



FOREST PRESERVE PLANNING AND UTILIZATION COMMITTEE

January 18, 2013

The Planning and Utilization Committee meeting was held Friday, January 18, 2013, at 9:00 a.m. in the administrative offices of the Forest Preserve, 1996 S. Kirk Road, Suite 320, Board Room, in Geneva, Illinois.

MEMBERS PRESENT: Chairman Kenyon

Committee Members: President Hoscheit, Commissioners Auger, Frasz, Gillam, Lewis, Starrett (late), Taylor, and Wojnicki.

MEMBERS ABSENT: Haimann, and Molina.

ALSO PRESENT: *Staff:* Executive Director Meyers, Director of Finance Stanish, Director of Planning and Development Culp, Director of Operations and Maintenance Holan, Director of Community Affairs Metanchuk, Director of Natural Resources Ullberg and Land Preservation Planner Springer, Sr. Ranger Brescia, and Accounting Manager Petschke.

Audience members: Attorney Jerry Hodge, Commissioners Allan and Laesch, John O'Connor from Golf Visions and Rod Stipe from Waste Management, and residents of Kane County.

MINUTES: Motion to approve the minutes from October 25, 2012, as read, by Commissioner Wojnicki and seconded by Commissioner Frasz, motion carried.

PUBLIC COMMENT: None.

BIDS AND PROPOSALS

- **Presentation of Bids for a Replacement Tractor for the North Operations Division:** Budget approval for the replacement of a 15 year old Ford 445D tractor. It is experiencing hydraulic and PTO gearbox leaks, as well as needing a set of tires. It will be replaced by a four wheel drive compact utility tractor. The bid was sent out to 9 vendors with 4 vendors responding. The qualified lowest bidder was DeKalb Implement of Sycamore, IL with a bid price of \$31,450.00 for a John Deere 4520 Compact Utility Tractor. This tractor meets specifications.

Discussion – *Chairman Kenyon stated that a new set of tires would be very costly.*

Motion – Motion to approve the bid from DeKalb Implement of Sycamore, IL with a bid price of \$31,450 for a John Deere 4520 Compact Utility Tractor and to move to Executive Committee was made by Commissioner Frasz and seconded by Commissioner Taylor.

NEW OR UNFINISHED BUSINESS

- **Presentation of the Housing & Structure Sub-Committee Recommendations:** The Planning and Utilization Committee has formed a sub-committee to review and make recommendations of the various structures that the District acquires with land. The Sub-Committee has developed criterion for the housing program structures as well as for the demolition of the other types of structures on the land. The Sub-Committee Chair is Commissioner Frasz – a contractor, Commissioner Ford also a contractor with construction experience, and Commissioner Kenyon. In October, the Sub-Committee toured the various structures within the county and brings to full Planning and Utilization Committee their recommendations.
 - Brewster Creek Forest Preserve – Bathhouse structure and three cabins- Recommendation to remove two of the three cabins. The third and smallest will be kept and boarded up – no public entrance. It will be kept for its sentimental value of the YMCA camping. The shower house will be demolished.

- Deer Valley – The shelter will be demolished. Staff is to get cost estimates to repair the “Christmas” shed roof and return with information to future meeting.
- Fabyan – The bridge is to be removed. It is unsafe. Staff is to consult the Army Corps of Engineers regarding the causeway. The lighthouse is to remain. Staff is to get cost for replacement for 2014/15 budget process for replacement consideration.
- Seavey – The barns are to be demolished. The concrete is to be buried on-site.
- Tekakwitha – The Arlene Shoemaker Nature Center and the McGuire house are both to be removed.
- Les Arends playground – the current playground is to be removed and Staff is instructed to get cost estimates for replacement of equipment for 2013/14 budget consideration.
- Brunner Barn – the barn will not be demolished. The holes are to be tarped – contractor estimates are \$1,800 for the tarp. Staff is also to develop a request to replace the roof for the 2013/14 budget consideration. Current estimates have been obtained between \$35,000-88,000.

Discussion – *The cabin at Brewster was to be saved because many residents attended camp on that site and the cabin would be of sentimental value. Executive Director Meyers stated that the District as an organization decided approximately six years ago to end the practice of burying concrete or any other materials. Commissioner Frasz stated that it would be worth the taxpayer savings. The playground at Les Arends was determined to be unsafe. It failed our safety inspections routinely completed by certified staff. It violates our insurance guidelines. Additionally, replacement parts are no longer made. The Brunner barn has several large holes in the roof. The tarp will serve as the temporary solution to a costly repair. The tarp is about \$1,800 and per the contractor may not stay very long with our regions winds. The repair estimates have been between \$35 and \$88,000 and would have to be budgeted in the future.*

Motion – A motion to approve the demolition recommendations and to move to Executive Committee was made by Commissioner Lewis and seconded by Commissioner Frasz; motion approved.

- **Presentation of a Request for Additional Funding for the Big Rock Campground Construction:** Additional funding is being requested at this time to cover overages that have been experienced during construction as well as to fund another grant received for phase II of the project. The construction for the initial OSLAD grant portion of the campground is projected to be over budget by \$220,000 due to several factors: an additional \$100,000 was needed in gravel due to a mathematical error in the budgeting process; an additional \$60,000 for drainage improvements, due to site and/or soil conditions; and another \$60,000 was needed for engineering work associated with the review of the two entrance locations from Camp Dean and Grannert, these changes requested by the Village of Big Rock; additional site review requested by the IDNR to confirm environmental conditions as the granting agency. In total, this overage equates to approximately 11% of the total budget.

When the project was within the design stage, Staff submitted applications for funding assistance through two grants. The District received an OSLAD Development grant in 2011, for the construction of the main campground that will reimburse the District \$400,000 upon completion. The project had been budgeted at \$1,880,000 for the OSLAD Development grant portion of the project and therefore construction began. The cost of this phase of the project is estimated at \$2,100,000.

In July 2012, the District received notice that it was awarded the RTP grant that will reimburse the district \$200,000 for the construction of additional equestrian campsites and trails to connect the campground to the existing Big Rock Forest Preserve. Budgeting for the RTP portion of the project in the amount of \$410,500 was planned in next fiscal year (2013/2014), however with the phase I currently under construction staff is

requesting the use of budgeted/unused funds from the current fiscal year to complete the portion of the project associated with the RTP grant in 2013. The District applied for an OSLAD Development grant to construct a youth campground at Grunwald Farms Forest Preserve in the amount of \$710,000. This grant was denied this year and the project will be resubmitted in July 2013 for consideration again by the IDNR. The funding for this project would therefore be budgeted in the 2013/2014 fiscal year to coincide with the grant schedule leaving the current funding budgeted yet unused during this fiscal year.

A total of \$630,500 is being requested to complete both phases I and II of the Big Rock Campground project in this current fiscal year.

Discussion – Commissioner Lewis began by asking if the District’s policy is to plan for contingencies. Director Culp replied that the District works with a very tight contingency. Commissioner Taylor expressed her satisfaction with the fact that there is not much contingency in our capital projects. Commissioner Frasz stated that he too has made estimation errors, but appreciates Staff’s efforts to save tax payer dollars by breaking out some of the project expenses such as buying the gravel in bulk annually for all projects.

Motion – A motion to approve additional funding for the Big Rock Campground construction and to move to Executive Committee was made by Commissioner Taylor, seconded by Commissioner Frasz; motion carried.

EXECUTIVE SESSION: None.

COMMITTEE CHAIR COMMENTS: None.

PRESIDENT COMMENTS: None.

ADJOURNMENT: There being no further business to come before the Committee, the meeting was duly adjourned on a motion by Commissioner Auger, seconded by Commissioner Taylor, to 9:00 a.m. on February 28, 2013, to the administrative offices of the Forest Preserve, 1996 S. Kirk Road, Suite 320, Board Room, Geneva, Illinois.

Respectfully Submitted by,



Ellen J. Maglio, Recording Secretary