

BYRON FOREST PRESERVE DISTRICT  
MINUTES OF MEETING  
DECEMBER 17, 2018

Commissioners present: Hogan, Ludwig, Patterson, and Vincer

Commissioners absent: Conry.

Staff present: Brunner, Gerke, Henkel, Herman, McCammond, and  
Tucker.

Guests present: Pat McCree, First Midstate, Inc. (bond counsel)

The meeting was called to order at 7 pm.

Commissioner Vincer added "Disc Golf Discussion" under New Business on the agenda. LUDWIG MOVED AND VINCER SECONDED A MOTION TO APPROVE THE AGENDA AS AMENDED. LUDWIG – YES, PATTERSON – YES, VINCER – YES, CONRY – ABSENT, AND HOGAN – YES.

President Hogan opened the floor to Mr. Pat McCree of First Midstate, Inc. to present the General Obligation Bond Ordinance. He stated that the interest rate went up a little compared to last year. Byron Bank purchased the bond again this year. Brief discussion followed. LUDWIG MOVED AND VINCER SECONDED A MOTION TO APPROVE AN ORDINANCE PROVIDING FOR THE ISSUE OF \$1,830,000 GENERAL OBLIGATION BONDS, SERIES 2018, OF THE BYRON FOREST PRESERVE DISTRICT, OGLE COUNTY, ILLINOIS, FOR THE PURPOSE OF ACQUIRING AND DEVELOPING FOREST PRESERVE LANDS IN AND FOR SAID DISTRICT AND FOR THE PAYMENT OF THE EXPENSES INCIDENT THERETO, PROVIDING FOR THE LEVY OF A

DIRECT ANNUAL TAX SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS, AND AUTHORIZING THE SALE OF SAID BONDSTO THE PURCHASER THEREOF. PATTERSON – YES, VINCER – YES, CONRY – ABSENT, LUDWIG – YES, AND HOGAN – YES.

VINCER MOVED AND PATTERSON SECONDED A MOTION TO APPROVE THE REGULAR MEETING AND EXECUTIVE SESSION MINUTES OF NOVEMBER 19, 2018. VINCER – YES, CONRY – ABSENT, LUDWIG – YES, PATTERSON – YES, AND HOGAN – YES.

LUDWIG MOVED AND PATTERSON SECONDED A MOTION TO APPROVE THE FINANCIAL REPORT FOR NOVEMBER 2018. CONRY – ABSENT, LUDWIG – YES, PATTERSON – YES, VINCER – YES, AND HOGAN – YES.

President Hogan reported that the Long Range Planning Committee and staff met with Pam Reidenbach regarding the District's strategic plan. The focus group results were presented and discussed. The main topics from the groups were preservation, collaboration, education, communication, and sustainability. The committee and staff will need to develop goals and each goal will have multiple strategies and actions which will then become the District's 3-year plan. The next meeting with Pam is January 16, 2019, at 1:30 pm at the JPC. If the board would like, Pam is willing to present the final results to them at a meeting in the future. Brief discussion followed.

BYRON FOREST PRESERVE DISTRICT  
MINUTES OF MEETING – DECEMBER 17, 2018  
PAGE 3

President Hogan opened the floor to District Department Heads to present their Staff Reports. Todd Tucker, Administrative Services-7:38-7:57pm-He informed the board of a FOIA request received regarding the documentation of the annexation of the District with the City of Byron. The reason for the request arose from determining who is responsible for the maintenance of Whitaker Road for which the district has no responsibility. The road is to be maintained by other entities not the District. The documentation on annexation was given based upon the request. Todd updated the board on protests against Exelon and the upcoming Board of Review meeting. Todd noted that with the recent discussions regarding the focus group results, whether or not to build a hotel or banquet facility, and the strategic planning for the District's 3-year plan, the board may want to reconsider the renovation of the lower level of the Jarrett Prairie Center at this time. Brief discussion followed. Mark Herman, Education Department-7:57-8:07pm; Russell Brunner, Restoration/Maintenance Department-8:07-8:17pm; Matt Henkel, Golf Operations-8:17-9:03pm-He informed the board of recent discussions regarding hiring personnel at the clubhouse. It was decided that it would be a good idea to add a bar manager for the Prairie Grass Pub who will handle scheduling clubhouse staff and also handle the social media marketing for the golf course. Along with the Prairie Grass Pub Manager/Assistant General Manager, a food and beverage manager and golf pro to operate the pro shop will complete the full-time staff at the clubhouse. Matt then

BYRON FOREST PRESERVE DISTRICT  
MINUTES OF MEETING – DECEMBER 17, 2018  
PAGE 4

presented a video of Toptracer Golf technology and golf range. This could be a revenue producing facility for PrairieView as it has proven to be successful in other areas. Todd stated that the facility would be a regional draw. President Hogan noted that this could make money for PrairieView after dark and during the winter months. Matt noted that it would also be used for corporate events. Todd noted that the budget allowed for the Jarrett Prairie Center lower level could be used to build this facility at the golf course. President Hogan stated that more information should be brought to the January board meeting.

Commissioner Vincer reported that he and Todd met with Al Hill regarding Mr. Hill building a hotel near PrairieView. He said that Al stated if the District will build a banquet facility, he will build a hotel. It was noted that one of the topics noted in the results of the District's focus groups was sustainability and researching ways for the District to make money. Todd noted that the infrastructure is already located in the area of the Land Management Center where a banquet facility could be located. Commissioner Ludwig noted that Al completed a study regarding this project 5-6 years ago that included condos, etc. Todd noted that Al would now be adding extended stay offerings at the hotel for Exelon employees and others who need to stay for weeks or months at a time. The City of Byron, Al Hill, and the District will need come to an agreement.

Commissioner Vincer suggested tabling the discussion of disc golf until the January board meeting. The board agreed.

BYRON FOREST PRESERVE DISTRICT  
MINUTES OF MEETING – DECEMBER 17, 2018  
PAGE 5

Director Tucker explained that he was approached by Ben Barton regarding the Board and District recognizing the “founding fathers” of the District. Along with himself, he mentioned others such as Blaine Auker and Chet Kobel who invested time and money in getting the District started in the late ‘70s. The board discussed how they could recognize those who were involved in the formation of the District. Director Tucker will contact Mr. Barton regarding gathering a chronological history of the District before it was formed including those who were involved and then the Board will decide how to recognize them.

LUDWIG MOVED AND VINCER SECONDED A MOTION TO APPROVE THE JOB DESCRIPTION FOR A PRAIRIE GRASS PUB MANAGER / PRAIRIEVIEW GOLF CLUB ASSISTANT GENERAL MANAGER. LUDWIG – YES, PATTERSON – YES, VINCER – YES, CONRY – ABSENT, AND HOGAN – YES.

LUDWIG MOVED AND VINCER SECONDED A MOTION AT 9:41 PM TO CONVENE INTO EXECUTIVE SESSION UNDER SECTION 2(C)(1) OF THE OPEN MEETINGS ACT FOR THE PURPOSE OF DISCUSSION OF THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE DISTRICT, UNDER SECTION 2(C)(5) OF THE OPEN MEETINGS ACT FOR THE PURPOSE OF DISCUSSION OF THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE DISTRICT, INCLUDING MEETINGS HELD

BYRON FOREST PRESERVE DISTRICT  
MINUTES OF MEETING – DECEMBER 17, 2018  
PAGE 6

FOR THE PURPOSE OF DISCUSSING WHETHER OR NOT A PARTICULAR PARCEL SHOULD BE ACQUIRED, AND UNDER SECTION 2(C)(11) OF THE OPEN MEETINGS ACT FOR THE PURPOSE OF DISCUSSION OF LITIGATION, WHEN AN ACTION AGAINST, AFFECTING OR ON BEHALF OF THE DISTRICT HAS BEEN FILED AND IS PENDING BEFORE A COURT OR ADMINISTRATIVE TRIBUNAL, OR WHEN THE DISTRICT FINDS THAT AN ACTION IS PROBABLE OR IMMINENT, IN WHICH CASE THE BASIS FOR THE FINDING SHALL BE RECORDED AND ENTERED INTO THE MINUTES OF THE CLOSED MEETING. PATTERSON – YES, VINCER – YES, CONRY – ABSENT, LUDWIG – YES, AND HOGAN – YES.

The Board decided there was no discussion needed.

LUDWIG MOVED AND PATTERSON SECONDED A MOTION AT 9:42PM TO COME OUT OF EXECUTIVE SESSION. VINCER – YES, CONRY – ABSENT, LUDWIG – YES, PATTERSON – YES, AND HOGAN – YES.

VINCER MOVED AND LUDWIG SECONDED A MOTION AT 9:43PM TO ADJOURN THE MEETING. CONRY – ABSENT, LUDWIG – YES, PATTERSON – YES, VINCER – YES, AND HOGAN – YES.

Respectfully submitted,

Jeff Ludwig, Secretary  
Board of Commissioners

JL/mg