

**OSWEGOLAND PARK DISTRICT BOARD OF PARK COMMISSIONERS
MINUTES OF CLOSED MEETING –APRIL 27, 2006**

Executive Session convened at 8:36 p.m. to discuss Acquisition, Lease and/or Disposition of Real Property, 5 ILCS 120/2 (a) (c) (5&6); Personnel, 5 ILCS 120/2 (B) (1); and Review of Executive Session Minutes, 5 ILCS 120/2.06 (b) and (c). In attendance were Commissioners Mike Apolzan, Danielle Ebersole, Deb Kruse, Mark Slover, and Bob Mattingly. Also in attendance were Derke Price, attorney for the Park District, and staff members Mike Fee, Director of Operations; Ginny Bateman, Director of Marketing and Recreation; Annette Hattner, Director of Finance; Bill McAdam, Executive Director, and Judy Rice, Executive Secretary.

Approval of Minutes

Minutes of the March 23, 2006 Executive Session were tabled until a review of the tape of that meeting can be reviewed to correct information on a point raised by Kruse.

Minutes of the March 14, 2006 special closed session were unanimously approved, as corrected, following a motion by Apolzan. Slover seconded the motion.

During the semi-annual review of past executive session minutes, McAdam expressed staff's recommendation that they remain closed. Ebersole made a motion to approve staff's recommendation. Slover seconded. Approval was unanimous.

Acquisition, Lease and/or Disposition of Real Property

Attorney Price discussed options by which the Oswegoland Park District might resolve the stalemate that exists between them and Fox Valley Park District concerning Oswegoland's purchase of Fox Valley Park District's share in the Fox Bend Golf Course. Those options include:

1. Under the Uniform Partnership Act the District can force dissolution of the partnership. There are two ways to accomplish this:
 - a. Begin to build a legal case. Document the existing irreconcilable differences.
 - b. Prepare the public with why one park district is suing another.
2. Agree to the May 4th meeting previously suggested by Fox Valley, but for the purpose of "improving intergovernmental cooperation," not as a social, get-acquainted event as suggested by Fox Valley.
3. Reconvene the Fox Bend Administrative Board.

McAdam added that the Village has planned a community intergovernmental meeting on May 1. He has asked that Mattingly be on the agenda to make the other community agencies aware of the struggle between the two park districts.

McAdam suggested that, before the May 4 joint meeting, Price would draft a letter with all of the issues, and send it to commissioners. Mattingly would then email it to the Fox Valley trustees. McAdam would send a suggested agenda for the May 4th meeting to Messerli.

McAdam discussed a letter received recently from Leon McNair, former Fox Bend golf pro, with questions regarding unresolved personnel issues.

The Board continued to discuss strategy.

Attorney Price left the meeting at 9:38 p.m.

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Casleton reviewed the proposed Plainfield West development with the Board. It would initially include a five-acre park in the southwest corner of the development, which would eventually expand to the west and south. A greenway with a bike trail along the south will eventually connect to the bike trail in Grande Park. He added that the developer is committed to build a walking bridge overpass across Stewart to link the park and school site. The developer will owe the District a little over nine acres for the development-- five acres for the park, and the balance in cash, approximately \$500,000, which the developer wants to pay upfront.

Casleton pointed out, in another area, that the Davis property would provide 24 acres to the Wheatland Twp. Soccer Association.

Casleton reviewed the Grandview Development, an active adult community, by Alexander Homes. Land cash would bring 8.5 acres to the Park District, of which the District would develop a 5.5-acre park. The developer would owe the balance, approximately \$360,000, in cash.

Apolzan suggested the District consider purchasing tracts of land for future development. Casleton pointed out that land purchase would be a consideration as the new Master/Comprehensive Plan is developed.

Casleton discussed Neighborhood Park #3 in Grande Park, an age-restricted development, which Hartz Construction has presented to the Village of Plainfield. McAdam and Casleton have started a dialogue with the developer about the possibility of donating the proposed clubhouse to the District Foundation. This would provide the District with a facility in that development for program use. If the Board is interested, staff will explore further. McAdam added that the developer would like the District to support additional lots in the plan.

Mattingly revisited the Fox Bend discussion, saying he does not believe the District should go public until after the joint board meeting. Apolzan agreed. McAdam added that he believes Mattingly still recognize the struggle with Fox Bend in the community intergovernmental meeting on May 1.

Personnel


Apolzan asked whether the District plans to fill the vacancy resulting from Laura Haake's resignation. McAdam responded affirmatively.

Responding to another question posed by Apolzan, McAdam explained circumstances surrounding Mark Guthrie's departure.

Adjournment

The meeting adjourned at 10:25 p.m., and returned to open session, following a motion by Commissioner Apolzan. Commissioner Krase seconded the motion.

Approved:



Judith Rice, Secretary

May 25, 2006

**OSWEGOLAND PARK DISTRICT BOARD OF PARK COMMISSIONERS
MINUTES OF CLOSED MEETING – MAY 25, 2006**

Executive Session convened at 8:14 p.m., with Commissioners Apolzan, Krase, Mattingly, and Slover in attendance. Also in attendance were Annette Hattner, Ken Holmstrom, Bill McAdam, Derke Price, and Judy Rice.

Approval of Minutes

The Board approved Executive Session minutes from April 27, 2006, and March 23, 2006, following a motion by Krase. Apolzan seconded the motion. Approval was unanimous.

**Acquisition, Lease and/or Disposition of Real Property
Foundation**

Holmstrom reported that the Foundation heard a presentation by The Conservation Foundation on 100 wooded acres west of Waa Kee Sha that could be coming up for sale. He said that Gable Farms owns one parcel of the property and is willing to sell 12.5 acres for \$550,000. The Conservation Foundation has \$150,000, from a private donor, and another \$150,000 will be awarded. They need another \$150,000, and are interested in working with the Park District Foundation to raise money to purchase the land. Once they acquire the 12.5 acres, another neighbor would donate 13 acres, giving them ownership of 25 of the 100 acres.

Holmstrom explained that The Conservation Foundation does not hold onto land. Once they acquire property, they turn it over to another entity. The Park District Foundation would like to be that entity. They would like to help The Conservation Foundation raise the needed \$150,000, and are proposing a pig roast held somewhere near the property. They would invite prospective contributors. The Conservation Foundation would do the same. Holmstrom and McAdam said they would like to speak with Brook McDonald, Director of The Conservation Foundation, about giving them the \$150,000, if the land would eventually come to the Park District Foundation. The Board gave its support to the Foundation in continuing to work toward that goal.

Homstrom also reported that, in order to help create more public awareness of the Foundation, they would have a booth at PrairieFest.

Haines Property

McAdam reported that he and Price walked the Haines property, with the sellers' realtor. There are approximately five acres of riverfront property, held in an estate for the family. Price explained that one of the easiest ways for the District to acquire the property is with an installment contract. He added that now is the time to do so, because the dollars would be outside the tax cap, and the price (\$800,000) is negotiable. As an investment vehicle, the family would also realize a tax benefit. Additionally, he suggested giving the property the family name, which the heirs might appreciate.

McAdam mentioned the possibility of an OSLAD land acquisition grant, which would be \$400,000, or because of the timing, possibly using Corlands to hold the property until the District receives the money, if awarded the grant.

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Krase shared a list of her thoughts regarding the property acquisition. She also suggested possibly using the Foundation to help acquire the property. One of the issues to be addressed is how the property is zoned. McAdam will check with the Village on zoning, and try to get more information for the Board.

Adjournment

The meeting adjourned at 9:12 p.m. following a motion by Krase, seconded by Apolzan.

Approval:



Judith Rice, Secretary
July 27, 2006

Minutes Opened on September 21, 2017

**OSWEGOLAND PARK DISTRICT BOARD OF COMMISSIONERS
MINUTES OF SPECIAL CLOSED MEETING - MAY 30, 2006**

Call to Order

President Mattingly called the meeting to order at 7:00 p.m. the Secretary called the roll: Bob Mattingly, Mike Apolzan, Deb Krase, Mark Slover, and Danielle Ebersole were in attendance. Also in attendance were Derke Price, attorney for the Park District; Bill McAdam, Executive Director; Annette Hattner, Finance Director; Judy Rice, Secretary

Acquisition, Lease, and or Disposition of Real Property

Fox Bend

McAdam discussed the counter from Fox Valley Park District to purchase their interest in the Fox Bend Golf Course. He recommended the Board appoint Derke Price to be the chief negotiator for the Park District, and to give him some parameters, including a 30-day deadline to negotiate a purchase price.

He said that staff has been looking at assumptions made by Fox Valley, one of which is their estimate of a 7% increase in land value per year. Staff's calculation is 7.51%. Their counter may also be reduced by the calculation of 33.7 acres of flood plain, at \$110,000 per acre. McAdam pointed out that staff agrees, and Fox Valley's board president stated, that the land has to be open space and needs to be valued as a golf course.

Price suggested that staff send a letter to the Fox Valley trustees, saying there are still some operating issues that need to be resolved. He also suggested a letter from McAdam to Messerli, asking for information on a list of outstanding items. Price said the key question for him is what the Board's upper limit is when he goes into negotiations. The Board discussed, at length, various points of argument to support the price they negotiate.

Price discussed his negotiating approach. The Board explored several options in case negotiations are not successful. They include continuing to run the operation jointly, going to court and letting a judge decide the value of the course, going public, or offering to purchase by installment contract over a number of years.

Krase said she is not willing to offer more until Fox Valley shares their appraisal. Apolzan favored going to court. Price summed up the Board's discussion, favoring a lump-sum payment up to \$1.4 million, with no debt reduction; a twenty-year installment contract up to \$100,000 per year; then adding pressure with the unresolved operational issues.

Ebersole pointed out that the public is not aware that Fox Valley Park District is the administrative agency, and they need to take their complaints and concerns to them. Price suggested they call the County Chairman. Slover suggested board members attend a county board meeting and make them aware of the situation. Ebersole agreed.

Price suggested Mattingly call the County Board Chairman and address the daily operational issues. He said they also need to be in McAdam's letter to Messerli. Mattingly will send a letter to Linda Cole (Fox Valley Park District's board chair). Price will contact Messerli after Mattingly's letter is sent.

Haines Property

McAdam and Price reported on their tour of the Haines property. It is zoned R-1 in the County, and zoned as open space on the Village's new Comprehensive Plan. Krase spoke with the Village President, and reported that he does not favor the property being developed as commercial or multi-unit housing.

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Krase said she used the Village's new land-cash valuation of \$100,000, multiplied the 4.64 acres by \$110,000, and came up with \$510,000 for a fair market value. She suggested offering \$300,000 cash, and a letter of credit for \$200,000 for a donation they could write off on taxes.

Discussion ended with the Board agreeing to offer \$300,000, naming rights, and explaining the donation concept. Price will order an appraisal, after which he will send an offer to purchase.

TIF

McAdam reported on his most recent conversations with Anne Marie Gaura, the Montgomery Village Administrator. He pointed out to her that the District does not know what the District would get for their support of the TIF. She suggested the District vote yes, with certain caveats. She said if the District votes no, they would get nothing more than the detention pond.

McAdam asked her if the advisory review meeting could be continued within thirty days. This would allow the Village and the Park District to create an Intergovernmental Agreement that would outline what would happen so there is some reassurance for the District. He is waiting to hear from her.

McAdam told the Board that the District would have to maintain the area in question, as outlined in a 2001 Intergovernmental Agreement with the Village of Montgomery, whether or not the District would gain anything by voting in favor of the TIF. He shared a list of the issues needing answers and/or resolution.

Krase explained what the TIF does. She said the current EAV in Kendall County is \$51,000, in Kane County is \$378,000. The term is 23 years. This means that taxes would not increase, and any increase in revenue off the property would go to the TIF, not to the Park District, for 23 years.

McAdam pointed out that even voting against the TIF, the Park District would be subject to the terms of the TIF, if passed by the Village of Montgomery. He said he will ask for a continuance, and will vote yes with all of the caveats, unless it appears the vote will be in favor of the TIF, then he will vote yes to preserve our influence in the process.

Hattner and Rice left the meeting at this time.

Personnel

McAdam handed out a spreadsheet showing recommended salary adjustments, and asked commissioners to call with any questions. He reminded the Board that it is also time for his performance and salary review. He said he would provide any information or help to the Board during that process.

Discussion focused on adjustments for several positions. McAdam also called attention to pay grade 7, for a Deputy Director position, and said that it is time to consider creating this position. The Board concurred.

McAdam left the meeting at this time.

Krase said she received a call from Hattner expressing concern with the overall salaries and it's impact on Social Security payments, and the percentage of increase in benefits. Krase also cautioned that as the District grows, and additional staff is hired, the numbers would continue to increase. The Board discussed pay systems and program performance, and agreed that they would like to see a master plan completed in 2006.

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Discussion turned to McAdam's salary. The Board agreed they are pleased with his performance, and would like to increase his salary to \$105,000, plus a \$500 per month car allowance, for a total compensation of \$111,000. The Board also suggested a \$5,000 bonus.

In discussing staff adjustments, the Board decided on a maximum increase of 4.0 percent.

McAdam returned to the meeting at this time. Mattingly asked him to provide a list of accomplishments and goals at the June meeting. McAdam, in turn, asked the Board to share what they would like him to accomplish during the current fiscal year.

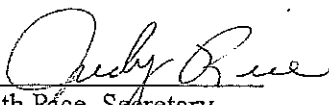
Mattingly told McAdam the Board would like salary adjustments to go no higher than 4.0 percent. Bonuses could stay as recommended. The Board agreed with the recommended increase for Margaret Gienger. The Board would like Bateman's adjustment to be less than the 4.0, due to program performance. Other adjustments McAdam can determine accordingly.

Mattingly told McAdam the Board is very pleased with his performance, and shared their decision on his salary and bonus.

Adjournment

The Board adjourned to open session at 10:00 p.m., following a motion by Slover. Apolzan seconded the motion.

Approval:



Judith Rice, Secretary
July 27, 2006

Minutes Opened on September 21, 2017

**OSWEGOLAND PARK DISTRICT BOARD OF PARK COMMISSIONERS
MINUTES OF SPECIAL CLOSED MEETING – JUNE 27, 2006**

Executive Session convened at 5:16 p.m., with Commissioners Ebersole, Krase, and Mattingly in attendance. Also in attendance were Annette Hattner, Bill McAdam, and Judy Rice.

Acquisition, Lease and/or Disposition of Real Property

Fox Bend

McAdam reported an employee's alleged inappropriate behavior on the golf course. He said the individual reporting the incident did so anonymously. And even though the report is unsubstantiated, it was turned over to Fox Valley Park District for handling by their HR Department.

McAdam reported that Attorney Price was to meet with Steve Messerli at 3:30 p.m. today.

McAdam also shared a letter received from Messerli responding to the June 7 correspondence from Mattingly and McAdam to Fox Valley Board President Linda Cole and to Steve Messerli, respectively.

McAdam and Mattingly reported on their meeting with Representative Tom Cross and County Board President, Karen McConnaughay, called by Tom Cross to discuss the Fox Bend situation. It was a good meeting, revealing no surprises to either Cross or McConnaughay with Messerli's uncooperative approach. During the meeting, McConnaughay said she would be meeting with Messerli to discuss a number of issues, and would include Fox Bend on her agenda. McAdam said he would provide updates to the Board, as they are available.

MACOM

McAdam reported that the Park District might have an opportunity to purchase 200-250 acres of property from MACOM, but that it probably would need a referendum in April 2007. The Board discussed this opportunity to bring more open space into the district and the community, and what could be done with a parcel that size.

Personnel


Deputy Director Position

McAdam shared a draft position description for a Deputy Director. He also shared a resume' for Rich Zielke, a potential candidate for the position, known by McAdam from his former employment with the Plainfield Park District. McAdam believes Zielke would be a good fit to the position and the Park District, and has invited him to attend the July park board meeting. McAdam discussed the steps he would follow in the hiring process, and a salary range.

Adjournment

Commissioner Ebersole moved the meeting be adjourned. Commissioner Krase seconded. The meeting adjourned at 6:00 p.m.

Approval:


Judith Rice, Secretary
July 27, 2006

**OSWEGOLAND PARK DISTRICT BOARD OF PARK COMMISSIONERS
MINUTES OF SPECIAL CLOSED MEETING -JULY 13, 2006**

The Oswegoland Park District Board of Commissioners met in Executive Session on this date at Prairie Point Center, 313 E. Washington St., Oswego, Illinois, to discuss Potential Claims and/or Litigation, 5 ILCS 120/2 (a) (c) 11; Acquisition, Lease and/or Disposition of Real Property, 5 ILCS 120/2 (a) (c) (5&6); and Personnel, 5 ILCS 120/2 (B) (1).

Attorney Price reported on his meeting with Steve Messerli, and said the non-negotiable items in their discussion were, for Fox Valley, that their residents pay in-district rates at Fox Bend for the length of Fox Valley's term of ownership, which is 20 years. For the Oswegoland Park District, that the operation of Fox Bend not go to a third party entity.

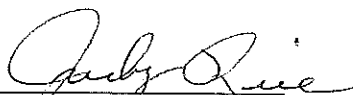
Attorney Price and the Board discussed price, and points of consideration in coming to a counter offer. They also expressed their favor of accepting Karen McConnaughay's offer to meet.

The Board, through consensus, directed Price to offer \$2.7 million in cash, plus concede 20 years of the regularly published in-district rates for Fox Valley Park District constituents, valued at \$1.6 million, for a total offer in cash and services of \$4.3 million. In addition, propose to move Carole McNair to OPD's health plan and to fund the IMRF exposure, once confirmed, for both Carole and Leon McNair. Price added that the \$2.7 million is subject to adjustment of the due to/due from liability accounts on the Fox Bend balance sheet.

Adjournment

The meeting adjourned at 6:23 p.m. following a motion by Krase. Slover seconded the motion.

Approved:


William G. McAdam
Secretary Pro Tem
July 27, 2006

**OSWEGOLAND PARK DISTRICT BOARD OF PARK COMMISSIONERS
MINUTES OF CLOSED MEETING – JULY 27, 2006**

Executive Session convened at 8:14 p.m., with Commissioners Ebersole, Krase, Mattingly and Slover in attendance. Also in attendance were Grant Casleton, Annette Hattner, Bill McAdam, and Judy Rice.

Approval of Minutes

The Board unanimously approved minutes of Special Executive Session meetings on May 30, June 27, and July 13, 2006, following a motion by Ebersole. Krase seconded the motion.

The Board approved Executive Session minutes of May 25, 2006, following a motion by Krase. Slover seconded the motion. Ebersole abstained.

Potential Claims and/or Litigation

None

Acquisition, Lease and/or Disposition of Real Property**Plainfield West**

Casleton discussed plans for park space in the Plainfield West development. He explained where the development is located, and said the developer would owe the park district approximately nine acres, of which the district would like to take five acres in the corner of the development and the balance in cash. That would allow the park district to eventually expand the park into a 12-15 acre park, when the adjoining property is developed. The district has been working with the developer on the Improvement and Dedication agreement, which would provide that the developer would do all of the engineering, grading and improvements around the property, but would pay the park district the amount necessary to seed, fertilize, and mulch all of the park site, approximately \$40,000, which they would pay when the park district takes deed to the property. The land cash amount then owed to the park district would be approximately \$500,000.

Casleton reported that he attended a Plainfield Village Board meeting earlier this summer and had the opportunity to explain plans for the park and for working out the agreement with the developer.

Staff would like to proceed with completion of the Improvement and Dedication Agreement. The board concurred.

Fox Bend

McAdam updated the board on the meeting that Derke Price had with Steve Messerli. McAdam called County Board President, Karen McConnaughay, to report on the meeting and is waiting for her to return the call. He will again ask her to set up the joint meeting.

Joint Facility/Land Acquisition

McAdam reported that he, Casleton, and Keilson met with School District #308 to discuss their referendum for school construction. He said the school district is going to send out an RFP to create a new prototype school. He had expressed, to the school district, the park district's desire that the new prototype include a double gym. Also, included with the construction, the school district would build an early childhood center, where the park district would own classroom space for preschool or early childhood programming, which would end the present Kid's Place lease. The board gave its approval for McAdam to begin discussion with the school district.

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MINUTES OF SPECIAL CLOSED MEETING – JULY 27, 2006**

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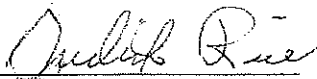
Personnel

The board interviewed Rich Zielke, McAdam's recommended candidate for the Deputy Director position. Following the interview Rich Zielke left the meeting. McAdam said that, with board concurrence, he would make the offer with a starting salary of \$74,000 and three weeks vacation in addition to regular full-time employee benefits. The board concurred.

Adjournment

Commissioner Ebersole moved the meeting adjourn. Commissioner Slover seconded. The meeting adjourned at 9:27 p.m.

Approval:



Judith Rice, Secretary
August 22, 2006

Minutes Opened on September 21, 2017



**OFFICIAL MINUTES
BOARD OF PARK COMMISSIONERS
CLOSED SESSION AUGUST 22, 2006**

Executive Session convened at 8:27 p.m., with Commissioners Apolzan, Ebersole, Krase, Mattingly and Slover physically present. Also in attendance were Ginny Bateman, Director of Recreation and Marketing, Grant Casleton, Director of Planning & Development; Chad Feldotto, Park Planner; Bill McAdam, Executive Director; Judy Rice, Board Secretary; and Rich Zielke, Deputy Director.

Approval of Minutes

The Board approved minutes of the Executive Session on July 27, 2006, following a motion by Commissioner Apolzan. Commissioner Slover seconded the motion. Approval was unanimous.

Potential Claims and/or Litigation

Feldotto stepped away from the meeting, at this point, while McAdam gave an update on the DiFiori litigation. The district's attorney and the attorney for the district's insurance company believe that the park district's name will be removed from the suit.

Acquisition, Lease and/or Disposition of Real Property

Casleton discussed plans for the following developments:

▪ Keck Farm property

This development will generate approximately 13.5 acres for the park district, including land along Morgan Creek, approximately 10.8 acres adjacent to the school/park site in the Hunt Club development, and an additional 2 acres on the west side of the development that will add on to a 5-acre park site in Hunt Club, creating a 7-acre park. The district will be given cash for the remaining half acre. The district will receive approximately one million dollars in land cash, from the Hunt Club West development, that can be used to develop the Keck property. The district will also ask the developer to annex into the park district.

▪ Mayfair subdivision

This development will generate approximately 5.9 acres, of which the park district will take 3 to add on to Ogden Falls Park. The balance, approximately \$200,000, will be in cash, and will be used to make improvements to Ogden Falls Park and other projects.

▪ La Hacienda subdivision

This development will generate approximately 5 acres, of which the district will take 3.2, and the balance in cash, approximately \$200,000. The 3.2 acres will be added to the 5-acre park site in Ashcroft Place.

Reservation Woods

Ken Holmstrom attended the meeting, on behalf of the Oswegoland Park District Foundation, to update the board on the Reservation Woods project. He reported on the previous day's meeting with the forest preserve district and the conservation district, saying they are looking at a joint partnership between the forest preserve district and the park district.

Holmstrom introduced Jim Kleinwachter, from The Conservation Foundation, who reported on the potential purchase of the Gable property, a 100-acre wooded parcel. The Conservation Foundation has received a private donation of \$150,000, and a Clean Energy grant in the amount of \$250,000 for the project. He said Gables have agreed to a sale price of \$550,000. The Conservation Foundation has given

**OSWEGOLAND PARK DISTRICT BOARD OF PARK COMMISSIONERS
MINUTES OF SPECIAL CLOSED SESSION-- AUGUST 22, 2006**

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them a written offer, and expects an answer back by the first of September. Another \$150,000 has to be raised to complete the purchase. The Conservation Foundation is willing to front the money and recover the expenditure with fundraisers. The forest preserve district will discuss their involvement, and how much they would contribute, at their next meeting. The Conservation Foundation is also in discussion with adjacent property owners. Holmstrom added that it gives the Oswegoland Park District Foundation an opportunity to join with the forest preserve district in the purchase of this property. An October 15 pig roast is planned to raise money for the project. After further discussion the board gave its consensus for the foundation to move forward.

Joint 308 Early Childhood/Land Exchange

McAdam reported that the school district contacted him looking for an early childhood center site. He suggested that Churchill Club, with its school site, open space, and playground area, could provide space for an educational campus. The Village is pulling together land cash figures for every building permit in Churchill Club, as they have been issued. It is estimated that it will take approximately \$650,000. Options for the park district, in earlier discussions with the school district, included adding on to the new early childhood center, or taking space at East View or at Traugher. The district would be looking for 6,000-7,000 sq. ft. of space.

Attorneys for the two districts are working on an Intergovernmental Agreement, which must be in place and approved by both boards by the first of October, in order for the school district to begin building the pad for the new early childhood center in October. The agreement would be structured so that the park district would maintain the land, and would give the school district authority to build the pad. Staff will tour the facilities to help determine the best option for the district. If the referendum does not pass in November, the school district will try again in April.

Haines Property

McAdam reported that the district received a response from the family, with a counter of \$600,000 to the district's \$300,000 offer. After discussing with attorney Price, McAdam recommended the board authorize him to have an appraisal done, to determine the value of the property, and to enable the district to make a fair offer. The board agreed, and authorized McAdam to order the appraisal.

Commissioner Slover left the meeting at 9:19 p.m.

Fox Bend

Attorney Price joined the meeting by phone, at 9:20 p.m., to report on his meeting with Steve Messerli earlier in the day. He reported that Fox Valley came up with a value of \$7.85 million for the course, half being \$3.925, with each district being responsible for half of the \$680,000 outstanding obligation on the loan. They also want 26 years of Fox Bend resident rates for their residents. A second option would be to contract with a third party to run the entire operation. The board explored this option discussing both pros and cons. They must now decide how much they are willing to pay to accomplish the purchase and end the partnership.

Apolzan stated his opposition to paying \$3.9 million, based on the district's appraisal, and the estimated \$800,000 or \$900,000 investment for improvements. Krase agreed with Apolzan and asked if payments could be structured over a period of time.

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Responding to Commissioner Apolzan's willingness to go to court, McAdam said the ripple effect from any court action would have a negative impact on the district for decades, and would also significantly impact the district going for a referendum in April. He said the district has only two options, either contracting out or buying it outright. Attorney Price said that he believes Fox Valley Park District will not accept any offer under \$3.5 million.

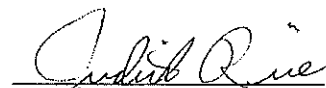
Apolzan suggested looking at outside vendors and any other options, before making another offer. Ebersole suggested asking for an audit for 2005 and the first half of 2006. McAdam agreed, saying that a part of the offer would be the stipulation that an independent auditor come in and audit the books. McAdam said he would talk with attorney Price further about contracting with an outside vendor. He will also bring in a financial consultant.

The board will meet in special executive session on September 18. Agenda items will include Fox Bend, conversations with MACOM, the YMCA, the school district, possible referendum, and large tract of land purchase.

Adjournment

Commissioner Apolzan moved the meeting adjourn. Commissioner Ebersole seconded. The meeting adjourned at 10:17 p.m.

Approval:



Judith Rice, Secretary
September 26, 2006



OFFICIAL MINUTES
BOARD OF PARK COMMISSIONERS
SPECIAL CLOSED SESSION
SEPTEMBER 18, 2006

The Park Board of Commissioners met in Special Executive Session on the above date at Prairie Point Center. The meeting convened at 5:07 p.m. Following the Pledge of Allegiance, the secretary called the role. Commissioners registered their physical presence by stating their name: Mike Apolzan, Danielle Ebersole, Deb Krase, Bob Mattingly and Mark Slover. Also in attendance were Ginny Bateman, Director of Recreation and Marketing; Bill McAdam, Executive Director; Judy Rice, Board Secretary; and Rich Zielke, Deputy Director. Attorney, Derke Price, and Financial Consultant, Eric Anderson, were also in attendance.

Joint School District/Early Childhood Center

McAdam said that an agreement is not yet completed. He said the school board met and decided not to begin building a pad until after the successful completion of a referendum. They are starting on architectural drawings, and considering the options of a new building, Traughber Jr. High, East View Elementary, or a blending of the two schools.

Land Acquisition

McAdam told the board that staff has been in discussion with MACOM about purchasing 200-250 acres in the area of Wooley and Douglas Roads. Paul Lehman, of MACOM, said they would sell it to the park district for what they paid for it, \$93,000-\$95,000 per acre. McAdam said this large a purchase would require the district to pass a referendum.

Finance Director, Annette Hattner, joined the meeting at 5:11 p.m.

Anderson discussed financing alternatives available to the district for open space acquisition. He pointed out that to have a referendum on the ballot, the next election available to the district is in April 2007. If a referendum were to pass, the district could issue bonds as early as June 2007, and if issued, the first levy year would be 2007—collected in 2008. This would be good for the park district, because it would give the district two more levy years to grow. He said that a conservative estimate of growth in two years would be an additional \$250 million in EAV. Currently, the district's evaluation is just over \$1 billion. He said the debt could be financed over twenty years, which is the longest statutory period available. The current interest rate is the lowest it has been since 1967.

Despite the growth that the district is seeing, there is continual erosion in the tax rate due to the tax cap. The current tax rate is flat due to the addition of the Fox Valley SRA levy.

The district's debt service profile shows \$22.7 million of bonding power through 2025, including both principal and interest. The acquisition discussed would cost the average homeowner a dime.

Anderson also discussed non-referendum taxing authority of the district--about \$6 million in non-referendum bonding authority, \$3.34 million to acquire Fox Bend, another million dollars for capital expenditures at Fox Bend, about \$450,000 for the current debt retirement of Fox bend, and \$600,000 for other capital expenditure projects, i.e. land acquisition.

**OSWEGOLAND PARK DISTRICT BOARD OF PARK COMMISSIONERS
MINUTES OF SPECIAL CLOSED SESSION- SEPTEMBER 18, 2006**

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Anderson left the meeting at 6:22 p.m.

The board continued to discuss financing for the purchase of Fox Bend, giving consideration to next steps if the district's offer is not accepted. Commissioner Apolzan voiced his reservation with the suggested offer.

Price asked for direction from the board. The board agreed, 4 to 1, that Price make a final and best offer of \$3.34 million.

Attorney Price left the meeting at 6:53 p.m.

Responding to an earlier question from Danielle Ebersole, regarding open space acquisition from MACOM, McAdam said the district would purchase 200 acres from MACOM for development and, in addition, would guarantee a certain percentage of the land cash to go into the construction of neighborhood parks and a certain percentage to go into the development of a regional park.


Personnel

Rich Zielke reported on the discharge of an employee due to the inappropriate handling of her personal park district account. There have been no repercussions resulting from her discharge.

Adjournment

Commissioner Ebersole moved the meeting adjourn. Commissioner Apolzan seconded. The meeting adjourned at 7:08 p.m.

Approval:



Judith Rice, Secretary

October 26, 2006

Minutes Opened on September 21, 2017



OFFICIAL MINUTES
BOARD OF PARK COMMISSIONERS
SPECIAL CLOSED SESSION
OCTOBER 30, 2006

The Board of Park Commissioners met in executive session at 313 E. Washington St., Oswego, to discuss Acquisition, Lease and/or Disposition of Real Property, 5 ILCS 120/2 (a) (c) (5&6).

Convening the Meeting

President Mattingly called the meeting to order at 5:00 p.m. Following the Pledge of Allegiance, the Secretary called the role. Commissioners Bob Mattingly, Danielle Ebersole, Debra Kruse, and Mark Slover, registered their physical presence by stating their name. Staff in attendance stated their name and position: Grant Casleton, Director of Planning & Development; Rich Zielke, Deputy Director; Bill McAdam, Executive Director; Annette Hattner, Director of Finance; Judy Rice, Executive Secretary.

Acquisition, Lease and/or Disposition of Real Property

McAdam reported that Attorney Derke Price would push Fox Valley's attorney to get the Intergovernmental Agreement completed as quickly as possible. He would like to get it to both boards to approve in November.

The Board looked at an aerial view of the Haines property, and McAdam pointed out a very small portion of the property that a neighbor has asked to purchase from the estate. The neighbor has been maintaining it since they moved in, with Mr. Haines' approval. McAdam said that in return to that portion of the property being sold, he would like the agreement to state that the Park District would be given first right of refusal when the neighbor tries to sell his property.

Mike Apolzan joined the meeting at 5:15 p.m., and registered his physical presence by stating his name.

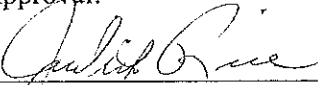
McAdam reiterated that the Park District offered \$450,000 for the property, which the realtor indicated the estate would not accept. She also said another offer had been made, but the Park District was being given until the end of the month to make an offer. She said that she thought the estate would be receptive to an offer of \$550,000. The Board continued to discuss what the offer would be, and potential use of the property. Apolzan suggested an offer of \$550,000, giving McAdam the authority to go up to \$575,000. Mattingly suggested offering \$550,000 giving McAdam the authority to go up to \$600,000, if necessary. The Board concurred with the latter.

Apolzan asked for what use staff intended the \$1 million listed for capital improvements at Fox Bend. McAdam answered that he could not give a definite answer until the Intergovernmental Agreement is in place. Then staff would be able make a recommendation to the Board. He said that staff asked Bryan and Bob for a "wish list," which could be balanced against the bonding capability of the District for an idea of what would be done. Discussion included course improvements as well as clubhouse and restaurant.

Adjournment

Commissioner Slover made a motion to adjourn. Commissioner Kruse seconded the motion. The meeting adjourned at 6:47 p.m.

Approval:



Judith Rice, Secretary
November 13, 2006

Minutes Opened on September 21, 2017



**OFFICIAL MINUTES
BOARD OF PARK COMMISSIONERS
SPECIAL CLOSED SESSION
NOVEMBER 13, 2006**

The Board adjourned to executive session at 7:09 p.m. to discuss Acquisition, Lease and/or Disposition of Real Property, 5 ILCS 120/2 (a) (c) (5&6). Commissioners Mark Slover, Deb Krase, Bob Mattingly, and Danielle Ebersole registered their physical presence by stating their name. Staff in attendance stated their name for the record: Bill McAdam, Annette Hattner, Ginny Bateman, Margaret Gienger, Mike Fee, Grant Casleton, Rich Zielke, Judy Rice.

Financial consultant, Eric Anderson, was also in attendance.

Acquisition, Lease and/or Disposition of Real Property

Anderson reviewed some of the finer points for financing open space acquisition, which were discussed at the September 18, 2006 meeting. Dollar amounts are now confirmed as the following: \$3.3 million to acquire Fox Bend Golf Course; \$1 million for capital expenditures; \$550,000 for purchase of the Haines property; and about \$440,000 to refinance the park district's fifty percent portion of Fox Bend debt.

Currently interest rates are very favorable. The District's current non-referendum bonding authority is \$4.6 million; however, since more than \$4.6 million is needed, Anderson recommended a combination issue consisting of limited bonds and debt certificates. He recommended using a debt service approach, which would lower interest expense by over \$600,000, recapture bonding authority earlier, and provide the district the ability to fund future needs.

He discussed current debt service requirements and possible future repayment options.

Attorney Derke Price arrived at 7:27 p.m.

Anderson noted that because the bond issue will not close until after money is expended for the Haines property, payments would be made from the pooled cash funds and then repaid once the bonds have been issued.

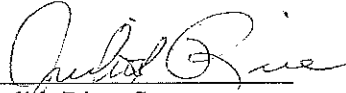
Eric Anderson left the meeting at 7:36 p.m.

Before returning to open session, the Board had an opportunity to ask Attorney Price questions on the three land acquisitions

Adjournment

Commissioner Slover made a motion to return to open session at 7:46 p.m. Commissioner Krase seconded the motion.

Approval:


 Judith Rice, Secretary
 December 12, 2006



OFFICIAL MINUTES
BOARD OF PARK COMMISSIONERS
SPECIAL CLOSED SESSION
DECEMBER 12, 2006

The Board of Park Commissioners moved from open session into executive session at 6:23 p.m. to discuss Acquisition, Lease and/or Disposition of Real Property, 5 ILCS 120/2 (a) (c) (5&6), and Personnel, 5 ILCS 120/2 (B) (1). The meeting was held at Oswego High School, 4250 Rt. 71, Oswego.

Roll Call

The Secretary called the roll. Commissioners Bob Mattingly, Danielle Ebersole, Deb Kruse, and Mark Slover, registered their physical presence by stating their name. Staff in attendance stated their name and position: Bill McAdam, Executive Director; Judy Rice, Executive Secretary; Rich Zielke, Deputy Director; Mike Fee, Director of Operations; Ginny Bateman, Director of Recreation and Marketing; Cindy Benson, Customer Service Supervisor; Grant Casleton, Director of Planning & Development.

Approval of Minutes

Minutes of the October 26, 2006, executive session were unanimously approved following a motion by Commissioner Kruse. Commissioner Slover seconded the motion.

Minutes of the October 30, 2006, executive session were unanimously approved following a motion by Commissioner Ebersole. Commissioner Slover seconded the motion.

Minutes of the November 13, 2006, executive session were unanimously approved following a motion by Commissioner Slover. Commissioner Ebersole seconded the motion.

Personnel

McAdam asked the board to move to Personnel to receive an update regarding former employee, Jeanine Keenlance, from Cindy Benson, so Benson could leave the meeting when finished.

Rich Zielke and Cindy Benson provided the update on the status of the termination of Jeanine Keenlance. Ms. Keenlance has filed for unemployment and has hired an attorney. Zielke drafted a memo to the attorney and attached documents supporting the termination. Benson participated in the unemployment hearing by telephone. Results will be called back to the park district within a week or two.

Benson left the meeting at this time.

The board would return to "Personnel" later in the meeting.

Acquisition, Lease and/or Disposition of Real Property

Fox Bend

Rich Zielke reported that he met with Terry Richmond to discuss his interest in providing food and beverage service at Fox Bend in 2007. He said that Richmond wants to continue service at Fox Bend only if he can cater both the restaurant and the tent. Richmond's current lease expires January 7, 2007. McAdam added that Richmond has a wedding booked for January 13, and recommended the Board allow him to go ahead with this event. Zielke also met with Reulands, and reported that they would like to continue catering the tent.

Zielke then discussed four options for food and beverage service at the course during the 2007 season.

OSWEGOLAND PARK DISTRICT BOARD OF PARK COMMISSIONERS
MINUTES OF SPECIAL CLOSED SESSION – DECEMBER 12, 2006

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McAdam discussed staff's perspective on operation and financial issues, with consideration for time and limitations of the facility. After hearing from the Board, McAdam said staff would put together a plan to present to the board in January.

Personnel

Bob Kohlstedt and Bryan Luedtke reported their current and proposed staffing needs. McAdam added that part-time golf course staff would operate under the same policies and procedures, as do all part-time employees of the park district.

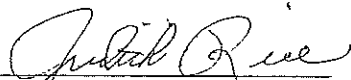
Bob Mattingly thanked Kohlstedt and Luedtke for coming to the meeting. They left the meeting at this time.

McAdam presented staff's recommendation that full-time and regular part-time staff be provided a gift card to a local grocery store in recognition of the holiday season and the hard work they have done. The board concurred.

Adjournment

Commissioner Ebersole moved the meeting be adjourned. Commissioner Slover seconded the motion. The meeting adjourned at 7:11 p.m.

Approval:



Judith Rice, Secretary
January 18, 2007