

BYRON FOREST PRESERVE DISTRICT  
MINUTES OF MEETING  
APRIL 16, 2012

Commissioners present: Breen, Brooks, Cravatta, and Hogan.

Commissioner absent: Ludwig.

Staff Present: Brunner, Gerke, McCammond, Murray, Tucker, and Wolf.

Guests present: Luke Beggin, District's Auditor; and Mayor Chris Millard, Gene Stoll, Larry Hewitt, and Al Hill, City of Byron.

The meeting was called to order at 7 pm.

There were no board or staff additions to the agenda.

CRAVATTA MOVED AND HOGAN SECONDED A MOTION TO APPROVE THE AGENDA. CRAVATTA – YES, HOGAN – YES, LUDWIG – ABSENT, BROOKS – YES, AND BREEN – YES.

President Breen opened the floor to Luke Beggin, District's Auditor, to present the 2011 Audit. Mr. Beggin distributed the audit to the board members. He reviewed a few of the pages with the board. He stated that the audit went very well. There were no discrepancies. He also offered to help in any area necessary regarding grants, etc. The board thanked him. At this time, Mr. Beggin departed the meeting.

President Breen opened the floor to Mayor Chris Millard. Mayor Millard reviewed some of the things the City is doing regarding bringing businesses into Byron. He also stated that studies of the Byron area show that a hotel is needed in this area.

At this time, Larry Hewitt took the floor and reviewed the phases of building a hotel. The soil study has been completed. The next phase will cost around \$47,000. The City of Byron is requesting a commitment of \$15,000 from the Byron Forest Preserve to

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allow the City to move forward with the concept plan, the investor packets, etc. The board noted that this would have to be put on the agenda at the May meeting.

Mr. Hewitt also noted that Mr. Auker may be interested in trading some land for the area to build the hotel so he can be an investor. The property being offered in trade is on Water Road. Director Tucker noted that as part of the agreement, the land traded with Mr. Auker would be traded back if the hotel and condos are not built.

Commissioner Brooks stated her concern of the condos not selling. Mr. Hewitt stated that construction will only begin when all of the condos are sold. He stated that due to the costs of building the infrastructure, enough condos have to be sold.

Al Hill took the floor at this time. He stated that all of the plan must come together for it to work. Condo buyers are used to waiting for their condos to be built because of the benefits that they will receive when it's completed. They look forward to getting the free golf and free hotel rooms.

The sewer and water infrastructure was discussed. About 20-24 condos would need to be sold before construction begins. Commissioner Cravatta expressed concern about being able to sell that many condos. Mr. Hill noted that investors are also welcome to invest in the project.

Director Tucker noted again that the request for \$15,000 will be on the agenda for the May board meeting for action at that time.

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BROOKS MOVED AND CRAVATTA SECONDED A MOTION TO APPROVE THE REGULAR MEETING MINUTES AND EXECUTIVE SESSION MINUTES OF MARCH 19, 2012. HOGAN – YES, LUDWIG – ABSENT, BROOKS – YES, CRAVATTA – YES, AND BREEN – YES.

The correspondence was noted and discussed. The donation request from the 4<sup>th</sup> of July Committee was discussed. No monetary donation will be made. Currently, the Committee charges the public to come onto District property to view the fireworks. Those funds are kept by the committee.

HOGAN MOVED AND BROOKS SECONDED A MOTION TO APPROVE THE FINANCIAL REPORT FOR MARCH 2012. It was noted that the Land Acquisition Fund is in the red. Shawn stated that this will be covered by a transfer at the end of the year. LUDWIG – ABSENT, BROOKS – YES, CRAVATTA – YES, HOGAN – YES, AND BREEN – YES.

President Breen noted that all of the commissioners need to complete the Open Meetings Act online training and print out their certificates. He also noted that their iPad waivers need to be signed and turned in as soon as possible.

President Breen opened the floor to District Department Heads to present their Staff Reports: Todd Tucker, Administrative Services Department-7:49-7:57 pm-He attended the Building & Grounds Committee meeting of the Byron School Board. He discussed giving the skate park ramps to the school. Maintenance of the ramps was discussed. The Forest Preserve maintenance staff would not be able to complete daily

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maintenance on the ramps. He noted that Winnebago Park District is also interested in the ramps. He also noted that discussions are taking place regarding hiring an IT (information technology) person to work for the Forest Preserve and two other government agencies to save money. Richie Wolf, Education Department-7:57-8:02 pm-The new bobcat display was discussed. The US Forest Service is coming to the Forest Preserve for tours. Russell Brunner, Restoration/Maintenance Department-8:02-8:11 pm-Todd reported that the Dream Hunt went very well. Six out of ten kids were able to harvest a turkey. President Breen suggested that the District implement at “Special Hunt Policy” to cover these events. Steve Murray, Golf Course Operations-8:11-8:16 pm-The pictures taken by Gary Gullet are completed and are amazing! Todd Tucker (for Cheryl Heesaker), Stone Quarry Recreation Park Department-8:16-8:18 pm.

BROOKS MOVED AND HOGAN SECONDED A MOTION AUTHORIZING THE EXECUTIVE DIRECTOR TO DESTROY THE EXECUTIVE SESSION AUDIO TAPE RECORDING OF OCTOBER 18, 2010. BROOKS – YES, CRAVATTA – YES, HOGAN – YES, LUDWIG – ABSENT, BREEN – YES.

BROOKS MOVED AND CRAVATTA SECONDED A MOTION APPROVING THE VISITING HUNTER RELEASE FORM AND THE NARDI EQUINE PRESERVE HUNTING POLICY. CRAVATTA – YES, HOGAN – YES, LUDWIG – ABSENT, BROOKS – YES, BREEN – YES.

BROOKS MOVED AND CRAVATTA SECONDED A MOTION APPROVING THE NARDI EQUINE PRESERVE DONATION AGREEMENT SECOND

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ADDENDUM. HOGAN – YES, LUDWIG – ABSENT, BROOKS – YES, CRAVATTA – YES, AND BREEN – YES.

BROOKS MOVED AND HOGAN SECONDED A MOTION TO APPROVE THE 2011 AUDIT AS PRESENTED. LUDWIG – ABSENT, BROOKS – YES, CRAVATTA – YES, HOGAN – YES, AND BREEN – YES.

BROOKS MOVED AND CRAVATTA SECONDED A MOTION AT 8:22 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 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. BROOKS – YES, CRAVATTA – YES, HOGAN – YES, LUDWIG – ABSENT, AND BREEN – YES.

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CRAVATTA MOVED AND HOGAN SECONDED A MOTION AT 9:13 PM  
TO COME OUT OF EXECUTIVE SESSION. CRAVATTA – YES, HOGAN – YES,  
LUDWIG – ABSENT, BROOKS – YES, AND BREEN – YES.

BROOKS MOVED AND CRAVATTA SECONDED A MOTION AT 9:14 PM  
TO ADJOURN THE MEETING. HOGAN – YES, LUDWIG – ABSENT, BROOKS –  
YES, CRAVATTA – YES, AND BREEN – YES.

Respectfully Submitted,

Denny Cravatta, Secretary  
Board of Commissioners

DC/mg