

Cary Park District
Board of Commissioners
Committee of the Whole Meeting
September 12, 2024
7:00 PM
Community Center
255 Briargate Road
Cary, IL

Minutes

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

Staff Present: Jones, Kelly, Horn, Hall, Krueger, Mach, Raica, Tim Miles & John Miles (GolfVisions).

Public Present: Mike Linsner, Al Tuman.

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

Frangiamore asked if there were any Matters from the Public, Commissioners, and Staff.

Under Matters from the Public, none.

Under Matters from Commissioners, none.

Under Matters from Staff, none.

The minutes from the August 8, 2024, 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 was Bid Results/Recommendation, Foxford Hills Golf Club Drainage Improvements. Jones stated this project has been discussed multiple times with the Board and at the August 8, 2024, Committee of the Whole Meeting, the Board directed staff to bid the project. Jones noted at that meeting, the Board did request a change in the specifications from a single wall to double wall pipe, which was changed prior to bid release. Jones stated 11 bids were opened on August 27 and the most responsible and responsive bid came in from DK Contractors in the amount of \$127,860, which is in line with the final Opinion of Probable Cost from HR Green. Jones added DK Contractors has previously done work on behalf of the Park District and there were no issues with their work. Jones stated the project is scheduled to begin in early October and has a completion date of December 15, although the work should only take about three weeks, weather dependent.

Carasso moved to recommend the Board of Commissioners acceptance of the bid submitted by DK Contractors in the amount of \$127,860. Second by Renner.

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

Renner moved to recommend the Board of Commissioners set a remaining project budget not to exceed \$149,000. Second by Stanko.

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

The second Direction Item was Management Agreement Extension, GolfVisions, Inc., Foxford Hills Golf Club. Jones stated GolfVisions has been the manager of both operations and maintenance at Foxford Hills Golf Club (FHGC) since the Park District purchased the property in 2004. Jones further stated per the current contract, GolfVisions has the right to request an automatic extension on the contract. Jones shared GolfVisions has performed exceptionally over the years, especially within the last several years as they continue to exceed records each year for rounds played and driving range revenue.

Renner moved to recommend the Board of Commissioners approve a three-year contract extension with GolfVisions Management, Inc. through January 31, 2028. Second by Victor.

Carasso thanked the GolfVisions staff for all their hard work and the wonderful interactions she has had with the management staff over the years being a Board Commissioner and on the Cary Park Foundation Board. Renner shared he like to hear that the FHGC staff have become part of the Park District team over the years. Renner stated he never would have thought FHGC would have the success it does today when the Park District acquired the golf course 20 years ago and he couldn't be happier with the way things are going. Stanko shared he appreciated the great relationship the Park District has been able to form with GolfVisions over the years. Victor echoed the previous comments and stated she loves the working relationship that developed and the positivity that surrounds FHGC. Frangiamore concurred with the previous comments. Frangiamore complimented GolfVisions on all the work they put in during COVID to keep the course open and provide patrons the opportunity to get out on the course.

T. Miles stated he greatly appreciates the relationship GolfVisions has with the Park District. T. Miles shared the course continues to stay on target to meet their budget this year, the course is beautiful and in excellent shape, and overall, GolfVisions is proud to be here working with the Park District and appreciated the contract extension. J. Miles thanked the Board and staff and enjoys the relationships he has built along the way.

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

The third Direction Item was Professional Services Agreement, WT Group, Community Center South Exit Improvements. Jones stated staff sought proposals from two engineering firms for this project and after review and consideration, staff believe WT Group is the most responsive proposal to meeting the project engineering needs and site goals. Jones further stated WT Group is a well-qualified engineering firm that the Park District has worked with before on multiple projects including Sunburst Bay Aquatic Center and the Community Center Pool removal project.

Renner moved to recommend Board of Commissioners approval of a professional services agreement with WT Group, Hoffman Estates, Illinois to design and bid the Community Center South Exit Improvements in the amount of \$20,100 plus reimbursable expenses. Second by Stanko.

Renner asked if there will be any changes made to the sidewalk. Raica responded they will evaluate it and see what is cost effective and will meet the code. Frangiamore asked for a description on what was seen when the problem with this exit was noticed. Raica provided a brief description of the issue and stated a temporary solution was performed at the time until the project could occur. Frangiamore asked if the ramp needs to be replaced. Raica stated the ramp is okay, but the grades towards the top need some work. Raica added this project is more about the exit space than the ramp.

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

The fourth Direction Item was Consultant Recommendation/Professional Services Agreement, Comprehensive Master Plan Update 2025, Hitchcock Design Group. Jones started by giving a brief overview of the Comprehensive Master Plan (CMP) and what has been completed up to this point. Jones stated the Review Team, which consisted of Jones, Raica, Kelly and Commissioners Carasso and Stanko, interviewed the two consultants that submitted an RFP in early August. Jones further stated a scope review was completed with Hitchcock Design Group and made some adjustments to the scope. Jones reviewed each of the adjustments as follows:

- Scope item added to include develop of focus questions for a staff facilities Board discussion or Board direct submission.
- Revised the stakeholder focus groups to include 1 in person focus group for seniors.
- Kept the 1 community meeting in the base scope with 1 pop-up event added in place of visiting all parks.
- Revised the scope to include the online survey as part of the base scope per the RFP.
- Revised to only visit key parks with written summaries and add a pop-up event in place of all other park visits.
- Revised the scope to include a 3rd Board meeting.

Jones stated he felt the review of the scope went well with Hitchcock and is comfortable with the rest of the information in the scope. Jones added he did ask Hitchcock to provide unit cost fees for additional meetings as well.

Stanko moved to recommend Board of Commissioners approval of a professional services agreement with Hitchcock Design Group to develop and provide Comprehensive Master Plan Update 2025 in the amount of \$116,500 plus reimbursable expenses. Second by Carasso.

Carasso shared she appreciated the opportunity to be included on the Review Team and thought it was all an interesting process. Renner asked if the final product will be similar to the final product Hitchcock produced at the end of the 2016 CMP. Jones responded yes. Renner shared he felt that final product was an excellent roadmap for the Park District and liked that Hitchcock already has a great deal of knowledge on our Park District. Stanko complimented Jones for his efforts in the process and for the adjustments made to the scope to help the Park District receive a quality product at the end. Stanko shared he is very much looking forward to starting the CMP process. Victor thanked the Review Team and Jones for working on the joint RFP with Palatine, which was a very unique concept. Frangiamore complimented Jones on the joint RFP and asked for an estimate on the savings since both Cary and Palatine are selecting Hitchcock. Jones estimated about \$5,000. Frangiamore asked if Hitchcock will review some of the playground projects that have been completed since the last CMP. Jones stated yes, Hitchcock just won't spend as much time on planning and strategy for some of those parks. Frangiamore

expressed how much he liked the ways they involved the community in the process in the last CMP, which helped provide the Park District with a wonderful plan, and added the Park District was able to accomplish it all in 9 years versus 10 years. Frangiamore stated that is a great accomplishment for the Park District. Stanko added some of the projects completed over the last 9 years are benchmark projects such as Sunburst Bay Aquatic Center, the trail connection at Hoffman Park, and the Preschool.

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

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

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

Meeting adjourned at 7:59 PM.



Daniel C. Jones, Secretary
Park District Board of Commissioners