



Kankakee Valley

PARK DISTRICT

Kankakee Valley Park District Committee Meeting Minutes February 8, 2021

The Committee Meeting was called to order at 5:04pm by Commissioner Hollis. Those present for roll call (in person or via Zoom) were Commissioner B. Spriggs, D. Palmer, A. Hollis D. Skelly. Others present: Dayna Heitz, Executive Director; Melissa Woodard, Superintendent of Recreation/Business, Rick Collins, Superintendent of Buildings & Grounds, Attorney Nick Petrovski & David Freeman.

Public Present: Some members of the community present via Zoom. Other KVPD staff, staff of Rink Management and some from the public via Zoom. Chris Breach in person.

COMMUNICATIONS

Public Comment: NA

Written: Included in the packet.

CONSENT AGENDA

Consent agenda for Monday, February 8, 2021 consists of board meeting minutes (December 14, 2020), committee meeting minutes (January 11, 2021), and bills payable.

A motion to receive consent agenda was made by Commissioner Spriggs, seconded by Commissioner Hollis. Upon roll call vote the following Commissioners voted aye: D. Skelly, A. Hollis, and B. Spriggs, D. Palmer. With 4 ayes, 0 nays, motion carried.

A motion to approve board meeting minutes (December 14, 2020) and amended committee meeting minutes (January 11, 2021) to include Attorney David Freeman as present was made by Commissioner Spriggs, seconded by Commissioner Hollis. Upon roll call vote the following Commissioners voted aye: D. Skelly, A. Hollis, and B. Spriggs, D. Palmer. With 4 ayes, 0 nays, motion carried.

A motion to approve bills payable was made by Commissioner Palmer, seconded by Commissioner Skelly. Upon roll call vote the following Commissioners voted aye: D. Skelly, A. Hollis and B. Spriggs, D. Palmer. With 4 ayes, 0 nays, motion carried.

OLD BUSINESS

Resolution and Naming of Boat Launch for the late Edwin Mullady

Director Heitz spoke with Matt Mullady and they would like it to be the Bird Park boat launch. We will set a date that works for the family for the sign unveiling and the dedication when the weather is nicer. A motion to approve the resolution and naming of boat launch for the late Edwin Mullady was by Commissioner Hollis, seconded by Commissioner Spriggs. Upon roll call vote the following Commissioners voted aye: D. Skelly, A. Hollis and B. Spriggs, D. Palmer. With 4 ayes, 0 nays, motion carried.

Farm Bids

Director Heitz said we need to accept or reject the farm bids. Consideration of lease goes to highest bidder. Have put a lot of time and effort into finding out the acreage. Our numbers for acreage match the FSA. When the farmer mapped it out, he didn't get the same. There are a couple discrepancies. Board did approve doing the survey. We will pay for the full survey because it's our land and we need to know how much is tillable no matter who farms it. Should have the survey in 4-5 weeks. The farmer is interested in moving forward with the lease. A motion to approve the farm bid was made by Commissioner Hollis, seconded by Commissioner Spriggs. Discussion: Commissioner Spriggs wanted to know how many extra hours Director Heitz has put in to get this all figured out? Director Heitz said staff also assisted in this process. Research, writing the ads, etc. Would estimate 150 hours start to finish. Commissioner Spriggs said we could have had the Fecke's come back and not wasted all this time. First year rent is going to cost us more than we made. Think it's bad business. Commissioner Skelly said we took a vote and decided this is what we wanted to do. It was all in the budget. Appreciate the work and knowing we are going to have a survey. That's a lot of hours but we shouldn't have to do it again going forward. Director Heitz said the survey will assist us in knowing what we will pay for taxes on that land. Attorney Petrovski said if you are unsure about the land, the board can approve the bid contingent on the amount of land. Amend the motion to accept the bids with tillable land of 197 acres, if it's higher adjust it, if it's lower, report to the board. A motion to amend the motion to accept the bid at 197 acres, subject to survey, was made by Commissioner Spriggs, seconded by Commissioner Hollis. Upon roll call vote the following Commissioners voted aye: D. Skelly, A. Hollis and B. Spriggs, D. Palmer. With 4 ayes, 0 nays, motion carried.

Consideration of the lease

Director Heitz said this can also be amended when we get the survey. Table the consideration of the lease. Will be on the agenda later. Commissioner Skelly wants to make sure we are communicating with the farmer. Director Heitz said the farmer did say the soil is not in the best condition. Wanted to know if we went back out to bid in 3 years if he could get back some of what he put into the land. Commissioner Spriggs thinks that is the cost of doing business.

Commissioner Skelly asked how he puts a number on that? Director Heitz said he knows what he has expended on bringing the soil up. Commissioner Palmer thinks this is what he has been trying to convey. Commissioner Hollis said we will table the consideration of the lease until March 8, unless absent the survey, we will table again.

Maintenance Fleet Lease Agreement

Heitz: This and the next item D was the verbal and written authorization from Commissioner Hollis, Skelly & Spriggs as ayes. We need to ratify that action.

Hollis: I need a motion to approve item C on the agenda, approve the maintenance fleet lease agreement.

Spriggs: I'll make that motion.

Hollis: I'll second. Any discussion?

Palmer: It shows up on page 89, it says all taxes and license fees to be billed to leasee as they occur, I'm not clear if sales tax is included in the lease.

Heitz: We do not pay sales tax period and our plates are municipal plates so that's different.

Palmer: I'd ask what is the difference of the cost of ownership versus the cost of the lease.

Heitz: I did email you back on that.

Palmer: *Inaudible*. But I don't remember that I got a number.

Heitz: We did not plan to purchase outright in the budget, that would come from capital, the lease therefore is coming from capital and we are not purchasing outright to where we are making payments and it makes it affordable.

Palmer: But my question was *what's the inaudible* to the taxpayers, that was my question.

Heitz: I really couldn't answer that on what that would be. 36,000 residents.

Palmer: No I'm not talking about individually, I'm talking about collectively what is for all the taxpayers to this park district, what the cost of ownership versus the cost to lease.

Hollis: He wants to know the difference. The difference of what, are we benefiting from leasing or no. That's what he wants to know.

Heitz: We are benefiting from leasing.

Hollis: He wants the number.

Palmer: I want the number.

Hollis: He wants the number, that's what he wants.

Heitz: I'll have to get you that number, I don't have that Don.

Palmer: So we are voting on this without knowing.

Heitz: We already voted on it, we are ratifying the vote.

Palmer: So we are ratifying the vote for which we don't know what the cost factor was of owning versus leasing.

Spriggs: I thought that was sent out at one time Dayna.

Heitz: Yeah, he doesn't like my answer. Says that's not, he's not looking for that. The mere fact that we cannot purchase outright, we have to actually lease vehicles. If we were to purchase outright, we are looking at well over \$100,000 for 2 pickup trucks and a stakebed.

Spriggs: Ok, versus what as a total for both of those vehicles by leasing.

Palmer: 5 years times the lease payments.

Heitz: We don't even necessarily keep them 5 years, we may, we may not. I can't tell you that for sure but we can definitely figure it over that. I can honestly tell you what we currently drive right now, our guys drive, won't last 5 years.

Palmer: That isn't what I'm asking.

Heitz: I know Don.

Hollis: Alright, we have a motion and a second on the floor.

Heitz: Hang on. So we are saving about \$20,000 to the taxpayers if we keep the 3 vehicles the entire 5 years and pay on it.

Palmer: Ok, we are saving \$20,000.

Heitz: \$20,000, yep, I just did a rough calculation.

Palmer: Ok.

Hollis: That's cool. Any further discussion?

Upon roll call vote the following Commissioners voted aye: D. Skelly, A. Hollis and B. Spriggs, D. Palmer. With 4 ayes, 0 nays, motion carried.

Disposition of Surplus Property

Director Heitz said you have the ordinance as well as the list of surplus. There will be 5 vehicles we are selling. Only 3 are going now. The other 2 will wait until we receive the new vehicles. A motion to approve the ratification of ordinance authorizing the disposition of surplus property was made by Commissioner Spriggs, seconded by Commissioner Palmer. Upon roll call vote the following Commissioners voted aye: D. Skelly, A. Hollis and B. Spriggs, D. Palmer. Discussion: Commissioner Skelly asked how they will be disposed of? Director Heitz said Enterprise will sell them. The others will be scrapped. With 4 ayes, 0 nays, motion carried.

Riverfront Update

No update.

Board Polity Draft

Director Heitz said we were unable to finish them today but Shelby will continue to work on them and get them out as soon as possible. It will be on the next agenda.

Update on facilities and operations – Covid-19

Director Heitz said we are in Phase 4. Able to open up Beckman as a rental location.

Management services for IVC & SV

Director Heitz said sample financials and contract were sent out. Didn't receive any feedback from Commissioners. Did speak with Rink Management today. Liked what they are looking at

doing for us. They could put half the fees on the table for 6-12 months out depending on when we start a full season again. Do predict, or believe, that by late summer or early fall we could be fully reopened. Then we would pay that forward. Melissa and I will get some more reports for them. Did do some preliminary numbers. They would come up with an easy separation clause after 2 hockey seasons to be included in agreement. Do have Tom, John, and Louis on the Zoom call from Rink Management. Commissioner Palmer concurs with the costs would be removed from our financial statements, but we have the fixed fee for the management, there is an extra charge for personnel. Is that correct? Director Heitz said that would be on the financial statement and that would be the cost against the asset. Tom Hillgrove: The 3 people that currently work there and the part time staff, would be a cost to the building. Our fee would include all of our time but the staff that work at the rink would be a cost of the building. Splash Valley hasn't been open in 5 years so starting from scratch. Our analysis is that people will feel comfortable this summer with social distancing and masks. Think it will be popular. Ice Valley is slightly more challenging. There are some tight restrictions on capacity. The summer is a slow time for ice rinks anyway. Heading into next fall, we think things will be a lot better. Would be willing to halve the fees for the first year and figure out what success looks like. If we are successful over 12-18 months, then we get paid. We have some incentive. In terms of separation, there would be language in the contract for an easy exit. Attorney Petrovski said we will review the contract as well. Tom said we work for Effingham and Chicago Park District and have a good handle on the things park districts deal with. We are running 34 properties now. We wouldn't be interested in getting involved unless we thought we could be successful. Until Covid hit, we were ahead each month. We bring some things to the table that would be more cost efficient for you. Have only had good audits. This is what we do for a living. We feel highly confident that we can get good utilization from the community. Commissioner Spriggs asked if we would get a list of all the things they plan on doing for each facility? Tom said yes, by the end of the week you will have that. Commissioner Hollis said we need to start thinking about doing this soon. At next Committee meeting we need to know if we are going to be moving forward with it. Director Heitz said we currently have Leopardo scheduled to come back out and start to turn everything on in April. Board really needs to discuss and make a decision either way. Tom said we don't need to rush things but it will be easier for both facilities the sooner you get going. Will need to start training for Splash Valley.

Gas Pipeline at Cobb

They have some questions for the engineers but they are keeping in contact with us.

NEW BUSINESS

NA

STAFF REPORTS

R. Collins: Moving snow. Cleaning and sanitizing the buildings now that more are open for rentals. Checking temperatures at buildings for pipes. Hopefully the new trucks will be here end of March, first of April. Commissioner Spriggs said you will have a schedule of who will drive the new vehicles? Yes. We do it currently, but it will be more extensive moving forward. They will be assigned in the morning and make sure they look the same as when they went out.

M. Woodard: Lauterbach and Amen came out last week to work with us. Hope to have updated financials by next board meeting. 5K is up to 57 participants and our Learn to Skate program has 52 participants. Commissioner Spriggs compliments the staff and Melissa for the dedication they have given. Director Heitz said someone stopped and wanted to recognize the maintenance team and Eric for the hard work.

D. Heitz: Covered everything from my report. The Civic and the Rec Center will be a warming center through the end of the week. Working with the Drug Court and on Thursday afternoons, a lady comes in and does acupuncture. Talked to Chief Kosman today and they have a program and would need to use the gym, working with the youth.

Commissioner Skelly would like to wish Director Heitz a happy birthday. Appreciate her spending her birthday with us. Commissioner Palmer, Spriggs and Hollis wished her a happy birthday.

COMMITTEE REPORTS

KCCVB Report: D. Heitz – NA.

Historical Society: Commissioner Spriggs – They hired a new director. In house promotion. She will start in April and Connie will hang around for a bit. They have been closed a lot. Director Heitz said Connie sent us a schedule and complimented the maintenance department on their snow removal. She will bring the new Director over to meet us.

SRA Report: Commissioner Palmer/Hollis – They have several activities and participants. Amazed at what they can do and get people engaged in. Tom mentioned that someone who lived here previously is able to attend classes through Zoom.

Attorney Petrovski suggested getting a contract from Rink Management for the board to review. Tom said he sent a sample contract to Dayna. Director Heitz will send that to attorney.

COMMISSIONERS FORUM

Commissioner Hollis attended the business meeting for IAPD. It was much quicker than in the past. We have another advocate within state government now from Buffalo Grove. She is state senator and someone we can talk to about grants, etc. They are looking forward to being back in person next year at the Hyatt. Director Heitz attended the meeting too.

EXECUTIVE SESSION

NA

ADJOURN MEETING

A motion to adjourn the meeting was made at 6:14pm by Commissioner Spriggs, seconded by Commissioner Hollis. Upon voice vote, all ayes, motion carried.

OFFICIAL REPORTS:

1. Board Meeting Minutes December 14, 2020
2. Committee Meeting Minutes January 11, 2021
3. Bills Payable
4. Resolution and naming of Boat Launch for the late Edwin Mullady
5. Farm Bid
6. Maintenance fleet lease agreement
7. Ordinance for disposition of surplus property
8. IVC & SV Management services
9. R. Collins
10. M. Woodard, K. Burton, J. Meyer, L. Krenkel, A. Padilla
11. D. Heitz, A. Tousignant, A. Padilla, S. Ryan

Respectfully submitted by: Melissa Woodard