I. Call to Order

President Wehrli called the meeting to order at 6:00 p.m. in the Kendall County Board Room.

II. Roll Call

Commissioners Cullick, Flowers, Gilmour, Gryder, Koukol, Prochaska, Purcell, Shaw, and Wehrli all were present. Commissioner Davidson was absent at the start of the meeting.

III. Citizens to be Heard

No public comments offered.

IV. Approval of Claims in an Amount not to Exceed $12,669.00

Commissioner Gryder made a motion to approve claims in the amount of $12,669.00. Seconded by Commissioner Prochaska.

Roll call: Commissioners Cullick, Flowers, Gilmour, Gryder, Koukol, Prochaska, Purcell, Shaw, and Wehrli, aye. Opposed, none. Motion passed unanimously.

V. Approval of Minutes

Mr. Prochaska made a motion to approve the Finance Committee meeting minutes of January 15, 2015, and the Commission meeting minutes of January 20, 2015, as presented. Seconded by Commissioner Flowers. Aye, all. Opposed, none. Motion passed unanimously.

VI. Resolution 15-002 – Approval of an Intergovernmental Agreement between the Kendall County Forest Preserve District and the Illinois Department of Transportation for the Construction and Maintenance of the Route 34 Multi-purpose Trail
President Wehrli reported that the Board of Commissioners had reviewed and approved the intergovernmental agreement at the Commission meeting on November 18, 2014. The agreement and resolution had not been signed, or sent. Therefore, President Wehrli reported that the resolution would be removed from the agenda. Commission discussed the proposed location of the multi-purpose trail. Commissioner Prochaska inquired into whether the resolution and agreement expired. State’s Attorney Leslie Johnson stated that it was likely the Commission’s approval directed President Wehrli to sign and execute the agreement, and that Commission’s approval of this contract would not expire with the changeover of the board.

VII. Motion to Approve a Contract with Blue Peak Tents, Inc. in the Amount of $17,400 for the Rental and Maintenance of a Tent and Accessories

Commissioner Purcell inquired into the lease period. Director Guritz stated the lease would run from the beginning of April through the end of October 2015.

Commissioner Davidson arrived at 6:04 p.m.

Commissioner Flowers made a motion to approve the contract with Blue Peak Tents, Inc. in the amount of $17,400 for the rental and maintenance of a tent and accessories as presented. Seconded by Commissioner Gryder. Roll call: Commissioners Cullick, Davidson, Flowers, Gilmour, Gryder, Koukol, Prochaska, Purcell, Shaw, and Wehrli, aye. Opposed, none. Motion passed unanimously.

VIII. Authorization of a Petition of the Kendall County Board of Commissioners for the Release of Land-Cash Funds for the Acquisition of the Fox River Bluffs Forest Preserve in the Amount of $421,886

Commissioner Cullick made a motion to authorize petition of the Kendall County Board of Commissioners for the release of Land-Cash funds for the acquisition of the Fox River Bluffs forest preserve in the amount of $421,886. Seconded by Commissioner Shaw.

Commissioner Gryder commented that Land-Cash funds can be used purchase of land, but in review of the Land-Cash Fund Ordinance, funds can be used for improvement of existing facilities as well. Land-Cash funds can be used for other capital improvements.

Commissioner Davidson inquired into the 2007 series bond fund balance after the acquisition. Director Guritz responded that if closing costs total $3,854,658, following the
reimbursement of $750,000 from the IDNR for OSLAD and LCWF grant, the post-acquisition fund balance would be $1,283,256, assuming utilization of the Land-Cash Funds as presented.

Commissioner Davidson inquired into the cost for other projects scheduled within the bond fund budget. Director Guritz responded that the projects budgeted for completion in the current fiscal year total $566,986, leaving a balance of $716,270 assuming all scheduled projects were completed at cost.

Commissioner Purcell stated that if we do not use the Land-Cash funds, the District does have funding available to afford the closing. In observing that Land-Cash funds can be used for capital purposes at a later date, Commissioner Purcell stated that he was not in favor of the petition to use these funds at this time.

Commissioner Shaw inquired into the balance of the bond fund budget if Land-Cash funds were not used. Commissioner Purcell stated that the balance would be $861,370 post acquisition, which would leave funding to pursue other project interests.

President Wehrli responded that the capital funding for projects is available within the bond funds as well, and suggested that it makes no difference which fund is used for the acquisition. Commissioner Purcell stated that within Director Guritz’s report, he shows a transfer of $338,000 of bond fund interest earnings to support operations, which he was not in favor of supporting.

Director Guritz stated that the concept proposal was drafted to show how funds could be used to address the concerns that have been expressed regarding the District’s low operating fund balance. Director Guritz stated that Land-Cash funds could be pursued at another time, however, this being our last major acquisition project for some time, the question of use of Land-Cash funds to support the acquisition was important to consider.

Commissioner Gryder asked if the intention is to transfer the $338,000 of bond fund interest to support operations, observing that the Commission has been working to address the operating fund shortfalls realized over the past three fiscal years. Director Guritz stated that one of his concerns is that the current operating fund balance leaves no room for error. Each year, the board will have the opportunity to review and approve a balanced fiscal year budget. This year, for example, the acquisition project budget was scheduled for $3.345 million, when actual closing costs will be closer to $3.8 million. Use of the Land-Cash funds will help to close this gap. Each year, the budget will need to be managed carefully, but a cushion is needed to address budget shortfalls. Some years, the fund balance will increase, some years it will decrease, but it is best practice to account for operating surplus or deficit within the general operating fund to address unforeseen issues or emergencies. This
concept report was presented to provide Commissioners with insight into this issue for
discussion purposes.

Commissioner Davidson stated that he can see the issue from both sides, suggesting that a
compromise could be worked out.

Commissioner Cullick inquired into whether we needed to show a fund balance as part of
our pending bond rating. Director Guritz stated that this was likely to be reviewed as part
of the review, and that it is simply best practice to retain an operating fund balance.

Commissioner Prochaska offered that one of Kendall County’s issues stated by Moody’s is
the County’s reliance of one-time capital project fund transfers to support operations.

Commissioner Prochaska inquired into whether approval of use of Land-Cash funds would
result in the transfer of bond fund interest to support operations.

Director Guritz stated that he was careful in titling the report in order to spur discussion on
what the possibilities were for managing the District’s finances.

Commissioner Purcell again stated that the Land-Cash funds were not needed in order to
close on the Fox River Bluffs property. Director Guritz stated that when he looked through
the Land-Cash ordinance, his interpretation of the primary purpose of the ordinance is to
support land acquisition, with primary funding received from development projects in
unincorporated Kendall County. The reason the proposal is before Commission is because
the pending large acquisition project provides solid justification for using these funds, while
also supporting the financial position of the District.

Commissioner Davidson stated he was not in favor of the full amount of the Land-Cash fund
transfer.

President Wehrli called the question.

Roll Call: Cullick, Flowers, Gilmour, Prochaska, Shaw, and Wehrli, aye. Opposed,
Commissioner Davidson, Gryder, Koukol, Purcell. Motion carried by a vote of 6-4.

IX. Other Items of Business

Director Guritz provided a brief update to Commission on Ash Tree impacts resulting from
the Emerald Ash Borer. Grounds and resources staff members are in process of completing
surveys of hazardous trees located in high-volume use areas at Harris, Hoover, and Ellis.
Director Guritz stated that tree trimming and removal support is needed in order to address
hazardous trees that are close to facilities, or beyond staff capabilities to remove.
Commission provided direction to complete the preserve surveys, and report back on findings.

Director Guritz requested Commission direction for addressing the Millbrook Bridge engineer’s report for addressing public safety concerns expressed in the report. Based on the inspection report, the District is overdue for a follow-up inspection, and direction is needed on whether or not to pursue repair of the support piers and infrastructure at this time.

Commissioner Shaw inquired into the cost for removal of the bridge. Director Guritz stated that a replacement cost estimate was provided in the report, but not a cost for demolition, stating he would be bringing back an inspection proposal for further discussion.

X. Executive Session

None.

XI. Adjournment

Commissioner Purcell made a motion to adjourn. Seconded by Commissioner Cullick. All, aye. Meeting adjourned at 6:34 p.m.

Respectfully submitted,

David Guritz
Director, Kendall County Forest Preserve District