I. Call to Order
President and acting-chair Wehrli called the meeting to order at 6:04 p.m. in the Kendall County Board Room.

II. Roll Call
Commissioners Gilmour, Purcell, Shaw, and Wehrli all were present.

III. Approval of Agenda
Commissioner Gilmour made a motion to approve the agenda. Seconded by Commissioner Purcell. All, aye. Opposed, none.

IV. Citizens to be Heard
No public comments offered.

V. Education Department – Spring Programs
Director Guritz presented a listing of spring public programs included in the upcoming Stepping Stones newsletter which is now out to print. Director Guritz stated that the new electronic newsletter format will not have the same space constraints, providing opportunities to promote a broader range of public program opportunities.

The Programming & Events Committee directed the development of a schedule for newsletter advertisements and program sponsorships, and related policies for presentation to the Committee at a future meeting.

Commissioner Purcell requested tracking metrics reports for newsletter hits. Director Guritz stated that Constant Contact should be able to provide these statistics.

Commissioner Purcell inquired into whether the spring program public program schedule had been presented to the full Board. Director Guritz stated that all, with the exception of the single-event public program listings, had been presented to the full Board. Program price schedules will be reviewed to insure that all direct delivery costs are being met.

Commissioner Purcell stated that the Frozen Camp will likely be popular, and questioned whether the program could be repeated if there were a high demand. Director Guritz stated that this would need to be examined depending on the overall program schedule, and the actual interest for participation.
Director Guritz stated that work is now underway to examine the overall budget figures for environmental education. Natural Beginnings is likely covering most if not all of its costs. School programs and camps are the other significant program areas. Laura McCoy has been asked to examine the overall budget for environmental education, and will provide a report to Commission at some point in the not-to-distant future. Director Guritz stated that he and Laura were also in discussion about the role volunteers could play with supporting school program efforts.

VI. Fee Waiver Requests

1) Images, Inc. & IDOT Public Meeting – March 24, 2015
Commissioner Purcell made a motion to approve the request from Images, Inc. to waive the Historic Courthouse reservation fees for the IDOT Public Meeting. Seconded by Commissioner Shaw. All, aye. Opposed, none.

2) WSPY – Candidate Forum – March 31, 2015
Commissioner Purcell made a motion to approve the request from WSPY to waive the Historic Courthouse reservation fees for their Candidates Forum. Seconded by Commissioner Shaw. All, aye. Opposed, none.

3) Cheerleading Banquet – Yorkville School District
Director Guritz reported that this request had been cancelled due to the need for the group to find a venue for their event prior to the schedule for approval. The Programming and Events Committee directed the development of policy guidelines and application to include required lead time for making requests, and differentiated price schedules within the fee structure to provide incentives for work weekday and evening rentals for Ellis, Meadowhawk, and the Historic Courthouse facilities. Commissioner Purcell suggested that staff examine what is currently approved and in place, and present adjustments to the policy guidelines based on what may already be in place.

4) The Conservation Foundation Board Retreat
Director Guritz reported that The Conservation Foundation has requested waiving fees for a weekday rental at Meadowhawk to host their board retreat in early May. Commissioner Purcell made a motion to approve The Conservation Foundation’s request to waive the Meadowhawk rental fees. Seconded by Commissioner Gilmour. All, aye. Opposed, none.
VII. General Discussions and Updates

A. Marketing Updates
Director Guritz reported that the transition to the electronic newsletter is underway. This has included efforts to make content changes to the website. Director Guritz stated that he would be working with Tina Villarreal to take a look at our overall promotional budget, and look at target marketing all of the District’s facility rental opportunities including meeting room spaces, larger event venues at Ellis and Hoover, and shelter and lodge house rentals available at all forest preserves. Director Guritz reported that the Bridal Expo at Meadowhawk will be taking place this weekend.

B. Wireless Internet Access at Hoover
Director Guritz reported that Comcast presented an initial cost for connection of $30,000. The Committee provided instruction to explore running the cable connection through the underpass to complete the connection.

C. Murder Mystery Revenue & Expense Breakdown
Commissioner Wehrli stated that one of the roles of the Programming and Events Committee is to act as a forum for evaluating and discussing District events and approaches. The Committee reviewed the Murder Mystery revenue and expense breakdown, and discussed different approaches that should be explored for District fundraising events. This would include designing these events to reduce staff time inputs, increasing volunteer support in planning, structuring events to encourage multiple opportunities for donations, and securing event sponsors. The Committee discussed a recent Valentine’s Day couples’ event for the Kendall County Fairgrounds that included a drawdown cash prize program that included opportunities to buy back in to the drawing.

D. Ellis House Events – FY14/FY15 Comparison
The Programming and Events Committee discussed the District’s facility rental opportunities, advertising funding available and strategies for promotions and target marketing, and discussions of the Ellis event rental venue for 2016. Tina Vallarreal submitted a report for the Committee indicating that current FY 2015 projections for wedding revenue is $43,500. This is significantly lower than budget projections of $69,000. The Committee discussed the tent rental fees of $17,400 indicating that purchase of a tent would significantly reduce annual operating costs for rentals. The Programming and Events Committee recommended that the question of FY 16 rentals at Ellis be presented to the Committee of the Whole in the next few months.
The Committee discussed the impact of last year’s discussions of discontinuing weddings at Ellis as a reason for lower bookings in the current year.

VIII. Executive Session
None.

IX. Adjournment
Commissioner Gilmour made a motion to adjourn. Seconded by Commissioner Shaw. All, aye. Meeting adjourned at 7:14 p.m.

Respectfully submitted,

David Guritz
Director, Kendall County Forest Preserve District
I. Call to Order

President Wehrli called the meeting to order at 5:30 p.m. in the Kendall County Board Room.

II. Roll Call

Commissioners Cullick, Davidson, Gilmour, Koukol, Prochaska, Shaw, and Wehrli were present.

III. Approval of Agenda

Commissioner Cullick made a motion to approve the agenda as presented. Seconded by Commissioner Prochaska. All, aye. Opposed, none.

Commissioner Gryder arrived at 5:35 p.m.

IV. Citizens to be Heard

No public comments offered.

V. Director’s Report

Director Guritz reported that primary focus work areas in February included preparation of the tree removal bid packets, coordination of the Fox River Bluffs acquisition including coordination of communications with grant agencies, progress on the budget recoding project, coordination with IDOT on three projects including the US Route 30 and US Route 34 multi-use trail proposals, and $250,000 grant for construction of the railroad safety gates at Hoover Forest Preserve. President Wehrli added that as part of the railroad safety gate construction project, the District will need to bring this agenda item through the Highway Committee, and enter into an intergovernmental agreement with Kendall County to convey and maintain the roadway. Director Guritz reported that he had recently completed training through the Illinois Parks and Recreation Association’s Leadership Academy program. The newsletter is off to print. Preparation is underway for the S&P bond rating review meeting. An engagement letter has been received from Charles Schrader & Associates and will be presented to Commission for approval, as well as closing documents for the Fox River Bluffs acquisition project. Director Guritz reported that work is continuing to explore a high-speed internet connection to Meadowhawk Lodge at Hoover. Director
Guritz discussed the request from IDOT to convey 0.6 acres of property for the construction of the multi-use trail connection along Route 30 at Blackberry Creek Forest Preserve. The additional property is needed to construct a wider pathway. Commission discussed this project. Under the Illinois Downstate Forest Preserve District Act, Commission is able to sell parcels 1 acre in size or less. Proceeds from the sale can be used for future land acquisition purposes.

Commissioner Gryder inquired into the content for the Leadership Academy. Director Guritz reported that the six-month program included sessions on inspiring staff, strategic planning, financial and program management, and effective board and staff communications.

VI. FY 2013 and 2014 Audited Financial Statements

Matt Schueler, CPA for WIPFLi, Inc. presented the District’s FY 2014 audited financial statements. This included presentation of financial statement revisions in accordance with newly adopted accounting standard. This resulted in significant adjustments to the FY 2013 financial statements discussed in note 19 in the report. This resulted in a decrease of $1.8 million in the District’s net position, and a decrease in the District’s fund balance of $11,000. The reason for the decrease in net position is due to the District’s bonded debt. Bond premiums on debt are required to be capitalized and amortized over the life of the debt. This was not addressed by the previous auditor. The previous auditor also did not adjust for end-of-year payroll accruals, requiring retroactive adjustments back to 2012.

This is discussed in the audit report on page 34, note 19. Matt Schueler further explained that the adjustments resulted in an increase in District liabilities, which reduced the District’s net position. When the bonds were first taken out, bond premiums should have been shown as a liability.

Matt Schueler reported that this adjustment impacted other areas of the report.

Commissioner Koukol inquired into whether these adjustments would impact the District’s bond rating. Director Guritz requested information for insights that would assist the District with its upcoming bond rating interview.

Commissioner Gryder inquired into whether the District’s negative operating fund balance would also impact the District’s bond rating.

Matt Schueler stated he was not sure how these adjustments would be interpreted by the rating agency, but generally the bond rating agency’s focus is on the tax base and tax-based earnings for the District.
The District’s Statement of Net Position incorporates all of the District’s assets into a single report. For the District, land valued at $62.5 million is the greatest portion of the District’s $80 million in total assets, which is consistent with the prior year’s report. Of the District’s $49 million in total liabilities, the largest liability is bonded debt, with $1.2 million due in FY 2015.

Matt Schueler discussed the status of the District’s restricted and unrestricted assets and liabilities.

On pages 11 and 12, the audit report shows the balances of the debt service and capital project funds, as well as the District’s operating fund. The District has $6.1 million in fund balances, with unassigned balances in a negative position. Director Guritz stated that the report shows an operating fund deficit of just over $34,000, and asked whether this was due to the accrual adjustments to payroll that was unanticipated at the time the District transferred funding from the 2007 series interest earnings. Matt Schueler indicated this was the case, and in the future, the District should anticipate end-of-year accruals to payroll, and account for this when considering end-of-year transfers. Director Guritz pointed out that this would include benefit payouts for the previous Forest Preserve Director that would have been accounted entirely to FY 14.

On page 23, note 3, Matt Schueler pointed out that all District fund balances are collateralized and secured.

On page 37, Matt Schueler pointed out there is a new accounting standard in FY 15 that the District is going to adopt. The disclosure on this page for FY 15 shows the same schedule for the District’s pension liability as that of Kendall County. The specific pension liability will be determined for the District in 2015, and once determined, will reduce the District’s net position accordingly by accounting for the District’s specific pension liability. Matt pointed out that IMRF provides the funded ratio for pension liabilities. The funded ratio is at 93.2%, showing $1.6 million unfunded, a portion of which will be allocated to the District based on full-time equivalent positions. This will not change the amount or schedule the District is required to pay for its annual IMRF contributions.

The Board of Commissioners discussed how this effort ties into the separation of the District from Kendall County. Director Guritz stated that three efforts underway include new position descriptions for all staff, and creation of a separate personnel policy manual for the District.

Commissioner Gilmour asked about notes included on page 48 indicating the District was not in compliance with State budgeting laws. Matt Schueler pointed out that the District is not legally allowed to overspend beyond budgeted appropriations. Director Guritz stated
that this issue needs to be watched carefully, and if it appears the District must expend funds beyond appropriations, the board should approve an amendment of the budget to insure that District expenditures fall within appropriations.

Director Guritz stated that there should not be an issue with overspending in either the 2007 series bond fund, or the general operating fund for FY 15. The board will need to consider addressing the operating fund deficit through transfer of bond fund interest earnings, along with establishing an operating fund balance and policy for the District.

The board discussed options for addressing the operating fund deficit, stating that this will need to be examined within the Finance Committee.

Commissioner Shaw stated that the board should be commended for addressing this issue, including retaining a new auditing firm to improve the District’s financial reporting.

Commissioner Davidson inquired into whether the board needed to be concerned with limits for transferring funds from the 2007 series capital project to operations. Matt Schueler stated that only earned interest within the capital project fund may be transferred.

VII. New Business

➢ 2015 Farm Lease and Cropland Conversion Report

Director Guritz provided a report showing the District’s agricultural acres currently in production, and those acres in production falling within the acquisition footprints under past and pending grant agreements. The report shows that approximately 250 acres will need to be scheduled for conversion to natural area cover within the next 3-5 years, with conversion costs estimated at $4,045 per acre based on a breakdown received from Tallgrass Restoration, LLC. Director Guritz stated that the goal is to make progress on the conversion. This includes acres in production totaling 121 acres at Millbrook south, 45 acres at Henneberry, and 85 acres at Fox River Bluffs.

Commissioner Davidson stated the $1 million needed for this project needs to be set aside from the remaining bond funds.

Director Guritz stated that funds the District is expending towards these conversion projects may be used as a match to leverage additional grants to complete development projects at Henneberry and Fox River Bluffs.

Commissioner Gryder inquired into which forest preserves work is needed. Director Guritz stated that cropland conversion is needed at Millbrook South, Henneberry and Fox River Bluffs.
Commissioner Gryder inquired into seed costs, and whether the amounts stated were needed in accordance with the grant agreements. Director Guritz stated that while there are seed standards within the conversion plan, there could be some flexibility in the type and amount of seed mix purchased.

Commissioner Cullick inquired into whether any improvements needed to be made to the woodland acres at Fox River Bluffs. Director Guritz stated that no specific improvements are needed for restoration of the wooded acres, but long-term management of these areas will be needed to address impacts from invasive and exotic species to preserve quality.

President Wehrli stated that this is where volunteers can help to reduce District costs.

Director Guritz stated he would be working to bring back 2015 farm license agreements based on 2014 base rent rates and current formula for calculating yield payments to the District based on market sale of crops. President Wehrli stated that market prices have been falling, particularly for corn. Director Guritz added that the farm license revenues will decline as cropland is converted. Additionally, the FY 15 budget anticipated additional acres of cropland license revenue for Fox River Bluffs. This will likely result in a revenue shortfall in FY 15. Director Guritz stated that he would be working with Latreese Caldwell to take a close look at projections for the end of FY 15 based on actual acres under production.

**OSLAD Grant Projects Report**

Director Guritz provided an updated spreadsheet report providing a spend down schedule for the 2007 series capital project fund based on revised cost estimates for the Fox River Bluffs preserve, the recent announcement of the $250,000 grant for the railroad safety crossing at Hoover Forest Preserve, costs for cropland conversion including a preserve public access improvement contingency of $400,000. Based on the revised schedule, the remaining capital project fund balance is approximately $250,000.

Director Guritz advised the members of the board that they may soon hear of letters received by park districts and other agencies awarded an OSLAD grant informing them that their projects have been suspended. Because the District’s grant funding is originating from the Land and Water Conservation Fund, a federal funding source, the District’s grant is secure.
Commissioner Davidson suggested that there may be maintenance funds set aside for the Millbrook Bridge project. Director Guritz stated that there may be grant opportunities available to address the bridge within the scope of a multi-use trail improvement project.

President Wehrli requested that Commissioner Davidson research the question on whether a maintenance fund was created for Millbrook Bridge.

**Old Business**

➢ **Tree Removal Project Updates**

Director Guritz stated that the District 12 firms participated in the recent mandatory pre-bid meeting. Exchanges with firm representatives provided strategies for reducing project costs that were outlined in a pre-bid addendum sent out to all participating firms. Commissioner Koukol commented that the scope of work that needs to be performed is significant to keep these areas safe. Director Guritz agreed that this will be an issue the District will need to address over the next few years, and thanked Commissioner Koukol for participating in the meeting. Director Guritz stated that there was a high likelihood that a change order will need to be considered based on identification of additional hazards over the course of clearing.

**VIII. Other Items of Business**

None.

**IX. Executive Session**

Commissioner Cullick made a motion to enter into Executive Session under 2.c.(1) of the Open Meetings Act to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity; and under 2.c.(5) of the Open Meetings Act to discuss the purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired. Seconded by Commissioner Prochaska. Roll call: Commissioners Cullick, Davidson, Gilmour, Gryder, Koukol, Prochaska, Shaw, and Wehrli, aye. Opposed, none. Commission entered Executive Session at 7:06 p.m.

Commissioner Koukol made a motion to reconvene the regular meeting. Seconded by Commissioner Prochaska. Aye, all.
Commission reconvened the regular meeting at p.m. 7:48 p.m.

X. Adjournment

Commissioner Davidson made a motion to adjourn. Seconded by Commissioner Prochaska. All, aye. Meeting adjourned at 7:50 p.m.

Respectfully submitted,

David Guritz
Director, Kendall County Forest Preserve District
I. Call to Order

Commissioner and Vice-chair Cullick called the meeting to order at 6:42 pm in the Kendall County Board Room.

II. Roll Call

Commissioner Cullick appointed President Wehrli to serve in the place of Commissioner Gryder. Commissioners Koukol, Wehrli, and Cullick all were present.

III. Approval of Agenda

Commissioner Wehrli made a motion to approve the agenda. Seconded by Commissioner Cullick. Aye, all. Opposed, none.

IV. Citizens to be Heard

No public comments offered.

V. Review of Claims in an Amount Not-to-Exceed $9,091.58.

Commissioner Koukol made a motion to forward claims for Commission approval in the amount of $9,091.58. Seconded by Commissioner Wehrli.

Commissioner Davidson entered the meeting at 6:44 p.m.

Commissioner Wehrli inquired into the claim for the fuel reimbursement for Jody Strohm. Director Guritz reported that the reimbursement was approved for Jody Strohm’s herbicide applicator license renewal training in Crystal Lake, Illinois. With the District now down a vehicle, the vehicle assigned to Jody is now in use to support other areas of operation.

Commissioner Koukol inquired into claim numbers 331, 332 and 333 for Wire Wizard for alarm monitoring fees. Director Guritz stated that these claims were for monthly monitoring fee, and for a repair of the fire alarm control unit. In order to bring the system back on line, Wire Wizard tapped into a phone line that was also damaged in the lightning strike, but with some line pairs still operable. Since this time, however, these pairs also lost connection. Two options were discussed. The first option is to connect wirelessly, with an additional $50.00 monthly monitoring charge. The second option is to trench and replace the underground phone line and conduit to restore the connection. The Finance
Committee instructed Director Guritz to secure proposals for installation of a new underground service line, and to examine the monthly monitoring contract.

Commissioner Koukol inquired into claim number 324 in the amount of $294.05 for the Starved Rock program. Director Guritz stated that this was for lunch for this public field trip program offset by program registration fees.

Commissioner Wehrli inquired into the deposit returns for claim numbers 347, 348, and 349. Director Guritz stated that these were for deposit returns for completed rentals. Staff did examine a situation where rental fees were deposited with Kendall County for use of the Historic Courthouse, with payment for the return of the deposit scheduled for payment by the District. This was addressed with the Treasurer’s office.

Commissioner Cullick called the question on the motion. Roll call: Commissioner Davidson, Wehrli, Koukol, and Cullick, aye. Opposed, none. Motion passed unanimously.

VI. Other Items of Business

The Finance Committee discussed the recent auditors report from WIPFLi, and reports presented by Director Guritz at the last Commission meeting. The first report presented a forecast for reduced farm license revenue significantly decreased from budget projections based in part on the reduction of overall cropland acreage that will be owned by the District in 2015, and within production footprints, acreage and cost estimates for converting cropland to natural vegetation cover in accordance with the District’s state and federal grant agreements. These reports were also shared with staff to help build understanding of the urgency for improving financial accountability and program cost management.

Commissioner Davidson expressed appreciation, support, and need for this effort, but also expressed concern about the recent audit and program budget coding reports, including the underestimation of the interest earning transfer prior to audit accruals resulting in a $34,000 operating fund deficit balance for the beginning of the year, and program budget deficits for Hoover, Ellis, and Environmental Education program areas. Commissioner Davidson also drew attention to the capital budget concept plan presented, and limited interest earnings available to address the operation fund deficit and current year budget shortfalls for revenue earnings.

The Finance Committee discussed the implications of the limits of available resources within the current fiscal year, and how the operational budget deficit needs to be addressed both within the current fiscal year, with the goal of entering into the next fiscal year with a balanced budget.
The Finance Committee also discussed how remaining capital funds need to be scheduled in order to restore natural areas, and provide basic public access within newly acquired preserve areas.

Director Guritz stated that the District is entering a time of transition based on the financial realities. Daily presence and upkeep is vitally important to keeping preserves safe for the visiting public. Beyond this basic service, the District will need to rethink what we can do within the constraints of the available resources, and creative program shifts to sustain some measure of program services extended to the general public. Essentially, the District needs to develop towards this new equilibrium, but everyone is on the same page with understanding the need for these changes. District staff is committed to helping with this transition, and all are putting in the extra time and effort to examine adaptations within their operational areas.

The Finance Committee instructed Director Guritz to begin to bring forward program budget breakdowns for all operational program areas, and work towards bringing forward a balanced budget for FY16.

VII. Executive Session

None.

VIII. Adjournment

Commissioner Davidson made a motion to adjourn. Seconded by Commissioner Koukol. All, aye. Meeting adjourned at 7:30 p.m.

Respectfully submitted,

David Guritz
Director, Kendall County Forest Preserve District
RESOLUTION NO. 15-006
KENDALL COUNTY FOREST PRESERVE DISTRICT
KENDALL COUNTY, ILLINOIS

A RESOLUTION HONORING JODY STROHM FOR HER SERVICE AND
DEVELOPMENT OF THE DISTRICT’S
NATURAL AREAS VOLUNTEER PROGRAM

WHEREAS, the Kendall County Forest Preserve District (hereinafter the
"District") is a body politic and corporate and municipal corporation organized
and existing under the Downstate Forest Preserve District Act, 70 ILCS
805/0.001 et seq. as amended (hereinafter the "Act"); and

WHEREAS, the mission of the District is to acquire and hold lands containing
natural forests, and lands capable of being restored to a natural condition, for the
purpose of protecting and preserving the flora, fauna, and scenic beauties within
Kendall County for the education, pleasure, and recreation of the public; and

WHEREAS, Jody Strohm has supported efforts to restore and manage forest
preserve natural areas through the development of the District’s Forest Keepers -
Natural Areas Volunteer Program; and

WHEREAS, through Jody Strohm’s contributions, the Natural Areas Volunteer
Program supports a growing community of volunteers extending service within a
diversity of conservation program opportunities including Plants of Concern
monitoring, bird monitoring through the Bird Conservation Network coalition,
amphibian and dragonfly monitoring through the Chicago Wilderness Habitat
Project, and the District’s Trail Monitors and Natural Areas Restoration program;
and

WHEREAS, Jody Strohm is retiring after eight years of service to the District
from her position as the Natural Area Volunteer Program and Accounts Payable
Coordinator; and

WHEREAS, the Board of Commissioners of the Kendall County Forest Preserve
District acknowledges Jody Strohm for her efforts and contributions.

NOW THEREFORE, BE IT RESOLVED by the President and Board of
Commissioners of the Kendall County Forest Preserve District as follows:

1. The above recitals are hereby incorporated by reference as if set forth fully
   herein; and

2. The Board of Commissioners of the Kendall County Forest Preserve
   District hereby recognizes Jody Strohm for her contributions, and extends
   its appreciation for her years of support of the District and commitment to
   the development of Natural Areas Volunteer Program.
3. In recognition of these accomplishments, a legacy Bur oak tree (*Quercus macrocarpa*) will be planted in Jody Strohm's honor within the volunteer management zone at Lyon Forest Preserve.

Passed and approved by the President and Board of Commissioners of the Kendall County Forest Preserve District this 8th day of April, 2015.

Ayes:

Opposed:

Approved:

Jeff Wehrli, President

Attest:

Elizabeth Flowers, Secretary
KENDALL COUNTY FOREST PRESERVE DISTRICT
KENDALL COUNTY, ILLINOIS

Ordinance # 15-005

AN ORDINANCE TO PURCHASE APPROXIMATELY 166.01 ACRES OF LAND KNOWN AS
THE FOX RIVER BLUFFS, IN FOX TOWNSHIP, KENDALL COUNTY FOR $13,486 PER
SURVEYED ACRE, OR APPROXIMATELY $2,238,811 PLUS CLOSING COSTS.

WHEREAS, the Kendall County Forest Preserve District (hereinafter the
"District") is a body politic and corporate and municipal corporation organized and
existing under the Downstate Forest Preserve District Act, 70 ILCS 805/0.001 et seq.
as amended (hereinafter the "Act"); and

WHEREAS, the mission of the Kendall County Forest Preserve District is to
acquire and hold lands containing natural forests, and lands capable of being restored
to a natural condition, for the purpose of protecting and preserving the flora, fauna,
and scenic beauties within Kendall County for the education, pleasure, and recreation
of the public; and

WHEREAS, the President and Board of Commissioners of the Kendall County
Forest Preserve District have the authority to acquire by lease, purchase,
condemnation, gift, grant, or devise, lands necessary and desirable for Forest
Preserve purposes; and

WHEREAS, the Kendall County Forest Preserve District (the ‘District’) has
conducted a study of certain lands located in Fox Township known as the Fox River
Bluffs within the corporate limits of the District which are suitable for forest preserve
purposes as described in Exhibit A attached hereto; and

WHEREAS, as part of this study, the District has reviewed and approved
valuation information for the 166.01 acres, more or less; and

WHEREAS, in accordance with the District’s grant agreement with the Illinois
Department of Natural Resources, the valuation information for 166.01 acres, more or
less, has been accepted by and approved by the Illinois Department of Natural
Resources; and

WHEREAS, in accordance with the District’s grant agreement with the Illinois
Clean Energy Community Foundation, a revised budget for the purchase of 166.01
acres, more or less, has been accepted by and approved by the Illinois Clean Energy
Community Foundation; and
WHEREAS, the District’s Board of Commissioners approved a letter of intent and voluntary transaction form extending an offer for a fee simple purchase of the Fox River Bluffs property at its April 1, 2015 Special Commission meeting; and

WHEREAS, the property owners have signed the District’s letter of intent and voluntary transaction form accepting the District’s offer of intention to purchase the Fox River Bluffs property; and

WHEREAS, the District has compiled with all statutory procedures required for the acquisition of the Property; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Kendall County Forest Preserve District, Kendall County, Illinois THAT:

1. The recitals set forth above are incorporated as part of this Ordinance by this reference.
2. The Fox River Bluffs property is privately owned, as described within the attached Exhibit A, and lies wholly within the limits of the District.
3. The Fox River Bluffs property is suitable to be used, occupied and developed for forest preserve purposes, and it is necessary and desirable that this land be acquired by the District for $13,486 per surveyed acre.
4. The District shall purchase from the owners the Fox River Bluffs property for $13,486 per surveyed acre.
5. The President, Vice-President, Secretary, Kendall County State’s Attorney and Forest Preserve Director are hereby authorized and directed to execute and attest to all documents, on behalf of the District, which are necessary to complete such transactions provided that the documents have first been approved by the Kendall County State’s Attorney.
6. The Kendall County Treasurer, serving as Treasurer of the Kendall County Forest Preserve District, is hereby authorized to pay $13,486 per surveyed acre, less $600,000 wired separately under the District’s grant agreement with the Illinois Clean Energy Community Foundation, and to pay closing costs and fees in an amount not to exceed $15,000 due by the District.
7. The District agrees to honor the existing 2014 Cash Farm Lease for the Property (Exhibit B) on a prorated basis with the owner. Farming operations may continue on the Fox River Bluffs property in 2015 and in subsequent years in accordance with the natural area restoration plan for the Fox River Bluffs Forest Preserve.
8. If any provision of this Ordinance is held to be invalid by a court of competent jurisdiction, that provision shall be stricken from this Ordinance and the remaining provisions shall continue in full force and effect to the fullest extent possible.
9. This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this 8th day of April, 2015

Ayes:

Nays:

APPROVED this 8th day of April, 2015

APPROVED: _______________________
           Jeff Wehrli, President

ATTEST: _______________________
         Elizabeth Flowers, Secretary
Exhibit A

The subject property is identified as 166.01 +/- acres which is part of a larger property that contains a total of 283.119 acres.

The 283.119 acres is identified by its permanent index number(s) (PIN): 01-36-300-003, 01-36-400-004 (portion) and 04-01-200-003 (portion) in Fox Township, Kendall County, Illinois.

Parcel 01-36-300-003 is a 5.99 acre island located in the Fox River; Parcel 01-36-400-004 is a 131.67 acre parcel that is located along the south side of the Fox River with approximately 2,500 feet of shoreline and; Parcel 04-01-200-003 is a 164.04 acre parcel located contiguous to the southern property line of Parcel 01-36-400-004.

When added together, the three parcels contain a total of 301.7 acres however, it is noted that there are three Kendall County Highway Department permanent easements that bisect parcels 04-01-200-003 and 01-36-400-004 that total 18.581 acres.

The subject property includes all of the property located north of the Kendall County Highway Department permanent easements.
Ordinance #15-005: Exhibit B

CASH FARM LEASE

Lessor: Kathryn E. Graves Revocable Trust
Address: 2103 Inverness Ave., Downers Grove, IL 60515

Lessees: Trenton Toftoy
Address: 407 Meadow Lan., Newark, IL 60541

Description of Land: F.S.A. #4896 on Fox River Rd., Kendall County

Length of Lease: January 1, 2015 to December 31, 2015

Payment: 222 acres @ $300.00 per acre = $66,600.00

Payments Due: Mar. 1, 2015 - $33,300.00 & Dec. 15, 2015 - $33,300.00

The lease for 2016 must be in writing and signed by both parties before October 15, 2015. Failure to execute a new lease by this date shall be considered constructive intent to allow the lease to expire.

Lessor: Kathryn E. Graves Revocable Trust

By: [Signature]

Lessees: [Signature]
To: Kendall County Forest Preserve District Board of Commissioners

From: Megan Gessler, Natural Beginnings Pre-School Coordinator
Laura McCoy, Supervisor for Environmental Education

RE: Proposed Afternoon Session for Natural Beginnings

Date: April 6, 2015

Natural Beginnings Early Learning Program will open up its 5th year of programming for the 2015-2016 school year in September. With an overwhelming public response to our program, all 2015-2016 spots have been filled since January. Since then, we have accumulated a waiting list that now consists of 10 students interested in enrollment in Natural Beginnings. Program popularity continues to grow by word of mouth and reputation without any concerted effort to advertise our program this year. Natural Beginnings draw and student enrollment includes children from Yorkville, Plano, Oswego, Newark, Sandwich, and Seneca. The success of the program has generated regional family interest, and interest from other forest preserve districts, nature centers, and park districts using Natural Beginnings as a reference program and model for starting nature-based preschools in their own districts.

The mission of the program is to nurture whole child development through primary experiences with nature. Natural Beginnings achieves this goal by fostering curiosity through inquiry, hands-on projects, and play. The program provides authentic learning opportunities that stimulate intellectual and physical development while developing respect and appreciation for the natural world. It is our hope that these children will build upon that appreciation for our natural spaces and become good stewards.

Classes run from September through May. We currently have a Monday-Wednesday-Friday session for 4-year-olds that meets from 9-11:30 a.m. and a Tuesday-Thursday class for 3-year-olds that meets from 9-11:15 a.m.

Tuition for the 3-day class is $1,625 plus a $50 registration fee. Tuition for the 2-day class is $1,325 plus a $50 registration fee.

We are proposing opening registration for an additional Monday-Wednesday-Friday afternoon class for mixed ages from 12-2:30 p.m.

Please see the attached spreadsheet and analysis of our proposed 2015-2016 budget. Based on this analysis, the Natural Beginnings program will generate revenues to fully offset direct costs for salaries and supplies in the 2015-2016 school year with the addition of the afternoon session:
Natural Beginnings Projected Revenues and Expenses Summary

**REVENUES**

M-W-F 3-day morning session: $19,500
$1,625 per student X 12 students

T-Th 2-day morning session: $15,900
$1,325 per student X 12 students

M-W-F 3-day afternoon session: $19,500
$1,625 per student X 12 students

Registration fees @ $50 per student: $1,800

**Total Revenues (100% Enrollment)** $56,700

**EXPENSES**

Salary and Benefits Cost – AM Sessions $36,857

Program Supplies and Materials – AM Sessions $2,000

Salary and Benefits Cost – PM Session $9,990

Program Supplies and Materials – PM Session $1,000

**Total Expenses** ($49,847)

**Net gain from program at 100% enrollment** $6,853*

*Note – This figure does not include donations or contributions that may be received to support the program and/or offset student tuition fees. Based on the analysis, without outside contributions the break-even point for Natural Beginnings is achieved with 90% enrollment.
Natural Beginnings - Program Revenues v/s Direct Costs Analysis
Commission Report - April 6, 2015

Natural Beginnings A.M. Classes 2015-2016 - Direct Program Cost Analysis

<table>
<thead>
<tr>
<th>Staff</th>
<th>Hourly Wage</th>
<th>Total School Hours/Week</th>
<th>Total School Weeks</th>
<th>Total School Salary</th>
<th>Total Summer Hours/week</th>
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TOTAL STAFFING COST $36,857.00
MATERIALS COST $2,000.00
TOTAL PROGRAM COST $38,857.00

Total Program Revenue $36,600.00
Donations $8,000.00
Revenue over Direct Cost $5,743.00

Natural Beginnings P.M. Classes 2015-2016 - Direct Program Cost Analysis

<table>
<thead>
<tr>
<th>Staff</th>
<th>Hourly Wage</th>
<th>Total School Hours/Week</th>
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<th>Total School Salary</th>
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TOTAL STAFFING COST $9,990.00
MATERIALS COST $1,000.00
TOTAL PROGRAM COST $10,990.00

Gain/Loss Margins for New PM Session and Overall NB Program Based on Enrollment

<table>
<thead>
<tr>
<th>Total Enrollment</th>
<th>Cost per Child</th>
<th>Program Revenue Based on New PM Session Enrollment</th>
<th>PM Session Revenue Gains/Loss over Direct Costs Based on Enrollment</th>
<th>Overall Revenue Gains over Direct Costs for AM and Proposed PM Sessions Based on Enrollment</th>
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* Donations received for student scholarships for the Natural Beginnings program are included in the revenue projections and applied to offset program costs.