

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
JANUARY 18, 2024

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. Stanko, Mr. Frangiamore, Mr. Renner, Mrs. Victor.

Staff

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

Guests

Jeff Strzalka, HR Green
Tom Rychlik, Gewalt Hamilton
Jenay DiOrio, Laura Tuman, Al Tuman

III. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was recited.

IV. MATTERS FROM THE PUBLIC

None.

V. ITEMS FROM COMMISSIONERS

Renner, Carasso, and Victor all expressed their excitement for the upcoming Illinois Park and Recreation Association/Illinois Association of Park District annual conference next week in Chicago.

VI. CONSENT AGENDA

President Victor asked if any items were to be removed from the Consent Agenda. None.

Renner moved to approve the Consent Agenda as follows: VI.A:

- 1. Approval – Minutes Regular Board Meeting dated December 21, 2023.***
 - 2. Approval – January 12, 2024 Disbursements in the Amount of \$193,051.49.***
 - 3. Acceptance – Treasurer’s Report dated December 31, 2023.***
- Second by Stanko.***

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

VII. BUSINESS ITEMS/CHANGES, ADDITIONS, DELETIONS

VII.A. Any Items Removed From Consent Agenda.

None.

VII.B. Action Items

VII.B.1. – Consider – Direction to Bid, Lions Park Paving Project.

Jones introduced Jeff Strzalka from HR Green, who previously presented the project to the Board back in November. Strzalka briefly walked the Board through the steps that have been taken in the process thus far and stated the 100% plans will be sent to Park District staff next week.

Raica added there has been several meetings held with Aptar to collect data, walk the site, discuss site details, and review the project plans. He stated Aptar has agreed to participate financially on a portion of the project. Raica confirmed staff will also work with Aptar to tune up the previous access agreement that was created in the 1980s and bring it up to today's standards and language once the project is complete. Frangiamore asked if there was a memorandum of understanding in place with Aptar with regard to the project. Raica responded no, but there has been enough documented communication to address their commitment to financially participate.

Strzalka stated with all the modifications and additions that have been added to the plans, including curb replacement throughout the entire site, the total estimate remains at \$1.4 million. He shared the intent will be to advertise the project in the remaining weeks in January, and then open bids in mid-February. Strzalka reminded the Board construction would not begin until after the July 4 holiday, with an end of September target completion date.

Carasso expressed concern for safety in the upper main lot when practices/games are held at the park and asked if there will be more curbs added. Raica responded the curbs in that lot will mostly just be replaced, but there are some areas throughout the site where new curb will be added. Stanko recommended adding park benches near the sidewalks coming up from the park to give kids a safe place to wait before being picked up, and maybe help eliminate so many kids running into the lots. Victor agreed and added that may be something the Cary Park Foundation may be interested in funding.

Frangiamore asked if the project will be done all in one phase. Strzalka responded yes, there will be two way traffic at all times, possibly flaggers at times as well. Renner recommended adding some curb in the upper main lot to help prevent people from parking/driving off the pavement. He shared he did not think the benches would be a solution to the safety issue of kids running into the parking lots. He stated adding a barrier/guard rail would be a better solution. Stanko responded the benches would also serve kids or other patrons visiting the park, rental attendees, etc.

Raica responded the items discussed as far as addition curb, benches, etc. could be considered as possible contingencies. He stated some of those items can also be discussed when it comes to updating the Comprehensive Master Plan in the coming months.

Renner moved to direct staff to bid the Lions Park Paving Project and bring the results of the bid process direct to the Board for consideration. Second by Frangiamore.

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

VII.B.2. – Consider – Village of Cary, Water Main Extension Utility Easement, Construction Access Easement and Utility Easement within Hoffman Park.

Jones started the discussion by briefly reviewing the Village of Cary's (VOC) request and recalling some of the previous discussion and direction given to staff. Jones introduced Tom Rychlik from Gewalt Hamilton, who performed the review of the six potential options for location of the water main, along with temporary/permanent easements the VOC previously presented to the Board. Rychlik walked the Board through each option and provided some additional information, along with some pros and cons to each. Raica also shared some additional images of the entire Hoffman Park site to help give them a better perspective of each option. Raica shared that staff has reviewed all the information provided from Gewalt Hamilton and is recommending option A as the preferred option should the Board move forward with allowing the VOC to construct the water main. He explained option A keeps a large portion of the property untouched, which will be important when thinking about the current and potential future needs of the Park District.

Renner started the discussion by sharing he is in favor of option A and preferred not to risk issues with any future development of the property.

Frangiamore shared he is still in favor of option E because it leaves the entire western portion of the property open for future development, partnerships, or selling the land. He felt if the water main was to be constructed in the front part of the property, as shown in option A, there is a likelihood that it will eventually have to get moved somewhere else down the road.

Stanko shared he was originally in favor of option C, but now feels option A might be the best option for the Park District because it still provides water access to the park, but also to the Route 31 frontage. He shared concerns with option E, which include the ability to bring water elsewhere in the park site, which would not be as easy to do from the location of option E. Stanko expressed the need for the VOC to commit to a sewer easement as well, in addition to their utility easement.

Carasso stated after seeing the other images presented and now the new information from Gewalt Hamilton, she is in favor of option A and would be in favor of requiring a larger easement to accommodate sanitary as Stanko suggested. Carasso also shared she would like the VOC to commit to unlimited water taps for the Park District and would like to see that in writing.

Stanko reiterated the importance of beginning discussion on future sanitary needs now and asked for VOC to agree to a sewer easement in the same location as the utility easement. Frangiamore disagreed since there is no telling where the water main will sit in the future, therefore that is not something that needs to be discussed at this time. He did reiterate his desire for the 40ft. construction easement rather than the 20 ft. that was being proposed. Renner felt a decision could not be made at this time in regard to anything with sanitary. Carasso agreed with Renner and agreed the easement should be constructed to be 40ft., not 20ft. Victor agreed with the size of the easement, as well as option A as the preferred option.

Jones recapped the discussion by stating the majority of the Board was in favor of option A. He explained there would be other opportunities for the Board to review and discuss additional items

brought up as requirements. Jones stated the Board would be responsible to review and approve easement documents with details on size of easements, location of items and so on when those documents have been prepared and submitted for review and approval by the VOC.

Carasso moved to direct staff to communicate to the Village of Cary that Board of Commissioners will consider option A upon the VOC and Park District reaching agreement on other conditions. Second by Renner.

Stanko asked if the 40ft. easement request should be included in the motion. Jones responded he has a clear understanding of what the Board is asking of the VOC and will communicate those items.

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

VII.C. Discussion Items

None.

IX. Executive Director Report

Jones complimented the Parks Department on their efforts during the recent winter storm cleanup. Jones shared the ice rink at Jaycee Park is open, which is exciting to be able to open. Lastly, Jones shared the Marketing Department created an awesome recruitment video that will be used for hiring summer staff, in addition to all the work that is going into hosting multiple job fairs.

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 8:34PM.



Daniel C. Jones, Secretary
Park District Board of Commissioners