

Cary Park District
Board of Commissioners
Committee of the Whole Meeting
March 11, 2021
7:00 PM
Community Center
255 Briargate Road
Cary, IL

Minutes

Board Members Present: Stanko, Renner, Murphy, Frangiamore, Victor.

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

Guests Present: Neil Williams; Ian Lamp, Lamp, Inc., Tom McGrath, Lamp, Inc.; Frank Parisi, Williams Architects; Aaron Gold, Speer Financial

President Frangiamore called the meeting to order at 7:01 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.

Stanko stated that he met Representative McLaughlin at his office in Barrington. Stanko asked about the season opening date for Foxford Hills Golf Club.

The minutes from the January 14, 2021 COW meeting were presented for approval.

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

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

The first Direction item for consideration was the Financing Plan – Outdoor Aquatic Park. Jones introduced Aaron Gold. Jones stated that this evening, discussion would be held on the second of two bond issues to finance the outdoor aquatic park project. He stated the first issue was completed in August 2020 and totaled \$3 million. He stated this is the second issue and the total amount would be \$9 million. He stated that the Park District all in budget for the project is \$12 million dollars. Jones reviewed the legal requirements that must be completed prior to a bond issue and reviewed that all legal requirements for both issues were met prior to the first issue in August. Jones stated that the dollars used to repay this debt would replace previous debt of the Park District that had been retired and no increase in property taxes would result from these issues. Gold walked the Committee through the finance schedule for payments and the order of activities to issue the debt. Frangiamore requested discussion from the Committee. Committee members asked about the current interest rate market and

further explanation of the term bank qualified. Gold responded that the market is favorable and defined the term bank qualified.

Hearing no further discussion Frangiamore asked for a motion.

Victor moved to direct staff and Speer Financial to conduct a competitive sale of General Obligation Park Bonds (Alternate Revenue Source), Series 2021A and bring the results of the sale to the Board of Commissioners for final consideration. Second by Stanko.

Roll Call Vote: Yes – 5, No – None. Motion carried.

The second Direction item was Bid Release – Outdoor Aquatic Park. Jones introduced Parisi, Lamp and McGrath. Jones stated that tonight the Committee is being asked to provide direction to move to the bid phase of the project. Jones reviewed the activities that had taken place previously prior to reaching this milestone. Jones reviewed the schedule of activities to take place going forward as follows: Trade Packages Bid Release – March 26, Bids Opening – April 15-22 (exact date tbd), Special Meeting for Board to consider bid results – April 29, Construction Begin – June 1. Parisi reviewed three new alternates added to the bid package since the last discussion of the Board. Lamp reviewed the bidding process and current market for bidding which he believed to be very favorable. Jones reviewed the proposed addition of another alternate related to the flume slides feature.

Frangiamore requested discussion from the Committee. Murphy asked Lamp to review again the market for bidding and the chances the bid results would come back favorable. Renner questioned the small dollar amounts of certain alternates and whether it makes sense to combine them. Renner asked about the structure of the bid package and negotiations with contractors for bid numbers on alternates if they are the low bid on the trade package but not on an alternate. McGrath stated that contractors will have the ability to submit combo bids for more than one trade package if they choose. The bid package will be set up for that to occur. Renner asked what is included in the line item labeled owners costs. McGrath stated that this includes costs the owner is responsible for such as testing, computer equipment, security cameras and the vendors to install these items. It also includes a variety of equipment both office related operation related (supplies for programming and maintenance operations). Stanko asked for clarification on alternate #12 with is sod in lieu of seed in specific grassy areas. Lamp stated it was written backward and would be corrected. Stanko asked for the timing of when alternates will be prioritized. Jones stated that upon receiving actual numbers from the bid process, staff and consultant would make a recommendation back to the Board about which alternates to select or choose. He stated that the Board would make the final determination. Frangiamore stated he agreed with the thought process on including the flume slides as an alternate.

Hearing no further discussion Frangiamore asked for a motion.

Renner moved to direct staff and consultant team to release the trade packages associated with the Outdoor Aquatic Facility project at Cary-Grove Park and bring the results of the process back to the Board of Commissioners for final consideration. Second by Victor.

Prior to the vote, the Committee clarified that the consensus of discussion was to include the flume slide feature as an alternate. Jones stated he understood.

Roll Call Vote: Yes – 5, No – None. Motion carried.

The first Discussion item was a preview of the FY 2021-22 Budget.

Krueger presented a preview and highlights of the FY 2021-22 Budget. Krueger walked the Committee through highlights of the FY 2021-22 budget preparation. Krueger verbally reviewed the impact of COVID on the current year budget and stated that decisions made by the Board last year have enabled the Park District to ride the wave of COVID effectively. Krueger stated that the entire staff is committed to the success of the Park District financially and all staff is very aware of the impact of COVID and the need to monitor spending, especially those dollars related back to revenue generating areas. She noted that the budget is still a work in progress at this time and would not be finalized until the final EAV and extension numbers are provided from the County in early April. Krueger reviewed various funds including Capital Projects, IMRF/Social Security, Paving and Lighting and Cary Prairie Heritage and the intent of and use of fund balance when developing the budget plan for the year. Krueger reviewed several schedules that included the Capital Equipment Replacement Fund, Debt Service Schedule and Capital Projects Financial projection. She noted that these schedules are reviewed annually by Board members at Committee or a Board meeting and updated and modified to reflect actuals. Krueger noted that no TIF Districts would expire that would impact the upcoming FY. Krueger noted that at this time last year the Park District had 24 full time employees and that presently it is operating with just 21. The budget plan includes 23 full time positions for the upcoming year. New programs or activities included in the budget plan are outsourcing payroll to a vendor, presently all payroll activities are undertaken by staff and done manually. She stated this is time consuming and the agency is seeking a better and more efficient way to perform this task. Another program highlighted by Krueger was the use of a contracted vendor to complete certain mowing tasks for the park system. She noted that Superintendent Rogus has been working with the Village of Cary and other municipalities to submit a joint bid for mowing services. The parcels selected for inclusion the areas to be mowed by a contractor are small parcels located throughout the agency park system, that are time consuming for staff to travel too, unload equipment, complete the work, load up again and move on. Krueger stated that the current practice has inefficiencies and moving away from the internal completion of these areas will make staff available to perform other functions as they arise. Frangiamore asked if there were comments or questions from the Committee. Stanko inquired about the replacement of golf carts at Foxford Hills Golf Club and revisiting that item in the future. General discussion was held on the cost and the final end outcome of the removal of the existing pool adjacent the Community Center. Victor asked about additional capital projects beyond the current schedule of activities and when planning and discussion for these future initiatives would take place. The Committee thanked Krueger for her presentation.

Victor moved to adjourn the meeting. Second by Stanko.

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

Meeting adjourned at 8:57 PM.



Approved

Daniel C. Jones, Secretary
Park District Board of Commissioners