

**DeKalb Park District  
Board Workshop  
Monday, July 25, 2005**

**BOARD MEMBERS PRESENT:** Dave Mason, Mary Gawrys, Matt Volk, Dave Male,

Mike Teboda

**STAFF MEMBERS PRESENT:** Dave Mogle, Lisa Small, Brad Garrison, Josephine Knoble

**OTHERS PRESENT:** None

**I. Meeting Called to Order**

The meeting was called to order by President Mason at 4:35 p.m.

**II. Approval of Agenda**

Mary Gawrys made a motion to approve the July 25, 2005 agenda. Dave Male seconded the motion and all members voted unanimously in favor.

**III. Board Workshop on Impact Fees**

**A. Discussion on Other Governmental Bodies**

Dave Mogle distributed the following materials to the board.

- City Council workshop notes from June 20, 2005
- Development Guidelines distributed at the June 20, 2005 City Council workshop
- Sample impact fee ordinance from Sycamore
- Copy of impact fee considerations as discussed in the June 15, 2005 park board study session
- Correspondence from Mark Biernacki, DeKalb City Manager, to the park district

Mogle also expressed the need to schedule a second Impact Fee Ordinance workshop.

Dave Mason asked why the need for a second work shop.

Mogle replied that a second workshop would be necessary to update the board on discussions with the City. Mogle reported that in the City's workshop the City of DeKalb stated that the park district was not interested in increasing the acreage per thousand as currently outlined in the Impact Fee Ordinance.

Mary Gawrys and Matt Volk both stated that the City was incorrect and that the district was interested in increasing the acreage per thousand.

Mogle also reported that the City could not renegotiate the land value per acre until the year 2007, due to an agreement with developers.

Mogle provided the Board with a copy of Sycamore's impact fee agreement in order to compare it with DeKalb's.

Mogle explained that the Sycamore Park District receives 10 acres of land per thousand for community parks and 1.5 acres per thousand for neighborhood parks for a total of 11.5 acres of land per thousand.

Dave Mason inquired about Sycamore's fair market value per acre.

Brad Garrison explained that the fair market value for Sycamore's neighborhood parks was \$110,000 per acre and \$15,000 per acre for community parks.

Dave Mason requested that the staff acquire additional samples of impact fee ordinance from other communities.

Mogle reviewed the June 17 letter to Mark Biernacki, DeKalb City Manager, outlining the district's requests.

Matt Volk asked if the district had received a response.

Mogle replied that the district had not received a response.

Mogle discussed the possible benefits of engaging Rick Tarulis, Naperville attorney, in negotiations with the City in regards to the impact fee ordinance.

Mogle further explained that Rick Tarulis was instrumental in creating the Naperville impact fee ordinance and that he recommended the district acquire land appraisals and be included in negotiations during the beginning concept stages for all new developments.

Mogle also stated that Tarulis recommended the park district continue preserving their good relationship with the City while gently pressing for changes in the impact fee ordinance.

Dave Mason expressed that the DeKalb Park District staff has the expertise to negotiate its' own contract and would not need help from outside sources.

Mary Gawrys also expressed that she was not in favor of hiring outside help and that the City could be resistant to outside intervention.

Dave Male inquired why the Sycamore Park district was collecting impact fee money and not land.

Small explained that the Sycamore Park district was collecting money to purchase community park land.

### **B. Staff Philosophy**

Mogle explained that the staff recommended the following critical changes to the ordinance as opposed to changing the entire document.

- increase the acreage per thousand
- increase the fair market value per acre of land
- establish a contractual relationship with the City of DeKalb pertaining to the land cash ordinance

### **C. Development of Park Standards**

Mogle, Garrison and Small discussed the need to develop park standards to use in the negotiating process with the City in order to revise the Impact Fee Ordinance.

### **D. Direction to Pursue**

Matt Volk suggested the park staff address the following changes in the impact fee Ordinance:

- increase from 5.5 acres to 10 acres per thousand
- increase the fair market value from \$75,000 to \$110,000
- park district involvement on location of park sites
- determine who will be responsible for collecting impact fees and
- revise language defining "usable park land"
- pursue one contract with City for the land/cash Ordinance

Dave Male expressed the need to be involved in negotiations during the beginning process, and requested a joint workshop with the City.

Dave Mason suggested the staff look at other impact fee ordinances and work internally to formulate the final request to the City.

Volk recommended the City be made aware of the district's requests as soon as possible.

Mike Teboda recommended that the staff present their park standards recommendation to the board at a second impact fee workshop

A second workshop was scheduled for Tuesday, August 2, 2005 at 5:00 p.m.

### **III. Adjournment**

Male made a motion to adjourn the meeting at 6:52 p.m. Teboda seconded the motion and all members voted unanimously in favor.