

Cary Park District
Board of Commissioners
Committee of the Whole Meeting
October 8, 2020
7:00 PM
Community Center
255 Briargate Road
Cary, IL

Minutes

Board Members Present: Stanko, Victor, Renner, Murphy and Frangiamore.
Board Members Absent: None

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

Guests Present: None.

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

The Pledge of Allegiance was recited.

Frangiamore asked if there were any matters from the Public, Commissioners, and staff.

There were no matters from the public.

Murphy provided an update on the Cary Park Foundation and noted that the Foundation is planning to offer a night golf event at Foxford Hills Golf Club in May 2021.

Frangiamore attended the ground breaking for the Village of Cary new village hall and police station. He highlighted the Mayor's comments related to intergovernmental cooperation, Kaper Park and the Park District's new aquatic facility. Victor commented that she had attend also and echoed these same comments.

The minutes from the September 10, 2020 COW meeting were presented for approval.

Renner moved to approve the minutes as presented. Second by Stanko.

Voice Vote: Yes – 4. No – None. Abstain – 1. Motion carried.

The first Direction item discussed was: Competitive Sale for Issuance of General Obligation Limited Tax Park Bonds, Series 2020B.

Jones introduced this item and stated that the direction and issuing of the Park District annual rollover bond occurs each year at this time. This bond issue is used to pay other outstanding debt issues of the Park District as noted in the memo to the Board. Since the debt issues being paid with these dollars

already were subject to a BINA process there is no need to conduct a BINA notice on this issue. Jones highlighted the projected amount of this years bond issue at \$761,071.37, which is an increase of \$17,111.08. This growth is limited to the annual CPI of 2.3%. Jones noted that Speer Financial would serve as the agencies financial advisor to execute this issue as it has many times before. The expected schedule is direction from the Committee of the Whole, the letting of the bid by Speer on November 18, 2020 with the results of the bid process being brought to the Board for final action at its November 19, 2020 meeting. The closing would take place on December 3, 2020.

Frangiamore asked for a motion prior to discussion.

Murphy moved to recommend Board approval to conduct a competitive sale for the issuance of the General Obligation Limited Tax Park Bonds, Series 2020B. Second by Stanko.

Frangiamore asked if there were any comments or discussion by the Board.

Stanko asked if the additional \$17,000 would be used to pay principal of the outstanding debt issues. Krueger answered that the amount of debt to be paid with these funds exceeds the amount of this debt issue.

Hearing no further discussion by the Board, Frangiamore asked for a Roll Call vote.

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

The second Direction item discussed was: O-2020-21-05, an Ordinance Authorizing the Sale or Conveyance of Personal Property Belonging to the Cary Park District.

Kelly introduced this item and stated that annually the Park District executes an ordinance of this type prior to disposal of items valued at greater than \$500 at time of purchase. Kelly noted that disposal list includes a number of computer related items and the 2007 Dodge Caravan. She added that staff had conducted a review of the costs to maintain the Caravan are greater than the value of the vehicle. She also noted that the 2016 Ford Explorer that was replaced earlier in the year, would be used to perform the functions previously performed by the Caravan. As part of the review of the costs to maintain the Caravan, the same was done for the Explorer and it was determined that the Explorer can be used with minimal maintenance expenditures.

Frangiamore asked for a motion prior to discussion.

Renner moved to recommend Board approval of Ordinance O-2020021-05, an Ordinance Authorizing the Sale or Conveyance of Personal Property belonging to the Cary Park District. Second by Victor.

Frangiamore asked if there were any comments or discussion by the Board.

Stanko asked if the Caravan was part of the CERF and if he understands correctly that the Explorer is replacing the Caravan. Jones stated that the Caravan is not a part of the CERF but rather is accounted for within the Recreation Fund. Jones stated that the Explorer is not replacing the Caravan via its relationship to the CERF. Jones stated that the Explorer was already replaced on the CERF fund by

another vehicle purchase earlier this year. He stated that through a transfer of funds the Recreation Fund would effectively be purchasing the Explorer.

Hearing no further discussion by the Board, Frangiamore asked for a Roll Call vote.

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

The third Direction item discussed was: Lauterbach & Amen, LLC. Contract to Perform Audit Services for Years Ending April 30, 2021, 2022, 2023, 2024 and 2025.

Jones introduced this item and stated that Lauterbach & Amen was first engaged as the Park District's auditor as part of an RFP process in 2017. He noted that the first agreement was for three years and the Board has approved a two year extension for their services as well. These agreements have concluded and before the Committee this evening was a recommendation to extend the services for another five years. Jones stated that L&A has performed well for the Park District and that the Board has been pleased with their work in completing the annual audit of the Park District. Jones stated that in his time serving on the IPRA/IAPD Joint Distinguished Accreditation Committee, he participates in reviews of other Park District and L&A is routinely serving as the auditor for many Park Districts.

Frangiamore asked for a motion prior to discussion.

Stanko moved to recommend Board approval of Lauterbach and Amen, LLP as a the Park District auditors for the fiscal years ending April 30, 2021, 2022, 2023, 2024 and 2025. Second by Murphy.

Frangiamore asked if there were any comments or discussion by the Board.

Hearing no discussion by the Board, Frangiamore asked for a Roll Call vote.

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

The fourth Direction item discussed was: License Agreement between Cary Park District and McHenry County Conservation District for Use of Fel-Pro/RRR Property.

Hall introduced this item and stated that the current agreement with MCCD has expired and the agreement before the Committee if for another three year agreement. Hall stated that the relationship between the agencies has been excellent and the relationship with the MCCD staff responsible for park site has been very good. Hall stated that the only change to the agreement was 1% increase in 2023 in the percent of fees to be paid to MCCD for the Park District's use of the site.

Frangiamore asked for a motion prior to discussion.

Victor moved to recommend Board approval of the revised License Agreement between Cary Park District and McHenry County Conservation District to operate Summer Day Camps at the Fel-Pro/RRR Conservation Area. Second by Stanko.

Frangiamore asked if there were any comments or discussion by the Board.

Hearing no discussion by the Board, Frangiamore asked for a Roll Call vote.

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

The last Direction item was: Bid Results, Knotty Pines Playground Replacement.

Jones introduced this item and stated that the bid involving the installation and site improvements for Knotty Pines was advertised and issued on September 16, 2020. The bids were opened on October 1, 2020 and the results of the bid process were being presented the Committee this evening.

Jones stated that at its September 24, 2020 meeting the Board approved the purchase of playground equipment for this park site. Jones stated that the low bid received was from Copenhaver Construction at \$119,300. He stated that the last opinion of cost for the work completed by Raica was \$102,000, which means the low bid is \$17,000 or 17% over the last estimate. Jones stated that the budget cost to complete the entire project was \$162,500 and if the low bid were to be included the cost of the project would be \$181,546 or 11.7% over the budgeted amount. Jones stated that staff is recommending the rejection of all bids received due to their being over the estimate for the project.

Jones further introduced the options being recommended by staff to complete this work. He stated that in FY2021-22 two park sites are up for replacement, Fox Trails and Brittany Woods. Staff is recommending to rebid the Knotty Pines work in a combo bid with the work to be completed at Fox Trails in the spring of 2021. He explained the idea behind this would be to offer a larger total scope of work to contractors and therefore anticipate to receive lower bid results. The additional item to this approach would be to move the replacement of Brittany Woods into FY2022-23. Jones stated that due to construction projects in 2021 that include the new aquatic facility, the multi-use trail at Hoffman Park and two playground replacements the moving back Brittany Woods was necessary from a staff work load perspective.

Jones commented that the Park District has executed the replacement of playground many times in the past years. Each time the projects have been executed at the budget amount for the project and on many occasions below. Staff has discussed reasons for the higher than expected bids on this occasion. He noted that the unit costs received in the low bid were reasonable compared to the last estimate completed by Raica. Staff attributes the higher bid to general contractors bidding on the work rather than contractors who directly complete the work. He stated that general contractors sub the installation work and there is a markup related to this. Jones stated that it is hard to know, without similar bids being issued, if general contractors bidding on this type of work is related to COVID. Or if COVID has impacted the ability of smaller installation contractors who have bid the work previous, being out of business or challenged to bid the work themselves. Jones stated the conclusion from this speculation may be that the numbers estimated for installation of playground equipment may have risen due to the impact of COVID.

Jones concluded by stating that Board members should also understand that all playgrounds of the Park District are inspected monthly by certified staff members and there are no safety concerns with the existing equipment or deferred maintenance. He stated that if a deficiency is noted, it is repaired.

Jones asked Raica to provide additional comments. Raica stated that he looked at value engineering opportunities to reduce the total cost of the project and these options were limited. The one item he noted was \$4,000 for split rail fence. Raica stated that the Park District maintains an internal standard related to safety and if a playground is within 75-100' of a roadway, split rail fence is included at the site as a barrier for children from the adjacent roadway. He stated he would not recommend the removal of this item from the project.

Frangiamore asked for discussion by the Committee on this item prior to a motion being made.

Murphy asked about the moving of Brittany Woods project out a year and if it would cause "stacking" of future projects. Raica stated that the next playground project after Brittany Woods would be Bristol and is still a few years out. Murphy asked about the workload for staff in 2021 related to completing all the construction projects. Jones stated that staff had discussed this and is making its recommendation based on its review of what it believes can be accomplished.

Stanko asked if Park District would be able to store the equipment if the project was pushed to Spring? Raica said yes, that would not be a problem. Stanko asked if the contractors that installed Jamesway Park playground submitted a bid. Raica said the 4 companies that submitted bids were general contractors and not the smaller installation businesses. Jones stated that previous contractors who have performed this work were solicited to submit a bid. Stanko commented on the age of the Knotty Pines playground approaching 30 years and asked about the age of the Fox Trails and Brittany Woods sites. Raica stated that the two sites were in the 20 year age range. He noted that the Knotty Pines equipment is showing its age, and the Fox Trails and Brittany Woods equipment are still in good shape.

Frangiamore asked about rebidding the project immediately. Jones stated that staff had discussed this and believed it was too late in the year to do so. Raica added that he believed the better time to bid the project again would be in the spring of 2021. Frangiamore asked if in year 2022 when the aquatic facility and Hoffman Park trail were complete, could all 3 playgrounds be done at one time? Raica said yes, completing all at once could be an option.

Renner commented that the bidding environment is changing and he agrees that it is difficult to know the impact from COVID. Renner stated he would recommend to reject the bids.

Victor stated that she appreciated the recap by staff and additional information as well as the other Board members comments and questions and her similar thoughts had already been covered.

Stanko asked what the plan was for the Fox Trails plus 10 playground, and would that be replaced? Raica stated no, it will not be replaced due to lack of use. The space would likely be turned into green space for free play and that would be a part of the site review and planning.

Hearing no further discussion by the Board, Frangiamore asked for a motion.

Renner moved to recommend the Board reject all bids received in response to the bid letting of September 16, 2020, and opened on October 1, 2020 related to the installation and site improvements at Knotty Pines Park. Second by Victor.


Frangiamore asked for a Voice Vote. Voice Vote: Yes – 5, No – None. Motion carried.

There were no items for discussion.

Murphy moved to adjourn the meeting. Second by Stanko.

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

Meeting adjourned at 7:44 PM.



Daniel C. Jones, Secretary
Park District Board of Commissioners