

BYRON FOREST PRESERVE DISTRICT
MINUTES OF MEETING
MARCH 20, 2017

Commissioners present: Auker, Brooks, Conry, Hogan, and Ludwig.

Commissioners absent: none.

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

Guests present: Tom Tristano, Prairie Forge Group; Larry Hewitt, City of Byron; and Kitty Moring, Re/Max Professional Advantage,

The meeting was called to order at 7 pm.

LUDWIG MOVED AND CONRY SECONDED A MOTION TO APPROVE THE AGENDA. CONRY – YES, HOGAN – YES, LUDWIG – YES, AUKER – YES, AND BROOKS – YES.

President Brooks opened the floor to Tom Tristano of Prairie Forge Group to present proposed plans for renovating the lower level of the Jarrett Prairie Center. He posed the question, “What is the use of the Jarrett Prairie Center?” He then explained the multi-faceted use of the building with the museum, theater, kitchens, storage, bars, etc. He showed a PowerPoint presentation of the plans to expand the seating capacity for banquets on the lower level. He proposed removing the wall with the sinks since it’s not a load-bearing wall and opening up the entire lower level. He showed three schemes increasing in cost and expansion. The schemes can be done in phases and any part of them can be done with another scheme. He recommended updating the facility regardless of the scheme chosen simply because it’s antiquated. Even though the use is working, the rooms could be used more efficiently and effectively as well as look much better and

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updated. Brief discussion followed. The board thanked Tom for his proposal and he departed the meeting.

President Brooks opened the floor to Larry Hewitt of the City of Byron and Kitty Moring of Re/Max Professional Advantage. They presented two new appraisals for the Cascio Vacant Land and Forest Preserve's Unimproved Land along with a Real Estate Exchange and Reverter Agreement for the board's review.

Discussion followed regarding trading properties between the District and Mr. Cascio. Director Tucker explained that from a preservation standpoint, the Cascio property is more useful to the District than the District property across from the golf course. On this property is where Kitty and Larry would like to develop a hotel and/or banquet facility for the community. They just wanted to verify and confirm that the District would actually trade the land if the project moves forward. The board generally agreed to trade with the stipulation that the District's attorneys would need to review the proposals. Kitty and Larry thanked the board and departed the meeting.

AUKER MOVED AND LUDWIG SECONDED A MOTION TO APPROVE THE REGULAR MEETING AND EXECUTIVE SESSION MINUTES OF JANUARY 16, 2017, AND FEBRUARY 27, 2017. HOGAN – YES, LUDWIG – YES, AUKER – YES, CONRY – YES, AND BROOKS – YES.

The correspondence was noted and discussed briefly.

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HOGAN MOVED AND AUKER SECONDED A MOTION TO APPROVE THE FINANCIAL REPORT FOR FEBRUARY 2017. LUDWIG – YES, AUKER – YES, CONRY – YES, HOGAN – YES, AND BROOKS – YES.

President Brooks commended the staff on the PDRMA accreditation.

President Brooks opened the floor to the District Department Heads to present their Staff Reports. Todd Tucker, Administrative Services Department-8:24-8:45 pm-He reported that Matt Henkel will be moving into the District's farmhouse. Some general repairs and remodeling needs to be done in the amount of approximately \$14,000. The board generally agreed. Director Tucker distributed a profit/loss report for PrairieView. He noted a 34% increase in proshop sales. Commissioner Ludwig questioned if some of the administrative labor could be absorbed into the General Fund. Director Tucker explained that Administrative Services are distributed by percentages across the funds. He also stated that the golf course was setup initially to actually support the other funds. Mark Herman, Education Department-8:45-8:47 pm-He noted that the Maple Syrup Festival went well. He also noted that the preschool has a hydroponic tower garden that is doing very well and the children are snacking on the harvest from it. Russell Brunner, Restoration/Maintenance Department-8:47-8:50 pm-He informed the board that his staff produced 110 pints of maple syrup this season. Andy Gramer, Clubhouse Operations-8:50-8:59 pm-He noted that PrairieView is #8 in Golf Advisor's Top 25 Golf Courses in Illinois. Matt Henkel, Golf Maintenance Department-8:59-9:05 pm.

The District Policy Manual Revision Update was reviewed and discussed briefly.

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Commissioner Ludwig began discussions of forming a Long Range Planning Committee. Commissioner Hogan likes the District's Vision Document and stated that it's important that the District have a document that outlines the direction that the District is going. President Brooks suggested that the board take action regarding forming a committee to review, discuss, and possibly make changes to the Vision Document. The board generally agreed.

The board discussed the proposed dedication of the Howard Colman Hall Creek Preserve as an Illinois Nature Preserve. Russell noted that neighboring sites are already Illinois Nature Preserves so it could be around 500 acres protected if approved. This will be an on next month's agenda for approval.

The Byron Park District Board has requested that the Forest Preserve Board extend PrairieView golf benefits to Park District staff spouses as an addendum to the agreement of exchanged benefits between the Park District and Forest Preserve District. The board generally opposed the extension of golf benefits to Park District staff spouses.

HOGAN MOVED AND LUDWIG SECONDED A MOTION AT 9:20 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, INCLUDING HEARING TESTIMONY ON A COMPLAINT LODGED AGAINST AN EMPLOYEE TO DETERMINE ITS VALIDITY, UNDER SECTION 2(C)(5) OF THE OPEN

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MEETINGS ACT FOR THE PURPOSE OF DISCUSSION OF THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE DISTRICT, AND UNDER SECTION 2(C)(11) OF THE OPEN MEETINGS ACT FOR THE PURPOSE OF DISCUSSION OF PENDING, OR PROBABLE AND IMMINENT, LITIGATION AGAINST, AFFECTING, OR ON BEHALF OF THE DISTRICT. AUKER – YES, CONRY – YES, HOGAN – YES, LUDWIG – YES, AND BROOKS – YES.

HOGAN MOVED AND AUKER SECONDED A MOTION AT 9:41 PM TO COME OUT OF EXECUTIVE SESSION. CONRY – YES, HOGAN – YES, LUDWIG – YES, AUKER – YES, AND BROOKS – YES.

LUDWIG MOVED AND CONRY SECONDED A MOTION AT 9:42 PM TO ADJOURN THE MEETING. HOGAN – YES, LUDWIG – YES, AUKER – YES, CONRY – YES, AND BROOKS – YES.

Respectfully submitted,

Trevor Hogan, Secretary
Board of Commissioners

TH/mg