

Cary Park District  
Board of Commissioners  
**Special Meeting**  
December 3, 2020  
7:00 PM  
Community Center  
255 Briargate Rd.  
Cary, Illinois

## **MINUTES**

### **Call to Order**

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

### **Roll Call**

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

### **Staff Present**

Sara Kelly, Deputy Director; David Raica, Director of Planning and Development; Dan Jones, Executive Director.

### **Guests Present**

Ian Lamp, Lamp Inc., Frank Parisi, Williams Architects

### **Matters from the Public**

None.

### **Action Items**

#### **Acceptance – Treasurer’s Report dated October 31, 2020.**

Jones noted that this report always appears on the regular Board meeting but was delayed for the November 2020 meeting. It now has been completed and is presented this evening to the Board.

***Murphy moved to accept the Treasurer’s Report dated October 31, 2020. Second by Victor.***

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

#### **Discussion – Schematic Design Review, Outdoor Aquatic Park**

Jones introduced Ian Lamp and Frank Parisi. Jones recapped the aquatic project progress to date and future activities of the Board related to the project. Notably, the second debt issue that will occur in February/March and final direction to bid the project in March. Jones stated that Lamp and Parisi would walk the Board through Schematic Design as well as the most current cost opinion. Jones noted that staff and consultants are interested in getting feedback from the Board, confirmation of progress to date and validation of direction.

Parisi walked the Board through a power point that detailed the front entry and walk up, leisure pool, lap pool, grass areas, filter building, concessions and party room. Lamp presented the current cost opinion.

At this time the cost opinion is projecting the total project cost at \$12,296,000 which is above the Park District all in budget of \$12 million. Lamp pointed to the cost opinion still carrying nearly a \$500,000 design contingency at this time as well as highlighting other areas that will be reviewed further for ways to reduce costs. Lamp stated the intent is to enter the bid phase with a project concept that is within the budget set by the Board.

Stanko asked about storage in the concession area and if it was adequate. Jones stated that staff is comfortable with where the design is presently. Parisi noted that staff will be meeting with a design consultant for this area in the coming weeks. Victor asked about the single user restroom located in the facility and if it would be adequate or if it could be made larger. Discussion was held on the purpose of this restroom related to its size and location. Parisi noted that this restroom is a convenience restroom. The facility will be supported by large restrooms in the bathhouses. Parisi noted that in most facilities the bathhouse restrooms are the only restrooms that serve the facility. Parisi also noted that adding more toilets can trigger the need to move from a family restroom option to having to create men's and women's options. Stanko asked about the leader board for the swim team and its location in the facility. Parisi showed where the leader board is designed to be placed. Stanko asked about the number of cabanas and if it had been reduced since the last update. Parisi stated that the number of cabanas remains the same. Murphy commented that of the items noted as possible alternate bids, he would like to see the climbing wall be a part of the project.

Parisi reviewed the schedule noted by Jones at the outset of the topic that Williams and Lamp would be back in front of the Board near the end of Design Development phase with a project ready to be bid.

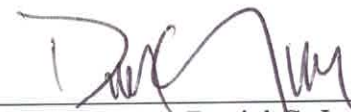
Jones reviewed past discussions of the Board pertaining to a "stopping point" for the project should the Board choose to stop. Stanko asked for a review of the timeframe. Jones noted that this was discussed to be right before or right after the bid for the project is let. Lamp and Parisi commented to the Board that they expect the bidding environment to be very strong in favor of the Park District. They commented that this what they are seeing presently in the market and there is not expectation it will change in the spring. Jones noted that the Board is aware from recent bond sales that there will likely never be a better time to borrow money, as interest rates are at all-time low. Jones summarized that between the bidding environment and the interest rates on debt issues, there may never be a better time to build the project.

Frangiamore asked if there was additional discussion, hearing none, he asked for a motion to adjourn.

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

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

Meeting adjourned at 8:17 PM.



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Daniel C. Jones, Secretary  
Park District Board of Commissioners