

***Renner moved to accept bid from Park Ridge Community Bank of Park Ridge IL for the Cary Park District's General Obligation Limited Tax Park Bonds, Series 2019B as presented. Second by Murphy.***

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

***Renner moved to approve O-2019-20-09, an ordinance providing for the issue of \$731,960 General Obligation Limited Tax Park Bonds, Series 2019B, of the Park District, for the purpose of providing the revenue source for the payment of outstanding obligations of the Park District and for the payment of the expenses incident thereto, providing for the levy of a direct annual tax to pay the principal and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof. Second by Stanko.***

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

### ***VII.B.3 Consider – 2020 IAPD Annual Meeting Conference Credentials***

Jones stated that this item was discussed and recommended unanimously by the Committee of the Whole (COW), but according to policy, not enough Commissioners were present for the item to be placed on the Consent Agenda. He stated that in order for the District to be a participant in the annual meeting of the IAPD annual Board meeting it must submit a list of delegates.

***Murphy moved to approve the 2020 IAPD Credentials Certificate and the designation of delegates as follows: Delegate – Executive Director Jones; 1st Alternate – President Frangiamore; 2nd Alt. – Vice President Renner; 3rd Alt. – Commissioner Stanko. Second by Victor.***

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

### ***VII.B.4 Consider – O-2019-20-06, 2019 Annual Tax Levy.***

Jones stated the annual tax levy is an item that has been discussed by the Board for the last several months. In October, the President Frangiamore announced during the regular meeting of the Board that the levy would not exceed more than 105% over the previous year's extension. The final levy request is being presented tonight. Jones explained that once it is approved by the Board, it will be signed and delivered to the County Clerk for filing. He stated that the proposed levy is consistent with the direction of the Board discussed during previous meetings.

***Stanko moved to approve Ordinance O-2019-20-06, the Annual Levy Ordinance for the Year 2019. Second by Victor.***

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

***VII.B.5 Consider – O-2019-20-07, Abatement of Debt Service Tax Levy, Series 2013A.***

Jones explained each year the County Clerk automatically levies a Bond & Interest Fund tax to provide for the annual debt service on any outstanding alternate revenue general obligation bonds. A backup levy by the County needs to be abated each year in order to avoid double taxation. The alternate revenue to fund the debt service is from the net proceeds of the General Obligation Park Bond (Limited) Issue and the Corporate Fund. Ordinances O-2019-20-07 and O-2019-20-08 abate the respective backup levies.

***Stanko moved to approve Ordinance O-2019-20-07, an ordinance abating the tax hereto levied for the year 2019 to pay the principal of and interest on General Obligation Park Refunding Bonds (Alternate Revenue Source), Series 2013A, of the Cary Park District, McHenry County, Illinois. Second by Victor.***

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

***VII.B.6 Consider – O-2019-20-08, Abatement of Debt Service Tax Levy, Series 2018A.***

***Stanko moved to approve Ordinance O-2019-20-08, an ordinance abating the tax heretofore levied for the year 2019 to pay debt service on the General Obligation Park Bonds (Alternate Revenue Source), Series 2018A, of the Cary Park District, McHenry County, Illinois. Second by Victor.***

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

***VII.B.7 Consider – Carl and Claire Marie Sands Main Street Prairie Nature Preserve Vegetation Enhancement & Management Plan.***

Jones stated that a draft of the vegetative enhancement and management plan was presented at the October Committee of the Whole (COW) meeting. The comments received from Commissioners were worked back into the plan by staff, and staff believes the plan is complete and ready for approval by the Board.

Rogus recapped the steps leading up to the plan being presented. He then highlighted the changes to the plan that came as a result of Board discussion during the October COW meeting.

Murphy stated he thinks the plan is very well done.

Renner and Victor thanked staff for their hard work on the plan.

Stanko thanked staff and is excited steps are being taken to move forward with site management and improvements. He stated that if operationally the plan has to be extended to complete the goal, it's better to focus on getting the plan done even it has to be longer than the presented timeframe.

Frangiamore asked if the schedule in the plan can be reduced. Rogus feels 10 years provides a comfortable pace. Year one staff is ready to move forward on. He explained as staff gets farther on in the plan some parts will be done by staff and other by contractors. Frangiamore asked if we will be closely monitoring any outside resources opportunities, and Rogus stated yes, and complimented his park staff who are incredibly knowledgeable about the prairie.

Stanko asked about giving the park a name and adding amenities in the future. Jones said what Stanko is referring to is captured in the action plan for the site approved by the Board earlier in the year and that the plan this evening is meeting an action step from that plan.

***Stanko moved to accept the Carl and Claire Marie Sands Main Street Prairie Nature Preserve Vegetation Enhancement & Management Plan prepared by Applied Ecological Services, Inc. as presented. Second by Victor.***

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

#### ***VII.C. Discussion Items***

None.

#### ***VIII. Executive Director Report***

Jones reminded the Board the NISRA Fashion Show was on Saturday, November 23 with the doors opening at 10:30AM, lunch served at 12:00PM, and the fashion show taking place at 1:00PM.

Jones asked the Board if they were planning to attend the COW and Board meetings taking place on December 12 and 19.

Jones gave an update on the sanitary line remediation project at Lions Park. He explained the project is progressing, but the contractor won't be able to perform the work until after Thanksgiving. A kick-off meeting is scheduled for the week of December 2, and the work should begin shortly thereafter.

Victor asked for an update on the PARC grant, and Jones stated there was no new information to provide other than what is speculated previously which is that the grant program would be released in early December. Victor asked when further discussion would occur on the aquatic facility. Jones said staff is working on the next steps, but there will have to be some discussions by the Board as far as annexation of Cary-Grove Park as well as discussions planning discussions with the architect. Jones stated that items related to the aquatic facility will likely come back before the Board beginning in January, as staff begin work in 2020 that will include planning, design and public input opportunities. Jones said the site work could be bid as early as Fall 2020, he hoped to have the property annexed by April 2020, to bid construct the facility in early 2021 and construction to occur throughout 2021. He anticipates the construction to be 8-9 months with the aquatic facility opening in May 2022. He stated

this is the working framework of the schedule of activities at this time. Victor thanked Jones for the update.

***Motion to adjourn the meeting by Stanko. Second by Murphy.***

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

Meeting adjourned at 7:53M.

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Daniel C. Jones, Secretary  
Park District Board of Commissioners