

Minutes of a Special Meeting of the
Board of Commissioners of the Lemont Park District
Held on October 24, 2018
Centennial Community Center
16028 – 127th St., Lemont, IL 60439

CALL TO ORDER – President Pepich called the meeting to order at 6:01 p.m.

ROLL CALL – Commissioners present: Pepich, Korbakes, McAdam, Wagner and Mescher.

Also in attendance were Executive Director and Recording Secretary Louise Egofske; staff- Rizzo, Dellamano, and Studio GC Architect Pat Callahan.

ADJOURN TO EXECUTIVE SESSION – President Pepich made a motion to adjourn into Executive Session for the following, with a second by Commissioner Korbakes at 6:03 p.m.:

4.1 The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussion whether a particular parcel should be acquired, pursuant to 5ILCS 120/2(c)(5)
The following were invited into the session: board members Mescher, Wagner, Korbakes, McAdam and Pepich; Executive Director Egofske; Larry Rizzo, Carrie Dellamano and Architect Pat Callahan.

The regular meeting resumed at 6:20pm.

ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION –None

ITEMS FOR DISCUSSION –

Unfinished Business:

Pat Callahan and Director Egofske led a Board Master Plan Workshop providing a high level overview of the District's Capital Improvement Plan (CIP). The CIP is a working document that has been updated and a summary recap was presented. It was suggested that the District consider a Capital Development Plan which includes planning and development costs for future projects. District personnel will include detailed entries for engineering and design budgets in its upcoming budgets.

An analysis on a District Project Overview for 2019+ was discussed:

Under parks, Director Egofske and Director of Maintenance Rizzo provided a concept design for Hilltop Park. Hilltop Park is a park that staff recommends needs improvement due limited accessibility. A discussion took place as to improving the accessibility only or if we should proceed with a full renovation. Staff will be providing a full renovation plan for the 2019 capital budget.


A discussion took place on a property tax analysis and development plan for the Kettering Parcel. While the District does not have an expected date of transfer, the District is preparing to include operating costs of maintaining the parcel in its 2019 operating budget. Preliminary quotes for mowing and fertilizing the seven acre parcel is approximately \$20k - 25k per year. Staff shared a summary analysis of property tax receipts for the subdivision. Including impact fees from an adjacent development and applying 100% of tax receipts from homes in the subdivision and the Enclave development, the District may consider planning a build out of this parcel in the next few years. A discussion took place as to consider a more naturalized design and maintenance plan for the parcel.

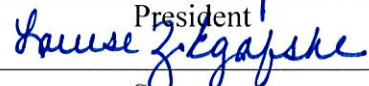
Egofske and Rizzo then provided a recap of the 2012 master plan Bambrick Park. The master plan for this parcel contained various stages of improvements including drainage and grading, path installation, restrooms, and installation playground equipment. The master plan was initially prepared and filed with Will County for a permit to correct drainage issues as the first step in installing a path to the baseball fields. A CXT bathroom facility was installed in 2013. Rizzo and staff have made various improvements to the site to allow for improved field conditions which have resolved and improved field and playing conditions. An update to the engineering plan will be needed in order to proceed with future improvements to this location.

Larry Rizzo then reported on the retention basin adjacent to Carriage Park. Staff is working with Village Public Works to determine if improvements are necessary to this site.

New Business: None

FINAL ADJOURNMENT —Commissioner Wagner made a motion to adjourn, with a second by Commissioner Mescher. All ayes -motion carried. The meeting adjourned 7:29 pm



President


Secretary