

**KENDALL COUNTY FOREST PRESERVE DISTRICT  
COMMISSION MEETING MINUTES**

**JANUARY 17, 2017**

**I. Call to Order**

President Gilmour called the meeting to order at 9:00 am in the Kendall County Board Room.

**II. Pledge of Allegiance**

All present recited the Pledge of Allegiance.

**III. Invocation**

Commissioner Prochaska offered an invocation for the meeting.

**IV. Roll Call**

Commissioners Cullick, Davidson, Gryder, Kellogg, Prochaska, Purcell and Gilmour all were present.

**V. Approval of Agenda**

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

**VI. Citizens to Be Heard**

No public comments were offered by citizens present at the meeting.

**VII. Approval of Claims in an Amount Not-to-Exceed \$5,934.46.**

Commissioner Cullick made a motion to approve claims in an amount not-to-exceed \$5,934.46. Seconded by Commissioner Gryder.

Roll call: Commissioners Cullick, Davidson, Gryder, Kellogg, Prochaska, Purcell, and Gilmour, aye. Opposed, none.

**VIII. Approval of Minutes**

Kendall County Forest Preserve Commission Meeting – January 3, 2017

Kendall County Forest Preserve Programming and Events Committee Meeting – January 4, 2017

Kendall County Forest Preserve District Finance Committee Meeting – January 11, 2017

Kendall County Forest Preserve District Committee of the Whole Meeting – January 11, 2017

Commissioner Davidson made a motion to approve the meeting minutes for the Forest Preserve Commission meeting held on January 3, 2017; the Forest Preserve Programming and Events Committee meeting held on January 4, 2017; the Forest Preserve Finance Committee meeting held on January 11, 2017, and the Committee of the Whole meeting held on January 11, 2017. Seconded by Commissioner Cullick.

All, aye. Opposed, none. Motion unanimously approved.

**IX. Motion to Approve the Natural Resources Technician Position  
Description**

Commissioner Cullick made a motion to approve the Natural Resources Technician position description. Seconded by Commissioner Davidson.

President Gilmour stated that the position description has been reviewed by the Committee of the Whole.

Commissioner Davidson requested clarification that the motion was to approve the position description, not the filling of the position. President Gilmour stated that the motion under consideration is the approval of just the description.

Commissioner Purcell requested confirmation that the salary for the position is included in the District's budget. Director Guritz confirmed that the salary for the proposed part time position is included in the budget.

Roll call: Commissioners Cullick, Gryder, Kellogg, Prochaska, Purcell, and Gilmour, aye. Opposed, Commissioner Davidson. Motion carried by a vote of 6 to 1.

**X. Motion to Approve RBC Capital Markets as Senior Managing Underwriter, and Bernardi Securities Inc. as Co-managing Underwriter, on the Proposed Sale of General Obligation Refunding Bonds, Series 2017**

Commissioner Cullick made a motion to approve RBC Capital Markets as Senior Managing Underwriter, and Bernardi Securities, Inc. as Co-managing Underwriter, on the proposed sale of General Obligation Refunding Bonds, Series 2017. Seconded by Commissioner Gryder.

Director Guritz reported that the savings projections resulting from the two past, and current 2017 bond refunding efforts totals \$75.00 per \$204,100 market value home.

Commissioner Purcell requested confirmation that this is the cumulative savings, and that debt service payments will continue for an additional 10-year timeframe. Director Guritz confirmed the observations.

Roll call: Commissioners Cullick, Davidson, Gryder, Kellogg, Prochaska, Purcell, and Gilmour, aye. Opposed, none.

**XI. Motion to Approve Ice Miller LLP as Disclosure Counsel to the District on the Proposed General Obligation Refunding Bonds, Series 2017 for an Amount Not-to-Exceed \$15,000.00**

Commissioner Gryder made a motion to approve Ice Miller LLP as disclosure counsel to the District on the proposed General Obligation Refunding Bonds, Series 2017 for an amount not-to-exceed \$15,000.00. Seconded by Commissioner Cullick.

Roll call: Commissioners Cullick, Davidson, Gryder, Kellogg, Prochaska, Purcell, and Gilmour, aye. Opposed, none.

**XII. Motion to Approve a Proposal from Top Notch Rental Services, LLC of Naperville in the Amount of \$15,255.00 for the Lease of an Event Tent and Accessories from April 3, 2017 to October 31, 2017 for the Ellis House and Equestrian Center.**

Commissioner Cullick made a motion to approve the proposal received from Top Notch Rental Services, LLC in the amount of \$15,255.00 for the lease of an event tent and accessories from April 3, 2017 to October 31, 2017 for the Ellis House and Equestrian Center. Seconded by Commissioner Davidson.

Commissioner Purcell inquired into whether the proposal received from Top Notch was comparable to the setup from previous years, and whether the rental amount represented a savings within the current fiscal year budget. Director Guritz stated that the tent and accessories are comparable, and the new lease represents a \$2,000 savings over budget, and \$3,000 savings over the previous firm's proposal.

Roll call: Commissioners Cullick, Davidson, Gryder, Kellogg, Prochaska, Purcell, and Gilmour, aye. Opposed, none.

**XIII. Motion to Approve Farm Lease Agreement #17-01-001 with Kyle Connell for the Lease of 61 Acres of District Property at Baker Woods Forest Preserve for a Total Amount of \$12,361.65 for Base Rent, Plus a Calculated Yield Payment**

Commissioner Cullick made a motion to approve Farm Lease Agreement #17-01-001 with Kyle Connell for the lease of 61 acres of District property at Baker Woods Forest Preserve for a total amount of \$12,361.65 for base rent, plus a calculated lease payment. Seconded by Commissioner Gryder.

Commissioner Purcell asked Commissioners Davidson and Kellogg whether they had reviewed this year's farm lease agreements, and whether the base rent payments proposed

were fair. Commissioner Davidson affirmed that the proposed farm lease agreement is fair, with base rent payments at or over current market rates.

Roll call: Commissioners Cullick, Davidson, Gryder, Kellogg, Prochaska, Purcell, and Gilmour, aye. Opposed, none.

**XIV. Motion to Approve Farm Lease Agreement #17-01-002 with Dan and Don Roberts for the Lease of 41 Acres of District Property at Baker Woods Forest Preserve for a Total Amount of \$6,970.00 for Base Rent, Plus a Calculated Yield Payment**

Commissioner Cullick made a motion to approve Farm Lease Agreement #17-01-002 with Dan and Don Roberts for the lease of 41 acres of District property at Baker Woods Forest Preserve for a total amount of \$6,970.00 for base rent, plus a calculated lease payment. Seconded by Commissioner Kellogg.

Roll call: Commissioners Cullick, Davidson, Gryder, Kellogg, Prochaska, Purcell, and Gilmour, aye. Opposed, none.

**XV. Motion to Approve and Forward Farm License Agreement #17-01-003 with Trenton Toftoy to the Kendall County Board of Commissioners for the Lease of 99.42 Acres of District Property for a Total Amount of \$29,826.00, and 18.44 Acres of Kendall County Property, for a Total Amount of \$5,532.00**

Commissioner Cullick made a motion to approve and forward Farm Lease Agreement #17-01-003 with Trenton Toftoy to the Kendall County Board of Commissioners for the lease of 99.42 acres of District property for a total amount of \$29,826, and 18.44 acres of Kendall County property, for a total amount of \$5,532. Seconded by Commissioner Gryder.

Roll call: Commissioners Cullick, Davidson, Gryder, Kellogg, Prochaska, Purcell, and Gilmour, aye. Opposed, none.

**XVI. Motion to Approve Farm Lease Agreement #17-01-005 with Maurice and Chris Ormiston for the Lease of 3.75 Acres of District Property at Henneberry Forest Preserve for a Total Amount of \$656.25 for Base Rent**

Commissioner Cullick made a motion to approve Farm Lease Agreement #17-01-005 with Maurice and Chris Ormiston for the lease of 3.75 acres of District property at Henneberry Forest Preserve for a total amount of \$656.25 for base rent. Seconded by Commissioner Gryder.

Roll call: Commissioners Cullick, Davidson, Gryder, Kellogg, Prochaska, Purcell, and Gilmour, aye. Opposed, none.

**XVII. Motion to Approve Farm Lease Agreement #17-01-006 with Mark and Tom Mathre for the Lease of 157.31 Acres of District Property at Millbrook North; 118.58 Acres at Millbrook South, and 127.41 Acres at Millington Forest Preserve for a Total Amount of \$79,890.50 for Base Rent, Including a \$0.01 per Bushel Surcharge for Grain Dryer Use, Utility Bill Reimbursement, Plus a Calculated Yield Payment**

Commissioner Cullick made a motion to approve Farm Lease Agreement #17-01-006 with Mark and Tom Mathre for the lease of 157.31 acres of District property at Millbrook North; 118.58 acres at Millbrook South, and 127.41 acres at Millington Forest Preserve for a total amount of \$79,890.50 for base rent, including a \$0.01 per bushel surcharge for grain dryer use, utility bill reimbursement, plus a calculated yield payment. Seconded by Commissioner Gryder.

Commissioner Purcell requested confirmation that the \$0.01 per bushel dried is a fair price, and that the farm operator is responsible for the costs of operation. Commissioner Davidson stated that so long as the District is reimbursed for utilities, the \$0.01 per bushel is a fair price, and the farm operator is responsible for any needed repair and maintenance.

Director Guritz confirmed that the farm operators do cover the necessary costs for repairs.

Roll call: Commissioners Cullick, Davidson, Gryder, Kellogg, Prochaska, Purcell, and Gilmour, aye. Opposed, none.

**XVIII. Executive Session**

None.

**XIX. Other Items of Business**

None.

**XX. Citizens to Be Heard**

No public comments were offered by those in attendance.

**XXI. Adjournment**

Commissioner Cullick made a motion to adjourn. Seconded by Commissioner Gryder. Aye, all. Opposed, none. Meeting adjourned at 9:15 am.

Respectfully submitted,

David Guritz  
Director, Kendall County Forest Preserve District