

MINUTES OF THE REGULAR MEETING OF THE BOARD OF PARK COMMISSIONERS OF
THE CARY PARK DISTRICT, CARY, ILLINOIS, HELD AT COMMUNITY CENTER,
255 BRIARGATE RD, CARY, IL, ON
JUNE 22, 2023

I. CALL TO ORDER

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

II. ROLL CALL

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

Staff

Staff present: Dan Jones, Executive Director; Sara Kelly, Deputy Director; Becky Horn, Administrative and Recreation Assistant; Vicki Krueger, Director of Finance and Administration; Erica Hall, Superintendent of Recreation; Paul Rogus, Superintendent of Park and Facility Maintenance; David Raica, Director of Planning & Development.

Guests

Jenay DiOrio, Mike Linsner, Al Tuman, Laura Tuman.

III. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was recited.

IV. MATTERS FROM THE PUBLIC

None.

V. ITEMS FROM COMMISSIONERS

None.

VI. CONSENT AGENDA

President Victor asked if any items were to be removed from the Consent Agenda. Commissioner Renner replied he would like item number six removed.

Stanko moved to approve the Consent Agenda as follows: VII.A:

- 1. Approval – Minutes Regular Board Meeting dated May 25, 2023.***
- 2. Approval – Minutes Special Meeting – Public Hearing dated May 25, 2023.***
- 3. Approval – Minutes Special Meeting dated June 1, 2023.***
- 4. Approval – June 16, 2023 Disbursements in the Amount of \$814,934.95.***
- 5. Acceptance – Preliminary Treasurer’s Report dated May 31, 2023.***
- 7. Approval – Purchase of a 2024 Ford MicroBird (14) fourteen passenger Multi-Function School Activity Bus from Best Bus Sales, Des Plaines, IL in the amount of \$99,790.00.***
- 8. Approval – R-2023-24-01, “A Resolution Recognizing July 2023 as National Park and Recreation Month”.***

9. Approval – Resolution R-2023-24-02, “A Resolution Recognizing July 21, 2023 as Park and Recreation Professionals Day”.

Second by Carasso.

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

VII. BUSINESS ITEMS/CHANGES, ADDITIONS, DELETIONS

VII.A. Any Items Removed From Consent Agenda.

6. Approval – Lions Park Parking Lot Improvements Engineering Services Agreement with HR Green of McHenry, Illinois in an amount not to exceed \$67,300.00.

Renner stated he asked for this item to be pulled off the consent agenda because he does not feel comfortable recommending the agreement with HR Green for approval at this time. He suggested the Park District attorney review the agreement again, with focus on item #3 regarding insurance and item #4 regarding design without construction observation. Stanko asked if asking for further review of the agreement would affect the timeline of this project. Jones replied it is not affecting the overall timeline of the project, just delaying the next steps. Jones recommended the Board call a Special Meeting before the Committee of the Whole (COW) meeting on Thursday, July 13, 2023 to reconsider the agreement after further review with the attorney, with hopes the Board will move forward with approving it at that meeting and staff can continue with the next steps of the process. Stanko asked if Renner would feel comfortable making a motion to approve the agreement, contingent on getting those couple items he identified worked out. Renner replied he did consider that option, but ultimately would not feel comfortable moving forward with that motion. The consensus of the Board was to move forward with holding a Special Meeting on Thursday, July 13 at 6:55pm

Renner moved to call a Special Board Meeting on Thursday, July 13, 2023 at 6:55pm. Second by Frangiamore.

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

VII.B Action Items

VII.B.1 - Consider – FY2023-24 Executive Director Work Initiatives.

Jones stated each year, the Board approves a set of work initiatives for the Executive Director (ED) to provide direction, focus and for use as a facet of the performance evaluation of the ED. He confirmed no changes were made to the Executive Director Work Initiatives since it was last presented at the Committee of the Whole meeting on June 8, 2023. Jones stated the ED Work Initiatives did not come out of the COW meeting with a unanimous vote, therefore it is an action item for the Board to consider for approval tonight.

Renner moved to approve the FY2023-24 Executive Director Work Initiatives. Second by Carasso.

Victor asked if there was any discussion from the Board. Stanko reiterated he was not in favor of approving the ED Work Initiatives due to his concerns with the number of items on the list, which does not include all the additional, unexpected items the ED and staff take on throughout the year.

Roll call vote: Yes – Carasso, Renner, Victor. No – Stanko. Abstain – Frangiamore. Motion carried.

VII.B.2 - Consider – Commissioner Code of Conduct.

Jones stated every other year, post-election, the Commissioner Code of Conduct is presented and it's recommended that all Commissioners sign their name as a pledge to honor the code. He reiterated it is not a requirement for Commissioners, but the Board has chosen to adopt and sign it for many years. Frangiamore asked if the code of conduct has anything to do with the IAPD Distinguished Accreditation. Jones replied, no, it does not play any part in the accreditation process.

Renner moved to approve a Commissioner Code of Conduct and recommend that all Commissioners sign their name to it as a pledge to honor the code. Second by Frangiamore.

Victor asked if there was any discussion from the Board. Renner stated he has always been in favor of signing it and recommends the Board signs and adopts the code of conduct as a way to conduct business. Frangiamore stated he recalls the code of conduct recommendation coming from IAPD years ago and he does not feel the code of conduct presented prevents Commissioners from having open speech out of the Board, but shows commitment as a Board to do their job. Carasso agreed with Frangiamore and has no issues with signing it. She stated by the Board signing the code of conduct, it unifies the Board, shows the Board is committed to staying true and making decision ethically. Stanko reiterated he has some issues with some of the items listed and the fact that it can be, and has been, misused in the past. He stated he feels IAPD are lobbyists and does not feel they should suggest his conduct as a Commissioner. Frangiamore asked Stanko if he would be in favor of the code of conduct if some items were removed. Stanko replied yes, he would consider signing it if changes were made. Renner asked what Stanko would like to see changed. Stanko replied with an example in regard to Commissioners participating in community activities. Renner expressed he does not feel it's a problem to make adjustments to the code of conduct to fit this Board. Victor stated she does not feel IAPD are lobbyists or see this this as a harm to anyone, and is comfortable signing it. She expressed that everyone should have the choice to sign or to not sign it. Renner referred back to his suggestion of making adjustments and sending the code of conduct back to the COW for further discussion. The Board agreed to move forward with discussing the code of conduct further at the COW meeting in July.

Renner moved to send the Code of Conduct back to the Committee of the Whole for further discussion. Second by Frangiamore.

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

VII.B.3 - Consider – Discussion/Direction, Joint Review Board Meeting, Proposed Village of Cary Central Cary Tax Increment Financing District (TIF District #3).

Jones stated the Joint Review Board (JRB) meeting held on June 7, 2023 in regard to the TIF will be continued on Tuesday, June 27, 2023 at the Village of Cary (VOC). As result of the Special Board Meeting on June 1, 2023, Jones noted he was directed to compose a letter to the VOC to express the Park District's concerns, which was mailed out on June 5, 2023. Jones shared that during the JRB meeting on June 7, he asked the VOC for clarification on whether or not TIF dollars could be used to

relocate the Maplewood ball fields outside of the TIF boundary. He stated the VOC would willing to explore the option of working with developers on fees to help offset the relocation of the ball fields, but the VOC cannot guarantee that option or the details at this time. Jones stated the board was provided a copy of the letter received back from the VOC. He reminded the Board the purpose of tonight's discussion is for direction on how the Park District will vote at the JRB meeting on June 27.

Stanko moved to suspend Roberts Rules of Order. Second by Carasso.

Voice vote: Yes – 4. No – 1. None. Motion carried.

Stanko started the discussion by stating his is not opposed to the TIF, but does not feel the VOC has taken enough steps to move forward or has enough momentum for this to be a successful TIF at this time. He expressed he still has concerns about the language provided in the response from the VOC and felt there are some items that need to be resolved before moving forward. Stanko stated he has no confidence the VOC will do anything to address the Park District's concerns, and being that his responsibility as a Commissioner is to the tax payer, he is reluctant to move forward with the outstanding issues of the relocation of the ball fields, storm water management at Veterans Park, and developer impact fees.

Carasso stated she appreciated the response from the VOC, but still has concerns about Maplewood and the pressure the Park District will take on in regard to the ball fields. She noted the VOC is being careful about the wording in their response to not promise anything. Carasso shared the VOC stated the Maplewood property is not their sole redevelopment area, the TIF encompasses a large portion through the downtown area. She expressed she would love to see this TIF be successful and not have people leave this area as much as they do to go spend their money elsewhere. Carasso reiterated she is ultimately in favor of the TIF, but still has some concerns.

Renner shared he is in favor of supporting the TIF and would like to see a letter sent back to the VOC with recommendations for an Intergovernmental Agreement (IGA) between the VOC and the Park District, VOC collection of impact fees, and a storm water management agreement between the VOC and the Park District. He felt it was best to try and negotiate what the Park District wants and would like to have that letter sent before moving forward.

Victor shared she had a long conversation with the Mayor of Cary, who stated he is open to exploring an IGA, but cannot enter into an IGA in regard to the TIF, unless it is done across the board with the other members of the JRB. She stated it is clear District 26 is against the TIF and has a lot to lose if the VOC chooses to move forward. Victor further stated the reality is, the VOC can move forward with the TIF whether or not the Park District of JRB is against it. With that being said, she stated she is in favor of the TIF and would like to see the town move forward in a positive direction.

Frangiamore agreed with Victor that the VOC can and will do whatever they want, so opposing it doesn't make sense. He shared he felt the letter from the attorney to the VOC was well written and identified all the important facts, and felt the Park District expected the response they received from the VOC. Frangiamore shared he would be sad to see Maplewood go, but sees it as the centerpiece of the TIF and understands nothing lasts forever. He stated the biggest concern he has is for storm water management at Veterans Park. Frangiamore stated he is in favor of the TIF and felt it could be successful if it is done right. He further stated he thinks the best option is for the Park District to support it, but also put information and concerns out there to the VOC and ask questions while they can.

Stanko stated he would be expecting the Park District to enter into an IGA with the VOC regarding the relocation of the ball fields or Veterans Park. He felt it is especially important to address to the concerns around Veterans Park. He agreed that the Maplewood property is the centerpiece of the TIF. Stanko reiterated he is not opposed, but felt the VOC needs to address some of the issues communicated to them before they move forward.

Renner reiterated his desire to enter into an IGA with the VOC and redefine the terms of the agreement, especially in regard to storm water management at Veterans Park. Frangiamore stated an IGA should be created TIF or no TIF. Victor asked for confirmation from the Board on the desire to respond back to the VOC with a letter and vote “yes” at the meeting. Renner confirmed, yes, he is in favor of that decision. Victor and Stanko confirmed they both also agree with that decision. Victor also stated since the Board plans to work on the Comprehensive Master Plan update soon, they can include information in regard to Veterans Park and an IGA with the VOC. Stanko reiterated Veterans Park is Park District property and can say no to anything they do not agree with. Carasso agreed with the decision from the Board and reiterated the VOC knows where the Park District stands with their concerns and hopes the VOC will be supportive of the Park District and its property.

Stanko moved to reinstate Roberts Rules of Order. Second by Carasso.

Voice Vote: Yes – 5. No – 0. Motion carried.

Renner moved to direct the Executive Director to send a letter to the Village of Cary with the following recommendations: A storm water management agreement between the Village of Cary and the Cary Park District for Cary Veterans Park be developed; the Village of Cary collect development impact fees for potential development activities within TIF #3; and the Park District and Village enter into an Intergovernmental Agreement to better define terms and include the Park District in any potential negotiations with the development community regarding any issues that directly affect the Park District. Second by Stanko.

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

VII.C Discussion Items

None.

IX. Executive Director Report

Deputy Director Kelly shared the Park District has moved forward with a request from Commissioner Stanko to explore the option of offering a set of passes to Sunburst Bay Aquatic Center (SBAC) at the Cary Area Library for checkout. Kelly stated the library started out with a set of 4 passes, which can be checked out for one week, but the Park District quickly added another set of 4 passes due to the popularity of this offer. The Board expressed their excitement for this partnership with the library and opportunity for community members. Carasso added she recently saw a review in the Northwest Herald from a Crystal Lake resident who visited SBAC. She stated the review was super positive and it was great to see people from surrounding towns enjoy SBAC. Victor stated she is happy to see this partnership and hopes the Park District can continue to offer more options like this through the library for other programs or events.

Jones reminded the Board that Summer Celebration will take place next Friday, June 30 at Lions Park. He shared there will be a band, fireworks, a variety of food trucks, and the Lions Park concession stand will have food available for purchase. He encourage all Board members to attend the great event.

Jones also shared he has taken some time to visit some of the summer programs. He recently stopped over to the Preschool during Sunshine Camp, which is for 3-5 year olds. Jones expressed the Board made a great decision when it came to purchasing the new Preschool building a few years ago and making the necessary improvements to turn it into what it is today. Jones also shared Camp ECHO is at full capacity and is doing some awesome things. He stated the camp of 180 kids just went on a field trip this past week and staff has received a lot of positive feedback from parents on the direction this program has taken. Lastly, Jones shared the success of SBAC hosting their first large group visit of 125 kids from Crystal Lake Park District. He stated staff worked to create marketing materials to advertise this option in the off-season and it is great to see it all come to life.

At 8:35 PM, a motion was made by Renner to enter Closed Session for the purpose of A. Review of Closed Session Minutes (5 ILCS120/2 © (21)) and E. Appointment, Employment, Compensation, Discipline, Performance of Specific Employees (5 ILCS 120/2 © (1)). Second by Frangiamore.

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

Victor reconvened open session at 8:42 PM.

Victor summarized Closed Session as follows:

The minutes of Closed Session dated April 27, 2023 were reviewed and approved. The Board discussed the compensation of the Executive Director and action was necessary as a result of that discussion.

Renner moved to set the salary of the Executive Director at \$175,000 for FY2023-24 and payment of a one-time merit based performance payout in the amount of \$2,500. Second by Frangiamore.

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

No other action was taken as a result of Closed Session.

Victor asked for a motion to adjourn.

Motion to adjourn the meeting by Frangiamore. Second by Stanko.

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

Meeting adjourned at 8:45 PM.



Approved

Park District Board of Commissioners