

Cary Park District  
Board of Commissioners  
**Committee of the Whole Meeting**  
October 19, 2023  
7:00 PM  
Community Center  
255 Briargate Road  
Cary, IL

### **Minutes**

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

Staff Present: Jones, Horn, Kelly, Raica, Hall, Krueger, Hughes.

Guests Present: Ann Scales, Lauterbach and Amen; Dan Forbes, Speer Financial; Kealan Noonan, VOC Director of Public Works & Engineering; John Stein, VOC Deputy Director of Public Works; Tim Bassuener, VOC Assistant to the Public Works Director; Sylwia Kokoszka, HR Green Consultant.

Public Present: Al Tuman, Laura Tuman, Jenay DiOrio, Mike Linsner.

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

Victor asked if there were any matters from the Public, Commissioners, and Staff.

Under Matters from the Public, Jenay DiOrio thanked Commissioner Stanko for joining her Briargate class for their walk through Community Center Park.

Under Matters from Commissioners, Renner stated he attended the National Recreation and Parks Association (NRPA) Conference in Dallas last week. He shared brief views on some of the sessions he attended which included Public Engagement in a Hybrid World, Uncomfortable Conversations with Park and Recreation Professionals, Artificial Intelligence GPT Chat, and Pickle Ball. Renner applauded the Park District Board for not jumping into the Pickle Ball trend right away as other professionals in the field quickly learned some of the challenges when their organization implemented Pickle Ball Courts. Renner recommended staff consider striping courts as part of the Lions Park Parking Lot project. He explained it was a good option to provide the opportunity to our community without constructing full courts. Victor stated she also attended the NRPA Conference and provided each Commissioner and some staff with a printout, listing some of her take aways from the event. She briefly recapped one of her sessions that discussed how to include Hispanic, or other non-English speaking families, into Park District programs. Victor expressed the importance of reaching these families in our community by considering offering multilingual programs or materials to help encourage more families to participate. Renner and Victor both shared they attended Kevin Dolan's (Commissioner, Mundelein Park and Recreation District) visitation over the weekend. They explained Kevin was a long time Mundelein Board Commissioner, who was very present in IAPD and well-known throughout the park and recreation field. Renner and Victor asked the Board and staff for their thoughts to Kevin's family during this difficult time.

Under Matters from Staff, None.

The minutes from the September 14, 2023 COW meeting were presented for approval.

***Stanko moved to approve the minutes as presented. Second by Frangiamore.***

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

The first Direction Item was Annual Comprehensive Financial Report, FY ended April 30, 2023. Krueger introduced Ann Scales of Lauterbach and Amen, the accountants that performed the audit. Scales walked the Committee through the ACFR document and highlighted several items and sections throughout. Victor asked the Committee for questions, hearing none, she asked for a motion.

***Carasso moved to recommend the Board of Commissioners accept the Annual Comprehensive Financial Report for the Fiscal Year ended April 30, 2023. Second by Stanko.***

Roll Call Vote: Yes – Carasso, Frangiamore, Stanko, Renner, Victor. No – None. Motion carried.

Stanko thanked staff for their work, especially for the Responses to the Audit Management Letter related to future GASB directives that was provided. He felt this was a great tool to help the Board understand the information being presented. Victor concurred.

The second Direction Item was Competitive Sale of Issuance of General Obligation Limited Tax Park Bonds, Series 2023. Krueger introduced Dan Forbes of Speer Financial, who reviewed the planning packet provided for this sale and reviewed the debt issues the proceeds of the sale fund annually. Krueger stated that upon direction to complete this sale, the results would be brought to the Board for consideration at its November 16, 2023 Board meeting. Victor asked the Committee for questions, hearing none, she asked for a motion.

***Frangiamore moved to recommend staff conduct a competitive sale for the issuance of General Obligation Limited Tax Bonds, Series 2023 and bring the result of the sale directly to the Board of Commissioners for approval. Second by Renner.***

Roll Call Vote: Yes – Carasso, Frangiamore, Stanko, Renner, Victor. No – None. Motion carried.

The third Direction Item was Village of Cary, Water Main Extension Utility Easement, Construction Access Easement and Utility Easement within Hoffman Park. Jones stated the Village of Cary (VOC) presented at the Committee of the Whole Meeting in September, requesting approval for the installation of a water main, two permanent easements, and one temporary easement. After reviewing the timeframe the VOC was requesting for approval, Jones stated the Board agreed they would need more time to review the information and asked the VOC review their options presented and alternative locations for their requests. He further stated to help the Board with their decision, a series of questions has been provided to them in the meeting packet and asked the Board to review those questions and their responses during the discussion. Kealan Noonan, VOC Director of Public Works and Engineering, began the discussion by reviewing what the VOC is asking of the Board and identifying the alternative

locations (D, E, F) being presented based on the feedback from the last meeting. He walked the Board through the new options and discussed how these options compare to the original A-C options. Jones questioned how the VOC would access options D and E. Noonan responded they would use the same options for the temporary access road.

Stanko started the discussion with a question in regard to temporary access road option #2 extending towards Rotary Park, past where the permanent utility easement would end. Noonan responded they would need it to extend to access option C, if that was the chosen location for the water main. Stanko expressed his concern with returning the property to original condition if they have to trench for a gas line. Noonan responded that can be done trenchless and would avoid the hedgerow. Stanko inquired about the size of the water main, with concern of subsidence being created. Noonan responded there is typically no impacts, but usually have a one year warranty to call the contractor back if needed. Stanko referred to the questions in the meeting packet and provided his responses. #1. Yes, he is willing to grant a permanent easement and his preferred option was F and then E. #2. Yes, willing to grant temporary access easement and his preferred option was 1. #3. Yes, he is willing to grant a permanent utility easement. #4. Yes, he would like to see the Park District be reimbursed for the legal and consulting fees and staff can have conversations on other desires for compensation.

Frangiamore started his discussion by answering the questions provided in the packet. #1. Yes, he is willing to grant a permanent easement and his preferred option was E because it follows the trail and makes the most sense since nothing will be constructed on that portion of land. He asked a question in regard to hydrants and flushing. Noonan responded there are hydrants in the Cambria subdivision and on VOC property for flushing. #2. Not in favor of a temporary access road in either locations. He stated he would like to see other options explored, such as side streets that are closer. #3. Yes, he okay with the utility easement, but would like to see it kept as tight as can be to the property line. #4. In favor of reimbursement for legal services and for the farming lost revenue.

Renner started off by stating he is okay with the access road hugging the tree line, option 2. He recommended in addition to the 20ft. temporary access road, there be an additional 10 ft. added to each side, to make it a total of 40 ft. He addressed question #3 by stating he is in favor of the permanent utility easement for only certain utilities, and requested that future fees for tapping into the sewer and water on this property be waived. In regard to question #1, Renner stated he is leaning more towards option C, which would leave the entire property frontage open. Renner further stated he would like to get consultant, Gewalt-Hamilton's opinion on what is being presented to the Board.

Carasso thank the VOC for their presentation and the additional information they provided. She stated she is leaning towards option F and is not against either easement. Carasso stated her preference is to not disturb the property. She explained she would like to have the consultants to review the information and give the Board their feedback. Carasso further stated she would like to see reimbursement to the Park District for the consultants and other legal fees, and staff can decide if the Park District would like anything in exchange.

Victor echoed the other Commissioners who stated they would like feedback from the consultants. She stated she is in favor of option C or F and has no opposition to the temporary easement. Victor confirmed the consensus of the Board was to move forward with getting a second opinion from the consultants.

***Carasso moved to direct staff to engage Gewalt-Hamilton to review Board preferred water main, construction access and utility easement locations. Second by Stanko.***

Voice vote: Yes – 4. No – 1. Motion carried.

***Carasso moved to direct staff to engage Ancel Glink to assist with development of easement requirements in concert with direction from the Board. Second by Stanko.***

Renner wanted to clarify his request for the 40ft. measurement was for both the water main easement and temporary access road. Frangiamore expressed his opinion of it being premature to engage with consultants at this time.

Roll Call Vote: Yes – Carasso, Stanko, Renner, Victor. No – Frangiamore. Motion carried.

Jones asked for confirmation from the Board what they want the consultants to review. The Board consensus was to get consultant opinions on all options the VOC is presenting. Renner felt the desire for further compensation, other than professional fees, should be staff driven.

***Stanko moved to direct staff to include compensation for legal fees, engineer consulting fees, loss of farming revenue, and lease of land. Second by Carasso.***

Roll Call Vote: Yes – Carasso, Frangiamore, Stanko, Renner, Victor. No – None. Motion carried.

The fourth Direction Item was 2023 Tax Levy Request. Krueger introduced the framework used to determine the levy estimate for 2023. She recapped previous discussion from July and reviewed the legal requirements related to the passage of the levy ordinance that would need to be met. She briefly walked through the two options presented: #1- a 7.31% increase to the prior year's total extension excluding annual rollover and #2- a 6.5 % increase. Krueger stated staff is confident option #1 will meet the directive of the Board with respect to the structure of the 2023 Levy. Victor asked for questions from the Committee. Stanko asked if the Board was to choose option #2, it would not capture the 105%? Jones responded yes, it will capture the 105%. Stanko inquired why there are two options then. Krueger responded option #1 is more likely to capture all new growth available to the Park District. Hearing no other question, Victor asked for a motion.

***Renner moved to recommend the President of the Board of Commissioners announce at the October 26, 2023 Board Meeting that the District estimates its 2023 Tax Levy will exceed 105% of the previous year's tax extension and directs staff to prepare the upcoming Levy Ordinance using Option 1. This recommendation is in preparation for the Truth in Taxation Hearing to be heard at 6:55pm on November 16, 2023. Second by Carasso.***

Roll Call Vote: Yes – Carasso, Frangiamore, Stanko, Renner, Victor. No – None. Motion carried.

The fifth Direction Item was Model Year and Price Change, 2023 Ford Super Duty F-350 DRW XL 4WD Crew Cab Truck with AIRFLO Dump Body. Kelly stated at the November 17, 2022 Board meeting, approval was given to replace the current 2016 truck via the Sourcewell Cooperative Purchase

Program from National Auto Fleet Group (NAFG) in the amount of \$79,410.70. She explained when the order was place, there was no lead time provided. On September 22, 2023, Kelly stated she was contacted by NAFG to report the Ford Motor Company is no longer accepting orders for the 2023 F-350 into this year's production and were directing clients to the 2024 F-350 roll-over proposal, which was an increase in price to \$80,985.48, a \$1,574.78 difference. Kelly stated staff was required to respond within a few days to keep the order in the production queue, therefore Jones approved the change.

***Frangiamore moved to recommend Board approval for a \$1,574.78 increase to the original purchase price for the 2024 Ford Super Duty F-350 DRW XL 4WD Crew Cab with Dump Body through the Sourcewell Cooperative Purchase Program from National Auto Fleet Group, Watsonville, California resulting in a new purchase price of \$80,985.48. Second by Stanko.***

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

The sixth Direction Item was License Agreement Between McHenry County Conservation District (MCCD) and Cary Park District for use of Fel Pro- RRR Property from June 1, 2024 to August 31, 2026. Hall stated the agreement with the McHenry County Conservation District for the use of Fel-Pro/RRR for the summer day camp program ended on August 31, 2023. She further stated MCCD and the Park District both would like to enter into another three year agreement that would be effective from June 1, 2024 through August 31, 2026. Hall stated the only changes to agreement was the term of the license extended for another three summers and the license fee the Park District pays to the Conservation District will increase by 1% for 2026.

***Stanko moved to recommend Board approval of a License Agreement from June 1, 2024 through August 31, 2026 between Cary Park District and McHenry County Conservation District to operate a summer day camp program at the Fel-Pro/RRR property. Second by Carasso.***

Renner asked if the license fee has increased over the years and does it keep increasing? He stated he is concerned this percentage will continue to keep climbing each term. Hall responded yes, in the last agreement (2010-2023) the license fee was 6-7%, but will increase to 8% in 2026 due to critical maintenance repairs per MCCD staff. Stanko stated the space over at Fel-Pro/RRR is heavily used by our day camp. Carasso agreed and understands their need for maintenance upkeep and repairs. Jones stated staff has shared some similar thoughts in regard to the increasing fee and have communicated to MCCD the desire to have future conversations about those fees being invested directly back into the Fel-Pro/RRR property.

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

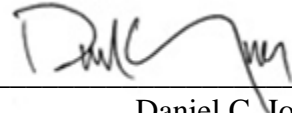
Victor asked for a motion to adjourn.

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

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

Meeting adjourned at 9:11 pm.

*Approved*

A handwritten signature in dark ink, appearing to read 'Daniel C. Jones', positioned above a horizontal line.

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Daniel C. Jones, Secretary  
Park District Board of Commissioners