

**Carol Stream Park District
Board of Commissioners
Regular Meeting
January 9, 2012
7:00pm**

- Call to Order** The meeting was called to order at 7:00 p.m.
- Roll Call/Pledge** Present: Commissioners Gramann, Powers, Sokolowski, Jeffery, Jaszka, and Bird
Absent: Commissioner Ullman
- Listening Post** Executive Assistant Johnson introduced Bev Carlson, Regional Supervisor, of COD. Bev Carlson was instrumental in securing the location for our Board meetings for the coming years while we wait for the new recreation center to be built.
- Changes to the Agenda** None
- Action Items**
- Approval of Minutes** Commissioner Jeffery made a motion to approve the minutes of the regular meeting, December 12, 2011. Seconded by Commissioner Bird. Voice vote. Motion passes 6-0-0.
- Ratify December 2011 Bills** Commissioner Powers made a motion to ratify the December 2011 bills as presented. Seconded by Commissioner Jeffery. Voice vote. Motion passes 6-0-0.
- Professional Services Review** **Construction Manager:**
No action taken. The Park District is currently utilizing Camosy Construction at McCaslin. Camosy handles the bidding and management of the McCaslin Park project.
- Our PMO is actively involved in our projects. The Park District will pursue if and when it's needed.
- Public Financial Consultant:**
Commissioner Sokolowski made a motion to continue with Baird Financial. Seconded by Commissioner Powers.
- Board discussion ensued:
- Baird has done an exemplary job for us over the years
 - Bill Hepworth understands the industry well and knows our needs
 - The complex situation we are in is happening to many agencies. His expertise and help is priceless
 - Given our current economic situation, staying with Baird is in our best interest.
- Voice vote. Motion passes 6-0-0.
- Set a Legislative Committee Meeting** Executive Director Biondo will advise of some dates the week of January 9 for the committee to get together to discuss our legislative action. Committee to set a date with Senator John Millner and Representative Randy Ramey following their meeting.
- Capital Improvement Program Update and Action**
- Recreation Center Update** PMO Ravanese advised the Board on the status of the boaring reports on the fill at the recreation site on Gary Ave.
- Existing Conditions dating back to 1939 aerial photographs show evidence of alterations of the recreation center parcel.
 - While there is no evidence of special and/or hazardous waste (per Village of C.S. 1995 Environmental Site Assessment) the fill is undocumented and its source, composition and compaction density are unknown. Unlike constructing on virgin soils, which are nearly always consistent and naturally compacted,

constructing on “undocumented” fill soils creates uncertainty; the stability of the soils on which the building foundation is placed is unknown.

- The design team of McDonough Associates Inc., Williams Architects and Riley Construction have met on three occasions to discuss the issue.
- The current contract in the base bid form includes a \$72 per cubic yard allowance for remediation of all foundation issues. The magnitude and expense of the issue cannot be resolved until the quantity is known. The quantity will not be known until foundations are excavated in the field.
- The following alternative solutions have been formulated in an effort to minimize costs to the CSPD.
 1. Build foundations on fill material
 2. Extend concrete footings through fill material to native soils
 3. Lower finished floor elevation closer to native soils and reduce foundations
 4. Remove fill material from entire site and redistribute in layers under supervised compaction conditions
 5. Helical piers (soil screw) to strengthen soil conditions
 6. Excavate fill material and place compacted backfill in footings
- The design team is meeting with a second soils expert to gather other solutions.

***McCaslin Park
Update***

- Construction is proceeding at McCaslin on the concession building.
- Water pressure for the concession building is 35psi. Ideal pressure should be 65psi. (pounds per square inch) A booster pump is being investigated to bring the water pressure up.
- Another option is to loop the pipe from Wheaton Bible Church property.
- The lower cost option is the booster pump.

Staff will continue to investigate and bring back to the Board for approval.

***Aldrin Community
Center***

Farewell party at Aldrin is scheduled for January 15, 2012 from 1-3pm.

***Discussion Items
Board-Citizen
Communication
System***

Commissioner Gramann clarified this is not a Board objective, but consensus is that communication with the residents is very important.

Suggestion of having an auto response set up on our info@csparks.org was highly received by the Board.

At a future meeting, staff will present ideas to the Board to improve their communication avenues with the residents.

Closed Session

Commissioner Powers made a motion to go into closed session for the Performance of an Employee: Section 2(c)(1). Seconded by Commissioner Jeffery.

Roll Call Vote:

Commissioner Sokolowski Aye
Commissioner Bird Aye
Commissioner Jeffery Aye
Commissioner Powers Aye
Commissioner Gramann Aye
Commissioner Jaszka Aye

Motion passes 6-0-0.

Board went into closed session at 8:20pm

Returned to open session at 8:29pm


***Action pertaining to
Closed session***

President Gramann stated no action was taken in closed session regarding Performance of an Employee: Section 2(c)(1).

Adjournment

Commissioner Jaszka made a motion to adjourn the meeting. Seconded by Commissioner Powers. Voice vote taken. Motion passes 6-0-0. Meeting adjourned at 8:30pm


President
Brenda Gramann


Secretary
Arnold J. Biondo

January 23, 2012
Date