

SPECIAL COMMITTEE MEETING MINUTES
TUESDAY, DECEMBER 12, 2023
FRANKFORT, IL – FOUNDERS COMMUNITY CENTER
7:30 p.m.

- I. Call Committee to Order – President McCarey called the meeting to order at 7:26 p.m.
Attendance: Commissioners Ruvoli, McCarey, Ponton, Gentry and Barz; Executive Director, Gina Hassett; Ed Newton, Supt. Building and Grounds; and Mary Strand, Recording Secretary.
Absent: None

- II. Administration
 - A. Personnel – Gina received a proposal from 3rd party accounting firms to take over the duties of the Business Manager position. There are many pros and cons and its hard to gauge. She is considering posting the position for a qualified person to hire.
 - B. Closed meeting Minutes – The Executive Meeting Minutes review was done at the Board Meeting.

- III. Park Management -

- IV. Illinois Rescue Funds – DECO Grant – There is \$1.7 million from Senator Hastings and \$40,000 from Representative DeLuca. Gina is in the final stages of getting all the draft paperwork on both those projects. She is reluctant to spend any of the money until it is finalized.
 - A. Fort Frankfort – Staff received proposals from 3 companies on the design. The goal is to share with the public after the holidays.
 - B. Founders Gym – The Village Inspector came out and so did the ESI engineer. The ESI engineer will write up his report and submit it to the Village. Staff is working with the Village to approve occupancy.

- V. Facility & Property Update
 - A. Founders Center
 - i. Gym Truss Status – The tension rods that are part of the new installation need to be tightened after one year, so the ceiling does not need to be closed at this time. There is fire suppression above and below. The Village is not asking for the ceiling to be closed. The engineer has suggested several ideas to shore up the drywall. It will cost \$20,000. The contractor does not feel now is the time to do the work. The openings are cleaned up. Covering up would cost \$26,000. Ed confirmed that no debris is falling. It was suggested to wait until summer. Staff could create a marketing piece to let the public know what happened, how it was fixed and how much it cost. It probably cost \$250,000 for the repairs to date. Discussion was held.
 - ii. Roof Issues – The roof in the offices has been leaking for a long time. A contractor is coming in to seal up the seams to get through the winter.

 - B. Five Oaks Park –

 - C. Windy Hill – Nothing new to report.

- D. Laraway Road Property – road expansion – Staff has not heard back from the County.
- E. Land Donation – Richard Stuenkel has proposed a land donation of family property on Steger and Pfeifer Road when the last of the siblings passes away. It is not contiguous, and annexation will be necessary. Discussion was held. The general consensus was to inform the family and say the Board is interested and ask for a letter of intent. It would be named for his mother’s maiden name, not Stuenkel.
- VI. Affiliate Agreements – Gina is working on them.
- VII. Referendum – No action yet.
- VIII. Executive Session - **President McCarey asked for a motion to enter Executive Session for the purpose of discussing the purchase or lease of real estate 5 ILCS 120/(2)(5); Personnel ILCS 120/2(c)(1); imminent or pending litigation 5 ILCS 120/2(2)(c)(1); and finances. Commissioner Barz so moved and Commissioner Ponton seconded the motion. Hearing no objections all present voted Aye. Motion passed by a voice vote at 7:55 p.m.**
- IX. Open Session - With nothing further to discuss, President McCarey asked for a motion to end the Executive Session and return to the Open Session of the Committee Meeting. **Commissioner Gentry so moved, and Commissioner Ruvoli seconded the motion. Motion passed by a voice vote at 8:35 p.m.**
- X. ADJOURNMENT – President McCarey asked for a motion to adjourn the Special Committee Meeting at 8:36 p.m.
Commissioner Gentry made a motion to adjourn, and Commissioner Ruvoli seconded the motion. Hearing no objections all present voted Aye.

Respectfully submitted,

Mary T. Strand Board
Minutes Secretary