

MINUTES
DEKALB PARK DISTRICT
BOARD OF COMMISSIONERS
Special Meeting
Thursday, May 5, 2016
Hopkins Park Community Center
1403 Sycamore Rd., DeKalb, IL
5:30 p.m.

I. Meeting Called To Order and Roll Call

President Phil Young called the meeting to order at 5:31 p.m.

The following Commissioners were present: President Phil Young, Commissioner Dean Holliday, Commissioner Bryant Irving, Commissioner Keith Nyquist, and Commissioner Dag Grada.

Other staff members present: Interim Executive Director Amy Doll, Facility and Marketing Supervisor Scott deOliveira, Superintendent of Golf Shane Bays, Superintendent of Parks & Development Mat Emken, Food and Clubhouse Manager, Jane Holdridge.

II. Action on the Agenda

Commissioner Irving made a motion to approve the agenda, seconded by Commissioner Grada. Motion carried by voice vote.

III. Public Comments

None.

IV. Discussion on Improvement to Park Property by First Midwest Group

Chris Cannell from First Midwest Group spoke to the Board about improvements to the Park District property on Sycamore Road. He presented a proposal for to the board about the possibility of changes to the agreement for work on District property adjacent to their development. He explained that after looking at the project it was found that they will only need one wall instead of two; they also have proposed to plant some spruce trees. He indicated that this would provide a visual barrier between the District property and the development.

Commissioner Irving asked what was going in the building. Chris advised that it would be Aspen Dental. Commissioner Nyquist asked if the LLC had any connection to Golden Corral. Chris said that there is no relationship to Golden Corral.

Commissioner Holliday asked how many trees would be planted. Chris said he will plant as many as he can. President Young asked about the height and diameter of the trees. Chris said that they are planning on 12 foot trees. Chris said that he will also offer free trees to John Pappas for his property.

Superintendent of Parks & Development Mat Emken, said that his concern is that blue spruce are not native to Illinois. He is also concerned about the possibility of having to

prune the trees from the power lines. Ms. Doll advised that if the Board would like to allow the single wall and the planting of these trees, it would be a change to the agreement and it would need to come before the Board to amend the agreement.

President Young asked if staff had reviewed the specifications for the wall. Superintendent Emken advised that he has not seen any specifications. Chris said that he can provide the specifications for the other wall that was done on another part of the property.

Commissioner Grada asked why they chose the blue spruce. Chris said that it is a very hardy and pretty tree. Commissioner Grada asked how long the developer would be maintaining the trees. Ms. Doll read from the contract how long the trees would be maintained by the developer.

President Young asked if the Board could get a tour of the property. Chris and Superintendent Emken advised that they would arrange a tour.

V. Discussion on Maintenance Campus Building

Interim Director Amy Doll went over the rough numbers of the proposed maintenance building. Superintendent Emken advised that they would like to re-use the heaters from the old building. Commissioner Nyquist asked what would happen if the heaters were not salvageable. Superintendent Emken said that the cost would then go up. He added that the building would only need to be kept at 60 degrees in the winter. Commissioner Irving asked about the old lean-to on the west side. Superintendent Emken advised that it would need to be removed if the 18,000 square foot or 25,000 square foot building was built. If the 12,000 square foot building is built, then the cold storage building will remain.

President Young asked if the current concrete slab would be used. Superintendent Emken advised that they would not use the current concrete slab. The Board then discussed what items would wait until the next fiscal year. President Young asked about the life span of the heaters. Superintendent Emken said that he thinks that it is possible that they may have another 5-8 year's lifespan.

Commissioner Irving asked if the building would be big enough to accommodate staff for 10 years. Ms. Doll advised that she does think this building will hold staff for 10 years.

President Young asked where the numbers came from. Mr. Emken advised that some items are actual quotes, some are prices that were taken from conversations with builders.

Ms. Doll then went over a proposed timeline, which would be immediately going forward with soliciting bids for the demolition of the old maintenance building. Staff would also be developing the specifications for an RFP for a design-build RFP. The board would be asked to approve the RFP in August with release in late summer or early fall, to potentially receive the best response from area contractors.

President Young suggested doing the project in one year with a short-term loan. Ms. Doll advised that a loan would limit the future capital projects.

Commissioner Irving said that he thinks that the 12,000 square foot building is too small, and that he would like to see the District build the 18,000 square foot building. Commissioner Holliday disagreed, adding that staff feels that the 12,000 foot building is sufficient.

Consensus was to go forward with a new maintenance building and demolition of the old building. Commissioner Holliday suggested allowing the fire department to use the old building for training before demolition. After some discussion, Board consensus would be to build a 12,000 square foot building.

VI. Adjourn Public Meeting to go in to Executive Session to consider one or more of the following subjects under the Open Meetings Act, Section 2(c): (1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees; and Section 2(c)(3) discussion of the occupant of a public office.

Commissioner Irving made a motion to adjourn the Public Meeting to go into Executive Session to consider one or more of the following subjects under the Open Meetings Act, Section 2(c): (1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees; and Section 2(c)(3) discussion of the occupant of a public office, seconded by Commissioner Holliday. Motion carried by roll call vote. Aye: Holliday, Nyquist, Irving, Grada, Young. Nay: None. (5-0-0)

Meeting closed to the public at 6:21 p.m.

Meeting re-opened to the public at 7:03 p.m.

VII. Action to Approve Appointment of Executive Director and Approval of the Employment Agreement

Commissioner Irving made a motion to approve the appointment of Amy Doll as Executive Director and approval of the employment agreement, seconded by Commissioner Holliday. Motion carried by roll call vote. Aye: Nyquist, Irving, Grada, Holliday, Young. Nay: None. (5-0-0)

VIII. Adjourn Public Meeting

Commissioner Irving made a motion to adjourn the meeting, seconded by Commissioner Holliday. Motion carried by voice vote.

Meeting adjourned at 7:05 p.m.